

## Appendix A

# Statement of Capital Investment

Our Ref: PR141357CIV



Unit 2A, 45 Fitzroy Street  
Carrington NSW 2294  
T +61 2 4940 4200

Date: 11 November 2019

ATTN: JOHN VYSE  
BETTERGROW PTY LTD  
PO BOX 945  
WINDSOR NSW 2756

**Via: Email**

Dear Sir,

**RE: PROPOSED WASTE CENTRE EXPANSION  
74 LEMMINGTON ROAD, RAVENSWORTH NSW**

As requested, and in accordance with the supplied information including:

- RPS GREENSPOT HUNTER VALLEY EIS for 200,000tpa Nutrient Recycling Facility – Ravensworth NSW SSD 9418 dated 4 November 2019; and
- Associated figures and plans

plus in-house research including:

- analysis of compiled Capital Investment Value
- review of drawings
- scope of the proposed facility
- enquiries within the industry; and
- our own experience with “similar” type projects

please find attached our Capital Investment Value estimate in the amount of **\$4,819,995 excluding GST** for the above development.

The Capital Investment Value has been calculated in accordance with the definition contained in the Environmental Planning and Assessment Regulation 2000 (Current version for 28 June 2019) being:

“**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 7.1 or 7.2 of the 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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)”.

In terms of jobs that would be created by the development we advise as per the ‘RPS GREENSPOT HUNTER VALLEY EIS’, re: “...*Approximately 6 permanent positions are expected to be generated during operation providing jobs for the local community...*”. We confirm we believe this estimate to be fair and reasonable or as such a close estimate of the jobs that will be created by the development during the construction and operational phases of the development.

Lastly, we confirm that in our opinion all information provided above is accurate as of the date of this letter.

[www.rpsgroup.com](http://www.rpsgroup.com)

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Our Ref: PR141357CIV



We trust this information is sufficient for your purposes, however, should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely

**RPS**

A handwritten signature in blue ink, appearing to read 'Ryan Scott', with a long horizontal flourish extending to the right.

**Ryan Scott**  
**Senior Quantity Surveyor**  
**BConMgt (BLDG) (Hons), MAIQS.**

# 74 Lemmington Road, Ravensworth NSW

<b>Job Name :</b> PR141357CIV	<b>Job Description</b>
<b>Client's Name:</b> Bettergrow Pty Ltd	Proposed Waste Centre Expansion - 74 Lemmington Road, Ravensworth NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Sediment & Erosion Control	1.59	788.66	76,500
2	Earthworks (NB: Including clearing)	7.94	3,943.30	382,500
3	Processing Pad Extension (NB: Including Mobile Aerated Floor)	18.05	8,967.01	869,800
4	Product Receival and Blending Shelter	20.04	9,958.76	966,000
5	Surface Water Drainage Extension	18.83	9,355.67	907,500
6	Machinery Storage Shelter	8.86	4,404.12	427,200
7	Trailer Wash	0.70	347.94	33,750
8	Weighbridge	2.03	1,007.73	97,750
9	Drill Water Receival Storage	2.33	1,159.79	112,500
10	Preliminaries & Margin	13.66	6,788.61	658,495
11	GST exclusive "Construction" subtotal			<u>4,531,995</u>
12	Professional fees	5.98	2,969.07	288,000
13	GST exclusive "Capital Investment Value"			<u>4,819,995</u>
14	SCHEDULE OF EXCLUSIONS			
<b>LOTS: 97 m2.</b>		<b>100.00</b>	<b>49,690.67</b>	<b>4,819,995</b>

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**Final Total : \$ 4,819,995**

## Schedule of Exclusions

**Job Name :** PR141357CIV

**Job Description**

**Client's Name:** Bettergrow Pty Ltd

Proposed Waste Centre Expansion - 74  
Lemmington Road, Ravensworth NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>14</b> <u><b>SCHEDULE OF EXCLUSIONS</b></u>					
<b>1</b>	Land costs & legal fees		Note		<b>EXCL</b>
<b>2</b>	Authorities fees & charges		Note		<b>EXCL</b>
<b>3</b>	Holding costs & interest charges		Note		<b>EXCL</b>
<b>4</b>	Future costs escalation		Note		<b>EXCL</b>
<b>5</b>	Design development allowance		Note		<b>EXCL</b>
<b>6</b>	Unknown ground conditions or Engineering design		Note		<b>EXCL</b>
<b>7</b>	Work outside site boundaries UNO including any works associated with future/previous Stages		Note		<b>EXCL</b>
<b>8</b>	Wors outside of the scope as deemed by RPS		Note		<b>EXCL</b>
<b>9</b>	Contingency Sum		Note		<b>EXCL</b>
<b>10</b>	GST		Note		<b>EXCL</b>
<u><b>SCHEDULE OF EXCLUSIONS</b></u> Total :					