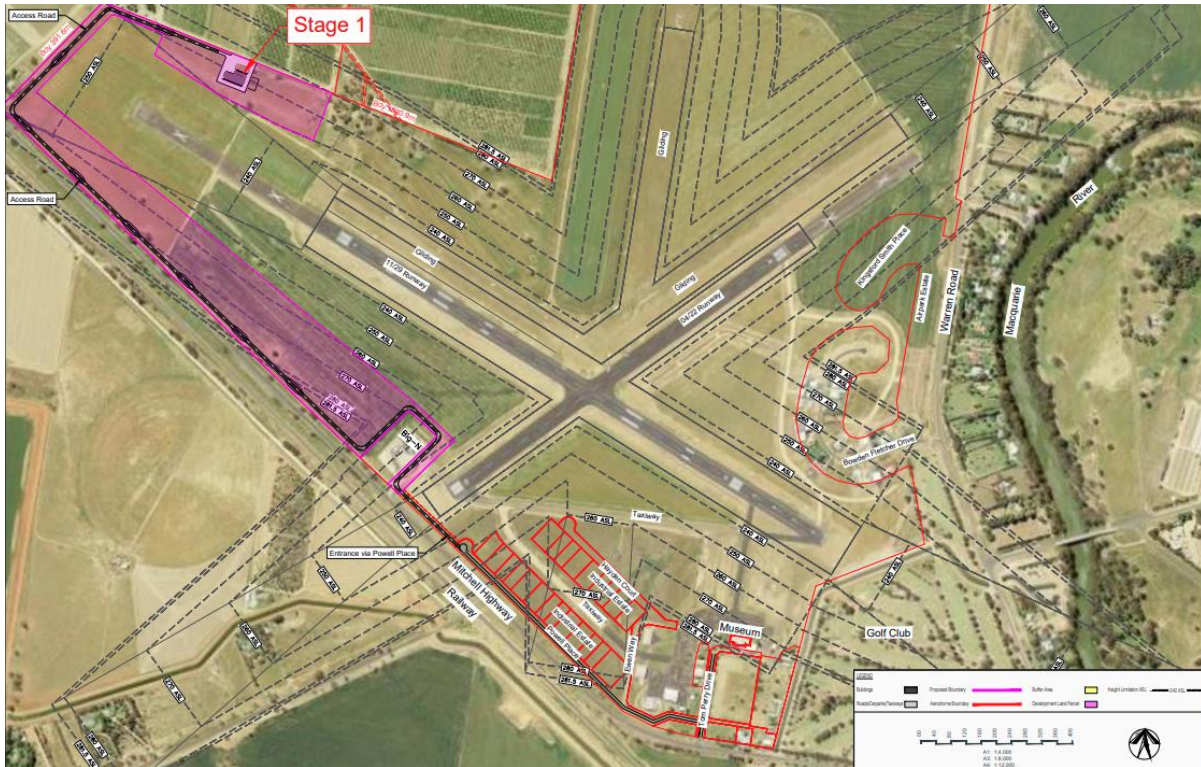


**Quantity Surveying Report Certificate
for the Section S7.12 Indirect Development Costs
Contribution**



Project	Unmanned Aerial Vehicle Facility
DA No	To Be Advised
Development Address	Proposed Subdivision Lot 23 DP 1278134 Narromine Aerodrome
Report Date	14 June 2022

Renecourt, 3269 Oxley Highway West
Bective, NSW 2340

Ph: (02) 6769 7523

Mob: 0447 697 523

Fax: (02) 6769 7527

www.lindsaydoyle.com.au

Email: lindsay@lindsaydoyle.com.au



LINDSAY DOYLE
& ASSOCIATES PTY LTD
QUANTITY SURVEYING & BUILDING CONSULTANCY

14 June 2022

The Managing Director
Hanlons
PO Box 1568
Tamworth NSW 2340

Dear Sir,

Certificate of the Development Costs for \$7.12 Indirect Contributions for the Proposed Subdivision of 28 Hectares Lot 23 1278134 Unmanned Aerial Vehicle Facility for the Simmons Group

Lindsay Doyle and Associates Pty Ltd has reviewed the plans supplied for the construction of the proposed development for the above property.

The estimate of the development costs is \$2,378,213 GST Inclusive.

If you require further information, please do not hesitate to contact me.

Yours sincerely

Lindsay Doyle
Bachelor of Building UNSW
Affiliate of the Australian Institute of Quantity Surveyors (No. 10336)

Renecourt, 3269 Oxley Highway West
Bective, NSW 2340

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Mob: 0447 697 523

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TABLE OF CONTENTS

<u>1. INSTRUCTION.....</u>	<u>3</u>
<u>2. SITE LOCATION AND SERVICES</u>	<u>3</u>
<u>3. PLANS.....</u>	<u>3</u>
<u>4. DEVELOPMENT DESCRIPTION.....</u>	<u>3</u>
<u>5. QUALIFICATIONS.....</u>	<u>3</u>
<u>6. DEVELOPMENT COSTING.....</u>	<u>4</u>
<u>ANNEXURE “A” DETAILED DEVELOPMENT COSTS.....</u>	<u>5</u>

1. Instruction

Lindsay Doyle and Associates Pty Ltd have received an instruction from Hanlons to prepare an estimate of development costs for the Proposed Subdivision Lot 23 DP 1278134 Unmanned Aerial Vehicle Facility for the Simmons Group for the purpose of the S7.12 Indirect Development Contributions.

2. Site Location and Services

The site is located at Lot 23 DP 1278134 Narromine Aerodrome Narromine NSW 2821.

3. Plans

The plans for the DA have been supplied by Hanlons Figures 1 to 6.

Simmons Group Global have supplied plans of the Hangar for the DA.

A quote from Hoffman Group for the electrical mains installation has been supplied.

The plans supplied are not for construction and are for Development Consent Purposes.

4. Development Description

The following works is to be undertaken in the development

1. Construction of a Manufacturing Centre Building for Aircraft of 1,798 square metres.
2. Access gravel road 2.75 Km long.
3. Hard stand to the front of the hangar.
4. Water Supply 2 kms long.
5. Power supply 500 metres long and
6. An onsite waste treatment system.

5. Qualifications

1. This estimate of construction costs has been prepared on specific instructions from Hanlons for the purposes of estimating the development costs for the Section S7.12 Indirect Development Costs.
2. The report is not to be relied upon by any other person or for any other purpose except for being used to calculate the Section S7.12 Indirect Contributions.
3. This cost assessment is current at the date of assessment only, and it is advisable that the assessment be reviewed at regular intervals.
4. We draw your attention to the various qualifications contained within relevant sections of this report.

6. Development Costing

I confirm that I have reviewed the development plans in preparing this report.

I declare that there is no existing or contemplated pecuniary interest or conflict of interest between those preparing this report and any other party who may have an interest in relation to this property.

I have no direct, indirect or financial interest in the property described herein.

I certify that the Development Cost within the described property subject to terms and conditions contained within this report as at the 15 March 2022.

The Project Development Cost is \$2,378,213 GST Inclusive.

Regards



Lindsay Doyle

Bachelor of Building UNSW

Australian Institute of Quantity Surveyors (Affiliate)

No. 10336

ANNEXURE "A" Detailed Development Costs

Estimate for Proposed the Unmanned Aerial Vehicle Facility				
Item	Quantity	Unit	Rate	Total
Design Costs & Council Fees				
Architectural Design DA	1	Item	3,000.00	3,000
Architectural Design CC	1	Item	3,000.00	3,000
Geotech	1	Item	2,800.00	2,800
Structural and Civil Design Engineer	1	Item	12,600.00	12,600
Building Certifier	1	Item	6,500.00	6,500
Surveying Services	1	Item	12,500.00	12,500
Sub Total				40,400
Preliminaries				
Builders Site Sheds	30	Weeks	246.00	7,380
Site Toilets	30	Weeks	65.00	1,950
Site Supervisor 1/2 Time	30	Weeks	2,250.00	67,500
Skip Bin Hire	30	Weeks	227.72	6,832
Sedimentation Control	1	Allowance	5,000.00	5,000
Insurances Allowances	0.003	Item	2,300,000.00	5,750
Long Service Levies	0.008	Item	2,300,000.00	18,400
Sub Total				112,812
Clear Site				
Site Clearance	21,228	m2	1.10	23,351
Sub Total				23,351
Storm Water Allowance				
Storm Water Pipe Allowance	40	m	160.00	6,400
Storm Water Pits 900 by 900 by 900	6	No	1,088.00	6,528
Sub Total				12,928
Hard Stand and Gravel Road Ways				
Box Out Road Way and Hard Stand	18,150	m2	5.32	96,467
Compacted DGB Road Base and Hard Stand	18,150	m2	16.00	290,400
Sub Total				386,867

Water Supply Mains				
Excavate and Back Fill	540	m3	108.00	58,320
100 mm Water Mains	2,000	m3	55.00	110,000
Supply and Install Valves	4	No	950.00	3,800
Supply and Install Hydrants	4	No	715.00	2,860
Connect to Existing	1	No	1650.00	1,650
Sub Total				176,630
Electricity Supply				
Design and Construct Mains Hoffman Electrical	1	Quote	77,130.0 0	77,130
Sub Total				77,130
Industrial Shed with Gantry Crane				
Substructures	1,799	m2	92.25	165,958
Columns	1,799	m2	57.22	102,939
Roof	1,799	m2	279.00	501,921
External Walls	1,799	m2	71.37	128,395
Internal Walls	1,799	m2	44.00	79,156
Windows and Doors	1,799	m2	8.80	15,831
Fire Protection	1,799	m2	5.63	10,123
Hydraulics	1,799	m2	21.22	38,173
Fire Protection	1,799	m2	4.62	8,316
Electrical/Communication	1,799	m2	66.19	119,084
Gantry Crane	1	No	125000.0 0	125,000
Sub Total				1,294,895
Waste Treatment Management System				
Onsite Waste Treatment System	1	Item	16,500.0 0	16,500
Sub Total				16,500
Signage				
Signage	1	Item	5,500.00	5,500
Sub Total				5,500
Landscaping Allowance				-
Allowance for Landscaping	1	Item	15,000.0 0	15,000
Sub Total				15,000
Sub Total				2,162,012.61
				-

Total GST Exclusive				2,162,012.61
GST			10%	216,201.26
Total GST Inclusive				2,378,213.87