

Our Ref: 600048-LO-01

Contact: Garry Neville

15 November 2007



Marsim
67 New South Head Rd
EDGECLIFF NSW 2027

Attention: Lara Mulligan

Dear Lara,

ROSEDALE EXPANSION AREA ORDER OF COST ESTIMATE

As requested we have assessed infrastructure costs associated with the concept subdivision layout currently proposed for the subject site.

Our preliminary assessment is that the value of civil infrastructure works based on the Roberstday concept plan UDSK-001_REV_K dated 13/08/07 is in the region of **\$41.5 million excluding GST.**

Included in the estimate are earthworks, roads, stormwater drainage, water and sewer reticulation, electrical servicing, telecommunications servicing and street lighting, stream works and fire trail construction.

As no infrastructure design works for then current layout have been undertaken at this stage and road levels, size and alignments of services etc have not been determined, our estimate should be regarded as preliminary only and no allowances have been made for rock excavation, retaining walls, buildings, acid sulphate soils and contaminated land. No contingency has been applied to the estimate reported above.

We would be pleased to review this estimate as the project is progressed and infrastructure design documentation becomes available.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Garry Neville', is written over a light blue horizontal line.

Garry Neville
Senior Project Manager
for **Cardno**

Estimate Disclaimer:

Please read this estimate as a guide only, provided in good faith. Should more accurate estimates be required for project budgeting purposes, we recommend that a Quantity Surveyor be consulted. Cardno will not accept any liability in the event that actual costs are different to those indicated in our estimate.

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	ITEM	QUANTITY	UNIT	RATE	AMOUNT
	1 Preliminaries				
	Site establishment	1	item	\$ 100,000	\$100,000
	Geotechnical testing and survey	1	item	\$ 400,000	\$400,000
	Erosion and sediment control	435000	sq.m	\$ 1.50	\$652,500
	2 Demolition				
	Clearing and grubbing	435000	sq.m	\$ 1.50	\$652,500
	Demolition of existing cottages	2	each	\$ 35,000	\$70,000
	3 Earthworks				
	Strip, stockpile and re-spread topsoil	435000	sq.m	\$ 2.00	\$870,000
	Cut to Fill - roadworks	71500	cu.m	\$ 10.00	\$715,000
	Cut to stockpile - roadworks	190000	cu.m	\$ 8.00	\$1,520,000
	Cut to fill stockpile - basins (some disposal)	22000	cu.m	\$ 20.00	\$440,000
	4 Services				
	Sewer trunk works	1	item	\$ 1,900,000	\$1,900,000
	Sewer minor/local works	1	item	\$ 4,000,000	\$4,000,000
	Water trunk works	1	item	\$ 2,000,000	\$2,000,000
	Water local/minor works	1	item	\$ 2,900,000	\$2,900,000
	Local service conduits, street lighting etc	1	item	\$ 3,900,000	\$3,900,000
	5 Stormwater Drainage				
	Pipes, pits, headwalls	1	item	\$ 3,700,000	\$3,700,000
	GPTs	1	item	\$ 1,020,000	\$1,020,000
	6 Streamworks				
	Buffer zone, Riparian area and drop strucutres	1	item	\$ 2,700,000	\$2,700,000
	7 Roads				
	Includes pavement, kerbs, footparhs, landscaping, bollards	1	item	\$ 12,500,000	\$12,500,000
	Fire trail	1	item	\$ 600,000	\$600,000
	8 Miscellaneous				
	Refurbishment	1	item	\$ 100,000	\$100,000
	Allowanace for hardworks at water quality control ponds	1	item	\$ 750,000	\$750,000
	Signposting	1	item	\$ 50,000	\$50,000
	TOTAL				\$41,540,000
	CONTINGENCY		none allowed		-
	GRAND TOTAL			(Excluding GST)	\$41,540,000