

9th November 2010

Caitlin Bennett
NSW Department of Planning
33 Bridge Street
Sydney NSW 2000

Level 5 100 Pacific Highway
NORTH SYDNEY NSW 2060
PO Box 1891
NORTH SYDNEY NSW 2059

T: +61 (2) 9956 8822
F: +61 (2) 9956 8848

www.davislangdon.com
syd@davislangdon.com.au

Dear Madam

Coal & Allied Southern Lands – Catherine Hill Bay

Infrastructure

We confirm that we have undertaken a review of the Infrastructure costs required to enable the Urban Design Guidelines to be established. For the purpose of this exercise the Infrastructure costs include the following items:

- A - Earthworks
- B - Pavements
- C - Landscaping
- D - Stormwater
- E – Water
- F – Sewer
- G – Electricity
- H – Preliminaries & Margin at 12%

Our estimate of costs for the current Catherine Hill Bay development (lots A & B only) is **\$26,530,000** exclusive of GST and current as at November 2010.

Housing

We have reviewed the estimated prices for the housing (222 dwellings) and confirm that **\$38,406,000** (excl GST current at November 2010) appears realistic based on the discussed level of amenity and also noting that the price does not include adjustment for:-

- Site specific foundation costs
- Hard and soft landscaping
- Floor coverings, light fittings etc

Below is the total infrastructure and housing costs for the CHB development:

- **\$64,936,000 excl GST**

Global property & construction consultants

Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services |
Technical Due Diligence | Property Performance Reporting | Make Good Assessments | Certification Services | Sustainability Services

Davis Langdon Australia Pty Ltd - ABN 40008657289: Adelaide, Brisbane, Cairns, Canberra, Darwin, Hobart, Melbourne, Perth, Sunshine Coast, Sydney, Townsville.

Davis Langdon is a member firm of Davis Langdon & Seah International, with offices in: Australia, Bahrain, Botswana, Brunei, China, Croatia, England, Hong Kong, India, Indonesia, Ireland, Japan, Kazakhstan, Korea, Lebanon, Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland, Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales.



If you have any queries please do not hesitate to contact Mr. Scott Frazer at Catylis in the first instance.

Yours faithfully,

A handwritten signature in black ink, appearing to read "D. Lambert", with a long horizontal flourish extending to the right.

David Lambert
Associate

cc. Scott Frazer - Catylis

L:\26557 C & A Lower Hunter Lands\Northern and Southern lands Sept 2010\Southern\DOP Letter Nov 10 CHB.doc