

26th 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 – Black Hill

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 Black Hill development is **\$71,355,000** exclusive of GST and current as at November 2010.

Industrial Facilities

We have reviewed the estimated prices for the Industrial facilities, car parking and support facilities and confirm that **\$653,155,000** excl GST 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

Below is the total infrastructure and industrial facilities cost for the Black Hill development:

- **\$724,451,000 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 4006657289; 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,

David Lambert
Associate

cc. Scott Frazer - Catylis

L:\26557 C & A Lower Hunter Lands\DOP Letter Nov 10 Black Hill.doc