

**OUR REF: 201479-L009019**

19<sup>th</sup> January 2012

Director of Planning  
Crighton Properties Pty Ltd  
Suite F Level 1  
2 Reliance Drive  
TUGGERAH NSW 2259

Attention: Peter Childs

**RE: RIVERSIDE CONCEPT APPLICATION COSTINGS**

Further to your request for an estimate on the Riverside Concept Application costings, please find attached the following detailed analysis of the estimated costs for the development.

In this regard the following qualifications are made:-

1. The attached sheet has been prepared by Tattersall Lander Pty Ltd Engineering Section and specific costs are current as at today.
2. Details of overall measurements have been made from the current amended design sheets forwarded with the amended Application.
3. Costings are compliant with the current concept plans as prepared by Tattersall Lander Pty Ltd and/or are costings that could be reasonably be expected for items that have yet to be designed (i.e. water and sewer designs).
4. Estimates of costs have been based on our long term local knowledge, generally in Tea Gardens and specifically in residential development at Riverside.

Should you require any further information please do not hesitate to contact this office.

Kind regards  
**TATTERSALL LANDER PTY LTD**



**Bob Lander**  
**Director**

encl

**DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL**



Tattersall Lander Pty Limited ABN 41 003 509 215  
2 Bourke Street, RAYMOND TERRACE 2324 **All mail to:** PO Box 580  
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16<sup>th</sup> January 2010

**RE: RIVERSIDE CONCEPT APPLICATION DETAILED COSTINGS**

**Lots 10 & 40 DP 270100**

Item	Qty	Unit	Rate \$	Total
<b>Riverside Concept Application – 855 Lots</b>				
Roads	18,844	m	965	18,184,460
Bulk Earthworks Cut	239,825	m3	12	2,877,900
Bulk Earthworks Fill	57,3430	m3	12	6,881,160
Drainage	11,671	m	405	4,726,755
Drainage Pits	549	unit	1620	889,380
Gravity Sewer	8,434	m	265	2,235,010
Vacuum Sewer	11,680	m	345	4,029,600
Water Supply	15,901	m	395	6,280,895
Electrical	855	unit	5240	4,480,200
Landscaping	1	item	2,500,000	2,500,000
			<b>Total =</b>	<b>53,085,360</b>
<b>Eco-Tourist Village – 65 Lots</b>				
Roads	777	m	965	749,805
Bulk Earthworks Cut	1575	m3	12	18,900
Bulk Earthworks Fill	28,970	m3	12	347,640
Drainage	480	m	405	194,440
Drainage Pits	22	unit	1620	35,640
Gravity Sewer	600	m	265	159,000
Vacuum Sewer	500	m	345	172,500
Water Supply	777	m	395	306,915
Electrical	65	unit	5240	340,600
Landscaping	1	item	325,000	325,000
			<b>Total =</b>	<b>2,650,440</b>
		<b>Overall Civil Construction Total =</b>		<b>55,735,800</b>
<b>Additional Works</b>				
Clubhouse No 1				2,000,000
Clubhouse No 2				3,000,000
		<b>Total Application Costs =</b>		<b>60,735,800</b>

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