

6 March 2025

NSW Government
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2124

**RE: HILLVIEW QUARRY
ESTIMATED DEVELOPMENT COST REPORT**

As per your request dated 27th June 2024, Muller Partnership has prepared an Estimated Development Cost Report for the above development totalling **\$39,000,000 excl GST.**

Please note the attached Estimated Development Cost Report has been prepared based on the currently available information and should be updated when additional information becomes available. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully
MULLER PARTNERSHIP



LUKE BROOKS MAIQS, CQS – Director

LB:JB -24225 – Hillview Quarry - EDC



Newcastle | Sydney | Melbourne

HILLVIEW QUARRY
ESTIMATED DEVELOPMENT COST REPORT

6 March 2025



Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by ADW Johnson on behalf of Coastwide Materials Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by Coastwide Materials Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Coastwide Materials Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Coastwide Materials Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
0	06/03/2025	Estimated Development Cost Report	JB/LB	LB	LB



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Glossary of Key Terms

Preliminaries & Margin

The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.

Project Description

Muller Partnership has been engaged by ADW Johnson on behalf of Coastwide Materials Pty Ltd (the Applicant) to prepare an Estimated Development Cost (EDC) Report for the proposed Hillview Quarry project, located at 67 Maytoms Lane, Booral, NSW.

The Estimated Development Cost Report has been prepared in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes and is based on the DA level documentation provided in order to calculate the Estimated Development Cost of the proposed project.



Scope

The scope of works is based on the information provided in the DA level documentation. Generally, the proposed quarry is to extract 1.5m tonnes per year for 30 years and the overall project scope to prepare the site for quarry operations includes the following:

- Minor demolition
- Vegetation clearing
- Site preparation
- Earthworks
- Access roads with retaining walls
- Minor intersection widening
- Demountable style office & amenities building
- Stockpile areas
- Weighbridge
- Site fencing
- Drainage works
- Site services
- Specialist quarry plant & equipment

Cost Summary – [REDACTED]

Ref	Element	\$ / Excl. GST
1.0	Demolition	[REDACTED]
2.0	Site Preparation	[REDACTED]
3.0	Drainage	[REDACTED]
4.0	Pavements	[REDACTED]
5.0	Structures	[REDACTED]
6.0	Concrete Works	[REDACTED]
7.0	Revegetation	[REDACTED]
8.0	Signage & Linemarking	[REDACTED]
9.0	Sediment & Erosion Control	[REDACTED]
10.0	Hydraulic Services	[REDACTED]
11.0	Electrical Services	[REDACTED]
12.0	Fencing	[REDACTED]
13.0	Building Works	[REDACTED]
14.0	Preliminaries & margin	[REDACTED]
15.0	Construction Subtotal (Excl. GST)	\$23,300,000
16.0	Construction Contingency	[REDACTED]
17.0	Consultant Fees	[REDACTED]
18.0	Authority Fees (LSL)	[REDACTED]
19.0	Plant & Equipment - by Owner	[REDACTED]
20.0	Cost Escalation to June 2026	[REDACTED]
21.0	Construction Total (Excl. GST)	\$39,000,000



2.0 BASIS OF PREPARATION

This Estimated Development Cost (EDC) Report has been prepared for submission to NSW Department of Planning, Housing & Infrastructure (consent authority) for planning purposes, as required by the Planning Secretary's Environmental Assessment Requirements issued 3rd June 2024 for the application number SSD-70557215.

This Estimated Development Cost (EDC) Report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC
- AIQS practice standard for calculating the EDC for State significant projects in NSW

Muller Partnership has used the following information in compiling our Estimated Development Cost Report:

1. DA Civil Engineering drawings prepared by ADW Johnson dated 8th April 2023 (28 No. drawings)
2. Staging drawings prepared by VGT Environmental Compliance Solutions and Laboratories dated 1st July 2024 (8 No. drawings)
3. Draft Environmental Impact Statement prepared by ADW Johnson received 3rd July 2024
4. Wastewater Management Report prepared by Decentralised Water Australia dated 26th March 2024
5. Traffic & Parking Impact Assessment prepared by McLaren Traffic Engineering & Road Safety Consultants dated 19th June 2024
6. Email / Telephone correspondence with ADW Johnson regarding project scope and design details (June 2024 – March 2025).

All rates used within our Estimated Development Cost Report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

This report has been prepared by Luke Brooks (MAIQS, CQS), Director, Muller Partnership. Luke has significant experience on large scale infrastructure projects in NSW, including quarries, roads, wind farms, solar farms and battery energy storage systems.



3.0 ASSUMPTIONS / INCLUSIONS


We have made the following assumptions / inclusions in the preparation of our Estimated Development Cost Report: -

Generally

1. The works will be competitively tendered to a number of suitable contractors under a fixed lump sum.
2. Works will be undertaken during normal trade hours
3. Provisional allowances have been made using benchmarking where no detail has been provided
4. Assumed works will be undertaken in a single stage
5. We have included an unallocated contingency sum of 5% of the construction costs for latent condition / unforeseen works due to the nature of documentation / site investigations currently available

Project Specific

6. We have included forecast cost escalation to June 2026 based on indicative program provided by ADS Johnson and to allow for planning approval / design completion. We have used the AIQS Building Cost Index to forecast cost escalation and do not expect the recent volatile market conditions to continue long term
7. Existing culverts on Buckets Way to remain and be extended to allow for road widening
8. No allowance for hazardous materials handling / removal during demolition or earthworks
9. Earthworks quantities to access road included as per ADW Johnson design – quarry area to be cleared only, with bulk earthworks by quarry extraction operations
10. Allowed for excess excavated material to be stockpiled on site for later processing by the quarry
11. Processing pad to be crushed rock
12. Allowed for 450 dia. RCP stormwater pipes across access road
13. Assumed access road pavement composition – no details provided

- 
14. Assumed reinforced core filled block retaining walls to access road
 15. Power supply to be from authority mains on Buckets Way
 16. Sewer system to be on-site septic system
 17. Water supply to be on-site tank system
 18. Quarry plant & equipment included as per budget provided by Tricon / ADW Johnson
 19. Access road verges to be spray seeded
 20. Assumed chain link fence to quarry boundary only
 21. No allowances made for authority fees other than Long Service Levy.



4.0 EXCLUSIONS

Within the following Estimated Development Cost Report the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

Generally

1. Amounts payable on the cost of land including development contributions.
2. Any costs associated with separate developments requiring approval.
3. Land costs such as purchasing, holding or marketing.
4. On-going maintenance of use of the development.
5. GST.
6. Finance costs.



APPENDIX A – ESTIMATED DEVELOPMENT COST BREAKDOWN

Hillview Quarry
Estimated Development Cost
March 2025

MAIN COST SUMMARY

Ref	Description	%	Sub Total	Total
1.0	DEMOLITION			
2.0	SITE PREPARATION			
3.0	DRAINAGE			
4.0	PAVEMENTS			
5.0	STRUCTURES			
6.0	CONCRETE WORKS			
7.0	REVEGETATION			
8.0	SIGNAGE & LINE MARKING			
9.0	SEDIMENT & EROSION CONTROL			
10.0	HYDRAULIC SERVICES			
11.0	ELECTRICAL SERVICES			
12.0	FENCING			
13.0	BUILDING WORKS			
14.0	PRELIMINARIES & MARGIN			
15.0	CONSTRUCTION SUBTOTAL (EXCL. GST)			23,300,000
16.0	UNALLOCATED CONTINGENCY			
17.0	CONSULTANT FEES			
18.0	AUTHORITY FEES (LSL)			
19.0	PLANT & EQUIPMENT - BY OWNER			
20.0	COST ESCALATION TO JUNE 2026			
21.0	CONSTRUCTION TOTAL (EXCL. GST)	100.00	38,999,999	39,000,000

Hillview Quarry
Estimated Development Cost
March 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION				
	<u>Demolition</u>				
	<u>Roadworks</u>				
1	Sawcut roads and driveways to allow smooth connections to new infrastructure				
	<u>Stormwater</u>				
2	Demolish and remove existing headwall leaving existing pipework to make way for stormwater pipe extention				
	<u>Miscellaneous</u>				
3	Remove existing timber reflective road posts				
2.0	SITE PREPARATION				
	<u>Access Road</u>				
	<u>Site Clearance</u>				
1	General site scrape				
2	Tree removal				
	<u>Earthworks</u>				
3	Bulk cut to fill earthworks to achieve required levels including stockpile on site				
4	Bulk cut to stockpile on site for future crushing by operational quarry				
5	Disposal of excess material				
	<u>Quarry</u>				
	<u>Site Clearance</u>				
6	General site scrape to clear site for quarry operations				
	<u>Earthworks</u>				
7	Bulk cut to fill earthworks to achieve required levels including stockpile on site - quarry operations				
3.0	DRAINAGE				
	<u>Access Road & Intersection</u>				
	<u>Stormwater Drainage</u>				
	<u>Pipework</u>				
1	450 dia. RCP stormwater pipe including trench excavation and backfill				
	<u>Headwalls</u>				
2	Headwall to suit 450 dia. RCP				

**Hillview Quarry
Estimated Development Cost
March 2025**

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
3.0	DRAINAGE				
3	Ditto to suit 2 x 450 dia. RCP				
4	Scour protection rip-rap to headwalls including geotextile membrane complete - no details provided Formation of Surface Drainage				
5	Swale drain				
	Subsoil Drainage				
6	100 dia. subsoil drainage line including detailed excavation and backfill complete - no details provided				
7	Flushing points to last :[NB: Allowance for 1 per 50m] Quarry Stormwater Drainage Pipework				
8	Stormwater pipe including trench excavation and backfill - size to be confirmed Dam				
9	Allowance to form stormwater dams - depth to be confirmed, assumed 5000 deep average				
4.0	PAVEMENTS				
	Access Road & intersection				
	Road Pavements				
1	Trim and compact subgrade				
2	150 thick basecourse				
3	250 thick subbase				
4	10 thick spray seal				
5	50 thick asphalt wearing course				
6	Smooth connections from new road pavements to existing Quarry				
7	Crushed rock road access road and processing pad				
5.0	STRUCTURES				
	Access Road				
	Bridges				

**Hillview Quarry
Estimated Development Cost
March 2025**

ESTIMATE DETAILS

<i>Ref</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount</i>
5.0	STRUCTURES				
1	Allowance for 14000 wide reinforced concrete modular bridge section including piles, columns, deck, barriers and connections complete - no structural engineering details provided <u>Quarry</u> <u>Weighbridges</u>				
2	Allowance for weighbridges				
6.0	CONCRETE WORKS				
	<u>Retaining Walls</u>				
1	200 thick reinforced core filled concrete blockwork retaining walls including reinforcement complete - no details provided				
2	Reinforced concrete footing to last - no details provided				
3	Waterproof membrane				
4	Geotextile membrane				
5	Agi drain				
6	Granular backfill				
7.0	REVEGETATION				
	<u>Verges</u>				
1	Allowance to make good verges and re-seed on completion of works				
8.0	SIGNAGE & LINE MARKING				
	<u>Signage</u>				
1	Allowance for supply and install of intersection road sign including post and footing to TfNSW specification :[Assumed]				
	<u>Linemarking</u>				
	<u>Allowance for the following linemarking to TfNSW specification</u>				
2	Allowance for single line road linemarking				
3	Ditto double line road linemarking				
4	Ditto dashed line road linemarking				
5	Ditto arrow linemarking :[Assumed]				

**Hillview Quarry
Estimated Development Cost
March 2025**

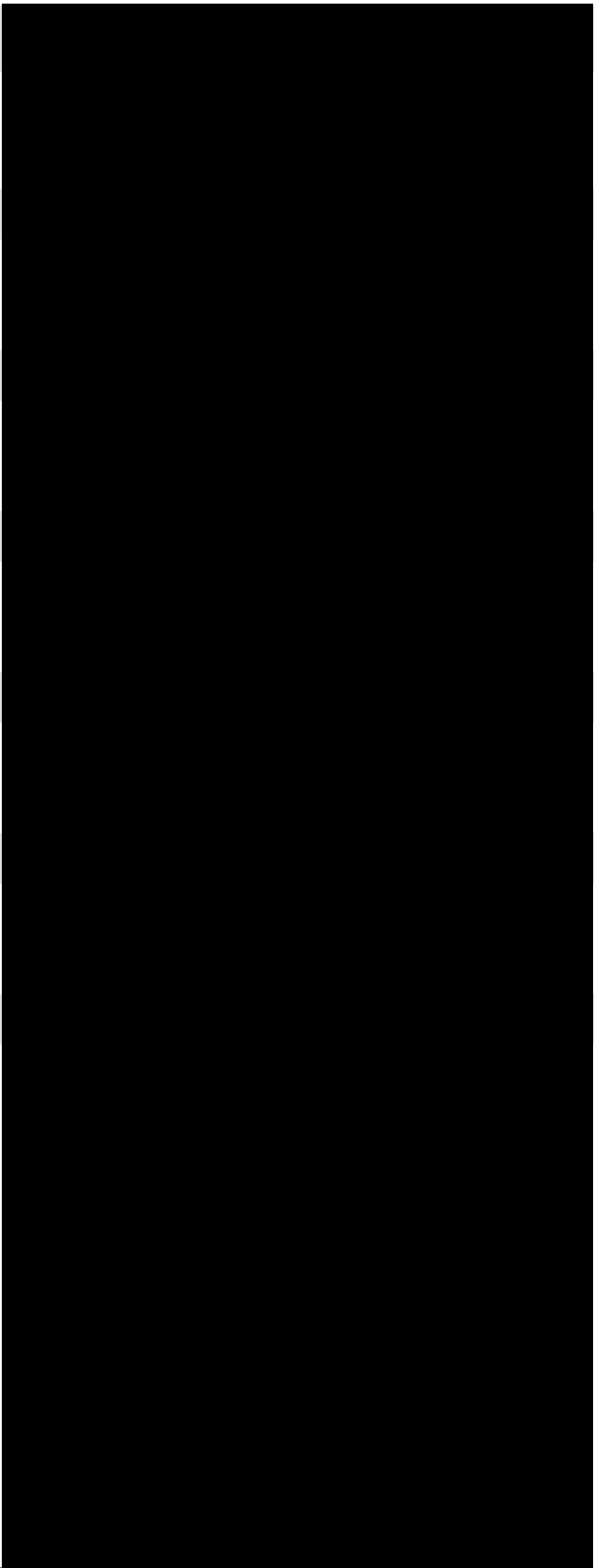
ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
8.0	SIGNAGE & LINE MARKING				
6	Allowance for retroreflective pavement markers :[NB: 12m spacings]				
9.0	SEDIMENT & EROSION CONTROL				
	<u>Sediment & Erosion Control</u>				
1	Allowance to install sediment fencing and remove on completion of works	5			
2	Sandbags ditto				
10.0	HYDRAULIC SERVICES				
	<u>Stormwater</u>				
1	Allowance for pipes and pits to support buildings				
	<u>Water Services</u>				
2	On-site water tanks & reticulation to support building				
	<u>Sewer</u>				
3	Allowance for sewer septic system for office building				
4	Waste water treatment system				
11.0	ELECTRICAL SERVICES				
	<u>Electrical</u>				
1	Connection to authority power mains including reticulation along access road				
2	Site lighting allowance				
12.0	FENCING				
	<u>Fences & Gates</u>				
1	Chainwire fence to perimeter of disturbance area	2			
2	Site entry gates				
13.0	BUILDING WORKS				
	<u>Site Office</u>				

Hillview Quarry
Estimated Development Cost
March 2025

ESTIMATE DETAILS

Ref	Description
13.0	BUILDING WORKS
1	Allow for demountable style site office building including footings and services connections
14.0	PRELIMINARIES & MARGIN
15.0	CONSTRUCTION SUBTOTAL (EXCL. GST)
1	
16.0	UNALLOCATED CONTINGENCY
1	
17.0	CONSULTANT FEES
1	
18.0	AUTHORITY FEES (LSL)
1	
19.0	PLANT & EQUIPMENT - BY OWNER
	<u>Plant & Equipment</u>
1	Cat D10 dozer
2	Komatsu PC450 45t excavator
3	Komatsu PC360 36t excavator
4	Komatsu HM400 haul truck
5	Komatsu HW400 water truck
6	Lippman L620R mobile jaw crusher
7	Lippman L620R scalping screen
8	Lippman 400C cone crusher
9	Stockpile conveyor



Hillview Quarry
Estimated Development Cost
March 2025

ESTIMATE DETAILS

Ref	Description	
19.0	PLANT & EQUIPMENT - BY OWNER	
10	Sand plant	
11	Wheel loader	
20.0	COST ESCALATION TO JUNE 2026	
21.0	CONSTRUCTION TOTAL (EXCL. GST)	
1		