PROPOSED SAND QUARRY

3631 NELSON BAY ROAD, BOBS FARM NSW 2316

ESTIMATED DEVELOPMENT COST REPORT

PREPARED FOR

NEWCASTLE SAND

18th MAY 2026

PROJECT NO: 2026.009

VASEY CONSULTING

Executive Summary

Vasey Consulting are Registered Quantity Surveyors (AIQS Member No. 3743, CQS) and have been engaged by Newcastle Sand, to provide an Objective Estimated Development Cost (EDC) to the Department of Planning and Infrastructure for the proposed Sand Quarry located at 3631 Nelson Bay Road, Bobs Farm NSW 2316.

The Department of Planning, Housing and Infrastructure, Planning Circular PS 24-002 defines the EDC of a proposed development as:

the estimated cost of carrying out the development, including the following:

- *the design and erection of a building and associated infrastructure*
- *the carrying out of a work*
- *the demolition of a building or work*
- *fixed or mobile plant and equipment.*

but does not include:

- *amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement*
- *costs relating to a part of the development or project that is the subject of a separate development consent or approval*
- *land costs, including costs of marketing and selling land*
- *costs of the ongoing maintenance or use of the development*
- *GST.*

Due to the nature of the development and its cost (> $3 million), Vasey Consulting has completed a detailed estimate of the project to form an objective opinion of the Estimated Development Cost.

The Total EDC cost for this project is **$25,875,365.64 (EXCL. GST)**

This cost has been estimated by using the development information supplied by the Client. In preparing the estimate, Vasey Consulting has:

1. Identified the full scope of work as detailed in the development information
2. Taken off quantities for the identified scope items
3. Estimated rates for these items. Generally using first principals estimating techniques and Vasey Consulting's current and where applicable historical construction cost data resources.
4. Made a suitable allowance for contractor's preliminaries and margin

The above method provides an appropriate level of accuracy in determining the EDC costs at this stage of the development process based on the information provided.

The following table provides an overview of the EDC cost and complies with the Construction Cost assessments for NSW – Estimated Development Cost Reports, AIQS Practice Standard.

PROJECT DESCRIPTION	SAND QUARRY
PROJECT LOCATION	3631 NELSON BAY ROAD, BOBS FARM, NSW 2316
PROJECT STAGE	DEVELOPMENT APPLICATION
DATE OF ASSESSEMENT	18/05/2025

ITEM	$ COST (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
Demolition	$27,315.32	Allowance for minor demolition of existing on site structures including fencing and pavement tie in on Nelson Bay Road
Construction	$9,336,231.10	Detailed Estimate - Refer Report
Mitigation of Impact Items	$10,811,127.46	Biodiversity Controls & Offset Credits as per Wedgetail Project Consulting Advice
Consultants Fees	$664,418.23	5% Detailed Estimate - Refer Report
Authorities Fees (LSLL)	$33,220.92	0.25% Detailed Estimate - Refer Report
Plant & Equipment	$3,312,349.00	Detailed Estimate - Refer Report
Furniture, Fittings & Equipment	$33,000.00	Detailed Estimate - Refer Report
Contingency	$664,418.23	5% Detailed Estimate - Refer Report
Escalation	$993,285.38	Allowed for escalation for staged construction from 2027 to 2034 - Refer Report

TOTAL EDC (EXCL. GST)	**$25,875,365.64**
GST (10%)	$2,587,536.56
TOTAL EDC (INCL. GST)	**$28,462,902.20**

ITEM	$ COST (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
GFA m2 (AIQS)	Not Applicable	
Construction Cost Only $/m2 GFA (AIQS)	$2,514.29/m2	Direct Costs for supply & installation of prefabricated Plant Control Office (nominal 36m2) & construction of Site Office (90m2) Including Preliminaries and Margin, Excluding Furniture, Fittings & Equipment.

Contents

1.0 Project Overview & Scope Description

Vasey Consulting are Registered Quantity Surveyors (AIQS Member No. 3743, CQS) and have been engaged by Newcastle Sand to provide an Objective Estimated Development Cost (EDC) to the Department of Planning and Infrastructure for the proposed Sand Quarry located at 3631 Nelson Bay Road, Bobs Farm NSW 2316.

1.1 The Site

The site, (Lot 254, DP753204), is located on the northern side of Nelson Bay Road approximately 27km east of Raymond Terrace. This site is approximately 40.9 hectares (Ha) of bush and farming land having previously operated as an avocado farm. This site has an existing residential dwelling and sheds used for the previous avocado farming operation.

1.2 Project Scope

The project involves the infrastructure works required to extract up to 530,000 tonnes per annum of sand resource for a maximum of 10 years.

The anticipated scope of works for this project includes the following which has been considered in the estimate of cost:

- Clearing and grubbing of trees and vegetation
- Demolition of minor structures including fencing
- Construction of left in, left out intersection on Nelson Bay Road
- Stripping of topsoil
- Earthworks and site preparation
- Internal access roads and hardstands
- Stormwater drainage
- Site services including electrical, lighting, communications, security, CCTV, fire & recycled water and sewer
- Fencing
- Signage
- Line marking
- Construction of internal site infrastructure for sand quarry operation including wheel wash, weighbridge, site offices, mobile and fixed plant and equipment
- Landscaping/Revegetation.

1.3 Short-Term & Long Term Job Generation

In preparing the estimate, Vasey Consulting anticipates the number of short-term jobs directly generated during the construction phase to be approximately 70 to 100 full time, part time and subcontract jobs. During the operation of facility, the expected number of long-term positions is forecast to be in the order of 15 direct quarry and 40 subcontract transportation jobs.

2.0 Basis of Report Preparation

The project has been identified as State Significant Development (SSD) pursuant to Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021* (the 'Planning Systems SEPP'). The Secretary's Environmental Assessment Requirements (SEARs), Application Number SSD-99860959 which was issued by the Department of Planning, Housing and Infrastructure (DPHI) for the project on 18 December 2025.

This EDC report has been prepared for the Minister of Planning (the consent authority) as required by the Secretary's Environmental Assessment Requirements (SEARs) and has been prepared in good faith to comply with to the best of our knowledge and ability, the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular)
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

The Estimated Development Cost as per The Department of Planning, Housing and Infrastructure, Planning Circular PS 24-002 defines the EDC of a proposed development as:

the estimated cost of carrying out the development, including the following:

• the design and erection of a building and associated infrastructure

• the carrying out of a work

• the demolition of a building or work

• fixed or mobile plant and equipment.

but does not include:

• amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement

• costs relating to a part of the development or project that is the subject of a separate development consent or approval

• land costs, including costs of marketing and selling land

• costs of the ongoing maintenance or use of the development

• GST.

Due to the nature of the development (SSD) and its cost (> $3 million), Vasey Consulting has completed a detailed estimate of the project to form an objective opinion of the Estimated Development Cost. Please refer to Appendix 1 for the detailed estimate that forms the basis of cost for this EDC report.

The cost has been estimated by using the development information supplied by the Client. In preparing the estimate, Vasey Consulting has:

1. Identified the full scope of work as detailed in the development information
2. Taken off quantities for the identified scope items from provided documentation
3. Estimated rates for these items. Generally using first principals estimating techniques and Vasey Consulting's current and where applicable historical construction cost data resources.
4. Made a suitable allowance for contractor's preliminaries and margin

The above method provides an appropriate level of accuracy in determining the EDC costs at this stage of the development process based on the information provided.

The Information used in determining the EDC cost as provided by the Client includes:

- Bobs Farm Sand Quarry Proposal - Site Plan by VGT Numbered 12786_BF_SitePlan_Q001_V3_F1 dated V3 30/04/2026
- Bobs Farm Sand Quarry Proposal - Processing and Sales Area Plan Numbered 12786_BF_ProcessingSales_Q002_V1_F2 dated V1 30/03/2026
- Bobs Farm Site layout 20260223_air
- Bobs Farm Site layout 20260223_stage
- Bobs Farm Sand Quarry Proposal - Proposed Extraction Stages by VGT Numbered 12786_BF_Proposed ExtractionStages2026_Q003_V2_F3 dated V2 10/03/2026
- Bobs Farm Sand Quarry Proposal - Extraction Staging Plan to Final Landform by VGT Numbered 12786_BF_ExtStgtoFinal2026_Q004_V3_F4 dated V3 14/04/2026
- Bobs Farm Sand Quarry Proposal - Staging Report Extraction Staging and Cross Section Locations by VGT Numbered 12786_BF_SR2026_Q005_V2_F1 dated V2 14/04/2026
- Bobs Farm Sand Quarry - Staging Cross Section A-A by VGT Numbered 12786_BF-Staging2026_XS A-A_C001_F2_V1.cdr dated V1 15/04/2026
- Bobs Farm Sand Quarry - Staging Cross Section B-B by VGT Numbered 12786_BF-Staging2026_XS B-B_C002_F3_V1.cdr dated V1 15/04/2026
- Bobs Farm Sand Quarry - Staging Cross Section C-C by VGT Numbered 12786_BF-Staging2026_XS C-C_C003_F4_V1.cdr dated V1 15/04/2026
- Bobs Farm Sand Quarry - Staging Cross Section D-D by VGT Numbered 12786_BF-Staging2026_XS D-D_C004_F5_V1.cdr dated V1 15/04/2026
- Bobs Farm Biodiversity Controls by Wedgetail Project Consulting dated 20/04/2026 & 1/05/2026
- SEARS Application Number SSD-99860959, dated 18/12/2025.

3.0 Conclusion

To my knowledge, no matters have been identified that may impair the objectivity of the calculations made in this report.

Should there be any queries regarding this report, please do not hesitate to contact the undersigned.

Regards

Robert K. Vasey **Date:** 18th May 2026

PRINCIPAL QUANTITY SURVEYOR

VASEY CONSULTING PTY LTD

B.Con.Mgt (Hons) MAIQS, CQS (3743)

4.0 Disclaimer

This EDC Report is provided as an estimate of cost and cannot be relied upon for tendering of the works, legal, financial or taxation advice. The EDC Report is based on information provided by the Client and assumptions made by Vasey Consulting. Vasey Consulting and its directors make no warranty in respect to the accuracy or completeness of the information contained in this document, nor will they have any liability to you or any other party for any representations stated or implied in this document or any omissions from that information.

Appendix 1 Detailed Estimated Development Cost Breakdown

Estimated Development Cost

2026.009 Estimate of Cost

for **Newcastle Sands**

Estimate of Cost
Proposed Sand Quarry
3631 Nelson Bay Road, Bobs Farm

	Description	Quantity	Unit	Rate	Total
1	**DIRECT COSTS**				**$13,288,364.4**
1.1	**STAGE 1 INITIAL WORKS**				**$9,999,951.76**
1.2	INTERSECTION WORKS				$2,286,548.28
1.3	*PRELIMINARIES & MARGIN*				*$946,483.28*
1.4	Project Management & Supervision	1	Item	$172,710.00	$172,710.00
1.5	Site Compound, Hoardings, Accommodation & Amenities	1	Item	$44,235.00	$44,235.00
1.6	Mobilisation & Demobilisation	1	Item	$22,800.00	$22,800.00
1.7	Site OHS Supervision & Allowances	1	Item	$19,260.00	$19,260.00
1.8	Site Survey & WAE	1	Item	$69,920.00	$69,920.00
1.9	Existing Services Location	1	Item	$12,030.00	$12,030.00
1.10	Environmental Controls (Erosion & Sediment Control)	1	Item	$47,700.00	$47,700.00
1.11	Traffic Management	1	Item	$269,895.00	$269,895.00
1.12	Geotechnical Testing & Supervision	1	Item	$32,965.00	$32,965.00
1.13	Contract Insurances & Security	1	Item	$9,980.96	$9,980.96
1.14	Contractors Margin	1	Item	$244,987.32	$244,987.32
1.15	*CLEARING*				*$221,346.15*
1.16	Allowance to clear & grub dense vegetation including disposal off site	0.5	Ha	$442,692.29	$221,346.15
1.17	*DEMOLITION*				*$22,315.32*
1.18	Sawcut existing AC seal / wearing course not exceeding 50 thick	534	m	$15.00	$8,010.00
1.19	*Allowance to demolish and remove from site the following:*				*$14,305.32*

	Description	Quantity	Unit	Rate	Total
1.20	Existing AC seal / wearing course not exceeding 50 thick	534	m2	$23.98	$12,805.32
1.21	Allowance for demolition and disposal of sundry items including guideposts & fences	1	Item	$1,500.00	$1,500.00
1.22	*TOPSOIL*				*$45,897.81*
1.23	Allowance to strip topsoil not exceeding 100 thick and stockpile onsite for reuse	6,087	m2	$4.12	$25,078.44
1.24	Allowance to ameliorate topsoil	299	m3	$8.00	$2,392.00
1.25	Allowance to take from onsite stockpile and re-spread topsoil to batters and swale not exceeding 150 thick	299	m3	$61.63	$18,427.37
1.26	*EARTHWORKS*				*$192,615.24*
1.27	*Excavation:*				*$56,469.72*
1.28	Allowance to excavate/boxout in Other Than Rock (OTR) for new pavements not exceeding 800 deep and place as select fill in verge/batters (provisional quantity)	1,116	m3	$34.42	$38,412.72
1.29	Allowance to excavate/boxout in Other Than Rock (OTR) for new pavements not exceeding 800 deep for offsite disposal (provisional quantity)	1,389	m3	$13.00	$18,057.00
1.30	*Trim and Compact:*				*$27,655.60*
1.31	Trim and compact batters	2,752	m2	$4.90	$13,484.80
1.32	Extra Over Allowance to form swale drains	723	m2	$19.60	$14,170.80
1.33	*Material Disposal:*				*$108,489.92*
1.34	Allowance to haul and dispose of spoil offsite within 25km, assume clean material (PC tip fee $20/t)	3,104	t	$31.73	$98,489.92
1.35	Material classification to last	4	No.	$2,500.00	$10,000.00
1.36	*STORMWATER*				*$82,333.50*
1.37	*Allowance to excavate in OTR, supply, bed, lay, haunch and backfill the following:*				*$79,656.10*
1.38	*Pipes:*				*$4,612.50*
1.39	Nominal 375dia. Class 4 RC pipe <=1.5m deep	10	m	$461.25	$4,612.50
1.40	*Pits:*				*$4,786.91*
1.41	Nominal 900x900 GSIP (Class D Grate) <=1.5m deep	1	No.	$4,786.91	$4,786.91
1.42	*Headwall:*				*$1,273.15*
1.43	Headwall to suit 375dia. RC pipe	1	No.	$1,273.15	$1,273.15
1.44	*Subsoil Drainage:*				*$68,983.54*

	Description	Quantity	Unit	Rate	Total
1.45	Allowance for subsoil drainage beneath swale drain	174	m	$67.00	$11,658.00
1.46	Subsoil drainage at pavement interface including no-fines backfill	346	m	$156.49	$54,145.54
1.47	Flushpoints	6	No.	$180.00	$1,080.00
1.48	Tailouts	6	No.	$350.00	$2,100.00
1.49	*Material Handling:*				*$2,677.40*
1.50	Allowance to handle trench spoil and stockpile onsite within 500m	110	m3	$24.34	$2,677.40
1.51	*CONCRETE WORKS*				*$35,144.07*
1.52	*Median Island:*				*$35,144.07*
1.53	Allowance for Type SF Kerb	62	m	$98.19	$6,087.78
1.54	Allowance for 220 thick reinforced concrete median infill on and including 50 thick FCR bed	123	m2	$236.23	$29,056.29
1.55	*ROAD PAVEMENT*				*$634,425.62*
1.56	*Full Depth Construction:*				*$634,425.62*
1.57	Pavement profile nominal - no detail provided		NOTE		
1.58	Trim & Compact subgrade	3,478	m2	$3.54	$12,312.12
1.59	Allowance to supply and place 300 thick select material layer	1,044	m3	$155.86	$162,717.84
1.60	Allowance to supply & place 250 thick DGS40 Subbase	870	m3	$148.79	$129,447.30
1.61	Allowance to supply & place 200 thick DGB20 Base	696	m3	$151.70	$105,583.20
1.62	Allowance for 10mm Prime Seal	3,478	m2	$9.87	$34,327.86
1.63	Allowance for 50 thick AC wearing course	3,478	m2	$45.35	$157,727.30
1.64	Allowance to tie into existing pavement	359	m	$90.00	$32,310.00
1.65	Road pavements internal to site (measured elsewhere) - EXCL.	1	Item		EXCL
1.66	*SERVICES & UTILITIES*				
1.67	Allowance for adjustments to existing services & utilities - EXCL.	1	Item		EXCL
1.68	*GUARDRAIL BARRIERS*				
1.69	Allowance for guardrail barriers - EXCL.	1	Item		EXCL
1.70	*FENCING*				*$63,913.11*
1.71	Allowance for 20m wide overall vehicle access gates to last including automatic openers (Assume 2 x 10m gates)	1	Item	$39,938.55	$39,938.55
1.72	Provisional Allowance for pinpad/intercom access to last	2	PSUM	$11,987.28	$23,974.56

	Description	Quantity	Unit	Rate	Total
1.73	Allowance to supply and install new 1800 high chainwire fence to boundary of site (refer internal works) - EXCL.	1	Item		EXCL
1.74	*ROAD FURNITURE*				*$1,430.00*
1.75	Allowance for guideposts (allow 1/25m)	26	No.	$55.00	$1,430.00
1.76	*LINEMARKING & SIGNAGE*				*$27,421.27*
1.77	*Linemarking:*				*$26,183.51*
1.78	Allowance to mobilise linemarker	1	No.	$2,500.00	$2,500.00
1.79	*Allowance for the following waterborne linemarking:*				*$23,054.51*
1.80	Line Type CL1	198	m	$2.73	$540.54
1.81	Line Type EL1	634	m	$4.91	$3,109.77
1.82	Line Type EL5	169	m	$5.61	$948.09
1.83	Line Type LL4	371	m	$3.56	$1,318.91
1.84	Arrow (L)	3	No.	$158.25	$474.75
1.85	Arrow (Merge)	3	No.	$158.25	$474.75
1.86	Bicycle Symbol (PS-2)	13	No.	$333.00	$4,329.00
1.87	Chevron	90	m2	$65.18	$5,866.20
1.88	Green Durable Pavement	85	m2	$70.50	$5,992.50
1.89	Allowance for raised Pavement Markers (RPMs)	74	No.	$8.50	$629.00
1.90	*Signage:*				*$1,237.77*
1.91	*Allowance to supply and install the following road signage:*				*$1,237.77*
1.92	G9-63 (Cyclists Cross Here)	1	No.	$451.32	$451.32
1.93	G9-73 (Merge Right)	1	No.	$431.23	$431.23
1.94	R1-2A (Give Way)	1	No.	$355.22	$355.22
1.95	*LANDSCAPING*				*$13,222.91*
1.96	*Hydromulch:*				*$13,222.91*
1.97	*Swale:*				*$9,406.23*
1.98	Cultivate subgrade	723	m2	$1.25	$903.75
1.99	Allowance to respread topsoil not exceeding 150 thick - INCL (refer topsoil trade)	1	Item		INCL
1.100	Allowance for jute mesh including pinning	723	m2	$10.00	$7,230.00
1.101	Allowance for hydromulch to swale	723	m2	$1.76	$1,272.48
1.102	*Batters:*				*$3,816.68*
1.103	Cultivate subgrade	1,268	m2	$1.25	$1,585.00

	Description	Quantity	Unit	Rate	Total
1.104	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.105	Allowance for hydromulch berms and batters	1,268	m2	$1.76	$2,231.68
1.106	INTERNAL WORKS				$7,713,403.48
1.107	*PRELIMINARIES & MARGIN*				*$701,218.50*
1.108	Project Management & Supervision	1	Item	$701,218.50	$701,218.50
1.109	Site Compound, Hoardings, Accommodation & Amenities	1	Item		INCL
1.110	Mobilisation & Demobilisation	1	Item		INCL
1.111	Site OHS Supervision & Allowances	1	Item		INCL
1.112	Site Survey & WAE	1	Item		INCL
1.113	Existing Services Location	1	Item		INCL
1.114	Environmental Controls (Erosion & Sediment Control)	1	Item		INCL
1.115	Traffic Management	1	Item		INCL
1.116	Geotechnical Testing & Supervision	1	Item		INCL
1.117	Contract Insurances & Security	1	Item		INCL
1.118	Contractors Margin	1	Item		INCL
1.119	*CLEARING*				*$671,845.21*
1.120	*Biodiversity Controls:*				*$579,469.00*
1.121	*Allowance for Biodiversity Controls as per Wedgetail Project Consulting advice dated 20.04.2026:*				*$579,469.00*
1.122	Biodiversity Management Plan	1	Item	$50,000.00	$50,000.00
1.123	Site Preclearing Inspection	1	Item	$100,400.00	$100,400.00
1.124	Delineation & Flagging of clearing extents	3,100	m	$8.49	$26,319.00
1.125	Signage	1	Item	$7,750.00	$7,750.00
1.126	Nesting Boxes	1	Item	$395,000.00	$395,000.00
1.127	*Vegetation Clearing:*				*$92,376.21*
1.128	Allowance to clear & grub light vegetation including disposal off site	4.6	Ha	$10,609.74	$48,804.80
1.129	Allowance to clear & grub dense vegetation including disposal off site	1.1	Ha	$39,610.37	$43,571.41
1.130	*DEMOLITION*				*$5,000.00*
1.131	Provisional Allowance for demolition & removal of sundry items including fencing & shipping containers as required	1	PSUM	$5,000.00	$5,000.00
1.132	Allowance to demolish existing house, garage and shed	1	Item		EXCL
1.133	*TOPSOIL*				*$344,840.21*

	Description	Quantity	Unit	Rate	Total
1.134	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	55,668	m2	$2.18	$121,356.24
1.135	Allowance to ameliorate topsoil	5,569	m3	$8.00	$44,552.00
1.136	Allowance to take from onsite stockpile and respread topsoil to regrade areas not exceeding 150 thick	5,569	m3	$32.13	$178,931.97
1.137	*EARTHWORKS*				*$260,883.32*
1.138	*Bulk Earthworks:*				*$91,910.28*
1.139	Allowance for minor regrading to site	52,822	m2	$1.74	$91,910.28
1.140	*Detailed Earthworks:*				*$6,877.52*
1.141	Detailed excavation/boxout in OTR 250 thick for Weighbridge foundation and place onsite as select fill	85	m3	$66.13	$5,621.05
1.142	Detailed excavation/boxout in OTR 250 thick for Wheelwash foundation and place onsite as select fill	19	m3	$66.13	$1,256.47
1.143	*Trim & Compact:*				*$162,095.52*
1.144	Trim and compact regrade areas	40,538	m2	$2.33	$94,453.54
1.145	Extra Over Allowance to form swale drains nominal 2000 wide x 300 deep	3,298	m2	$20.51	$67,641.98
1.146	*PAVEMENTS & HARDSTANDS*				*$860,794.62*
1.147	*Sealed Pavement:*				*$308,678.52*
1.148	Trim & compact new pavement subgrade	3,596	m2	$2.89	$10,392.44
1.149	Supply & place 150 thick DGS20 subbase	661	m3	$151.56	$100,181.16
1.150	Supply & place 150 thick DGB20 base	600	m3	$154.75	$92,850.00
1.151	Allowance for prime seal	3,596	m2	$8.09	$29,091.64
1.152	14/10 two coat seal including C170 binder	3,596	m2	$21.18	$76,163.28
1.153	*Hardstands & Unsealed Pavements:*				*$546,595.35*
1.154	*Pavements:*				*$443,832.05*
1.155	Allow to trim & compact subgrade	10,925	m2	$2.89	$31,573.25
1.156	Allowance to supply and place 250 thick DGB20 Base	2,732	m3	$150.90	$412,258.80
1.157	*Washed Sand Stockpile:*				*$102,763.30*
1.158	Allow to trim & compact subgrade	2,146	m2	$2.89	$6,201.94
1.159	Allowance to supply and place 300 thick DGB20 Base	644	m3	$149.94	$96,561.36
1.160	*Office Hardstand:*				*$5,520.75*
1.161	Trim and compact subgrade	135	m2	$2.89	$390.15
1.162	Allowance for removal and replacement of unsuitable - EXCL.	1	Item		EXCL
1.163	Allowance for nominal 250 thick DGB20	34	m3	$150.90	$5,130.60

	Description	Quantity	Unit	Rate	Total
1.164	*PLANT AND EQUIPMENT*				*$3,312,349.00*
1.165	*Plant Pumps & Controllers:*				*$200,000.00*
1.166	Provisional Allowance to supply and install plant pumps, control systems and treatment devices - no detail provided	1	PSUM	$200,000.00	$200,000.00
1.167	*Water Recycling Equipment:*				*$100,000.00*
1.168	Provisional Allowance to transfer and install existing water recycling equipment	1	PSUM	$100,000.00	$100,000.00
1.169	*Fuel Bay Equipment:*				*$35,000.00*
1.170	Provisional Allowance to supply and install fuel cell & equipment	1	PSUM	$35,000.00	$35,000.00
1.171	*Weighbridge:*				*$230,752.00*
1.172	Allowance to supply and install 27.5 metre x 3.2m Multi Deck Weighbridge - (18 x Load Cell Heavy Duty Design) including commissioning & testing	1	No.	$170,752.00	$170,752.00
1.173	Allowance for electrical and comms conections to existing pit - Assume existing pit within 20m distance	1	Item	$10,000.00	$10,000.00
1.174	Provisional Allowance for gate house	1	PSUM	$50,000.00	$50,000.00
1.175	*Wheel Wash:*				*$126,597.00*
1.176	Allowance to supply and deliver to site proprietary Wheel Bath System including ramps	1	No.	$80,000.00	$80,000.00
1.177	Allowance to install Wheelwash	1	No.	$25,000.00	$25,000.00
1.178	Allowance for electrical conections to existing pit - Assume existing pit within 20m distance	1	Item	$10,000.00	$10,000.00
1.179	Allowance for drainage connection to existing site water treatment system	1	Item	$8,847.00	$8,847.00
1.180	Allowance to excavate in OTR, supply, bed, lay, haunch and backfill DN1050 concrete inspection shaft <= 1.0m deep	1	No.	$2,750.00	$2,750.00
1.181	*Mobile Plant and Equipment:*				*$2,620,000.00*
1.182	Provisional Allowance for Mobile Screen 1 (Used)	1	PSUM	$150,000.00	$150,000.00
1.183	Provisional Allowance for Mobile Screen 2 (Used)	1	PSUM	$350,000.00	$350,000.00
1.184	Provisional Allowance for Mobile Wash Plant (Used)	1	PSUM	$400,000.00	$400,000.00
1.185	Provisional Allowance for Wheeler Loader (Used)	3	PSUM	$250,000.00	$750,000.00
1.186	Provisional Allowance for Artic Dump Truck (Used)	2	PSUM	$200,000.00	$400,000.00
1.187	Provisional Allowance for 30t Excavator (Used)	1	PSUM	$200,000.00	$200,000.00

	Description	Quantity	Unit	Rate	Total
1.188	Provisional Allowance for Watercart (Used)	1	PSUM	$50,000.00	$50,000.00
1.189	Provisional Allowance for Small Skidsteer Loader (Used)	1	PSUM	$40,000.00	$40,000.00
1.190	Provisional Allowance for Large Material Conveyors (Used)	4	PSUM	$65,000.00	$260,000.00
1.191	Provisional Allowance for Small Material Conveyors (Used)	1	PSUM	$20,000.00	$20,000.00
1.192	*CONCRETE*				*$417,070.70*
1.193	*Wheel Wash:*				*$21,003.00*
1.194	Trim & compact subgrade	75	m2	$9.80	$735.00
1.195	Form, reinforce & pour 250 thick 40MPa concrete base slab, on and including 50 thick FCR base	75	m2	$270.24	$20,268.00
1.196	*Weighbridge:*				*$118,307.22*
1.197	Trim & compact subgrade	337	m2	$7.64	$2,574.68
1.198	Form, reinforce & pour 300 thick 40MPa concrete base slab, on and including 50 thick FCR base	337	m2	$343.42	$115,732.54
1.199	*Ring Beam:*				*$21,188.78*
1.200	Trim and compact subgrade	38	m2	$7.37	$280.06
1.201	Allowance for 450 wide x 450 high concrete ring beam on & including 50 thick bedding (dust)	8	m3	$2,613.59	$20,908.72
1.202	*Fines Storage Bays:*				*$190,672.95*
1.203	Trim and compact subgrade	399	m2	$7.37	$2,940.63
1.204	Allowance for 200 thick 32MPa reinforced concrete pavement on & including 50 thick bedding (dust)	399	m2	$187.18	$74,684.82
1.205	Allowance to supply and place nominal 1200 x 600 x 600 precast concrete interlocking blocks as storage bay wall	250	No.	$452.19	$113,047.50
1.206	*Mobile Plant Slabs (4No.):*				*$42,996.00*
1.207	Allowance for slabs to Screens/Washplant & Feed Dump Station:		NOTE		
1.208	Trim and compact subgrade	200	m2	$7.37	$1,474.00
1.209	Allowance for 200 thick 32MPa reinforced concrete pavement on & including 50 thick bedding (dust)	200	m2	$207.61	$41,522.00
1.210	*Fuel Bay Slab (1No.):*				*$22,902.75*
1.211	Trim and compact subgrade	75	m2	$7.37	$552.75
1.212	Allowance for 200 thick 32MPa reinforced concrete pavement including perimeter bund on & including 50 thick bedding (dust)	75	m2	$298.00	$22,350.00
1.213	*STORMWATER DRAINAGE*				

	Description	Quantity	Unit	Rate	Total
1.214	Allowance for drainage swales (refer Earthworks/Landscaping) - INCL.	1	Item		INCL
1.215	*STRUCTURES*				*$320,000.00*
1.216	*Plant Control Office:*				*$40,000.00*
1.217	Provisional Allowance to supply and install plant control office (Used) - no detail provided	1	PSUM	$25,000.00	$25,000.00
1.218	Provisional Allowance for furniture & equipment to plant control office - no detail provided	1	PSUM	$5,000.00	$5,000.00
1.219	Provisional Allowance for security lighting & CCTV to last	1	PSUM	$10,000.00	$10,000.00
1.220	*Site Office:*				*$280,000.00*
1.221	Provisional Allowance to construct office building [based on GFA of 90m2]	1	PSUM	$243,000.00	$243,000.00
1.222	Provisional Allowance for furniture & equipment to office building	1	PSUM	$27,000.00	$27,000.00
1.223	Provisional Allowance for security lighting & CCTV to last	1	PSUM	$10,000.00	$10,000.00
1.224	*SITE SERVICES*				*$441,620.00*
1.225	*Electrical:*				*$203,260.00*
1.226	Provisional Allowance for Electrical lead in - no detail provided	80	m	$725.00	$58,000.00
1.227	Provisional Allowance for connection & metering of electrical supply	1	PSUM	$25,000.00	$25,000.00
1.228	Provisional Allowance for site reticulation	557	m	$180.00	$100,260.00
1.229	Provisional Allowance for external lighting	1	PSUM	$20,000.00	$20,000.00
1.230	*Communications:*				*$47,000.00*
1.231	Provisional Allowance for comms throughout the site	1	Item	$42,500.00	$42,500.00
1.232	Allowance for connection (assume available on Nelson Bay Road)	1	Item	$4,500.00	$4,500.00
1.233	*Security & CCTV:*				*$30,000.00*
1.234	Allowance for site security system - no detail provided	1	Item	$30,000.00	$30,000.00
1.235	*Water Supply:*				
1.236	Use of existing Water Access Licence & associated infrastructure for sand washing purposes	1	Item		INCL
1.237	*Recycled Water:*				*$32,000.00*
1.238	Allowance for recycled water reticulation - no detail provided	1	Item	$32,000.00	$32,000.00
1.239	*Fire Services:*				*$119,360.00*

	Description	Quantity	Unit	Rate	Total
1.240	Provisional Allowance for fire water site reticulation	500	m	$193.72	$96,860.00
1.241	Provisional Allowance for fight fighting pumps	1	No.	$15,000.00	$15,000.00
1.242	Provisional Allowance for 10KL Fire Fighting tanks including pipework and connections	1	No.	$7,500.00	$7,500.00
1.243	*Sewer:*				*$10,000.00*
1.244	Provisional Allowance for sewage holding tanks	1	Item	$10,000.00	$10,000.00
1.245	*SITE FURNITURE*				*$6,550.00*
1.246	Allowance for wheelstops	16	No.	$175.00	$2,800.00
1.247	Allowance for stainless steel bollards	5	No.	$750.00	$3,750.00
1.248	*FENCING*				*$245,195.00*
1.249	Allowance to supply and install new 1800 high chainwire fence to boundary of site	2,581	m	$95.00	$245,195.00
1.250	Allowance for vehicle gate (part of intersection works) - EXCL.	1	Item		EXCL
1.251	*LINEMARKING & SIGNAGE*				*$14,557.42*
1.252	*Linemarking:*				*$4,557.42*
1.253	Allowance to mobilise linemarker	1	No.	$2,500.00	$2,500.00
1.254	*Allowance for the following waterborne linemarking:*				*$2,057.42*
1.255	Line Type EL1	92	m	$0.98	$89.70
1.256	Line Type LL3	260	m	$0.98	$253.50
1.257	Line Type TB	23	m	$8.40	$193.20
1.258	Line Type T1 Turn Line	24	m	$2.69	$64.44
1.259	Arrow (Straight)	15	No.	$68.55	$1,028.25
1.260	Carparking Line	211	m	$2.03	$428.33
1.261	*Signage:*				*$10,000.00*
1.262	Provisional Allowance to supply and install internal site signage	1	PSUM	$10,000.00	$10,000.00
1.263	*LANDSCAPING & REVEGETAION*				*$111,479.50*
1.264	*Hydromulch:*				*$111,479.50*
1.265	Cultivate subgrade	40,538	m2	$1.25	$50,672.50
1.266	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.267	Allowance for hydromulch swales and regrade areas	40,538	m2	$1.50	$60,807.00
1.268	**STAGE 2 CLEARING & REMEDIATION WORKS**				**$250,049.17**
1.269	PRELIMINARIES & MARGIN				$23,435.62

	Description	Quantity	Unit	Rate	Total
1.270	Allowance for Preliminaries & Margin	1	Item	$23,435.62	$23,435.62
1.271	CLEARING				$72,007.92
1.272	Allowance to clear & grub dense vegetation including reuse on site	3.7	Ha	$19,461.60	$72,007.92
1.273	TOPSOIL				$100,417.12
1.274	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	36,648	m2	$1.94	$71,097.12
1.275	Allowance to ameliorate topsoil	3,665	m3	$8.00	$29,320.00
1.276	INTERNAL HAUL ROADS				$54,188.51
1.277	Allow to trim & compact subgrade	1,447	m2	$2.89	$4,181.83
1.278	Allowance to supply and place 250 thick DGB20 Base	362	m3	$138.14	$50,006.68
1.279	LANDSCAPING & REVEGETAION				
1.280	Revegetation of Stage 1 - See Stage 1 Initial Works		NOTE		
1.281	**STAGE 3 CLEARING & REMEDIATION WORKS**				**$352,890.47**
1.282	PRELIMINARIES & MARGIN				$32,526.54
1.283	Allowance for Preliminaries & Margin	1	Item	$32,526.54	$32,526.54
1.284	CLEARING				$48,640.27
1.285	Allowance to clear & grub dense vegetation including reuse on site	2.4	Ha	$20,266.78	$48,640.27
1.286	TOPSOIL				$141,603.35
1.287	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	23,390	m2	$1.94	$45,376.60
1.288	Allowance to ameliorate topsoil	2,339	m3	$8.00	$18,712.00
1.289	Allowance to take from onsite stockpile and respread topsoil to Stage 2 areas not exceeding 100 thick	3,665	m3	$21.15	$77,514.75
1.290	INTERNAL HAUL ROADS				$29,338.31
1.291	Allow to trim & compact subgrade	783	m2	$2.89	$2,262.87
1.292	Allowance to supply and place 250 thick DGB20 Base	196	m3	$138.14	$27,075.44
1.293	LANDSCAPING & REVEGETAION STAGE 2				$100,782.00
1.294	*Hydromulch:*				*$100,782.00*
1.295	Cultivate subgrade	36,648	m2	$1.25	$45,810.00
1.296	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.297	Allowance for hydromulch berms and batters	36,648	m2	$1.50	$54,972.00
1.298	**STAGE 4 CLEARING & REMEDIATION WORKS**				**$300,501.83**

	Description	Quantity	Unit	Rate	Total
1.299	PRELIMINARIES				$27,318.35
1.300	Allowance for Preliminaries & Margin	1	Item	$27,318.35	$27,318.35
1.301	CLEARING				$54,032.81
1.302	Allowance to clear & grub dense vegetation including reuse on site	2.7	Ha	$20,012.15	$54,032.81
1.303	TOPSOIL				$123,391.17
1.304	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	26,978	m2	$1.94	$52,337.32
1.305	Allowance to ameliorate topsoil	2,698	m3	$8.00	$21,584.00
1.306	Allowance to take from onsite stockpile and respread topsoil to Stage 3 areas not exceeding 100 thick	2,339	m3	$21.15	$49,469.85
1.307	INTERNAL HAUL ROADS				$31,437.00
1.308	Allow to trim & compact subgrade	840	m2	$2.89	$2,427.60
1.309	Allowance to supply and place 250 thick DGB20 Base	210	m3	$138.14	$29,009.40
1.310	LANDSCAPING & REVEGETAION STAGE 3				$64,322.50
1.311	*Hydromulch:*				*$64,322.50*
1.312	Cultivate subgrade	23,390	m2	$1.25	$29,237.50
1.313	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.314	Allowance for hydromulch berms and batters	23,390	m2	$1.50	$35,085.00
1.315	**STAGE 5 CLEARING & REMEDIATION WORKS**				**$280,370.95**
1.316	PRELIMINARIES				$25,488.27
1.317	Allowance for Preliminaries & Margin	1	Item	$25,488.27	$25,488.27
1.318	CLEARING				$41,505.78
1.319	Allowance to clear & grub dense vegetation including reuse on site	2	Ha	$20,752.89	$41,505.78
1.320	TOPSOIL				$111,199.28
1.321	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	19,757	m2	$1.94	$38,328.58
1.322	Allowance to ameliorate topsoil	1,976	m3	$8.00	$15,808.00
1.323	Allowance to take from onsite stockpile and respread topsoil to Stage 4 areas not exceeding 100 thick	2,698	m3	$21.15	$57,062.70
1.324	INTERNAL HAUL ROADS				$27,988.12
1.325	Allow to trim & compact subgrade	746	m2	$2.89	$2,155.94
1.326	Allowance to supply and place 250 thick DGB20 Base	187	m3	$138.14	$25,832.18
1.327	LANDSCAPING & REVEGETAION STAGE 4				$74,189.50

	Description	Quantity	Unit	Rate	Total
1.328	*Hydromulch:*				*$74,189.50*
1.329	Cultivate subgrade	26,978	m2	$1.25	$33,722.50
1.330	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.331	Allowance for hydromulch berms and batters	26,978	m2	$1.50	$40,467.00
1.332	**STAGE 6 CLEARING & REMEDIATION WORKS**				**$261,499.78**
1.333	PRELIMINARIES				$23,772.71
1.334	Allowance for Preliminaries & Margin	1	Item	$23,772.71	$23,772.71
1.335	CLEARING				$46,842.77
1.336	Allowance to clear & grub dense vegetation including reuse on site	2.3	Ha	$20,366.42	$46,842.77
1.337	TOPSOIL				$102,274.14
1.338	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	22,071	m2	$1.94	$42,817.74
1.339	Allowance to ameliorate topsoil	2,208	m3	$8.00	$17,664.00
1.340	Allowance to take from onsite stockpile and respread topsoil to Stage 5 areas not exceeding 100 thick	1,976	m3	$21.15	$41,792.40
1.341	INTERNAL HAUL ROADS				$34,278.41
1.342	Allow to trim & compact subgrade	915	m2	$2.89	$2,644.35
1.343	Allowance to supply and place 250 thick DGB20 Base	229	m3	$138.14	$31,634.06
1.344	LANDSCAPING & REVEGETAION STAGE 5				$54,331.75
1.345	*Hydromulch:*				*$54,331.75*
1.346	Cultivate subgrade	19,757	m2	$1.25	$24,696.25
1.347	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.348	Allowance for hydromulch berms and batters	19,757	m2	$1.50	$29,635.50
1.349	**STAGE 7 CLEARING & REMEDIATION WORKS**				**$271,033.86**
1.350	PRELIMINARIES				$24,639.45
1.351	Allowance for Preliminaries & Margin	1	Item	$24,639.45	$24,639.45
1.352	CLEARING				$45,045.24
1.353	Allowance to clear & grub dense vegetation including reuse on site	2.2	Ha	$20,475.11	$45,045.24
1.354	TOPSOIL				$106,677.80
1.355	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	21,890	m2	$1.94	$42,466.60
1.356	Allowance to ameliorate topsoil	2,189	m3	$8.00	$17,512.00

	Description	Quantity	Unit	Rate	Total
1.357	Allowance to take from onsite stockpile and respread topsoil to Stage 6 areas not exceeding 100 thick	2,208	m3	$21.15	$46,699.20
1.358	INTERNAL HAUL ROADS				$33,976.12
1.359	Allow to trim & compact subgrade	906	m2	$2.89	$2,618.34
1.360	Allowance to supply and place 250 thick DGB20 Base	227	m3	$138.14	$31,357.78
1.361	LANDSCAPING & REVEGETAION STAGE 6				$60,695.25
1.362	*Hydromulch:*				*$60,695.25*
1.363	Cultivate subgrade	22,071	m2	$1.50	$33,106.50
1.364	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.365	Allowance for hydromulch berms and batters	22,071	m2	$1.25	$27,588.75
1.366	**STAGE 8 CLEARING & REMEDIATION WORKS**				**$209,817.57**
1.367	PRELIMINARIES				$19,074.33
1.368	Allowance for Preliminaries & Margin	1	Item	$19,074.33	$19,074.33
1.369	CLEARING				$30,665.15
1.370	Allowance to clear & grub dense vegetation including reuse on site	1.4	Ha	$21,903.68	$30,665.15
1.371	TOPSOIL				$82,365.69
1.372	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	13,161	m2	$1.94	$25,532.34
1.373	Allowance to ameliorate topsoil	1,317	m3	$8.00	$10,536.00
1.374	Allowance to take from onsite stockpile and respread topsoil to Stage 7 areas not exceeding 100 thick	2,189	m3	$21.15	$46,297.35
1.375	INTERNAL HAUL ROADS				$17,514.90
1.376	Allow to trim & compact subgrade	468	m2	$2.89	$1,352.52
1.377	Allowance to supply and place 250 thick DGB20 Base	117	m3	$138.14	$16,162.38
1.378	LANDSCAPING & REVEGETAION STAGE 7				$60,197.50
1.379	*Hydromulch:*				*$60,197.50*
1.380	Cultivate subgrade	21,890	m2	$1.25	$27,362.50
1.381	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.382	Allowance for hydromulch berms and batters	21,890	m2	$1.50	$32,835.00
1.383	**STAGE 9 CLEARING & REMEDIATION WORKS**				**$163,724.17**
1.384	PRELIMINARIES				$14,884.02
1.385	Allowance for Preliminaries & Margin	1	Item	$14,884.02	$14,884.02

	Description	Quantity	Unit	Rate	Total
1.386	CLEARING				$24,086.22
1.387	Allowance to clear & grub dense vegetation including reuse on site	1	Ha	$24,086.22	$24,086.22
1.388	TOPSOIL				$52,641.85
1.389	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	9,045	m2	$1.94	$17,547.30
1.390	Allowance to ameliorate topsoil	905	m3	$8.00	$7,240.00
1.391	Allowance to take from onsite stockpile and respread topsoil to Stage 8 areas not exceeding 100 thick	1,317	m3	$21.15	$27,854.55
1.392	INTERNAL HAUL ROADS				$35,919.33
1.393	Allow to trim & compact subgrade	957	m2	$2.89	$2,765.73
1.394	Allowance to supply and place 250 thick DGB20 Base	240	m3	$138.14	$33,153.60
1.395	LANDSCAPING & REVEGETAION STAGE 8				$36,192.75
1.396	*Hydromulch:*				*$36,192.75*
1.397	Cultivate subgrade	13,161	m2	$1.25	$16,451.25
1.398	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.399	Allowance for hydromulch berms and batters	13,161	m2	$1.50	$19,741.50
1.400	**STAGE 10 CLEARING & REMEDIATION WORKS**				**$163,013.32**
1.401	PRELIMINARIES				$14,819.40
1.402	Allowance for Preliminaries & Margin	1	Item	$14,819.40	$14,819.40
1.403	CLEARING				$21,677.60
1.404	Allowance to clear & grub dense vegetation including reuse on site	0.9	Ha	$24,086.22	$21,677.60
1.405	TOPSOIL				$42,810.47
1.406	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	8,638	m2	$1.94	$16,757.72
1.407	Allowance to ameliorate topsoil	864	m3	$8.00	$6,912.00
1.408	Allowance to take from onsite stockpile and respread topsoil to Stage 9 areas not exceeding 100 thick	905	m3	$21.15	$19,140.75
1.409	INTERNAL HAUL ROADS				$58,832.10
1.410	Allow to trim & compact subgrade	1,572	m2	$2.89	$4,543.08
1.411	Allowance to supply and place 250 thick DGB20 Base	393	m3	$138.14	$54,289.02
1.412	LANDSCAPING & REVEGETAION STAGE 9				$24,873.75
1.413	*Hydromulch:*				*$24,873.75*
1.414	Cultivate subgrade	9,045	m2	$1.25	$11,306.25

	Description	Quantity	Unit	Rate	Total
1.415	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.416	Allowance for hydromulch berms and batters	9,045	m2	$1.50	$13,567.50
1.417	**STAGE 11 CLEARING & REMEDIATION WORKS**				**$173,018.54**
1.418	PRELIMINARIES				$15,728.96
1.419	Allowance for Preliminaries & Margin	1	Item	$15,728.96	$15,728.96
1.420	CLEARING				$39,652.72
1.421	Allowance to clear & grub dense vegetation including reuse on site	1.9	Ha	$20,869.85	$39,652.72
1.422	TOPSOIL				$68,732.76
1.423	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	18,414	m2	$1.94	$35,723.16
1.424	Allowance to ameliorate topsoil	1,842	m3	$8.00	$14,736.00
1.425	Allowance to take from onsite stockpile and respread topsoil to Stage 10 areas not exceeding 100 thick	864	m3	$21.15	$18,273.60
1.426	INTERNAL HAUL ROADS				$25,149.60
1.427	Allow to trim & compact subgrade	672	m2	$2.89	$1,942.08
1.428	Allowance to supply and place 250 thick DGB20 Base	168	m3	$138.14	$23,207.52
1.429	LANDSCAPING & REVEGETAION STAGE 10				$23,754.50
1.430	*Hydromulch:*				*$23,754.50*
1.431	Cultivate subgrade	8,638	m2	$1.25	$10,797.50
1.432	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.433	Allowance for hydromulch berms and batters	8,638	m2	$1.50	$12,957.00
1.434	**STAGE 12 CLEARING & REMEDIATION WORKS**				**$210,191.40**
1.435	PRELIMINARIES				$19,108.31
1.436	Allowance for Preliminaries & Margin	1	Item	$19,108.31	$19,108.31
1.437	CLEARING				$30,665.15
1.438	Allowance to clear & grub dense vegetation including reuse on site	1.4	Ha	$21,903.68	$30,665.15
1.439	TOPSOIL				$74,899.34
1.440	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	13,116	m2	$1.94	$25,445.04
1.441	Allowance to ameliorate topsoil	1,312	m3	$8.00	$10,496.00
1.442	Allowance to take from onsite stockpile and respread topsoil to Stage 11 areas not exceeding 100 thick	1,842	m3	$21.15	$38,958.30

	Description	Quantity	Unit	Rate	Total
1.443	INTERNAL HAUL ROADS				$34,880.10
1.444	Allow to trim & compact subgrade	932	m2	$2.89	$2,693.48
1.445	Allowance to supply and place 250 thick DGB20 Base	233	m3	$138.14	$32,186.62
1.446	LANDSCAPING & REVEGETAION STAGE 11				$50,638.50
1.447	*Hydromulch:*				*$50,638.50*
1.448	Cultivate subgrade	18,414	m2	$1.25	$23,017.50
1.449	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.450	Allowance for hydromulch berms and batters	18,414	m2	$1.50	$27,621.00
1.451	**STAGE 13 CLEARING & REMEDIATION WORKS**				**$153,673.22**
1.452	PRELIMINARIES				$13,970.30
1.453	Allowance for Preliminaries & Margin	1	Item	$13,970.30	$13,970.30
1.454	CLEARING				$25,272.62
1.455	Allowance to clear & grub dense vegetation including reuse on site	1.1	Ha	$22,975.11	$25,272.62
1.456	TOPSOIL				$55,906.30
1.457	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	10,275	m2	$1.94	$19,933.50
1.458	Allowance to ameliorate topsoil	1,028	m3	$8.00	$8,224.00
1.459	Allowance to take from onsite stockpile and respread topsoil to Stage 12 areas not exceeding 100 thick	1,312	m3	$21.15	$27,748.80
1.460	INTERNAL HAUL ROADS				$22,455.00
1.461	Allow to trim & compact subgrade	600	m2	$2.89	$1,734.00
1.462	Allowance to supply and place 250 thick DGB20 Base	150	m3	$138.14	$20,721.00
1.463	LANDSCAPING & REVEGETAION STAGE 12				$36,069.00
1.464	*Hydromulch:*				*$36,069.00*
1.465	Cultivate subgrade	13,116	m2	$1.25	$16,395.00
1.466	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.467	Allowance for hydromulch berms and batters	13,116	m2	$1.50	$19,674.00
1.468	**STAGE 14 CLEARING & REMEDIATION WORKS**				**$172,209.44**
1.469	PRELIMINARIES				$15,655.41
1.470	Allowance for Preliminaries & Margin	1	Item	$15,655.41	$15,655.41
1.471	CLEARING				$36,057.70

	Description	Quantity	Unit	Rate	Total
1.472	Allowance to clear & grub dense vegetation including reuse on site	1.7	Ha	$21,210.41	$36,057.70
1.473	TOPSOIL				$67,844.76
1.474	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	16,824	m2	$1.94	$32,638.56
1.475	Allowance to ameliorate topsoil	1,683	m3	$8.00	$13,464.00
1.476	Allowance to take from onsite stockpile and respread topsoil to Stage 13 areas not exceeding 100 thick	1,028	m3	$21.15	$21,742.20
1.477	INTERNAL HAUL ROADS				$24,395.32
1.478	Allow to trim & compact subgrade	650	m2	$2.89	$1,878.50
1.479	Allowance to supply and place 250 thick DGB20 Base	163	m3	$138.14	$22,516.82
1.480	LANDSCAPING & REVEGETAION STAGE 13				$28,256.25
1.481	*Hydromulch:*				*$28,256.25*
1.482	Cultivate subgrade	10,275	m2	$1.25	$12,843.75
1.483	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.484	Allowance for hydromulch berms and batters	10,275	m2	$1.50	$15,412.50
1.485	**STAGE 15 CLEARING & REMEDIATION WORKS**				**$326,418.95**
1.486	PRELIMINARIES				$29,674.45
1.487	Allowance for Preliminaries & Margin	1	Item	$29,674.45	$29,674.45
1.488	CLEARING				$56,301.08
1.489	Allowance to clear & grub dense vegetation including reuse on site	1.8	Ha	$31,278.38	$56,301.08
1.490	TOPSOIL				$122,884.47
1.491	Allowance to strip topsoil nominal 100 thick & stockpile onsite for reuse	17,978	m2	$1.94	$34,877.32
1.492	Allowance to ameliorate topsoil	1,798	m3	$8.00	$14,384.00
1.493	Allowance to take from onsite stockpile and respread topsoil to Stage 14 & 15 areas not exceeding 100 thick	3,481	m3	$21.15	$73,623.15
1.494	INTERNAL HAUL ROADS				$21,856.20
1.495	Allow to trim & compact subgrade	584	m2	$2.89	$1,687.76
1.496	Allowance to supply and place 250 thick DGB20 Base	146	m3	$138.14	$20,168.44
1.497	LANDSCAPING & REVEGETAION STAGES 14 & 15				$95,702.75
1.498	*Hydromulch:*				*$95,702.75*
1.499	Cultivate subgrade	34,801	m2	$1.25	$43,501.25

	Description	Quantity	Unit	Rate	Total
1.500	Allowance to respread topsoil not exceeding 100 thick - INCL (refer topsoil trade)	1	Item		INCL
1.501	Allowance for hydromulch berms and batters	34,801	m2	$1.50	$52,201.50
2	**INDIRECT COSTS**				**$12,587,001.2**
2.1	**CONSULTANTS FEES**				**$664,418.23**
2.2	Allowance for Consultants fees (5%)	1	Item	$664,418.23	$664,418.23
2.3	**AUTHORITIES FEES (LSLL)**				**$33,220.92**
2.4	Allowance for Long Service levy (0.25%)	1	Item	$33,220.92	$33,220.92
2.5	**BIODIVERSITY & CONSERVATION OFFSET COSTS**				**$10,231,658.46**
2.6	Allowance for Ecosystemt Credit Cost (3544- Coastal Sands Apple-Blackbutt Forest (Like-for-like - Coastal Dune Dry Sclerophyll Forests <50%)	1	Item	$6,902,120.46	$6,902,120.46
2.7	Allowance for Species Credit Cost (Ninox strenua (Powerful Owl), Petaurus norfolcensis (Squirrel Glider), Phascolarctos cinereus (Koala), Tyto novaehollandiae (Masked Owl))	1	Item	$3,329,538.00	$3,329,538.00
2.8	**CONTINGENCY**				**$664,418.23**
2.9	Allowance for Contingency (5%)	1	Item	$664,418.23	$664,418.23
2.10	**ESCALATION**				**$993,285.38**
2.11	Allowance for Cost Escalation of Stage 1 Initial Works to nominal June 2027	1	Item	$496,098.94	$496,098.94
2.12	Allowance for Cost Escalation of Stage 2 Clearing & Remediation Works to nominal January 2028	1	Item	$14,002.76	$14,002.76
2.13	Allowance for Cost Escalation of Stage 3 Clearing & Remediation Works to nominal July 2028	1	Item	$25,408.12	$25,408.12
2.14	Allowance for Cost Escalation of Stage 4 Clearing & Remediation Works to nominal January 2029	1	Item	$26,444.17	$26,444.17
2.15	Allowance for Cost Escalation of Stage 5 Clearing & Remediation Works to nominal July 2029	1	Item	$29,158.58	$29,158.58
2.16	Allowance for Cost Escalation of Stage 6 Clearing & Remediation Works to nominal January 2030	1	Item	$31,379.98	$31,379.98
2.17	Allowance for Cost Escalation of Stage 7 Clearing & Remediation Works to nominal July 2030	1	Item	$36,860.61	$36,860.61
2.18	Allowance for Cost Escalation of Stage 8 Clearing & Remediation Works to nominal January 2031	1	Item	$31,892.28	$31,892.28
2.19	Allowance for Cost Escalation of Stage 9 Clearing & Remediation Works to nominal July 2031	1	Item	$27,505.67	$27,505.67
2.20	Allowance for Cost Escalation of Stage 10 Clearing & Remediation Works to nominal January 2032	1	Item	$29,994.46	$29,994.46
2.21	Allowance for Cost Escalation of Stage 11 Clearing & Remediation Works to nominal July 2032	1	Item	$34,603.71	$34,603.71
2.22	Allowance for Cost Escalation of Stage 12 Clearing & Remediation Works to nominal January 2033	1	Item	$45,401.35	$45,401.35

	Description	Quantity	Unit	Rate	Total
2.23	Allowance for Cost Escalation of Stage 13 Clearing & Remediation Works to nominal July 2033	1	Item	$35,652.19	$35,652.19
2.24	Allowance for Cost Escalation of Stage 14 Clearing & Remediation Works to nominal January 2034	1	Item	$42,707.95	$42,707.95
2.25	Allowance for Cost Escalation of Stage 15 Clearing & Remediation Works to nominal January 2034	1	Item	$86,174.61	$86,174.61

3 SCHEDULE OF INFORMATION

3.1	Bobs Farm Sand Quarry Proposal - Site Plan by VGT Numbered 12786_BF_SitePlan_Q001_V3_F1 dated V3 30/04/2026		NOTE		
3.2	Bobs Farm Sand Quarry Proposal - Processing and Sales Area Plan Numbered 12786_BF_ProcessingSales_Q002_V1_F2 dated V1 30/03/2026		NOTE		
3.3	Bobs Farm Site layout 20260223_air		NOTE		
3.4	Bobs Farm Site layout 20260223_stage		NOTE		
3.5	Bobs Farm Sand Quarry Proposal - Proposed Extraction Stages by VGT Numbered 12786_BF_Proposed ExtractionStages2026_Q003_V2_F3 dated V2 10/03/2026		NOTE		
3.6	Bobs Farm Sand Quarry Proposal - Extraction Staging Plan to Final Landform by VGT Numbered 12786_BF_ExtStgtoFinal2026_Q004_V3_F4 dated V3 14/04/2026		NOTE		
3.7	Bobs Farm Sand Quarry Proposal - Staging Report Extraction Staging and Cross Section Locations by VGT Numbered 12786_BF_SR2026_Q005_V2_F1 dated V2 14/04/2026		NOTE		
3.8	Bobs Farm Sand Quarry - Staging Cross Section A-A by VGT Numbered 12786_BF-Staging2026_XS A-A_C001_F2_V1.cdr dated V1 15/04/2026		NOTE		
3.9	Bobs Farm Sand Quarry - Staging Cross Section B-B by VGT Numbered 12786_BF-Staging2026_XS B-B_C002_F3_V1.cdr dated V1 15/04/2026		NOTE		
3.10	Bobs Farm Sand Quarry - Staging Cross Section C-C by VGT Numbered 12786_BF-Staging2026_XS C-C_C003_F4_V1.cdr dated V1 15/04/2026		NOTE		
3.11	Bobs Farm Sand Quarry - Staging Cross Section D-D by VGT Numbered 12786_BF-Staging2026_XS D-D_C004_F5_V1.cdr dated V1 15/04/2026		NOTE		
3.12	Bobs Farm Biodiversity Controls by Wedgetail Project Consulting dated 20.04.2026 & 01.05.2026		NOTE		
3.13	Sears Application Number SSD-99860959, dated 18 December 2025		NOTE		

4 SCHEDULE OF CLARIFICATIONS

	Description	Quantity	Unit	Rate	Total
4.1	Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement - EXCL.		NOTE		
4.2	Costs relating to any part of the project that is the subject of a separate development consent or project approval - EXCL.		NOTE		
4.3	Land costs, including costs of marketing and selling land		NOTE		
4.4	Costs of the ongoing maintenance or use of the development		NOTE		
4.5	Scope beyond that listed in foregoing estimate - EXCL.		NOTE		
4.6	Adjustments to existing utilities beyond that listed herein - EXCL.		NOTE		
4.7	Unknown ground conditions and engineers design - EXCL.		NOTE		

Subtotal	**$25,875,365.64**
Adjustment	$0.00
Post adjustment	$25,875,365.64
G.S.T [10%]	$2,587,536.56
Total	**$28,462,902.20**