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13 December 2019

Boral Land & Property Group  
Trinity T2, Level 5  
39 Delhi Road  
NORTH RYDE NSW 2113Attention: Rachael Snape  
Email: [Rachael.Snape@boral.com.au](mailto:Rachael.Snape@boral.com.au)

Dear Rachael

**QUANTITY SURVEYOR CERTIFICATE OF COST  
STOCKTON SAND QUARRY DREDGING PROJECT (SSD 9490)  
ASSOCIATED SITE INFRASTRUCTURE AND AMENITIES**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

*Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:*

- a) *amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that division*
- b) *costs relating to any part of the development or project that is the subject of a separate development consent or project approval*
- c) *land costs (including any costs of marketing and selling land)*
- d) *GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)*

Based on this definition, we advise that our estimate of Capital Investment Value for the Stockton Sand Quarry Dredging Project (SSD 9490) Associated Site Infrastructure and Amenities is **\$3,430,000 excluding GST**.

The purpose of this estimate is to provide an estimate of the possible construction cost based on the current design documentation for submission as part of the Development Application. This report should not be relied upon for project budgeting or cost planning purposes.

We note that we understand there are operational related costs for the project which do not form part of this cost. Our estimate includes the following scope of works only:

- New Haul Road
- New pad for wash plant and generators
- New prefabricated office building

ISO 9001  
FS 548756

- Replacement of workshop roofing
- Relocation of entry gates
- Installation of 30,000L water tanks
- Specialist Plant and Equipment (as advised)

We note our estimate excludes allowances for the following items;

- Excavation of quarry saleable material
- Operating Expenses such as dust suppression, water costs and rehabilitation
- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond December 2019
- Loose fixtures, fittings and equipment
- Finance costs
- Land costs
- Future stages
- Goods and Services Tax

We confirm our estimate considered the following information;

#### *Drawings by Cambium Group*

- 031142 Stockton EIS F2-1 Regional context\_190626\_v01
- 031142 Stockton EIS F2-2 Local context\_190626\_v03
- 031142 Stockton EIS F2-3 Zoning\_190626\_v01
- 031142 Stockton EIS F2-8 Existing operations layout and groundwater monitoring locations\_191002\_v04
- 031142 Stockton EIS F4-1 The Project\_191003\_v04
- 031142 Stockton EIS F4-2 Extraction staging plan\_191003\_v06
- 031142 Stockton EIS F4-3 Cross section\_191003\_v03
- 031142 Stockton EIS F9-1 Vegetation communities\_190912\_v01
- 031142 Stockton EIS F9-2 Survey type recorded threatened species and fauna habitat\_190912\_v01
- 031142 Stockton EIS F10-1 Cumulative AA PM10\_190913\_v01
- 031142 Stockton EIS F13-1 Area of social influence\_190905\_v02
- 031142 Stockton EIS F13-2 Social infrastructure\_190918\_v01

#### *Reports:*

- Resource Report by Boral Resources (NSW) Pty Ltd, dated 22 October 2019
- Aboriginal Cultural Heritage Assessment Report by Kelleher Nightingale Consulting Pty Ltd, dated September 2019
- Rehabilitation Strategy Version 1 by Environmental Earth Sciences, dated 2 September 2019
- Hydrogeological Impact Assessment Version 2 by Environmental Earth Sciences, dated 27 September 2019
- Acid Sulfate Soil Impact Assessment Version 2 by Environmental Earth Sciences, dated 8 August 2019
- Biodiversity Development Assessment Report Rev 0 by Niche Environment and Heritage Pty Ltd, undated
- Economic Assessment by Gillespie Economics, dated September 2019
- Surface Water Impact Assessment by Southeast Engineering & Environmental, dated August 2019
- Air Quality Impact Assessment by Todoroski Air Sciences Pty Ltd, dated 23 September 2019
- Traffic Impact Assessment Volume 1 by Transport and Urban Planning Pty Ltd, dated 20 August 2019
- Noise Impact Assessment Version C by Wilkinson Murray Pty Ltd, dated 15 October 2019
- Social Impact Assessment by Element Environmental, dated 9 September 2019
- Bushfire Assessment Report by Newcastle Bushfire Consulting, dated 14 October 2019
- Geotechnical Desktop Study by PSM Consult Pty Ltd, dated 29 October 2019

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink that reads "Mark Hocking". The signature is written in a cursive style, with the first name "Mark" and the last name "Hocking" clearly visible. The signature is positioned to the right of the "Yours faithfully" text.

**Mark Hocking**  
Director  
Rider Levett Bucknall  
[mark.hocking@au.rlb.com](mailto:mark.hocking@au.rlb.com)

# **Appendix A**

## **CIV Estimate**

# Boral Stockton Sand Quarry

## CIV Estimate

Location Summary

GFA: Gross Floor Area  
Rates Current At December 2019

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A SITE PREPARATION AND DEMOLITION WORKS</b>			<b>121,190</b>
<b>B BUILDING WORKS</b>			<b>60,977</b>
<b>C EXTERNAL WORKS AND SERVICES</b>			<b>3,074,776</b>
<b>ESTIMATED NET COST</b>			<b>\$3,256,943</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Long Service Leave Levy	0.4%		\$12,539
Design Fees for Construction Only (allowance)	5.0%		\$162,848
Project Contingency			Excl.
Authority Fees and Charges			Excl.
Land and Legal Fees			Excl.
Finance Cost and Interest Charges			Excl.
Staging / Phasing Costs			Excl.
Escalation			Excl.
Goods and Services Tax			Excl.
Rounding	-0.1%		-\$2,330
<b>ESTIMATED TOTAL COST</b>			<b>\$3,430,000</b>

# Boral Stockton Sand Quarry

## CIV Estimate

Element Summary

Gross Floor Area: 0 m<sup>2</sup>  
Rates Current At December 2019

Description	%	Cost/m <sup>2</sup>	Total Cost
XP SITE PREPARATION	3.2%		\$111,000
RF ROOF	0.2%		\$5,850
XR ROADS, FOOTPATHS AND PAVED AREAS	30.1%		\$1,033,890
XN BOUNDARY WALLS, FENCING AND GATES	7.6%		\$260,000
XB OUTBUILDINGS AND COVERED WAYS	1.5%		\$50,000
XK EXTERNAL STORMWATER DRAINAGE	0.7%		\$22,500
XW EXTERNAL WATER SUPPLY	1.8%		\$62,500
XE EXTERNAL ELECTRIC LIGHT AND POWER	1.0%		\$36,000
YY SPECIAL PROVISIONS	44.6%		\$1,530,000
PR PRELIMINARIES	2.8%		\$94,904
BM BUILDERS MARGIN	1.5%		\$50,299
ESTIMATED NET COST		95.0%	\$3,256,943
<b>MARGINS &amp; ADJUSTMENTS</b>			
Long Service Leave Levy	0.4%		\$12,539
Design Fees for Construction Only (allowance)	5.0%		\$162,848
Project Contingency			Excl.
Authority Fees and Charges			Excl.
Land and Legal Fees			Excl.
Finance Cost and Interest Charges			Excl.
Staging / Phasing Costs			Excl.
Escalation			Excl.
Goods and Services Tax			Excl.
Rounding	-0.1%		-\$2,330
ESTIMATED TOTAL COST			\$3,430,000