

11 March 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 Northern Lands – Minmi

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 – Gas
- I - Telecommunications
- J – Preliminaries & Margin

Our estimate of costs for the Minmi development is **\$273,792,000** exclusive of GST and current as at February 2010.

Housing

We have reviewed the estimated prices for the housing and confirm that **\$565,865,000** 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
- Floor coverings, light fittings etc

Below are the total infrastructure and housing costs for the Minmi development:

- **\$839,657,000 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 40008657289: 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,

Alan Jenkins
Principal

cc. Scott Frazer - Catylis

L:\26557 C & A Lower Hunter Lands\Minmi & Black Hill - 2008 Estimates\Minmi\DOP Letter Feb 10 Minmi.doc