

27 November 2013

Attention: Mick O'Brien
Penrith Lakes Development Corporation Ltd
PO Box 457
Cranebrook NSW 2749

Proposed Cranebrook West Subdivision Construction Estimate

We have prepared a budget estimate for the construction of the proposed Cranebrook West 7 lot subdivision on the Penrith Lakes Site. This cost estimate has been prepared in accordance with the details on the attached subdivision plan, no. 9600/DA21, Rev B as prepared by J. Wyndham Prince.

We have based our cost estimate on the following specifications for the pavement construction:

- 30mm AC wearing course
- 150mm thick Basecourse
- 200mm thick Subbase
- Roll kerb and gutter

This estimate also includes an extension of the existing kerb and gutter on the south side of Farrells Lane to incorporate the new lots (lots 6 and 7) fronting Farrells Lane.

Our budget estimate is for the total sum of **\$272,000.00**, as outlined below. Please note that this figure is exclusive of GST.

1. General/Preliminaries =	\$50,000.00
2. Clearing and Demolition =	\$12,700.00
3. Topsoil =	\$20,100.00
4. Earthworks =	\$41,600.00
5. Pavements =	\$67,500.00
6. Kerb and Gutter =	\$13,600.00
7. Stormwater Drainage =	\$23,900.00
8. Overland Flowpath =	\$12,300.00

9. Sediment and Erosion Control =	\$1,900.00
10. Linemarking =	\$300.00
11. Signage =	\$1,200.00
12. Retaining Walls =	\$26,900.00

TOTAL = \$272,000.00 (excl GST)

If you have any questions or if you would like to discuss any of the details above further please don't hesitate to call me on 0407 274 857.

Regards

Chad Jackson