



‘Capital Investment Value’ Construction Cost Estimate

For

**Sand Extraction Facility, Site
Office/Manager’s Residence, Internal
Access Upgrade & Basic Left Turn (BAL)
Road Access Infrastructure**

Located at

**4226 Nelson Bay Road,
Anna Bay NSW**

28 January 2020

Tuesday, 28 January 2020

Attention: Julie Wells

Tattersall Lander
2 Bourke Street
Raymond Terrace NSW 2324

Re – Sand Extraction Facility, Site Office/Manager's Residence, Internal Access Upgrade & Basic Left Turn (BAL) Road Access Infrastructure – 4226 Nelson Bay Road, Anna Bay NSW

Dear Julie,

Please find attached our Elemental Estimate prepared following plans and information supplied by Tattersall Lander Pty Ltd.

The report has been prepared by Quanto Pty Ltd under instruction from Tattersall Lander and not in any other capacity.

This provides the costs estimated to complete the proposed development in a broad sense at this stage of the design process to determine the 'Capital Investment Value' as per the *Environmental Planning and Assessment Regulation 2000* and certain State Environmental Planning Policies.

Furthermore, this report includes for the employment opportunities available in the construction and ongoing operation of the proposed development as a whole.

We note that in our capacity as quantity surveyors, we have determined an elemental estimate of costs generally from the Schedule of Information nominated in Appendix 1 of this report.

Further to the above, we draw your attention to the Schedule of Exclusions indicated within Appendix 2 of this report.

1.0 General Overview

Hay Enterprises (NSW) Pty. Ltd. proposes to establish a sand extraction facility on Lot 591 DP 1191380, 4226 Nelson Bay Road, Anna Bay. The construction of an ancillary Site Office and Manager's Residence is also proposed at the site.

The proposed operations seek to remove wind deposited sand to natural ground level within an existing 33kV electrical easement and land immediately south of this easement. The proposed sand extraction facility will allow for the removal of windblown sand to ensure that the 33KV electricity easement within the site is kept clear of sand and can be accessed for maintenance purposes.

The proposal seeks to extract and remove up to 50,000 cubic metres (maximum) of sand per year over a 30-year period.

The proposed site building is required for the secure storage of equipment and office operation requirements associated with sand extraction. Occupation of the proposed manager's residence will enable operations to occur in an efficient manner and operational machinery to be retained safely at the site.

The sand resource is intended for general construction and bulk land filling purposes in various locations and the product will be classified as VENM (Virgin Excavated Natural Material).

The proposed development is intended to operate between the hours of 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays. No operations are to occur on Sundays or public holidays.

There will be a maximum of 40 truck movements into and out of the site per day.

1.1 Site Development

The legal description of the site is Lot 591 DP 1191380, 4226 Nelson Bay Road, Anna Bay. The land is 13.12 hectares in size.

The property is largely rural in nature. An existing dwelling and shed are located on the site.

The site has direct access to Nelson Bay Road.

The electrical easement is situated towards the south of the site.

Site upgrades and provision of additional facilities will be required to assist in the development proposal. These works include:

- Clearing & grading of the existing roadway for direct access;
- Installation of site office & managers residence for the storage of materials and existing machinery;
- Installation of stormwater management systems;
- Provision of other utility services (electricity, communications, etc) as required;
- Upgrade of the existing internal road; and
- Construction of a BAL access infrastructure from Nelson Bay Road.

1.2 Site Operation & Layout

1.2.1 Materials

There is no current extraction on site. There is a proposed extraction of up to 50,000 cubic metres per year for 30 years.

Sand removal at the site will be initiated primarily by the need to remove sand for easement maintenance purposes. The extraction rate will not necessarily reach its maximum threshold in any one year (50,000 cubic metres).

The sand resource is intended for general construction and bulk land filling purposes in various locations; primarily Newcastle and the Hunter Valley. The product will be classified as VENM (Virgin Excavated Natural Material). Sand will be loaded via a front-end loader into haulage trucks and removed from the site to market destinations via Nelson Bay Road.

1.2.2 Capacity

In total, the facility seeks to extract and remove up to 50,000 cubic metres (maximum) of sand per year over a 30-year period.

1.2.3 Traffic & Transport

The proposed development is intended to operate between the hours of 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays. No operations are to occur on Sundays or public holidays.

There will be a maximum of 40 truck movements into and out of the site per day.

The traffic impact assessment advises that there will be a maximum 0.5% increase in traffic volumes on Nelson Bay Road as a result of the proposed development and that the capacity of Nelson Bay Road is acceptable for the purposes of the development.

The construction of a basic left turn Austroads treatment (BAL) is recommended and has been allowed for traffic egress purposes.

1.2.4 Facility Layout

A copy of the site layout design is attached to Appendix 4 of this report.

1.2.5 Plant & Equipment

All machinery exists from other facilities owned by Hay Enterprises (NSW) Pty. Ltd. The following mobile machinery is proposed to be stored on site to carry out the extraction of sand:

- 1 off Front End Loader
- 2 off Backhoes
- Trucks & Dogs

We note that Hay Enterprises (NSW) Pty. Ltd has existing machinery close by. This existing machinery is to be utilised for the new facility.

All machinery will be stored in the proposed on-site shed.

1.3 Project Particulars

Traffic will enter and exit the site via the use of Nelson Bay Road which is located to the north. Construction of a basic left turn treatment (BAL) has been allocated in the cost of the CIV. Upgrading of the internal access is proposed. There will be a maximum of 40 truck movements into and out of the site per day.

The total cost includes the design, site preparation, and construction of the facility as a whole.

2.0 Capital Investment Value Construction Cost Estimate

Quanto Pty Ltd has been provided with the location and design as provided by Tattersall Lander Pty Ltd. We believe the independent estimated construction cost for the

complete construction of the new sand extraction facility to total \$871,000 exclusive of GST.

We have based this cost estimate of works upon the definition of Capital Investment Value which includes 'all costs necessary to establish and operate the project, including the design and construction of the development including structures, associated infrastructure and fixed or mobile plant and equipment'.

We have excluded costs for land, costs for any separate approvals and Good and Services Tax (GST).

We certify that the information provided is accurate at the date of preparation of this report.

2.1 Basis of Estimate

We have based the estimate upon the capital cost estimate on the supplied details, including material and labour take-off estimates.

2.1.1 Qualifications

We understand that no full geotechnical investigations have been completed to date;

2.1.2 Assumptions

This estimate has been based upon the following assumptions;

- Australian Work Place Agreements are in place;
- Professional & Consultants Fees;
- Statutory Permits are in place prior to construction;
- Manual labour is to be sourced locally;
- Current provisions for site security are sufficient for construction activities;

2.1.3 Exclusions

- No provision for delay costs with regard to permitting beyond what would be reasonably expected;
- No provision for delay costs associated with obtaining statutory approvals;
- Land acquisition costs;

- Environmental testing and remediation of contaminants (if required); and
- Influence of Market Forces such as concurrent projects and resource/commodity prices on labour and material costs;

2.2 Quantity and Cost Basis

2.2.1 Quantities General

The majority of quantities used have been based upon material take-offs and drawings supplied.

2.2.2 Pricing General

All costs to complete are in Australian dollars.

2.2.3 Manual Labour Rates

The rate is based upon a nominal 40 hour work week and excludes escalation.

2.2.4 Freight

No formal logistics study has been completed. An allowance has been included for freight of bulk materials and other equipment.

2.2.5 Escalation Assessment

No allowances have been made for escalation.

Please refer to the Elemental Trade Breakup Estimate and Detailed Cost Report indicated within Appendix 3 of this report to total \$871,000 exclusive of GST.

3.0 Development Job Creation

Quanto Pty Ltd has been provided with information in regard to jobs creation in both the process of construction and the operational phase of the development.

Quanto Pty Ltd believes 6 part-time employee positions will be required for construction of the Site Office and Manager's Residence for a period of 2 months.

Similarly, 6 part-time employee positions will be required for internal road construction purposes for 2 months. 2 sand loading operators and 8-10 truck drivers will be required for sand removal and haulage during the time it is loaded and removed from the site.

The proposed sand extraction facility will contribute to the up-skilling of the local workforce in training and development of staff.

The proposed development is intended to operate between the hours of 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays. No operations are to occur on Sundays or public holidays. The facility will operate within the approved hours nominated by the regulating authority. The operating hours will be clearly displayed at the entry to the site.

4.0 Disclaimer


Quanto Pty Ltd have prepared this report in part on the basis of information supplied in the ordinary course of business by Tattersall Lander Pty Ltd. Whilst all professional care and skill have been exercised to validate its accuracy and authenticity, Quanto Pty Ltd is unable to provide and guarantee in that regard, and will not be liable to any party for loss arising as a result of any such information subsequently being found to be inaccurate or lacking authenticity.

Quanto Pty Ltd have provided this report on designs of the current proposed development provided.

5.0 Conclusion

Should you have any queries or require further clarification, please do not hesitate to contact Bob Macansh of Quanto Pty Ltd.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'B Macansh', is written over a light purple rectangular background.

Bob Macansh (AAIQS, JP)
Director
Quanto Pty Ltd

Appendix 1

Schedule of Information

Schedule of Information

The following is a schedule of information used in preparation of the cost plan:

- Executive summary of EIS as prepared by Tattersall Lander Pty Ltd; and
- Drawings as prepared by Tattersall Lander Pty Ltd, Job No: 217111
Drawing Numbers: 21800001, 21800002, 21800003, 21800004,
21800075, 21800005, 21800006, 21801001 revision C plotted 21/1/20.

Appendix 2

Schedule of Exclusions

Schedule of Exclusions

- Land and Legal Costs;
- Delay Costs;
- Finance Costs;
- Rise and fall;
- Council & Authority Fees;
- Holding costs and interest charges;
- Removal of hazardous materials and contaminated soil;
- Goods & Services Tax;
- Staging, phasing or delay costs; and
- Cost increases beyond January 2020.

Appendix 3

Elemental Trade Estimate and Detailed Cost Report

Trade Summary

23-Jan-20

15888 ANNA BAY

Cost estimate for 'Capital Investment Value' of proposed site residence, road upgrade, BAL road access infrastructure & sand extraction facility located at 4226 Nelson Bay Road Anna Bay NSW

| Description | Quantity | Unit | Rate | Total |
|---|----------|------|------|---------------------|
| Preliminary Costs | | | | \$84,808.44 |
| Contractors Margin | | | | \$79,454.56 |
| Site Clear & Levelling | | | | \$33,650.00 |
| Road Works, Pedestrian Pathways, Site Base & Bunding | | | | \$155,656.00 |
| Fencing | | | | \$14,000.00 |
| Sheds, Site Office & Manager Residence | | | | \$501,451.00 |
| Signage | | | | \$1,980.00 |
| Subtotal | | | | \$871,000.00 |
| GST [10%] | | | | \$87,100.00 |
| Total | | | | \$958,100.00 |

Trade Breakup

23-Jan-20

15888 ANNA BAY

Cost estimate for 'Capital Investment Value' of proposed site residence, road upgrade, BAL road access infrastructure & sand extraction facility located at 4226 Nelson Bay Road Anna Bay NSW

| Description | Quantity | Unit | Rate | Total |
|---|----------|------|--------------|---------------------|
| Preliminary Costs | | | | \$84,808.44 |
| Allowance for preliminary costs including but not limited to site storage & sheds, insurances, security, silt fencing, site mangement, materials handling, etc at 12% | 0.12 | Item | \$706,737.00 | \$84,808.44 |
| Contractors Margin | | | | \$79,454.56 |
| Allowance for contractors margin at 10% | 1 | Item | \$79,454.56 | \$79,454.56 |
| Site Clear & Levelling | | | | \$33,650.00 |
| Allowance for site levelling to new site are complete | 2,730 | m2 | \$5.00 | \$13,650.00 |
| Allowance for battering to existing site areas as required complete | 1 | Item | \$20,000.00 | \$20,000.00 |
| Road Works, Pedestrian Pathways, Site Base & Bunding | | | | \$155,656.00 |
| Site Base & Sealing to existing road | | | | \$31,122.00 |
| Allowance for site base course compacted & ready for site sealing (average 200 thick) | 2,730 | m2 | \$6.80 | \$18,564.00 |
| Allowance for prime and sprayed sealing complete | 2,730 | m2 | \$4.60 | \$12,558.00 |
| Road Works BAL | | | | \$124,534.00 |
| Allowance for base course compacted complete (average 200 thick) | 745 | m2 | \$38.00 | \$28,310.00 |
| Allowance for road base course crushed rock compacted complete (200 thick) | 745 | m2 | \$49.00 | \$36,505.00 |
| Allowance for hot mix 50 thick bitumen surface seal complete | 745 | m2 | \$41.00 | \$30,545.00 |
| Road Drainage | | | | \$29,174.00 |
| Allowance for graded & blade cut open dish drain adjacent to roadway complete | 1,004 | m | \$16.00 | \$16,064.00 |
| Allowance for drainage pipe to under access road complete | 38 | m | \$345.00 | \$13,110.00 |

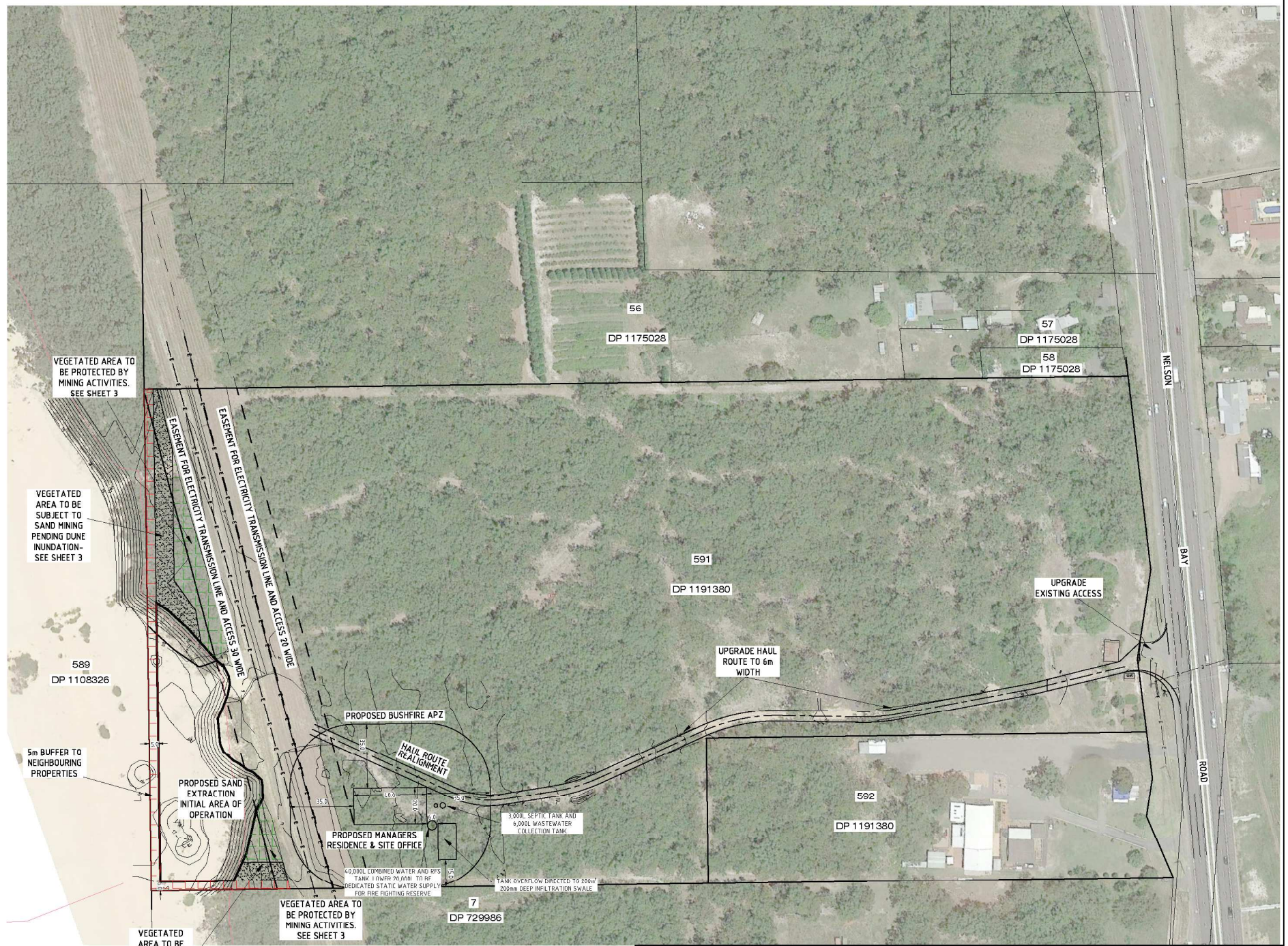
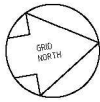
| Description | Quantity | Unit | Rate | Total |
|---|----------|------|-------------|---------------------|
| Fencing | | | | \$14,000.00 |
| Allowance for new entrance fencing complete | 1 | each | \$14,000.00 | \$14,000.00 |
| Sheds, Site Office & Manager Residence | | | | \$501,451.00 |
| Warehouse shed complete at 40 x 20 x 5.7m high complete including structural concrete slabs, steelwork, cladding, roller doors, windows, electrical & plumbing complete | 800 | m2 | \$465.00 | \$372,000.00 |
| Internal & External Walls | | | | \$9,198.00 |
| Timber Framed Walls | | | | \$5,500.00 |
| 90 thick treated timber framed stud wall with all fixings, bracing, sisalation and R2.5 insulation installed complete (external) | 86 | m2 | \$42.00 | \$3,612.00 |
| 90 thick treated timber framed stud wall with all fixings and bracing installed complete | 59 | m2 | \$32.00 | \$1,888.00 |
| Wall Cladding | | | | \$3,698.00 |
| 9 thick FC Wall cladding to external walls installed complete | 43 | m2 | \$86.00 | \$3,698.00 |
| Windows | | | | \$4,557.00 |
| Domestic Aluminium Windows & Doors | | | | \$4,557.00 |
| Aluminium sliding or double hung clear window fixed in position with reveals and architraves installed complete | 9 | m2 | \$283.00 | \$2,547.00 |
| Aluminium clear glass sliding doors fixed into position with reveals and architraves complete | 5 | m2 | \$402.00 | \$2,010.00 |
| Doors | | | | \$1,431.00 |
| Solid Core Doors | | | | \$735.00 |
| 2040 x 920 x 40 thick solid core, single panel pre-primed, fixed in position to 90 thick timber frame complete with 3 stainless 100 butt hinges, timber jambs and hardware lockset and finishes complete (Front door) | 1 | No. | \$735.00 | \$735.00 |
| Hollow Core Doors | | | | \$696.00 |
| 820 x 2040 x 35 hollow core pre-primed door fixed in position with pre manufactured 90 thick timber frame with timber jambs, hinges, no passage set and finishes complete | 3 | No. | \$232.00 | \$696.00 |
| Plasterboard Walls & Ceilings | | | | \$9,596.00 |
| Plasterboard Walls | | | | \$4,256.00 |

| Description | Quantity | Unit | Rate | Total |
|---|----------|------|------------|--------------------|
| Allowance for 10 thick plasterboard lining with 250 x 50 joists fixed to timber framed walls complete | 172 | m2 | \$19.00 | \$3,268.00 |
| Allowance for 6 thick villaboard lining fixed to timber framed walls complete | 26 | m2 | \$38.00 | \$988.00 |
| Plasterboard Ceilings | | | | \$5,340.00 |
| Allowance for 10 thick plasterboard lining fixed to timber framed ceilings including cornice complete | 60 | m2 | \$89.00 | \$5,340.00 |
| Fixtures, Fittings & Fitout | | | | \$13,424.00 |
| Architraves & Skirting | | | | \$774.00 |
| Supply and install 75 x 25 architraves and skirting complete | 129 | m | \$6.00 | \$774.00 |
| Kitchen Joinery | | | | \$7,600.00 |
| Kitchen Cabinetry & Joinery including splashbacks & benchtops and whitegoods | 1 | Item | \$7,600.00 | \$7,600.00 |
| Robes | | | | \$1,950.00 |
| Plaster to robes & linen included in plastering and doors | 5 | m | \$390.00 | \$1,950.00 |
| Fixtures & Fittings | | | | \$3,100.00 |
| Allowance for bathroom & kitchen fittings | 1 | Item | \$3,100.00 | \$3,100.00 |
| Floor & Wall Finishes | | | | \$8,861.00 |
| Floating timber floor to living and bedrooms etc installed complete | 54 | m2 | \$115.00 | \$6,210.00 |
| Floor tiles and waterproofing to bathroom complete | 6 | m2 | \$171.00 | \$1,026.00 |
| Wall tiles to bathroom complete | 13 | m2 | \$125.00 | \$1,625.00 |
| Painting | | | | \$6,748.00 |
| External painting | | | | \$925.00 |
| Painting to external fibrous cement and walls with undercoat & top coats finished complete | 44 | m2 | \$20.00 | \$880.00 |
| Painting to external architrave windows with undercoat & top coats finished complete | 15 | m | \$3.00 | \$45.00 |
| Internal painting | | | | \$5,823.00 |
| Painting to plasterboard walls with undercoat and 2 top coats | 185 | m2 | \$21.00 | \$3,885.00 |
| Painting to plasterboard ceilings with undercoat & two top coats complete | 60 | m2 | \$22.00 | \$1,320.00 |
| Painting to architraves and skirting complete | 129 | m | \$2.00 | \$258.00 |
| Painting to doors complete | 4 | No. | \$90.00 | \$360.00 |
| Hydraulic Services | | | | \$19,795.00 |

| Description | Quantity | Unit | Rate | Total |
|---|----------|------|-----------------|---------------------|
| Water | | | | \$10,034.00 |
| Connect to existing water services from main complete | 455 | m | \$18.00 | \$8,190.00 |
| Allowance for 25 cold pipe laid in trench complete | 22 | m | \$35.00 | \$770.00 |
| Allowance for 19 hot & cold pipe fixed to stud walls to fixings complete | 44 | m | \$19.00 | \$836.00 |
| Allowance for grey water to laundry & WC's | 14 | m | \$17.00 | \$238.00 |
| Sewer | | | | \$7,161.00 |
| 100 UPVC pipe laid in trench and backfilled complete | 43 | m | \$27.00 | \$1,161.00 |
| Allowance for septic tank system | 1 | each | \$6,000.00 | \$6,000.00 |
| Stormwater Tanks | | | | \$2,600.00 |
| Allowance for stormwater tank supplied & installed | 1 | No. | \$2,600.00 | \$2,600.00 |
| Electrical Services | | | | \$53,241.00 |
| Electrical Services | | | | \$53,241.00 |
| Allowance for underground connection to electrical mains complete | 455 | m | \$73.00 | \$33,215.00 |
| Allowance for telecommunications service complete | 455 | m | \$37.00 | \$16,835.00 |
| Allowance for internal electrical rough-in cabling services and wiring only | 121 | m | \$21.00 | \$2,541.00 |
| Allowance for mains power MDF board | 1 | Item | \$650.00 | \$650.00 |
| Mechanical Services | | | | \$2,600.00 |
| Air Conditioning | | | | \$2,600.00 |
| Air conditioning split system installed complete | 1 | Item | \$2,600.00 | \$2,600.00 |
| Signage | | | | \$1,980.00 |
| Road Signage | | | | \$1,560.00 |
| Allowance for non flexible powder coated sign post and reflective sign including concrete base complete | 2 | No. | \$780.00 | \$1,560.00 |
| Painted Signs | | | | \$420.00 |
| Allowance for painted direction signs complete | 2 | No. | \$210.00 | \$420.00 |
| | | | Subtotal | \$871,000.00 |
| | | | GST [10%] | \$87,100.00 |
| | | | Total | \$958,100.00 |

Appendix 4

Site Layout Design



| | | | | | | |
|-----|------------------------------|----------|-------|---------|----------|----------|
| C | Revised per Council Comments | DS | DS | AV | RL | 21/01/20 |
| B | New Revision | DS | DS | AV | RL | 06/06/19 |
| A | Original Issue | DS | DS | - | - | 29/08/18 |
| REV | DETAILS OF AMENDMENT | DESIGNED | DRAWN | CHECKED | APPROVED | DATE |

* Denote the original signature and date when revision was issued.

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O. Box 580
RAYMOND TERRACE 2324
Ph: (08) 40671733 Phone: (08) 40671500

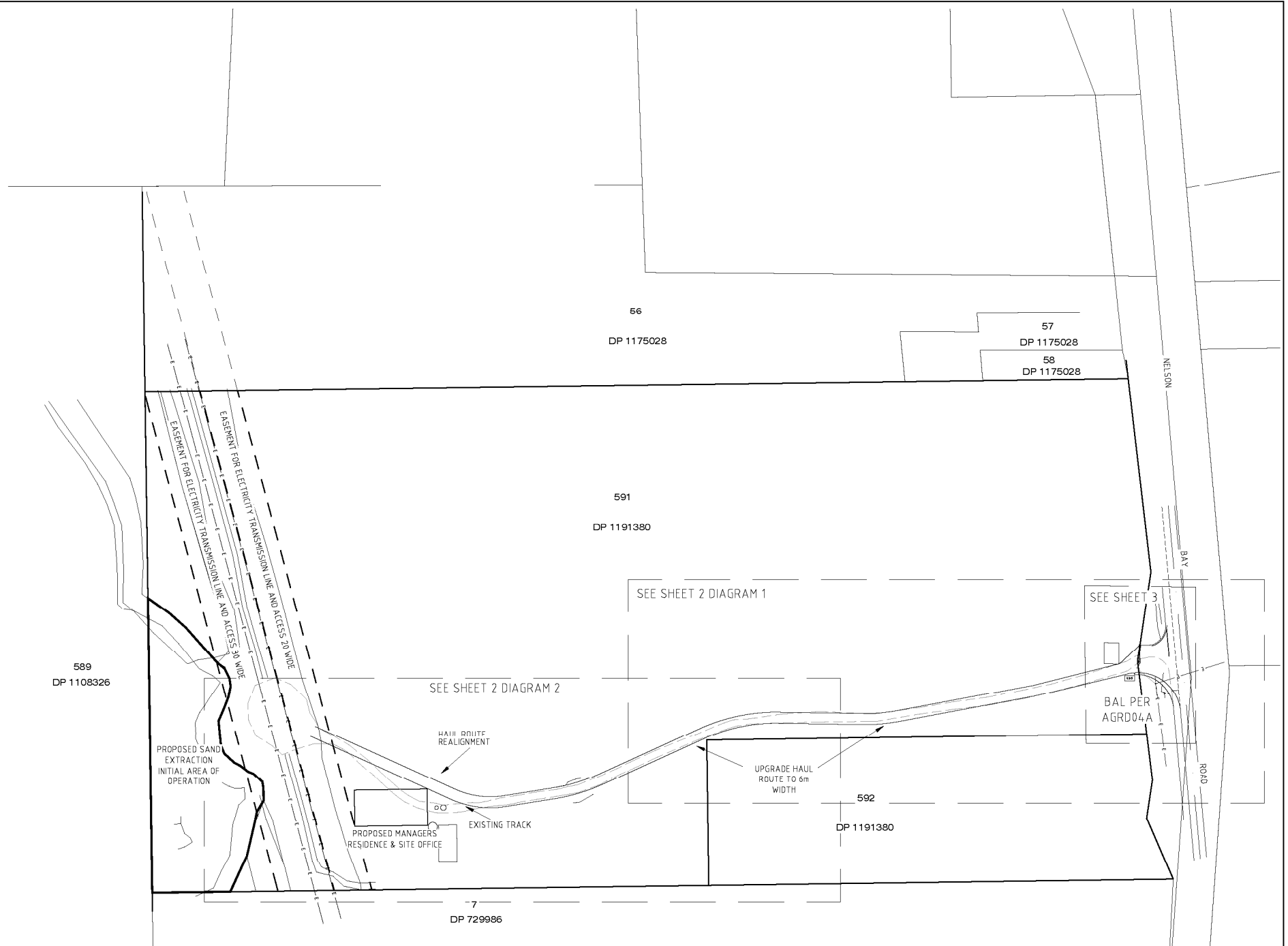
OVERALL LAYOUT
PROPOSED SAND EXTRACTIVE INDUSTRY
LOT 591 DP1191380
4226 NELSON BAY RD, ANNA BAY

| | | | |
|---------|--------------|-----------|-----------------|
| COUNCIL | PSC | REFERENCE | 21800002 |
| PARDISE | SHEET | A1 | |
| SCALE | 1:1000 on A1 | SHEET No. | |
| DATE | 1 | Plotted | 21/1/20 12:27PM |

CLIENT: HAY ENTERPRISES

JOB No.: 277111

COMPUTER FILE : S:\Clients\2071\277111\Dup\277111 - Design.dwg



| REV | DETAILS OF AMENDMENT | DESIGNED | DRAWN | CHECKED | APPROVED | DATE |
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| A | Original Issue | RAW | RAW | DS | - | 06/12/19 |

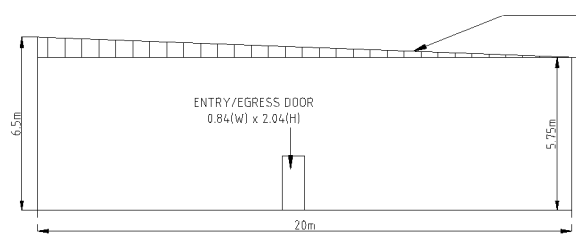
* Denote the original signature and date when revision was issued.

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O. Box 560
RAYMOND TERRACE 2324
Fax (02) 49877738 Phone (02) 49871500

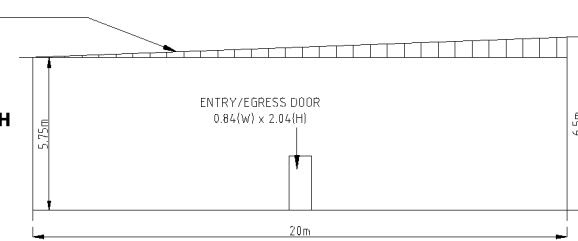
ENTRANCE DETAIL AND TURNING PATH PLANS
PROPOSED SAND EXTRACTIVE INDUSTRY
LOT 591 DP1191380
4226 NELSON BAY RD, ANNA BAY

| COUNCIL | PARISH | SHEET SIZE | REFERENCE |
|---------|--------------|------------|--------------|
| PSC | | A3 | |
| SCALE | 1:2000 on A3 | SHEET No. | SHEET 1 OF 4 |
| DATE | 22/01/2020 | Plotted | |

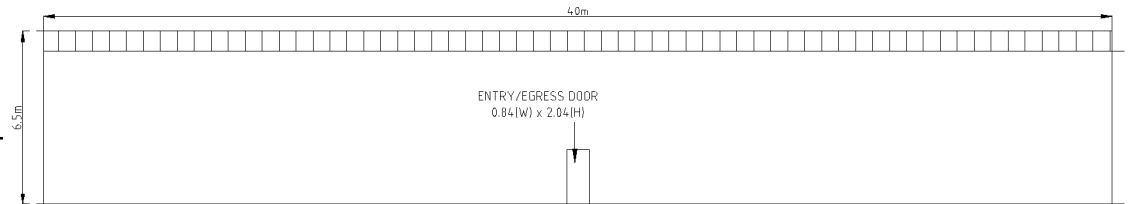
ELEVATION 3 - SOUTH
Typical
Scale 1:200



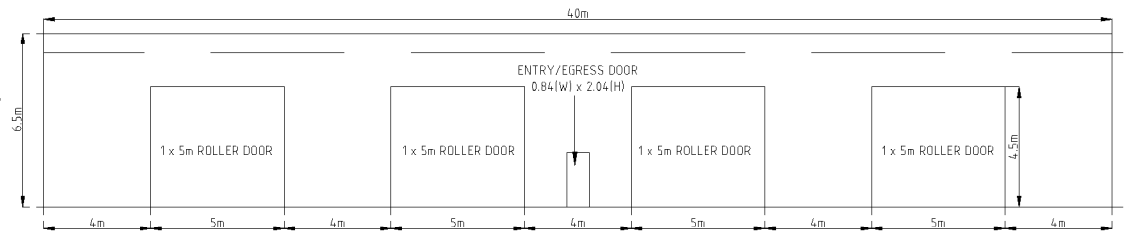
ELEVATION 4 - NORTH
Typical
Scale 1:200



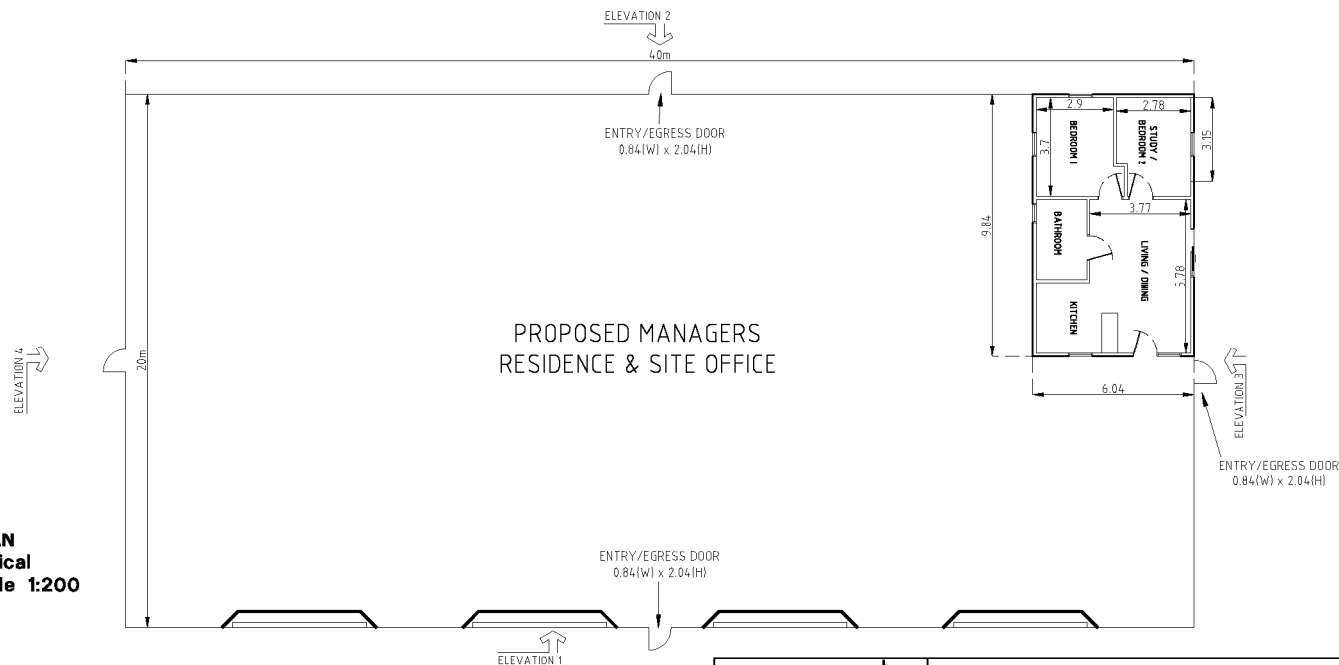
ELEVATION 2 - EAST
Typical
Scale 1:200



ELEVATION 1 - WEST
Typical
Scale 1:200



PLAN
Typical
Scale 1:200



| REV | DETAILS OF AMENDMENT | DESIGNED | DRAWN | CHECKED | APPROVED | DATE |
|-----|------------------------------|----------|-------|---------|----------|----------|
| C | Revised per Council Comments | DS | DS | AP | RL | 21/01/20 |
| R | New Revision | DS | DS | AP | RL | 06/06/19 |
| A | Original Issue | DS | DS | - | - | 29/08/18 |

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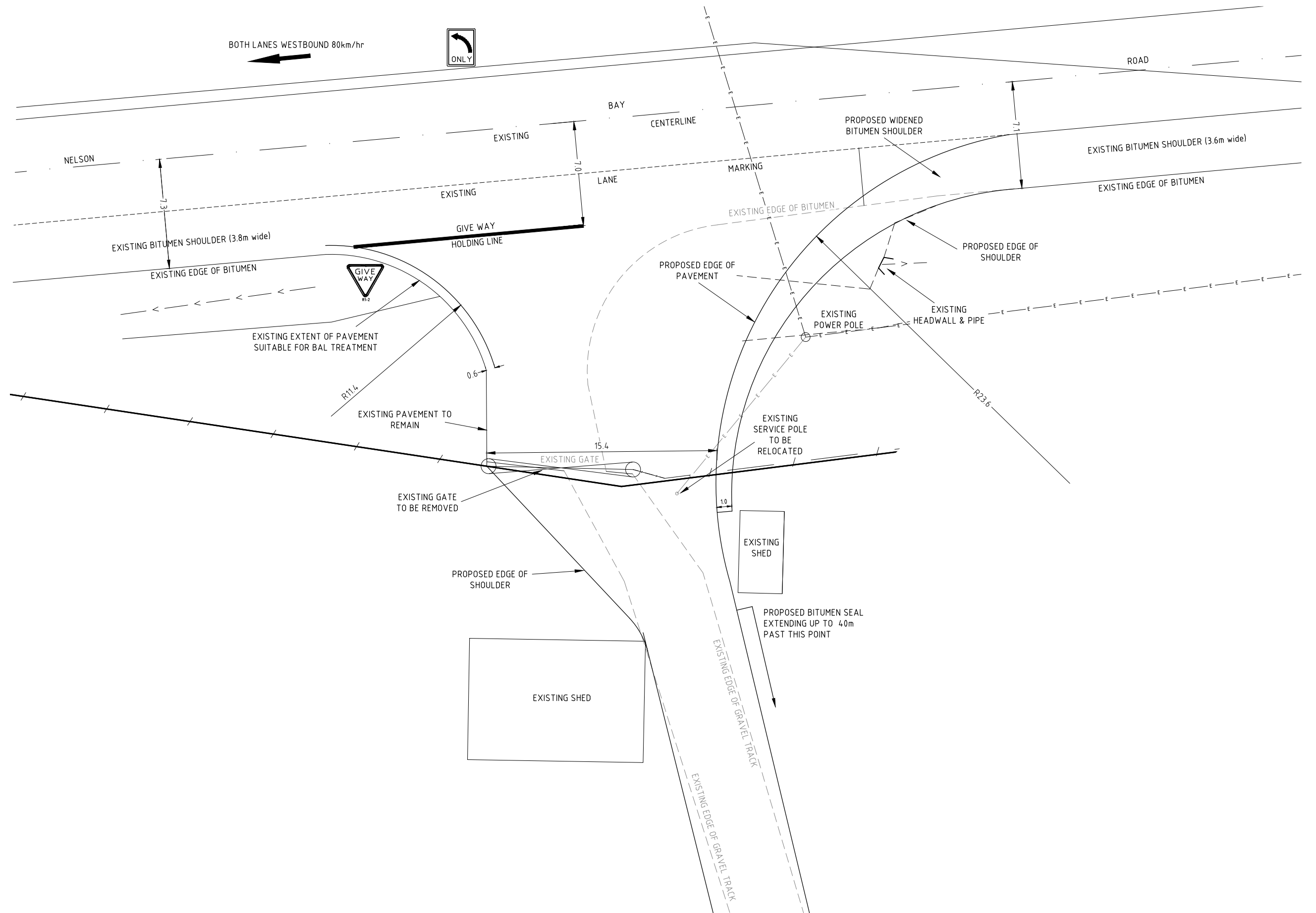
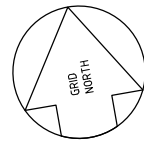
PLAN SHOWING PROPOSED MANAGERS RESIDENCE AND SITE OFFICE PLAN & ELEVATIONS
LOT 591 DP191380
4226 NELSON BAY RD, ANNA BAY

| | |
|------------------------------|-----------------------------------|
| COUNCIL PSC | REFERENCE 21800075 |
| PARISH 11008 AT A1 | SHEET 5 |
| SCALE 1:1000 AT A1 | SHEET No. A1 |
| DATE 21/01/20 | Plotted 21/1/20 12:30PM |

CLIENT: HAY ENTERPRISES

JOB No.: 277111

COMPUTER FILE : S:\Clients\2017\277111\Dup\277111 - Design.dwg



| REV | DETAILS OF AMENDMENT | DESIGNED | DRAWN | CHECKED | APPROVED | DATE |
|-----|----------------------|----------|-------|---------|----------|-----------|
| B | Haul Route Revised | DS | DS | AV* | BL* | 22/01/20* |
| A | Original Issue | RAW | RAW | DS | - | 06/12/19* |

TATTERSALL LANDER PTY LTD
DEVELOPMENT CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O.Box 580
RAYMOND TERRACE 2324
Fax (02) 49871733 Phone (02) 49871500

**BAL TREATMENT NELSON BAY ROAD
PROPOSED SAND EXTRACTIVE INDUSTRY
LOT 591 DP1191380
4226 NELSON BAY RD, ANNA BAY**

| COUNCIL | REFERENCE |
|-------------|--------------------|
| PSC | |
| PARISH | SHEET SIZE |
| | A3 |
| SCALE | SHEET No. |
| 1:250 on A3 | SHEET 3 OF 4 |
| DATE : | Plotted 22/01/2020 |