



17 April 2023

Alistair Graham
Newcastle Airport Pty Ltd
Level 1 (east), Terminal Building
Williamtown Drive
Williamtown NSW 2324

Email: agraham@newcastleairport.com.au

Dear Alistair,

NAPL AIRFIELD WORKS

ESTIMATED COST OF THE WORKS FOR DA PURPOSES

As requested, we have prepared an estimate of the cost of the works for the above project based on the documents attached in Appendix A.

Our estimate has been prepared in accordance with Clause 255 of the Environmental Planning & Assessment Act 2000 and the Planning Circular PS 21-022 issued 2 December 2021 where it is noted that the estimated cost of the works is:

"The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST"

We confirm that the estimated cost of the works for the above project is **\$ 22,536,520 (Twenty-Two Million, Five Hundred and Thirty-Six Thousand, Five Hundred and Twenty Dollars)**.

In preparing our estimated cost, we confirm the following:

- The cost is based on the documents listed in Appendix A. We have relied on this information noting that the estimate may be subject to change as the design develops.
- The estimated cost excludes all works that are subject to a separate development consent.

Estimated Cost of the Works – Summary of Costs:

	Description	UOM	No disposal 50% subgrade
E	CODE E - APRON + TAXILANE + TAXIWAY		
E1	E1 PAVEMENT - All Other Areas		\$ 5,102,240
E2	E2 AGL		\$ 242,213
E3	E3 DISPOSAL - All Other Areas		\$ 81,298
E4	E4 DRAINAGE		\$ 1,898,773
	E5 STABILISED SUBGRADE		\$ -
	E - CODE E SUBTOTAL		\$ 7,324,523
	CODE C TAXILANE		
C1	C1 PAVEMENT		\$ 4,165,023
C2	C2 AGL		\$ 169,932
C3	C3 DISPOSAL		\$ 73,890
C4	C4 DRAINAGE		\$ 496,400
C5	C5 STABILISED SUBGRADE		\$ -
	C - CODE C TAXILANE SUBTOTAL		\$ 4,905,245
GSE	GSE WORKS		
GSE 1	GSE1 PAVEMENT		\$ 504,493
GSE2	DISPOSAL		\$ 4,555
	GSE - GSE WORKS SUBTOTAL		\$ 509,048
B	Bay 5 & 6		
B1	E1 PAVEMENT - Bays 5 & 6		\$ 993,517
B3	E3 DISPOSAL - Bay 5 & 6 Only		\$ 7,448
			\$ 1,000,965
	TOTAL DIRECT COST		\$ 13,739,780
	NAPL ADJUSTMENTS		
	Contractor Prelims	% 17%	\$ 2,335,763
	Contractor Margin	% 8%	\$ 1,286,043
	Risk Provision	% 10%	\$ 1,761,159
	Design	\$ 1,000,000.00	\$ 1,000,000
	Light pole relocation + Waste station	\$ 300,000.00	\$ 300,000
	EV Conduits to GSE area	\$ 50,000.00	\$ 50,000
	GSE Lighting	\$ 40,000.00	\$ 40,000
	TOTAL COST OF THE WORKS (EXCL GST)		\$ 20,487,745
	GST		\$ 2,048,775
	ESTIMATED COST OF THE WORKS (INCL GST)		\$ 22,536,520

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

KEVIN DAVIS
NATIONAL DIRECTOR
WT



APPENDIX A

SCHEDULE OF INFORMATION USED

SCHEDULE OF INFORMATION USED

In compiling this cost estimate, the following documentation has been relied upon:

DRAWING NUMBER	DRAWING TITLE	DATE
GENERAL		
12514693-G5001	COVER SHEET, LOCALITY PLAN & DRAWING INDEX	13/03/2023
12514693-G5002	KEY PLAN	13/03/2023
12514693-G5005	GENERAL LAYOUT PLAN	13/03/2023
12514693-G5010	GEOTECHNICAL INVESTIGATION'S LOCATION PLAN	13/03/2023
CIVIL		
12514693-C5011	TOPOGRAPHIC SURVEY PLAN	13/03/2023
12514693-C5021	DEMOLITION PLAN - SHEET 1	13/03/2023
12514693-C5022	DEMOLITION PLAN - SHEET 2	13/03/2023
12514693-C5031	GENERAL CONSTRUCTION PLAN	13/03/2023
12514693-C5050	PAVEMENT PLAN	13/03/2023
12514693-C5051	PAVEMENT DETAILS	13/03/2023
12514693-C5061	FINAL SURFACE CONTOURS	13/03/2023
AGL		
12514693-E5002	LEGEND AND NOTES	13/03/2023
12514693-E5004	STANDARD SETOUT DETAILS	13/03/2023
12514693-E5011	SETOUT DETAILS	13/03/2023
12514693-E5021	CIRCUIT DETAILS	13/03/2023
SUPPORTING DOCUMENTS		
	Draft Drainage Longitudinal Sections Rev1	7/03/2023
	Draft Pit Schedule	7/03/2023
	Poly Pipe structure	5/04/2023
	Code E vs Code C extent	28/03/2023
REPORTS & SPECIFICATIONS		
12514693-NAPL-SPEC 90DDR 2022.09.21	General Requirements & Aircraft Pavements Specification	22/11/2022
12514693-NAPL-REP Appendices 90DDR 2022.09.21	NAPL Apron and Taxiway J - DETAIL DESIGN REPORT - APPENDICES	21/09/2022



13 April 2023

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Dear Alistair,

NAPL AIRFIELD WORKS
ASSESSMENT OF CAPITAL INVESTMENT VALUE (CIV)

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project based on the documents attached in Appendix A.

Our estimate has been prepared in accordance with Clause 3 of the Environmental Planning & Assessment Act 2000 and the Planning Circular PS 21-020 issued 2 December 2021 where CIV is defined as follows:

“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 7.1 or 7.2 of the 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 (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”*

We confirm that the Capital Investment Value (CIV) for the above project is:

CIV: \$ 21,057,124 (Twenty-One Million, Fifty-Seven Thousand, One Hundred and Twenty Forty Dollars).

In preparing our CIV Estimate, we confirm the following:

- The CIV is based on the documents listed in Appendix A. We have relied on this information noting that the estimate may be subject to change as the design develops.
- The estimated cost excludes all works that are subject to a separate development consent.
- GST is specifically excluded.



Capital Investment Value (CIV) – Summary of Costs:

	Description	UOM	No disposal 50% subgrade
E	CODE E - APRON + TAXILANE + TAXIWAY		
E1	E1 PAVEMENT - All Other Areas		\$ 5,102,240
E2	E2 AGL		\$ 242,213
E3	E3 DISPOSAL - All Other Areas		\$ 81,298
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	TOTAL DIRECT COST		\$ 13,739,780
	NAPL ADJUSTMENTS		
	Contractor Prelims	% 17%	\$ 2,335,763
	Contractor Margin	% 8%	\$ 1,286,043
	GHD Delivery phase	\$ \$ 250,000.00	\$ 250,000
	Risk Provision	% 10%	\$ 1,761,159
	Internal Management	\$ 250,000.00	\$ 250,000
	Design	\$ 1,000,000.00	\$ 1,000,000
	LSL	\$ 40,815.44	\$ 44,379
	Light pole relocation + Waste station	\$ 300,000.00	\$ 300,000
	EV Conduits to GSE area	\$ 50,000.00	\$ 50,000
	GSE Lighting	\$ 40,000.00	\$ 40,000
	ESTIMATED TOTAL CIV		\$ 21,057,124

Estimate of Job Creation:

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would create 90 jobs.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully



KEVIN DAVIS MRICS
NATIONAL DIRECTOR

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