

22 February 2011

Major Project Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Michael Woodland

Dear Michael

**REQUEST FOR DIRECTOR GENERAL REQUIREMENTS – 61 MOBBS LANE, EPPING
(CHANNEL 7 SITE) – STAGE 3 (BUILDINGS 11, 12, 13, 14, 15 & 16)**

Meriton Apartments Pty Ltd is in the process of preparing an application for the residential redevelopment of the above site, referred to as "Stage 3. It is proposed to construct residential flat buildings, landscaping and associated basement car parking.

The *State Environmental Planning Policy (Major Projects) 2005* Schedule 3 of the SEPP, identifies the Channel 7 Site as a State Significant development. Clause 5(1) of Part 3A of the above SEPP states that, "Such development within the Channel 7 site that has a capital investment value of more than \$5 million" will be considered under Part 3A.

The attached Quantity Surveyors letter states the Capital Investment Value to be \$86,711,972 which is well in excess of \$5 million. Please find enclosed a copy of the Quantity Surveyor estimates.

In accordance with Part 3A of the Environmental Planning and Assessment Act 1979, we request Director General Requirement for the subject site. By way of background please find enclosed a site location and aerial view of the site. (Figures 1 and 2 overleaf), and a schematic diagram of the buildings, which constitutes Stage 3 of the project.

Should you require any further assistance, please do not hesitate to contact me in the first instance on 9287 2629.

Yours sincerely

MERITON APARTMENTS PTY LIMITED



WALTER GORDON
Manager Planning and Development

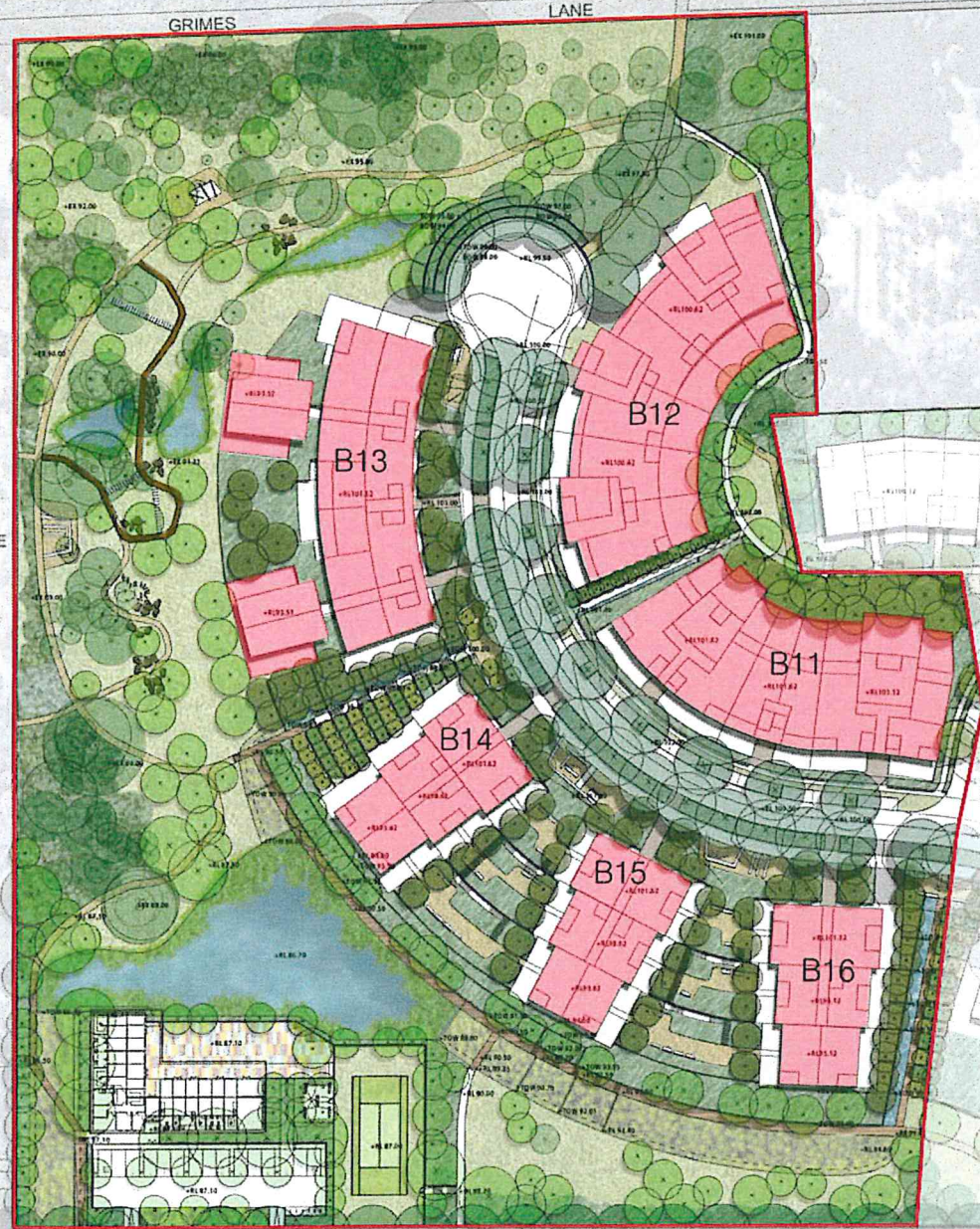


MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

MERITON TOWER

Level 11, 528 Kent Street
Sydney NSW 2000
Telephone: (02) 9287 2888
Facsimile: (02) 9287 2777
general@meriton.com.au





RYDE TAFE
EPPING ANNEX

RYDE TAFE
EPPING ANNEX

CHELMSFORD
AVE

MOBBS LANE

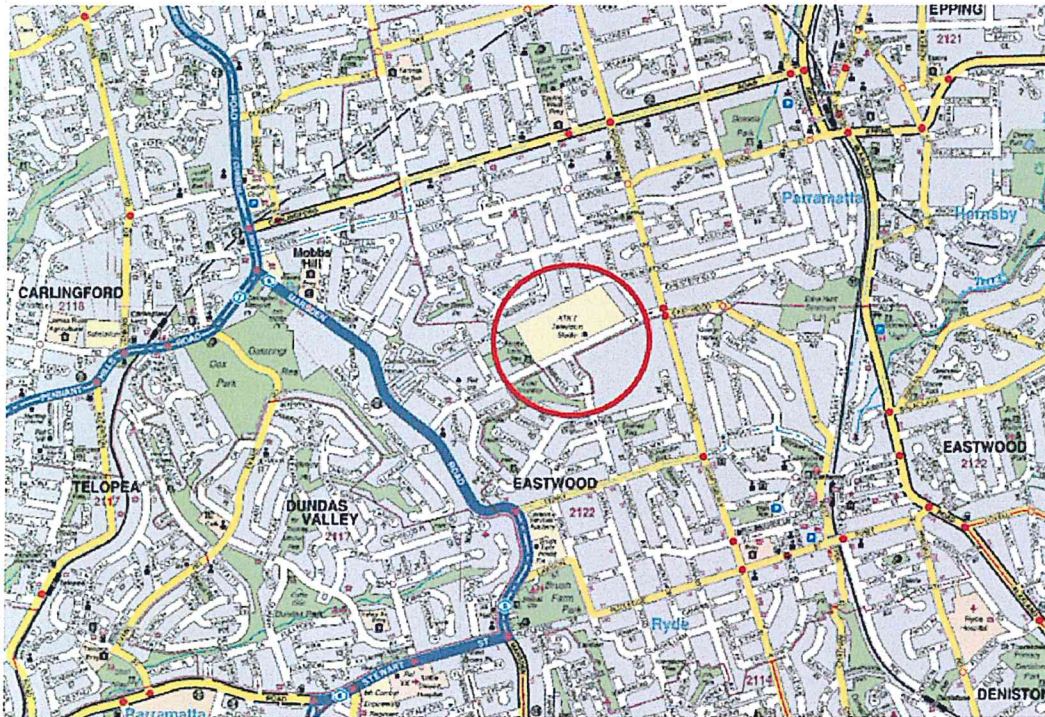


Figure 1: Location of subject site

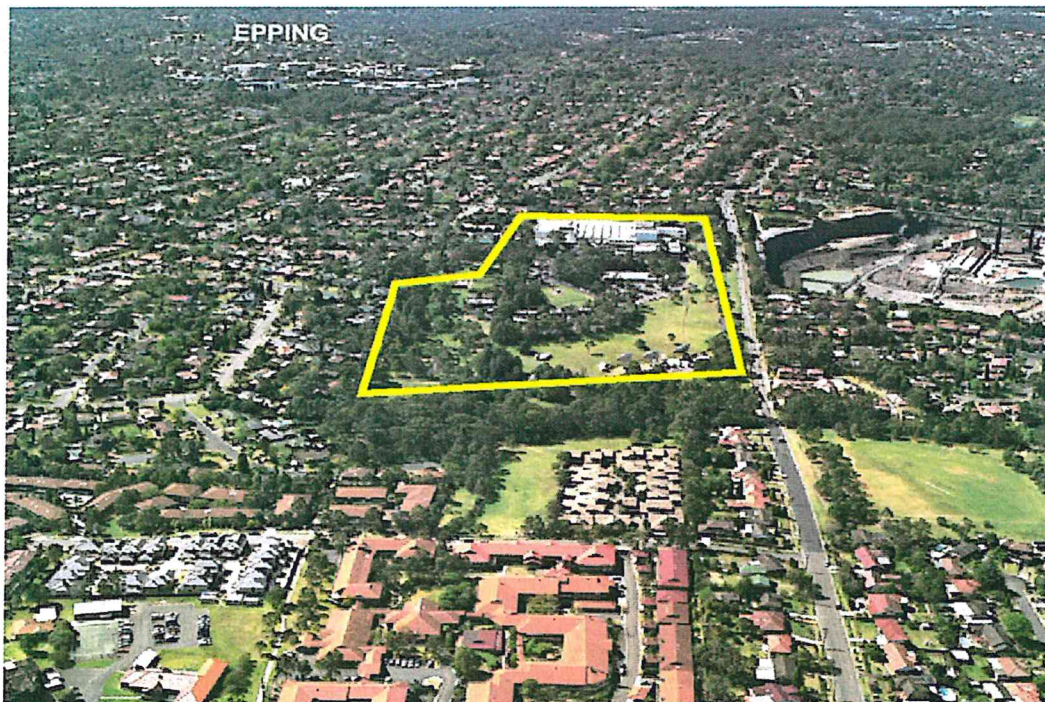


Figure 2: Aerial views of site showing approximate boundary location



Newcastle Office

Ground Floor, 241 Denison Street, Broadmeadow, NSW Australia 2292

PO Box 428, Hamilton, NSW Australia 2303

T +61 2 4961 6500 F +61 2 4961 6794 E newcastle@rpsgroup.com.au W rpsgroup.com.au

Our Ref: PR10437111,12,13/14,15/16:GG
Date: 15 February 2011

Attn: Tracy Davey
MERITON
LEVEL 11, MERITON TOWER
528 KENT STREET
SYDNEY NSW 2000

Dear Tracy,

RE: 61 MOBBS LANE, EPPING : BUILDINGS 11,12,13/14 & 15/16.

Attached is the Capital Investment Value estimate in the amount of Eighty Six Million Two Hundred and Seven Hundred and Eleven Thousand Nine Hundred and Seventy Two Dollars (\$86,711,972) exclusive of GST for the above development, based on the drawings listed in the Schedule of Information.

The Capital Investment Value has been calculated in accordance with the definition contained in clause 3(2)(a) of the State Environmental Planning Policy (Major Projects), as listed below:

"the **capital investment value** of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth, and land costs)"

The total costs have excluded land, marketing, sales, GST, operating costs after construction, profit margin and contingencies.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely
RPS

Greg Gibson
Senior Quantity Surveyor
B.Build.A. BSc (QS), AAIQS.

Mobbs Lane Stage 3: Blocks 11,12,13/14,15/16

Job Name : PR104371MOBBSSTAGE3

Job Description

Client's Name: Meriton Apartments

288 Residential units with basement parking -
Buildings 11,12,13/14,15/16

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Site Preparation	0.04		37,000		37,000
2	Excavation	0.74		640,000		640,000
3	Substructure	4.15		3,600,000		3,600,000
4	Columns	2.19		1,896,000		1,896,000
5	Upper floors	9.63		8,352,000		8,352,000
6	Staircases and Balustrades	0.78		675,200		675,200
7	Roof	0.94		816,000		816,000
8	External Walls, Windows and Balustrades	8.74		7,576,000		7,576,000
9	Internal walls and Doors	7.84		6,800,000		6,800,000
10	Floor Finishes	2.92		2,536,000		2,536,000
11	Wall Finishes	1.54		1,336,000		1,336,000
12	Ceiling Finishes	1.59		1,376,000		1,376,000
13	Fitments	2.19		1,896,000		1,896,000
14	Painting	1.77		1,536,000		1,536,000
15	Joinery and Metalwork	5.69		4,936,000		4,936,000
16	Hydraulic Services	5.97		5,176,000		5,176,000
17	Electrical Installation	5.60		4,856,000		4,856,000
18	Mechanical Services	8.00		6,936,000		6,936,000
19	Fire Services	3.48		3,016,000		3,016,000
20	Lift Installation	1.61		1,400,000		1,400,000
21	Garbage Chute	0.37		323,200		323,200
22	External Services	0.69		600,000		600,000
23	Landscaping and Siteworks	1.11		960,000		960,000
24	Preliminaries- incl. site supervision and labour, crane hire, scaffold, site sheds and offices, small tools, hoardings and fences, insurances etc.	13.97		12,109,572		12,109,572
25	Subtotal					<u>79,384,972</u>
26	Fees and Contributions	8.40		7,280,000		7,280,000
27	Operating costs - during construction.	0.05		47,000		47,000
28	GST EXCLUSIVE SUBTOTAL					<u>86,711,972</u>
29	GST - EXCLUDED					
30	GST EXCLUSIVE TOTAL					<u>86,711,972</u>
31	SCHEDULE OF INFORMATION					
32	SCHEDULE OF EXCLUSIONS					

Mobbs Lane Stage 3:Blocks 11,12,13/14,15/16

Job Name : PR104371MOBBSSTAGE3

Job Description

Client's Name: Meriton Apartments

288 Residential units with basement parking -
Buildings 11,12,13/14,15/16

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
		100.00		86,711,972		86,711,972
					Final Total : \$	86,711,972

Mobbs Lane Stage 3:Blocks 11,12,13/14,15/16

Job Name :	<u>PR104371MOBBSSTAGE3</u>	Job Description
Client's Name:	<u>Meriton Apartments</u>	288 Residential units with basement parking - Buildings 11,12,13/14,15/16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 31 <u>SCHEDULE OF INFORMATION</u>						
1	Architectural Drawings prepared by PTW Architects: Epping Parklands Masterplan, Schedule of apartment numbers, SK1000 to SK 1013		Note			
2	Written information received from Meriton Apartments Pty Ltd.		Note			
<u>SCHEDULE OF INFORMATION</u>						Total :

Mobbs Lane Stage 3:Blocks 11,12,13/14,15/16

Job Name : PR104371MOBBSSTAGE3

Job Description

Client's Name: Meriton Apartments

288 Residential units with basement parking - Buildings
11,12,13/14,15/16

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 32 <u>SCHEDULE OF EXCLUSIONS</u>						
1	Land costs and legal fees		Note			
2	Holding costs and interest charges		Note			
3	Soil remediation		Note			
4	Unknown ground conditions		Note			
5	Excavation in rock		Note			
6	Loose furniture and equipment		Note			
7	Delay costs		Note			
8	Site allowance		Note			
9	Works outside site boundary		Note			
10	Building maintenance unit		Note			
11	Garbage bins		Note			
12	Structural Drawings		Note			
13	Geotechnical survey		Note			
14	Operating costs during occupation		Note			
15	GST		Note			
<u>SCHEDULE OF EXCLUSIONS</u>						Total :