

MEMORANDUM

DATE: 17 May 2016

TO: Dimitri Roussakis - Mirvac

CC:

FROM: Paul Elphick – WTP

REGARDING: 160338 - Australia Technology Park - Necessary Private Benefits

and Additional Public Benefits

We have reviewed the Aspect indicative plans for the Necessary Private Benefits and Additional Public Benefits and have prepared estimate for each based on this information and further explanation of the scope of works as noted in the attached estimate and as discussed with Mirvac.

The Aspect documentation is summarised in their document as attached in Annexure A of this report.

Necessary Private Benefits have been estimated at current day prices at \$6,690,000 excluding GST. A breakdown of this estimate is included at Annexure B.

'Necessary Private Benefits' are defined as those privately-focussed works which would typically be required as a baseline for the development of the three lots within ATP. They include 'make good' works and other public domain upgrade works that would enable the functioning of the proposed buildings.

Necessary Private Benefits and Additional Public Benefits replace the Necessary Private Benefits scope of works and add other items as described by Aspect. These have been estimated at current day prices at \$25,590,000 excluding GST. A breakdown of this estimate is included at Annexure C.

'Necessary Private Benefits' + 'Additional Public Benefits' (Annexure C) represent the totality of works being proposed by Mirvac under the SSDA. The simplest and clearest way to quantify the value of the 'Additional Public Benefits' is to work backwards and itemise/calculate the total value of all works being proposed (i.e. 'Necessary Private Benefits' + 'Additional Public Benefits'), then to subtract those clearly identifiable 'Necessary Private Benefits'.

In other words, 'Additional Public Benefits' = 'Necessary Private Benefits and Additional Public Benefits' - 'Necessary Private Benefits'.

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The value of the Additional Public Benefits is the variance between the two estimates as noted above and summarised in Annexure D. The Additional Public Benefits proposed total \$18,900,000 excluding GST.

'Additional Public Benefits' are defined as works that are being proposed at ATP that are clearly above and beyond what would typically be expected to be delivered in a suburban business park and which exceed baseline standards. There is a clear nexus between the works providing a benefit broader than just future workers but also to the wider public/community'.

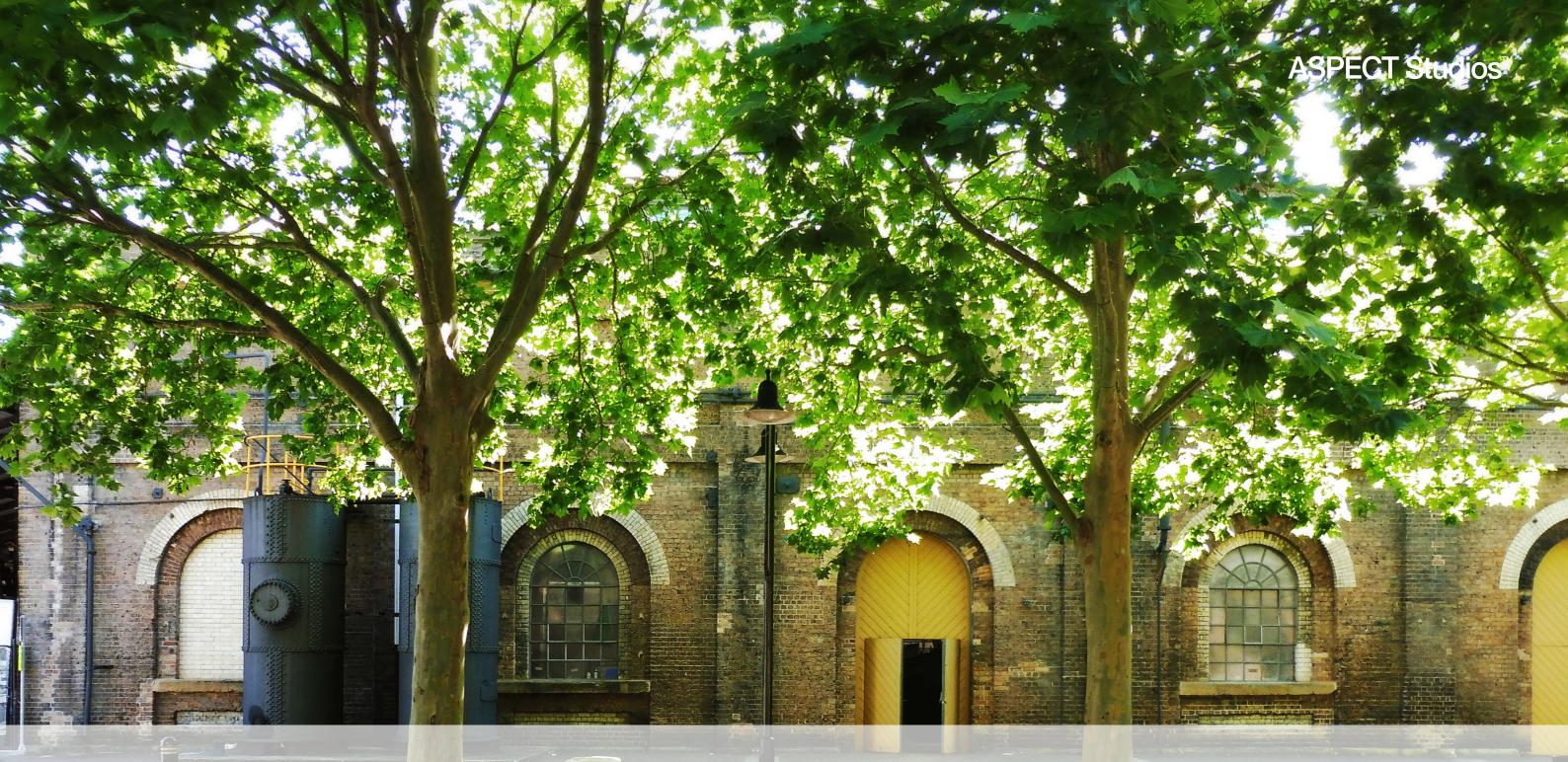
Should the scope of works or our interpretation of the scope of works vary we retain the right to amend the attached estimates as required.

If you require any further information or explanation please do not hesitate to call.

Regards,

PAUL ELPHICK National Director





Australian Technology Park

Response to DoP |
Necessary Private R

Necessary Private Benefits/Additional Public Benefits

Necessary Private Benefits/Additional Public Benefits

Diagram





NECESSARY PRIVATE BENEFITS



ADDITIONAL PUBLIC BENEFITS

Additional Public Domain Works Summary

- Oval Upgrades
- Playground
- New Surface to Locomotive St
- North East Entry Upgrade
 - Village Square 90%
- Innovation Plaza
- Lighting 90%
- Central Avenue and Davy Rd **Blisters**
- Trees throughout
- Street furniture
- Upgrade Courts to Multi-purpose
- Upgrade of Key Intersection to promote pedestrian flow through the site
- Finishes on Locomotive St

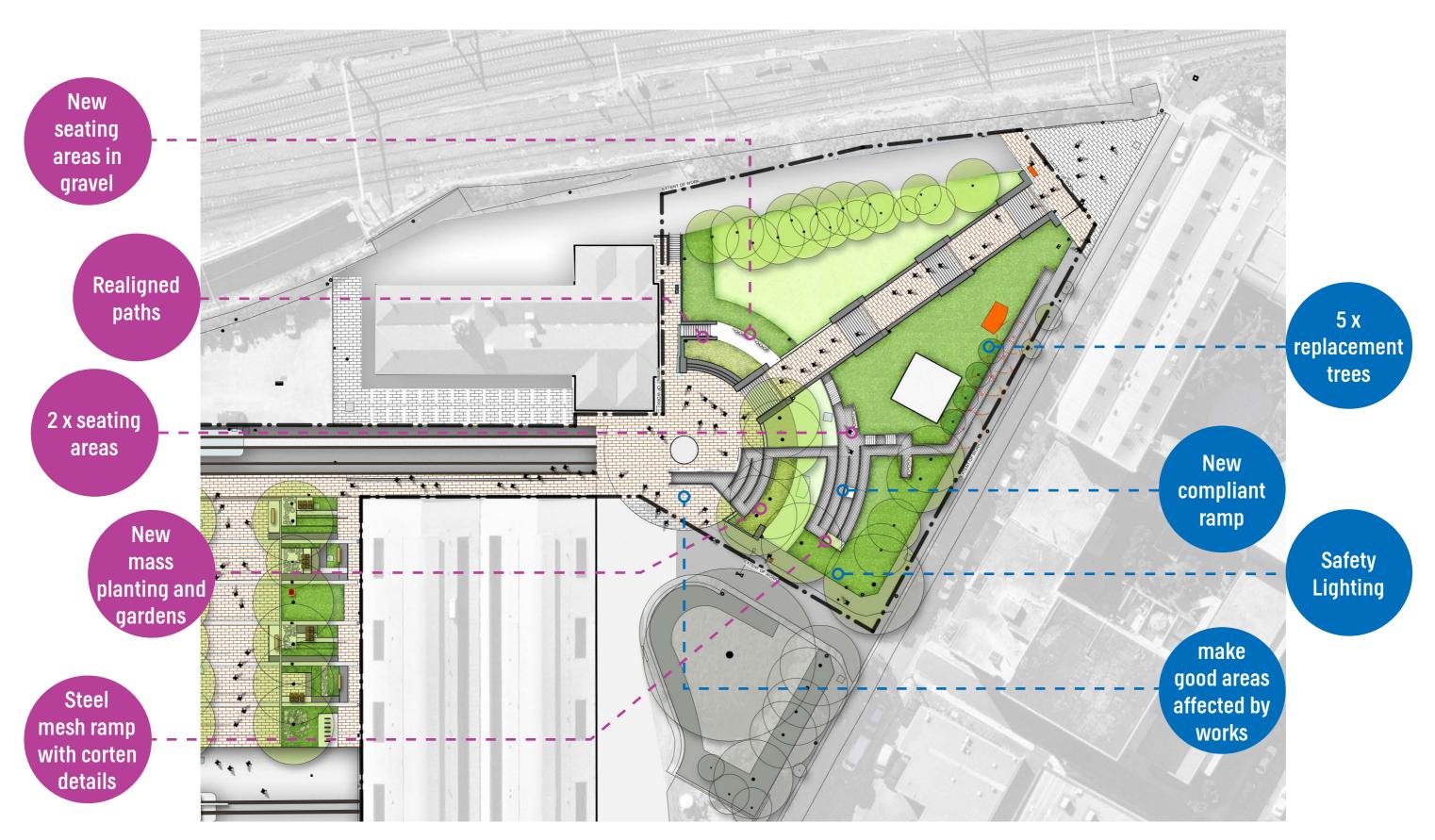
Item	Necessary	Additional
Locomotive St	Upgrade to Asphalt	Porphyry sett roadway, new tree planting
Central Avenue	Upgrade to Asphalt	New central verge and parking blisters, tree relocation
Davy Road	Upgrade to Asphalt	New central verge and parking blisters, bike racks, public seating



Entry Garden

Necessary Private Benefits / Additional Public Benefits

This entrance connects to Redfern Railway Station and will be used by people arriving, leaving and passing through the site. The entry garden will be used by commercial tenants, community and visitors



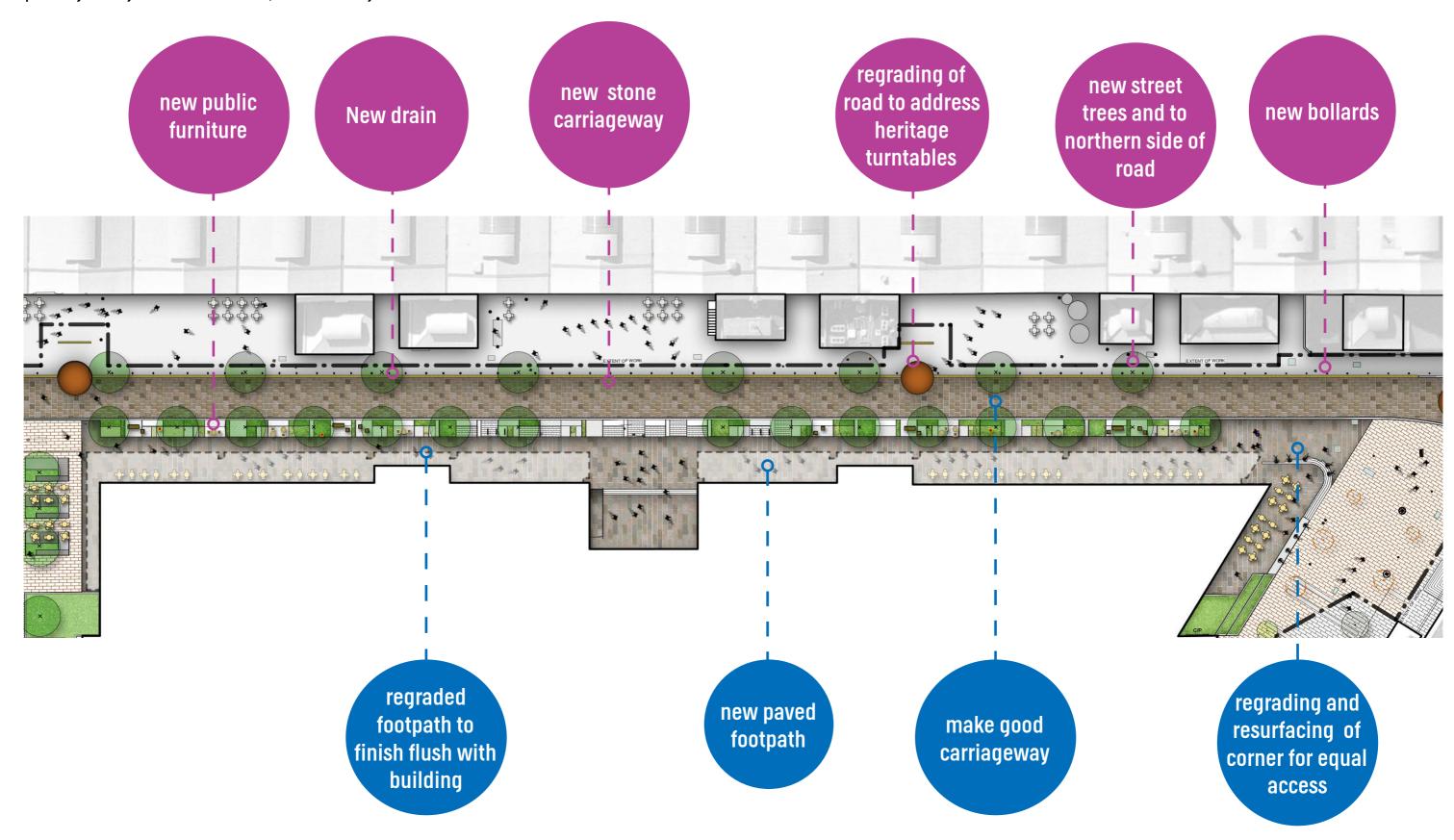
Innovation Plaza

Necessary Private Benefits/ Additional Public Benefits Innovation Plaza is a shaded respite which will have improved social infrastructure to cater for commercial tenants as well as visitors. This area provides small, intimate spaces but can also cater for events, such as markets New mass planting & gardens New seating and public furniture Interpretive paving Heritage items displayed New gravel garden areas New table tennis/ games

Locomotive Street

Necessary Private Benefits / Additional Public Benefits

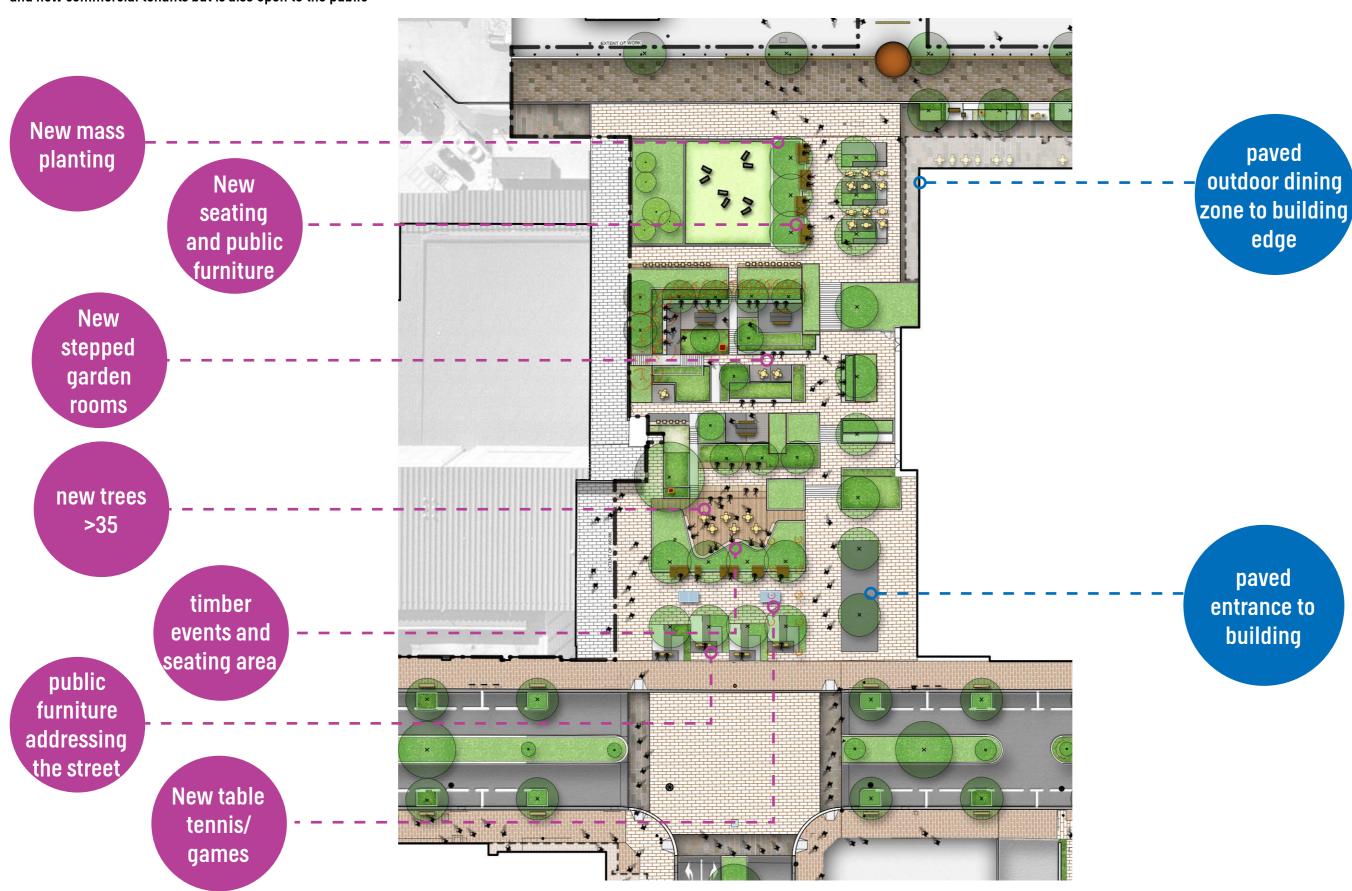
Locomotive Street will stand out within the precinct as a pedestrian friendly high street with high quality materials and a rich understanding of the sites historical character. Locomotive Street will provide mixed retail, providing amenity to commercial tenants, local community and visitors



Village Square

Necessary Private Benefits/ Additional Public Benefits

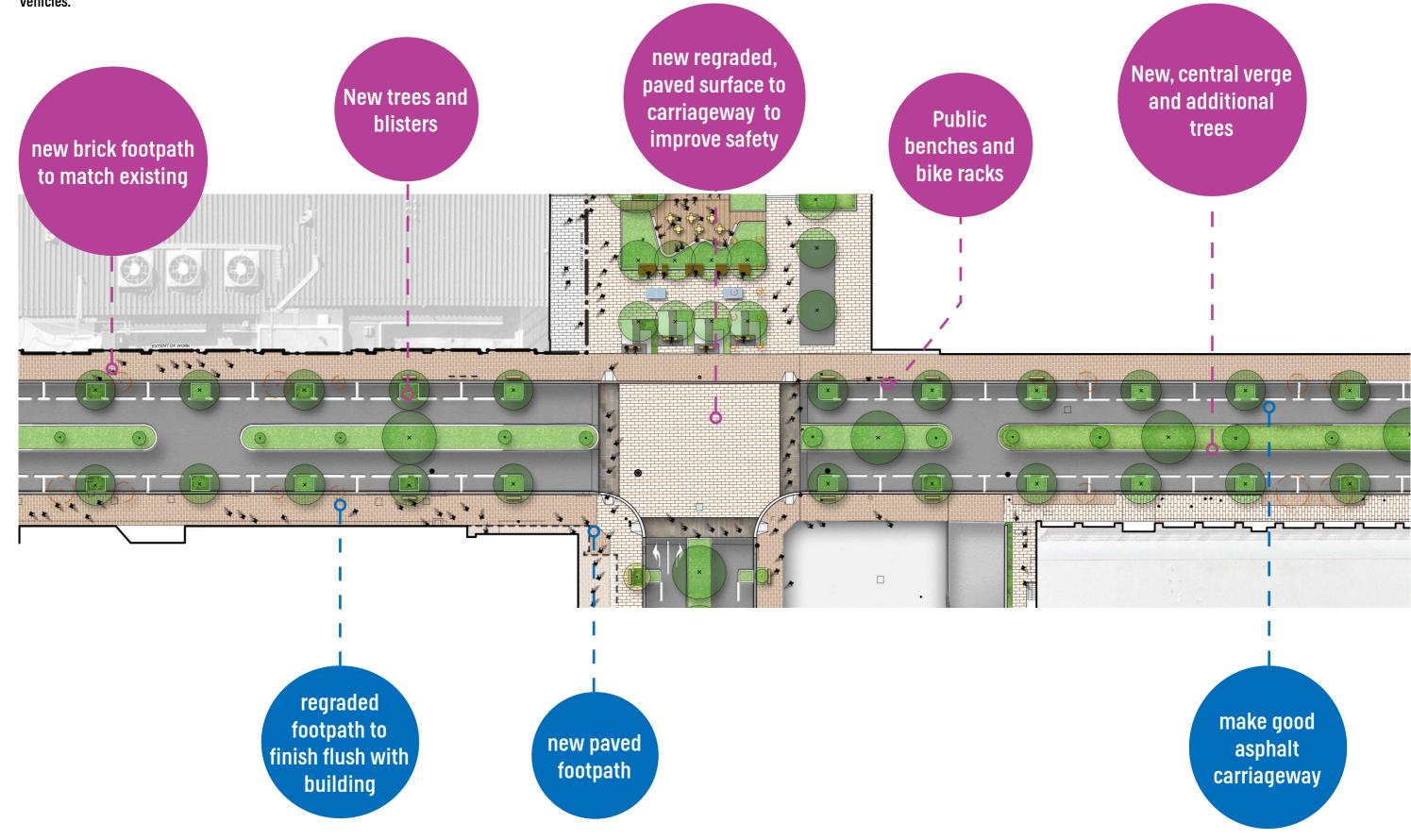
Village Square will be a shaded, technology focused public open space to house outdoor working and cafe spillout. Village Square will primarily appeal to existing and new commercial tenants but is also open to the public



Central Avenue

Necessary Private Benefits / Additional Public Benefits

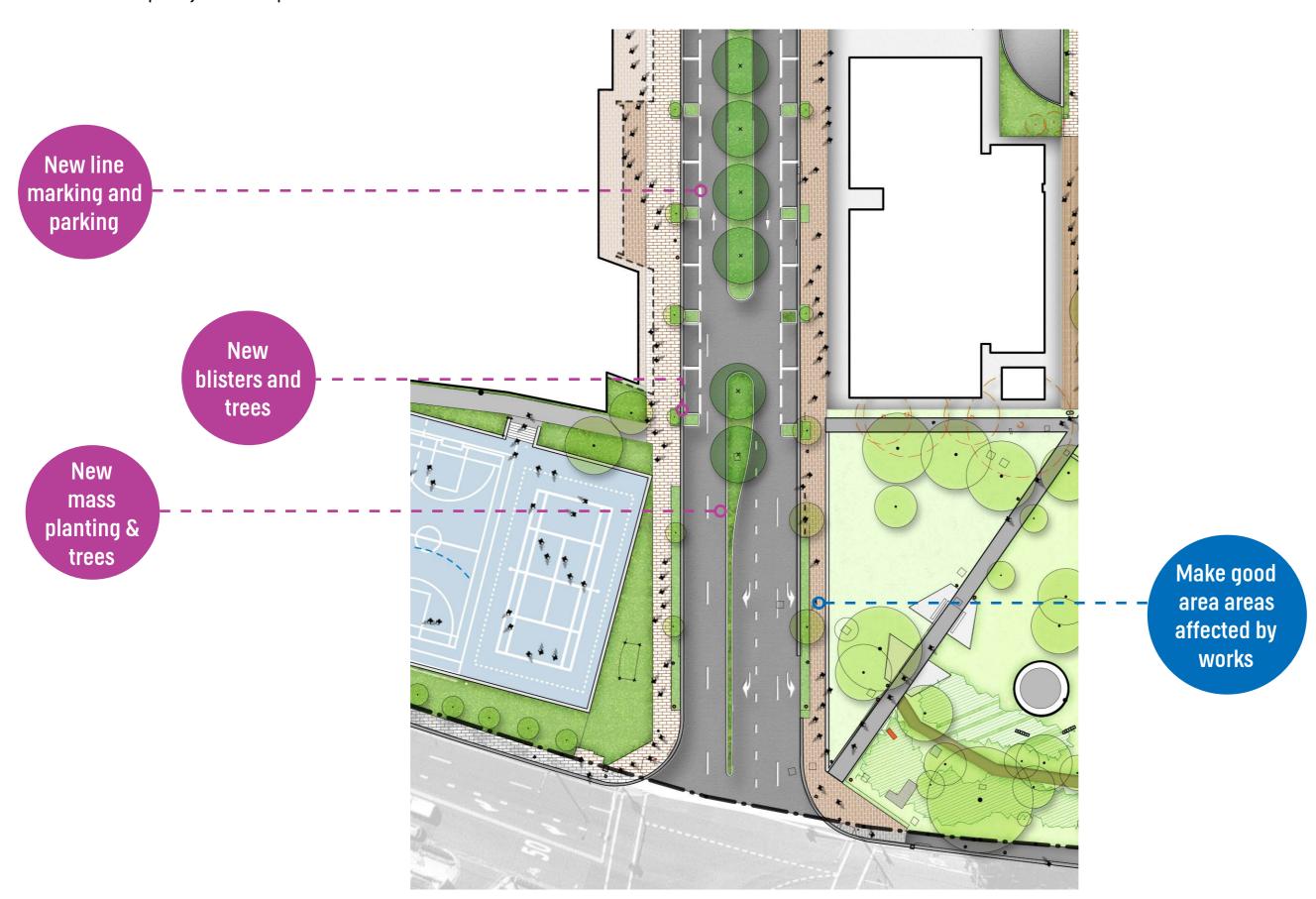
Central Avenue will provide access to the existing commercial building as well as the new commercial buildings and community centre. There will be mixed retail and commercial uses along Central Avenue, attracting commercial tenants and local community. It will be heavily used by cyclists, pedestrians and vehicles.



Davy Road

Necessary Private Benefits/ Additional Public Benefits

Davy Road is a major vehicular entrance into the site for all users. Additional on street parking and trees help create a 'human scale'.



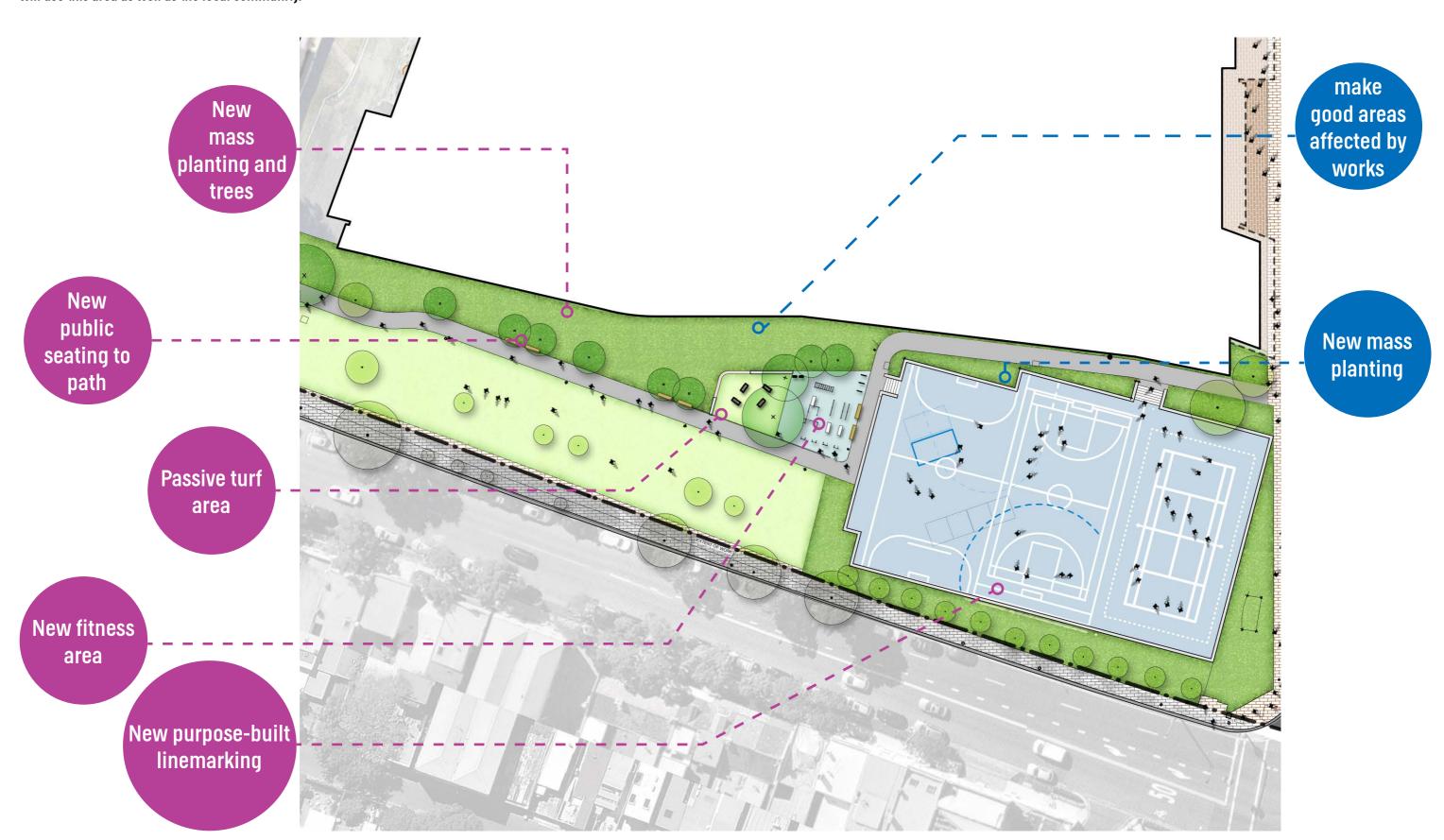
Eveleigh Green

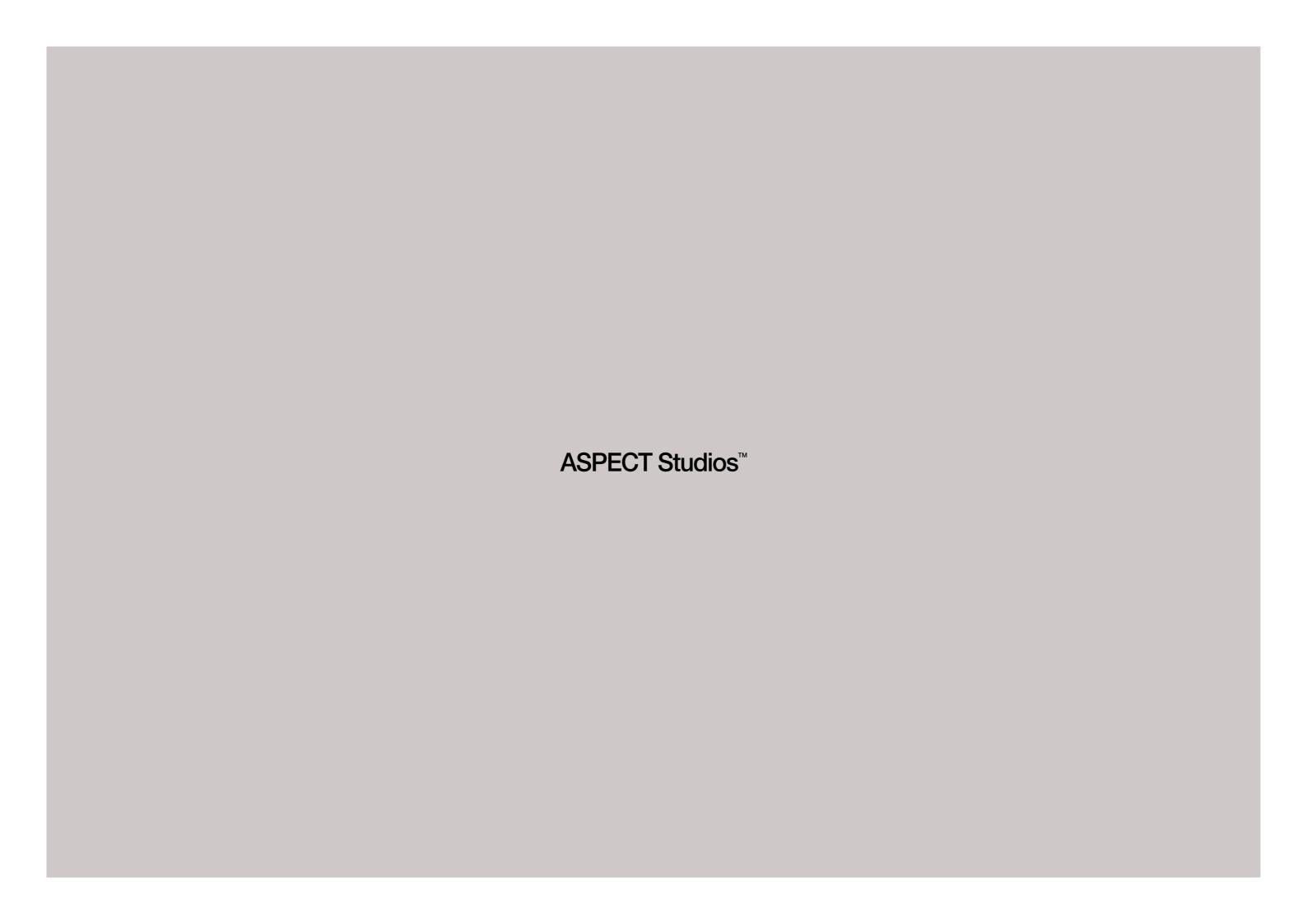
Necessary Private Benefits / Additional Public Benefits Eveleigh Green will be used by commercial tenants and visitors but will appeal most to the local community. Additional seating, BBQ facilitates and play equipment provide new amenity. The entrance to Henderson Road will be punctuated by planting and improved access seating in new mass planting BBQ area and access to Central Ave play area new path terrace Seating new mass planting buffer to road improved public access and circulation provision for cycle loop

Multi-purpose Courts

Necessary Private Benefits/ Additional Public Benefits

Upgraded court finishes and line-marking, as well as new exercise equipment and benches provide additional amenity. Commercial tenants will use this area as well as the local community.









REPORT: Necessary Private Benefits

	Quantity	Unit	Rate (AUD)	Total
Necessary Private Benefits				
Entry Garden				210,000
Innovation Plaza				0
Locomotive Street				1,270,000
Village Square				60,000
Central Avenue				660,000
Davy Road				300,000
Eveleigh Green				0
Multi-purpose Courts				90,000
Other Works To Domain				1,750,000
Trade Works Total				4,340,000
Preliminaries	15	%	4,339,999.7	650,000
Margin	10	%	4,989,999.6	500,000
Sub-total				5,490,000
Contingency	5	%	5,489,999.6	280,000
Construction Cost (Exd GST)				5,770,000
Design & Management Fees & Charges	16	%	5,769,999.6	920,000
Private Project Cost (Excl GST)				6,690,000

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REPORT: Necessary Private Benefits

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Entry Garden				
	<u>Graded ramp from Innovation Plaza to Redferm Station;</u> <u>elevated</u>				
1/A	Reinforced concrete ramp with standard finishes	224	m2	350.00	78,400
1/B	Supporting structure to ramp; and foundations as required	224	m2	200.00	44,800
1/C	Balustrade/handrails	179	m	250.00	44,750
1/D	Lighting	224	m2	50.00	11,200
1/E	Grub up surrounding planting	200	m2	20.00	4,000
1/F	New planting and irrigation	200	m2	60.00	12,000
1/G	Remove existing trees	5	No	500.00	2,500
1 <i>/</i> H	New seats	1	Prov	5,000.00	5,000
1/J	Extra over for small areas in stages	1	Item	7,350.40	7,350
		Total I	Entry Ga	rden \$	210,000
	tocot otive Street				
1/K	Minor re-grading to maintain continuous ground plane	1,461	m2	50.00	73,039
1/L	Mill existing road surface	1,461	m2	40.00	58,431
1/M	New asphalt road surface	1,461	m2	80.00	116,862
1/N	Road markings	1,461	m2	10.00	14,608
1/P	Kerbs/gutter to one side only	244	m	350.00	85,400
1/Q	Grated drain to other side	244	m	300.00	73,200
1/R	Break up existing footpaths and remove street furniture	1,832	m2	50.00	91,605
1/S	Paving to footpaths including base courses	1,832	m2	240.00	439,702
1/T	Bollards to road edge	91	No	1,000.00	91,000
1/U	Existing light relocated to new street alignment	14	No	1,000.00	14,000
1 <i>N</i>	Extra over for small areas in stages	1	Item	212,153.00	212,153
		Total tocot	otive S	treet \$	1,270,000
	eillage Sauare				
1/W	Allowane for connections to proposed buildings	2	No	30,000.00	60,000
		Total e	illage Sa	uare \$	60,000
	Central Avenue				_
1/X	Mill existing road surface	3,843	m2	40.00	153,738
1/Y	New asphalt road surface	3,843	m2	80.00	307,477
1/Z	Road markings	3,843	m2	10.00	38,435

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REPORT: Necessary Private Benefits

Code	Description	Quantity	Unit	Rate (AUD)	Total
2/A	Kerbs/gutter - repairs as required	1	Prov	20,000.00	20,000
2/B	Paving - repairs as required	1	Prov	30,000.00	30,000
	Works to existing street lighting				No Works
2/C	Extra over for small areas in stages	1	Item	110,350.00	110,350
		Total Ce	ntral Av	renue \$	660,000
	Davy Road				
2/D	Mill existing road surface	1,716	m2	40.00	68,657
2/E	New asphalt road surface	1,716	m2	80.00	137,314
2/F	Road markings	1,716	m2	10.00	17,164
2/G	Kerbs/gutter - repairs as required	1	Prov	10,000.00	10,000
2/H	Paving - repairs as required	1	Prov	15,000.00	15,000
	Works to existing street lighting				No Works
2/J	Extra over for small areas in stages	1	Item	51,865.40	51,865
		Tota	al Davy	Road \$	300,000
	s ulti-purpose Courts				
	Existing footpath				
2/K	Mill existing asphalt footpath (50%)	221	m2	55.00	12,155
2/L	New asphalt to footpath (50%)	221	m2	100.00	22,100
2/M	Revitalise existing mass planting	850	m2	50.00	42,500
2/N	Extra over for small areas in stages	1	Item	13,245.00	13,245
		Total s ulti-pu	rpose C	ourts \$	90,000
	Other Works To Dot ain				
2/P	Allowance for additional Heritage Interpretation Opportunities	1	Prov	150,000.00	150,000
2/Q	Allowance for video surveillance throughout the site (assumed cameras on light poles)	1	Prov	1,000,000.0 0	1,000,000
2/R	Allowance for central control building for video surveillance and wifi control	1	Prov	300,000.00	300,000
2/S	Allowance for remediation (PROVISIONAL)	1	Prov	300,000.00	300,000
	Т	otal Other Work	s To Do	tain \$	1,750,000





<u>.</u>	Quantity Unit	Rate (AUD)	Total
Necessary Private and Additional Public Benefits Summ	nary:		
Necessary Private Benefits and Additional Public Benefits			
Entry Garden			920,000
Innovation Plaza			1,950,000
Locomotive Street			3,500,000
Village Square			2,030,000
Central Avenue			3,280,000
Davy Road			320,000
Eveleigh Green			860,000
Multi-purpose Courts			1,150,000
Other Works To Domain			2,600,000
Trade Works Total			16,610,000
Preliminaries	15 %	16,609,999.	2,490,000
Margin	10 %	19,099,999.	1,910,000
Sub-total			21,010,000
Contingency	5 %	21,009,999.	1,050,000
Construction Cost (Exd GST)			22,060,000
Design & Management Fees & Charges	16 %	22,059,999.	3,530,000
Private and Public Project Cost (Exd GST)			25,590,000



Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
1/A	Entry Garden Retain and protect existing heritage water tower	1	Item	10,000.00	10,000
1/B	Retain and protect existing trees	1	Item	5,000.00	5,000
	Relay existing brick pavement				
1/C	Remove existing brick paving	656	m2	50.00	32,823
1/D	Re-lay existing bricks in pattern consistent with other public domain space; including allowance for new bricks	656	m2	75.00	49,235
	Graded ramp from Innovation Plaza to Redferm				
1/E	Station; elevated Steel mesh ramp with Corten details	224	m2	650.00	145,600
1/F	Supporting structure to ramp; and foundations as required	224	m2	250.00	56,000
1/G	Balustrade/handrails	272	m	450.00	122,400
1/H	Feature lighting	224	m2	120.00	26,880
1/J	Grub up surrounding planting	200	m2	20.00	4,000
1/K	New planting and irrigation	200	m2	120.00	24,000
1/L	Remove existing trees	5	No	500.00	2,500
1/M	Gabion walls filled with reused brick from site	32	m	250.00	8,123
	works				
	Remove existing walls and replace with planting				
1/N	and seating Remove existing walls	57	m	75.00	4,254
1/P	Mass planting including filling with top soil and	297	m2	120.00	35,623
1/Q	drainage membranes as required New feature trees (Type A); including trees pit	2	No	10,000.00	20,000
	Gravel spill out zone with seating and planting				
1/R	Remove existing surface and dispose	89	m2	55.00	4,877
1/S	New paving/gravel fill including base course	89	m2	200.00	17,734



Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
2/A	Allowance for seating and furniture	1	Prov Sum	36,000.00	36,000
2/B	New light poles	4	No	15,000.00	60,000
	Planting				
2/C	Break up isolated areas of existing paving to allow for new tree pits	24	No	50.00	1,200
2/D	Edging to new planters	86	m	250.00	21,393
2/E	Canopy trees (Type A), 400l pot size; including excavating tree pit, filling with soil and top soil, drainage membranes, etc	6	No	2,500.00	15,000
2/F	Mass planting at base of trees; ornamental garden planting	54	m2	100.00	5,436
2/G	Extra over for small areas in stages	15	%	708,076.5 5	111,923
2/H	Allowance for relocation of inground services	1	Prov	100,000.0 0	100,000
		То	tal Entry	Garden \$	920,000
	annovation Plana			<u> </u>	<u> </u>
2/J	Existing brick paving and banding retained	1	Item	0.00	0
2/K	Existing trees retained and protected	22	No	500.00	11,000
2/L	Existing interpretive rail lines and carriage retained; carriage relocated near existing location	1	Item	5,000.00	5,000
2/M	Existing heritage structure relocated	1	Item	10,000.00	10,000
2/N	Existing light poles retained	1	Item	0.00	0
	Gravel spill-out/seating area under trees with feature planting				
2/P	Remove existing surfaces	246	m2	50.00	12,303
2/0	Paving/gravel fill to seating areas	246	m2	200.00	49,212

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Code	Description	Quantity	Unit	Rate (AUD)	Factor	Total
3/A	Allowance for furniture/outdoor seating	1	Prov Sum	129,000.0 0		129,000
	Garden rooms					
3/B	Remove existing surfaces	182	m2	20.00		3,644
3/C	Paving to garden room	182	m2	200.00		36,444
3/D	Allow for outdoor workspaces with wi-fi and power outlets	12	Prov Sum	10,000.00		120,000
	Heritage interpretive paving inlays incorporated into existing brick paving					
3/E	Grub up and store existing paving and subgrade	3,850	m2	20.00		77,000
3/F	Allow for removal of existing subgrade/bed off site	770	m3	120.00		92,400
3/G	Allow for 25% new paving	960	m2	120.00		115,200
3/H	Relay new and existing paving including new bed to falls	3,850	m2	90.00		346,500
3/J	Allowance for reworking of in ground drainage	3,850	m2	20.00		77,000
3/K	Heritage items relocated as features within garden	1	Item	25,000.00		25,000
3/L	Bike racks	6	No	750.00		4,500
3/M	Table tennis tables	2	No	2,500.00		5,000
3/N	Allowance for Workpoint stations including an architecutral enclosure with integral lighting workbench seat and power.	6	No	50,000.00		300,000
3/P	External lighting	3,850	m2	30.00		115,500
3/Q	Wifi (assume on light poles with cabling for additional points/suppliers back to central server room	3,850	m2	30.00		115,500
3/R	Extra over for small areas in stages	15	%	1,650,203 .40		249,797



Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
4/A	Allowance for relocation of inground services	1	Prov	50,000.00	50,000
		Total a	annovatio	on Plana \$	1,950,000
4/B	tocot otive Street Paved pedestrian crossing with bollards	1	Prov Sum	20,000.00	20,000
	New porphyryr footpaths, porphyry sett roadway				
4/C	Break out existing road surface	1,461	m2	55.00	80,343
4/D	Regrading	1,832	m2	120.00	219,840
4/E	Break up existing footpaths and remove street furniture	1,832	m2	50.00	91,605
4/F	Paving to footpaths including base courses	1,832	m2	415.00	760,317
4/G	Porphyry setts - vehicular grade to road; including base courses	1,461	m2	465.00	679,263
4/H	Kerbs/gutter to one side only	244	m	350.00	85,400
4/J	Bollards to road edge	91	No	1,000.00	91,000
4/K	Grated drain flush with adjacent paving	251	m	400.00	100,200
	New tree planting (type A) in mass planting				
4/L	New trees - 400L pot size; including tree pits, associated membranes	36	No	3,000.00	108,000
4/M	Mass planting at base of trees	52	m2	120.00	6,240
4/N	Public furniture (subject to heritage conservation input)	9	Prov Sum	10,000.00	90,000
4/P	Bike racks	20	No	2,000.00	40,000
4/Q	Outdoor seating zone	1	Prov Sum	240,000.0 0	240,000
4/R	Existing light relocated to new street alignment	14	No	2,500.00	35,000

WT PARTNERSHIP

Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
5/A	Allow for realignment of bollards between Locomotive and Mitchell Street	1	Prov Sum	20,000.00	20,000
5/B	Extra over for small areas in stages	20	%	2,667,207 .45	532,792
5/C	Allowance in relocation of inground services	1	Prov	50,000.00	50,000
5/D	Traffic control	1	Prov	250,000.0 0	250,000
		Total to	cot otiv	e Street \$	3,500,000
5/E	eillage Sauare Existing brick paving retained	1	Item	0.00	0
5/F	Existing trees in raised planters retained	1	Item	0.00	0
	Existing raised turf with concrete edge retained				
5/G	Replace existing turf including irrigation	399	m2	120.00	47,880
5/H	New seating	8	Prov sum	5,000.00	40,000
	Raised concrete planters with tree and mass planting				
5/J	New concrete planters; including drainage membranes, filling with soil and topsoil	189	m2	240.00	45,406
5/K	Allow for new trees (juvenile)	7	No	2,000.00	14,000
5/L	New feature tree	1	No	40,000.00	40,000
5/M	Mass planting to planters	189	m2	120.00	22,703
5/N	Allow for timber seating decks	30	m2	650.00	19,565
	Communal tables for external working including wi-fi and power				N/A



Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
	Terraced gardens				
6/A	Concrete/timber retaining walls to terraced garden planters	486	m2	550.00	267,300
6/B	Capping to top of wall	354	m	400.00	141,600
6/C	Planter edges where flush with timber deck	23	m	250.00	5,680
6/D	Soil filling and drainage membrane to planters	483	m2	50.00	24,172
6/E	Mass planting to planters	483	m2	120.00	58,012
6/F	Trees to terraced gardens	14	No	3,000.00	42,000
6/G	Feature benchtops with bench seating integrated	3	No	7,500.00	22,500
6/H	Tables with four seats	3	No	4,000.00	12,000
6/J	Timber platforms, pathways and treads to steps	270	m2	650.00	175,286
	New canopy trees				
6/K	New trees (Type P) - 400L pot size	13	No	3,000.00	39,000
6/L	Mass planting to base of trees	200	m2	120.00	23,988
	Seating and timber deck				
6/M	Remove existing surfaces and dispose	116	m2	55.00	6,403
6/N	Timber decking/platform including structure and supports	116	m2	550.00	64,031
6/P	Round tables with four seats	6	Prov	4,000.00	24,000
			Sum		
6/Q	New feature trees	1	Item		Included
6/R	Raised turf area with seating edge	1	Item		N/A
6/S	Existing lighting to be retained	1	Item	0.00	0
6/T	Existing lift to be retained	1	Item	0.00	0
6/U	External dining area	7	Prov Sum	5,000.00	35,000

WT PARTNERSHIP

Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
7/A	Allowance for Workpoint stations including an architecutral enclosure with integral lighting workbench seat and power.	6	No	50,000.00	300,000
7/B	External lighting	3,553	m2	50.00	177,650
7/C	Wifi (assume on light poles with cabling for additional points/suppliers back to central server room	3,553	m2	30.00	106,590
7/D	Make good to Channel 7 Building	1	prov	50,000.00	50,000
7/E	Extra over for small areas in stages	15	%	1,170,524 .10	175,236
7/F	Allowance for relocation of inground services	1	Prov	50,000.00	50,000
	-	Total	al cillaga	Sauara ¢	2020000
	Ourtral Aurora	Tota	al eillage	Sauare \$	2,030,000
7/G	Central Avenue Existing kerb line maintained	Tota	al eillage Item	Sauare \$ 0.00	2,030,000
7/G 7/H					
	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath	1	Item	0.00	0
	Existing kerb line maintained Existing brick pavement retained	1	Item	0.00	0
7/H	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath treatment Remove existing brick pavement Large format high quality stone paving to	1	Item Item	0.00 0.00	0
7/H 7/J	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath treatment Remove existing brick pavement	1 1 2,082	Item Item	0.00 0.00 55.00	0 0 114,495
7/H 7/J 7/K	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath treatment Remove existing brick pavement Large format high quality stone paving to footpaths including base courses	1 1 2,082 2,082	Item Item m2 m2	0.00 0.00 55.00 650.00	0 0 114,495 1,353,118
7/H 7/J 7/K 7/L	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath treatment Remove existing brick pavement Large format high quality stone paving to footpaths including base courses Bike racks	1 1 2,082 2,082 6	Item Item m2 m2 No Prov	0.00 0.00 55.00 650.00 750.00	0 0 114,495 1,353,118 4,500
7/H 7/J 7/K 7/L	Existing kerb line maintained Existing brick pavement retained New brick pavement as consistent footpath treatment Remove existing brick pavement Large format high quality stone paving to footpaths including base courses Bike racks Allow for street benches	1 1 2,082 2,082 6	Item Item m2 m2 No Prov	0.00 0.00 55.00 650.00 750.00	0 0 114,495 1,353,118 4,500

WT PARTNERSHIP

Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
8/A	New trees - 400L pot size; including tree pits, associated membranes	28	No	3,000.00	84,000
8/B	Mass planting at base of trees	207	m2	100.00	20,700
	Extend existing central verge				
8/C	Edge/kerb to central verge	555	m	350.00	194,268
8/D	New trees - 400L pot size; including tree pits, associated membranes	10	No	3,000.00	0
8/E	Mass planting at base of trees	1,092	m2	120.00	131,078
8/F	Relocate existing palms to Eveleigh Green play-space	1	Prov Sum	300,000.0 O	300,000
8/G	Existing lighting retained	1	Item	0.00	0
	Pedestrian crossing on brick intersection				
8/H	Break up existing surfaces and make good	149	m2	55.00	8,199
8/J	Regrading works as required	1	Item	10,000.00	10,000
8/K	Porphyry setts - vehicular grade to pedestrian crossings; including base courses	149	m2	550.00	81,989
8/L	Pram ramps	6	No	1,500.00	9,000
8/M	Extra over for small areas in stages	20	%	2,440,295 .85	489,704
8/N	Allowance for relocation of inground services	1	Prov	200,000.0 0	200,000
8/P	Traffic control	1	Prov	150,000.0 0	150,000
		Total Central Avenue \$		Avenue \$	3,280,000
8/Q	Davy Road Existing kerb-line maintained	1	Item	0.00	0

WT PARTNERSHIP

Code	Description	Quantity	Unit	Rate (AUD)	<u>Factor</u>	<u>Total</u>
	Existing brick pavement					
9/A	Maintain existing brick pavement	1	Item	0.00		0
9/B	Bike racks	4	No	1,000.00		4,000
9/C	Benches	2	No	3,000.00		6,000
	Planting					
9/D	Street trees retained	1	Item	0.00		0
9/E	Mass planting to base of trees	109	m2	120.00		13,129
	New blisters within parking lane					
9/F	Breaking up existing surfaces	43	m2	55.00		2,386
9/G	Kerbs/edges to blisters	81	m	350.00		28,476
9/H	Mass planting; including filling with soil and drainage membranes	43	m2	120.00		5,206
9/J	Existing lighting retained	1	Item	0.00		0
	<u>Central verge</u>					
9/K	Breaking up existing surfaces	281	m2	55.00		15,434
9/L	Kerb/edging to central verge	220	m	350.00		76,916
9/M	Trees, including tree pits and drainage membranes	7	No	3,000.00		21,000
9/N	Mass planting to central verge, including fill with topsoil	281	m2	120.00		33,673
	·					
9/P	Extra over for small areas in stages	20	%	206,219.4 5		43,781
				3		
9/Q	Allowance for relocation of inground services	1	Prov	20,000.00		20,000

WT PARTNERSHIP

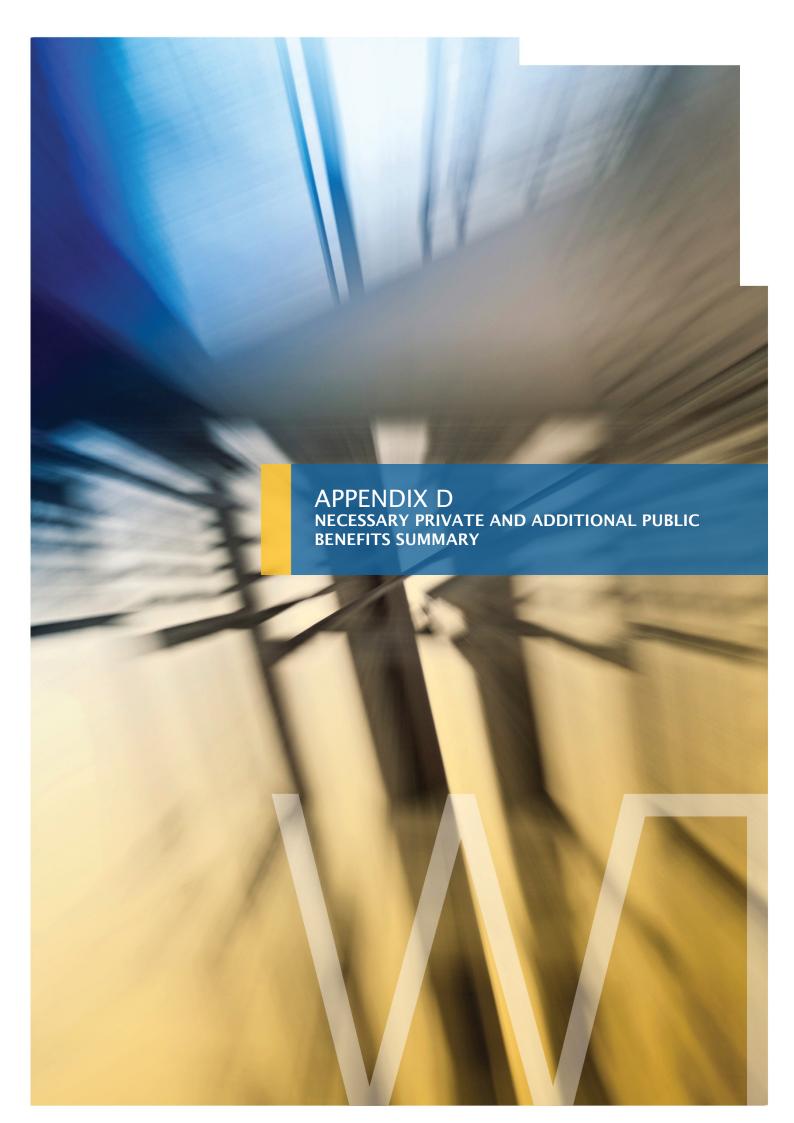
Code	Description	Quantity	Unit	Rate (AUD)	Factor	Total
10/A	Traffic control	1	prov	50,000.00		50,000
			Total Da	vy Road \$		320,000
10/B	Eveleigh Green Existing path, lighting and bridge retained	1	Item	0.00		0
10/C	All existing trees to be retained and protected	1	Item	25,000.00		25,000
10/D	Minor under-pruning to improve sight lines in park	1	Item	20,000.00		20,000
	Planted terraces					
	Assume no terraces					Note
	Assume no concrete edge seating					Note
10/E	Remove and dispose of existing grass and topsoil	139	m2	30.00		4,170
10/F	Mass planting to planted zones; including filling	139	m2	120.00		16,680
10/G	with topsoil Picnic benches	7	No	3,000.00		21,000
	Brick path connection to park					
10/H	Remove existing surfaces and dispose	272	m2	55.00		14,957
10/J	Brick path including base courses	272	m2	250.00		67,985
	Nature play-space					
10/K	Remove existing surface and dispose	347	m2	55.00		19,106
10/L	Concrete walls to raised planters	241	m	350.00		84,504
10/M	Mass planting; including filling with soil	347	m2	100.00		34,738
10/N	Concrete/timber seating	20	m	400.00		7,912
10/P	Surfacing to play-space	207	m2	220.00		45,485
10/Q	Allowance for play equipment	1	Prov	150,000.0 0		150,000

WT PARTNERSHIP

Code	Description	Quantity	Unit	Rate (AUD)	Factor	Total
11/A	Allowance for BBQ's	1	Prov	30,000.00		30,000
	Paved plaza					
11/B	Breaking up existing surfaces	974	m2	55.00		53,569
11/C	Regrading works	974	m2	15.00		14,610
11/D	Gravel	974	m2	40.00		38,960
11Æ	New trees, including excavating tree pits, filling with soil, drainage membranes, and mass planting at base of tree	12	No	3,000.00		36,000
	Informal path					
11 <i>/</i> F	Allow for pedestrian path; including base course and removal and disposal of existing surfaces	147	m2	300.00		44,205
11/G	Newlighting	3	No	5,000.00		15,000
11 <i>/</i> H	Extra over for small areas in stages	15	%	743,880.5 O		116,119
		Tota	l Eveleig	h Green \$		860,000
	s ulti-purpose Courts Existing courts					
11/J	Retain existing courts, walls, lighting and edges	1	Item	0.00		0
11/K	New fence to boundary of tennis court	90	m	1,000.00		89,580
11 <i>/</i> L	New surface and line-marking for multipurpose courts	1,228	m2	450.00		552,749
	Existing footpath					
11/M	Mill existing asphalt footpath	442	m2	55.00		24,310
11/N	New asphalt to footpath	442	m2	100.00		44,200



Code	Description	Quantity	Unit	Rate (AUD)	Factor Total
12/A	Revitalise existing mass planting	850	m2	100.00	85,000
12/B	Fitness Station	1	Prov	250,000.0 0	250,000
12/C	Extra over for small areas in stages	15	%	710,838.5 0	104,162
		Total s ulti	-nurnos	:Courts \$	1,150,000
	Other Works To Dot ain		PP	· · · · · · · · · · · · · · · · · · ·	
12/D	Allowance for additonal Heritage Interpretation Opportunities	1	Prov	300,000.0 0	300,000
12/E	Allowance for video surveillance throughout the site (assumed cameras on light poles)	1	Prov	1,000,000 .00	1,000,000
12/F	Allowance for central control building for video surveillance and wifi control	1	Prov	300,000.0 O	300,000
12/G	Allowance for remediation (PROVISIONAL)	1	Prov	1,000,000 .00	1,000,000
		Total Other W	orks To I	Oot ain \$	2,600,000



Australian Technology Park Assessment of Private and Public Benefits

	Necessary Private Benefits	Additional Public Benefits	Necessary Private Benefits and Additional Public Benefits
	А	B = C - A	С
Entry Garden	210,000	710,000	920,000
Innovation Place	0	1,950,000	1,950,000
Locomotive Street	1,270,000	2,230,000	3,500,000
Village Square	60,000	1,970,000	2,030,000
Central Avenue	660,000	2,620,000	3,280,000
Davy Road	300,000	20,000	320,000
Eveleigh green	0	860,000	860,000
Multi-purpose Courts	90,000	1,060,000	1,150,000
Other Works To Domain	1,750,000	850,000	2,600,000
Sub Total	4,340,000	12,270,000	16,610,000
Preliminaries & Margin	1,150,000	3,250,000	4,400,000
Contingency	280,000	770,000	1,050,000
Design & Management Fees	920,000	2,610,000	3,530,000
TOTAL CURRENT DAY COSTS EXCL GST	6,690,000	18,900,000	25,590,000