

Ref 24998 - EDC

16 March 2026

Department of Planning, Housing and Infrastructure (DPHI)
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attention To whom this may concern

Dear Department of Planning, Housing and Infrastructure (DPHI)

**11 Spencer Street, Moruya NSW 2537
Estimated Development Cost Report**

Please find enclosed Estimated Development Cost report for the above-mentioned project.

We trust the enclosed meets with your requirements. Should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,

Slattery Australia Pty Ltd



James Doolan
Director
MRICS 6201005
md.jd
encl.



IRT Group
11 Spencer Street, Moruya NSW 2537
Estimated Development Cost (EDC)
16 March 2026

11 Spencer Street, Moruya NSW 2537

Estimated Development Cost (EDC)

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Estimated Development Cost (EDC)

1. Executive Summary

This report is prepared for calculation of Estimated Development Cost (EDC) for submission of a State Significant Development Application to Department of Planning, Housing and Infrastructure (DPHI) for a proposed regional retirement village development.

The calculation of EDC is based on the full scope of works of the development proposal.

We confirm that the calculation of EDC is accurate and addresses all stages and activities in the identified development proposal at the date of lodgment of the SSDA & Environmental Impact Statement (EIS). This EDC takes cognizance of all SSDA documentation and Engagement report prepared by Urban Ethos.

The Estimated Development Costs includes the following:

- the design and erection of a building and associated infrastructure,
- the carrying out of works,
- the demolition of a building or work,
- fixed or mobile plant and equipment;

but does not include the following:

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development that is the subject of a separate development consent or approval,
- land costs, including costs of marketing and selling land,
- costs of the ongoing maintenance or use of the development,
- GST

A detailed breakdown of the EDC estimate is included in Appendix A of this report.

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Estimated Development Cost (EDC)

Please refer to table below for EDC Report Summary:

Project Description	<ul style="list-style-type: none"> • Site excavation, remediation and other preparatory works. • Construction and operation of new regional retirement village comprising the following: <ul style="list-style-type: none"> - Mid to high care ACC Building with 120 Beds including On-grade parking and amenities. - 86 Independent Living Units / Villas - 2 Wellbeing and Social Community hubs including retail and community facilities. - 14 Mini Manor Key worker and Crisis accommodation housing. - 36 Short term accommodation Cabins - 152 Spencer St. and Valley Apartments including Penthouse levels. - Associated semi-basement carparking and On-grade parking comprising, storage cages, waste areas, plant, and BOH. • Landscaping, road installation, and Public Domain works. • Installation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).
Project Location	11 Spencer Street, Moruya NSW 2536
Project Stage	Development Application
Date of Assessment	16 March 2026

ITEM	COST (EXCL. GST)	BASIS OF COST ESTIMATE
Demolition and Remediation	Included	Demolition existing structure
Construction (item A)	\$266,472,000	Elemental measure and rates build-up
Mitigation of Impact Items	Included	
Consultant Fees	\$13,990,000	5% of Construction plus contingency
Authority Fees (LSL)	\$734,000	0.25% of Construction
Plant & Equipment (item B)	Included	
Loose Furniture, Fittings & Equipment	Excluded	
Contingency	\$13,324,000	5% of Construction
Escalation	\$31,563,000	Escalation up to construction commencement Q1 2030
TOTAL EDC (Excl. GST)	\$326,083,000	
GST	\$32,608,000	10% of total EDC cost.
TOTAL EDC (Incl. GST)	\$358,691,000	

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GROSS FLOOR AREA (AIQS)	ITEM	BASIS OF COST ESTIMATE
GFA m ² (AIQS)	95,631 m ²	
Construction Cost Only \$/m ² GFA (AIQS)	\$2,786/m ²	Assessed based on Construction Cost and Plant and Equipment Only - items A & B above

2. Basis of Report Preparation

This report has been prepared for Illawarra Retirement Trust (IRT Group).

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs
- The AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports

A detailed list of the development proposal drawings which have been relied upon in preparation of the EDC is attached in Appendix B, including:

- The areas included in the Cost Plan are based drawings prepared by Architects Breathe, Deicke Richards, Marchese Partners, & Gardener Wetherill dated 25.11.25
- Landscape documentation prepared by Jane Irwin Landscape Architecture dated 10.11.25
- Water Management plan prepared by WSP dated October 2025.
- Services allowances are based on the Utility Report prepared by WSP dated July 2025.

This report has been prepared and signed off by James Doolan, member of RICS (member number: 6201005), who has proficient experience in project construction costs in NSW.

3. Scope of the Calculations of the EDC

Please refer below for the details of the development:

Development Proposal:

- Site excavation, remediation and other preparatory works.
- Construction and operation of new regional retirement village comprising the following:
 - Mid to high care ACC Building with 120 Beds including On-grade parking and amenities.
 - 86 Independent Living Units / Villas
 - 2 Wellbeing and Social Community hubs including retail and community facilities.
 - 14 Mini Manor Key worker and Crisis accommodation housing.
 - 36 Short term accommodation Cabins
 - 152 Spencer St. and Valley Apartments including Penthouse levels.

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- Associated semi-basement carparking and On-grade parking comprising, storage cages, waste areas, plant, and BOH.
- Landscaping, road installation, and Public Domain works.
- Installation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

Development Entity: Illawarra Retirement Trust (IRT Group)

Planning Identifier: SSD-81932463

The calculation of EDC is based on the full scope of works of the development proposal.

Detailed breakdown of the EDC attached within the report.

4. Contingency

The Cost Plan includes a Contingency of 5% of the construction costs as per the AIQS practice standard. This contingency is intended for minor planning and design documentation issues and is not for changes in scope.

5. Cost Escalation

The following potential dates and escalation rates have been used to calculate the cost provisions for escalation included within this DA Design Cost Plan:

- An escalation rate of 5.7% has been applied from this cost plan base date March 2026 to the date of commencement which is expected in Q1 2030.

6. Other Development Costs

The following other development cost allowances have been included in the Cost Plan:

- Consultants Fees – Allowance of 5%
- Authority Fees – Allowance of 0.25% of construction cost for Long Service Leave Levy minimum percentage
- Loose FF&E – Excluded

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7. Assumptions

We note the following assumptions have been made with regards to the Cost Plan:

- External works & landscaping assume to be carried out alongside works and not standalone
- Provisional allowance of \$2.9m for cut & fill
- Provisional allowance of \$2.9m for retaining walls
- Allow for studio base specification for short-term accommodation in lieu of 1 Bed Breathe specification
- Saving added for proceeding with reduced specification for Short term accommodation / cabins as advised by APG
- Provisional allowance of \$80,000 for gas infrastructure to the retail & gym
- We have allowed for new substation installations and associated trenching and civil works as per Utility Report prepared by WSP dated July 2025

Costs are based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders. No allowance has been made for other forms of procurement.

The Cost Plan assumes that a structured cost planning / value engineering process will be followed throughout the design process and that the project will be appropriately documented prior to tender.

8. Exclusions

Please note that the Cost Plan specifically excludes any allowances for the following:

- Cost escalation beyond 1Q January 2030
- Kinetic Structure within Well-ness area
- Building automation / smart technology allowances
- Veranda's to ACC Building and Community Hubs
- Fitout to retail tenancies
- Client overhead costs
- Client management / direct costs
- Tenancy incentives / tenancy fitout contribution
- Decanting / relocation / temporary accommodation / temporary services
- Authority and headwork's charges (UNO)
- Sydney Water development contributions
- Affordable housing contributions
- Building Management Systems
- Loose Furniture, Fittings and Equipment
- Audio Visual / IT Equipment and Infrastructure
- Public artwork
- Costs associated with obtaining a DA / Construction Certificate
- Finance, Legal, Letting costs, etc.
- Land and land acquisition costs
- Marketing suite, marketing costs, sales and advertising
- Rates and taxes
- Staging of the works

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- Goods and Services Tax

9. Main Risk Areas

The main risk areas associated with cost are:

- Scope creep
- Asbestos and hazardous material discovery other than those stated within Geotechnical reports
- Relocation / upgrade of existing services infrastructure not documented
- Final scope of works to services and civil infrastructure
- Resolution of other development costs (FF&E, etc.)
- Exclusions (as noted above)

10. Limitations

The conclusions presented herein are based on the information made available to us during the current design phase and may be subject to change should the information upon which they are based is determined to be false, inaccurate or incomplete.

The purpose and contents of this document are intended solely for the recipient. If you are not the intended recipient, you are hereby notified that you must not disseminate, copy or take any action in reliance on it.

11. Appendices

- Appendix A – EDC Cost Plan
- Appendix B – Document Register

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Appendix A

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Appendix B

Architectural Package

Gardener & Wetherill

SSDA DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA8.00	COVER SHEET & LOCATION PLAN	1	21/11/2025
DA9.00	PROPOSED SITE PLAN	1	21/11/2025
DA9.01	PROPOSED ROOF PLAN	1	21/11/2025
DA9.02	AREA PLAN - PROPOSED	1	21/11/2025
DA9.03	SITE SECTIONS	1	21/11/2025
DA10.00	WELLNESS HUB - GROUND FLOOR PLAN	1	21/11/2025
DA10.01	WELLNESS HUB - BASEMENT PLAN	1	21/11/2025
DA10.02	CAFE & LIBRARY - GROUND FLOOR PLANS	1	21/11/2025
DA10.03	SOCIAL HUB GROUND FLOOR PLAN	1	21/11/2025
DA11.00	WELLNESS HUB ELEVATIONS	1	21/11/2025
DA11.01	WELLNESS HUB ELEVATIONS	1	21/11/2025
DA11.02	SOCIAL HUB ELEVATIONS	1	21/11/2025
DA11.03	SOCIAL HUB ELEVATIONS	1	21/11/2025
DA11.04	CAFE ELEVATIONS	1	21/11/2025
DA11.05	LIBRARY ELEVATIONS	1	21/11/2025
DA12.00	WELLNESS HUB - SECTIONS	1	21/11/2025
DA12.01	SOCIAL HUB - SECTIONS	1	21/11/2025
DA12.02	CAFE - SECTIONS	1	21/11/2025
DA14.00	WELLNESS HUB FF&E PLAN	1	21/11/2025
DA14.01	SOCIAL HUB FF&E PLAN	1	21/11/2025
DA14.02	CAFE & LIBRARY FF&E PLAN	1	21/11/2025
DA15.00	3D PERSPECTIVE 1	1	21/11/2025
DA15.01	3D PERSPECTIVE 2	1	21/11/2025
DA15.02	3D PERSPECTIVE 3	1	21/11/2025
DA16.00	MATERIALS & FINISHES SCHEDULE - PENDING		

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Breathe

DRAWING SCHEDULE

DA27.00	COVER PAGE & DRAWING SCHEDULE	02 - WIP
DA28.00	PROPOSED OVERALL SITE PLAN	01
DA29.01	1A - PERSPECTIVE	01
DA29.02	1A - PERSPECTIVE	01
DA29.03	1A - PERSPECTIVE	01
DA29.04	1A - PLANS	01
DA29.05	1A - PLANS	01
DA29.06	1A - ELEVATIONS	01
DA29.07	1A - SECTIONS	01
DA30.01	2A - PERSPECTIVE	01
DA30.02	2A - PERSPECTIVE	01
DA30.03	2A - PERSPECTIVE	01
DA30.04	2A - PLANS	01
DA30.05	2A - ELEVATIONS	01
DA30.06	2A - SECTIONS	01
DA31.01	2B - PERSPECTIVE	01
DA31.02	2B - PERSPECTIVE	01
DA31.03	2B - PERSPECTIVE	01
DA31.04	2B - PLANS	01
DA31.05	2B - ELEVATIONS	01
DA31.06	2B - SECTIONS	01
DA32.01	3A - PERSPECTIVE	01
DA32.02	3A - PERSPECTIVE	01
DA32.03	3A - PERSPECTIVE	01
DA32.04	3A - PLANS	01
DA32.05	3A - ELEVATIONS	01
DA32.06	3A - SECTIONS	01
DA33.01	3B - PERSPECTIVE	01
DA33.02	3B - PERSPECTIVE	01
DA33.03	3B - PERSPECTIVE	01
DA33.04	3B - PLANS	01
DA33.05	3B - ELEVATIONS	01
DA33.06	3B - SECTIONS	01
DA34.01	3C - PERSPECTIVE	01
DA34.02	3C - PERSPECTIVE	01
DA34.03	3C - PLANS	01
DA34.04	3C - ELEVATIONS	01
DA34.05	3C - SECTIONS	01
DA35.01	3D - PERSPECTIVE	01
DA35.02	3D - PERSPECTIVE	01
DA35.03	3D - PLANS	01
DA35.04	3D - ELEVATIONS	01
DA35.05	3D - SECTIONS	01
DA36.01	3E - PERSPECTIVE	01
DA36.02	3E - PERSPECTIVE	01
DA36.03	3E - PERSPECTIVE	01
DA36.04	3E - PLANS	01
DA36.05	3E - ELEVATIONS	01
DA36.06	3E - SECTIONS	01
DA37.01	4A - PERSPECTIVE	01
DA37.02	4A - PERSPECTIVE	01
DA37.03	4A - PERSPECTIVE	01
DA37.04	4A - PLANS	01
DA37.05	4A - ELEVATIONS	01
DA37.06	4A - SECTIONS	01
DA38	MATERIAL SCHEDULE	01

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Deicke Richards

NO.	TITLE	SCALE	REV
A00 PRELIMINARIES			
A001	TITLE PAGE		P3
A002	DESIGN PRINCIPLES		P1
A003	SITE RESPONSE		P1
A004	SPATIAL DIAGRAM		P1
A005	RESIDENT HOUSE SPATIAL DIAGRAMS		P1
A006	COMMUNITY FACILITY SPATIAL DIAGRAM		P1
A007	SITE PLAN	1:1000	P1
A01 OVERALL FLOOR PLANS			
A011	OVERALL GROUND FLOOR PLAN	1:200	P5
A012	OVERALL LEVEL 1 FLOOR PLAN	1:200	P4
A013	OVERALL LEVEL 2 FLOOR PLAN	1:200	P4
A014	OVERALL ROOF PLAN	1:200	P4
A1 DETAILED FLOOR PLANS			
A101	GROUND FLOOR PLAN - PART A	1:100	P5
A102	GROUND FLOOR PLAN - PART B	1:100	P5
A103	GROUND FLOOR PLAN - PART C	1:100	P5
A104	GROUND FLOOR PLAN - PART D	1:100	P5
A105	LEVEL 1 FLOOR PLAN - PART A	1:100	P3
A106	LEVEL 1 FLOOR PLAN - PART B	1:100	P3
A107	LEVEL 1 FLOOR PLAN - PART C	1:100	P3
A108	LEVEL 1 FLOOR PLAN - PART D	1:100	P3
A109	LEVEL 2 FLOOR PLAN - PART A	1:100	P3
A110	LEVEL 2 FLOOR PLAN - PART B	1:100	P3
A111	LEVEL 2 FLOOR PLAN - PART C	1:100	P3
A112	LEVEL 2 FLOOR PLAN - PART D	1:100	P3
A113	ROOF PLAN - PART A	1:100	P3
A114	ROOF PLAN - PART B	1:100	P3
A115	ROOF PLAN - PART C	1:100	P3
A116	ROOF PLAN - PART D	1:100	P3
A20 ELEVATIONS			
A201	NORTH & SOUTH ELEVATION	1:200	P2
A202	EAST & WEST ELEVATION	1:200	P2
A30 SECTIONS			
A301	SECTIONS A & B	1:200	P2
A302	SECTIONS C & D	1:200	P2
A303	SECTIONS E & F	1:200	P2
A40 GFA SCHEDULES			
A401	GFA SCHEDULES	1:500	P2
A402	GBA SCHEDULES	1:500	P2
A60 SMOKE COMPARTMENT PLANS			
A601	SMOKE COMPARTMENTS - GROUND FLOOR	1:200	P1
A602	SMOKE COMPARTMENTS - LEVEL 1	1:200	P1
A603	SMOKE COMPARTMENTS - LEVEL 2	1:200	P1
A70 SHADOW DIAGRAMS			
A701	SHADOW DIAGRAMS - SUMMER SOLSTICE	1:1000	P1
A702	SHADOW DIAGRAMS - WINTER SOLSTICE	1:1000	P1
A703	SHADOW DIAGRAMS - AUTUMNAL EQUINOX	1:1000	P1
A704	SHADOW DIAGRAMS - VERNAL EQUINOX	1:1000	P1
A80 MATERIALS			
A801	MATERIAL PALLETTE	1:0.53	P1
A90 RENDERS / 3D VIEWS			
A901	RENDER - MAIN STREET FOOTPATH VIEW		P1
A902	RENDER - MAIN STREET EASTERN VIEW		P1
A903	RENDER - MAIN STREET VIEW		P1
A904	RENDER - MAIN STREET EASTERN VIEW		P1
A905	RENDER - CENTRAL COURTYARD VIEW		P1
A906	RENDER - CAFE & NORTH FACADE VIEW		P1
A907	RENDER - NORTH FACADE VIEW		P1
A908	RENDER - DROP-OFF AND ENTRY FOYER		P1

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Marchese

SSDA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00	PRELIMINARIES	
DA0.01	COVER SHEET	A
DA0.02	DRAWING LIST	A
DA0.03	DATA SHEET	A
DA2.00	MASTERPLAN	
DA2.01	EXISTING SITE PLAN	A
DA2.02	DEMOLITION / TREE RETENTION PLAN	A
DA2.03	MASTERPLAN - GROUND LEVEL	A
DA2.04	MASTERPLAN - BASEMENT/LOWER GROUND LEVEL	A
DA2.05	INFRASTRUCTURE PLAN	A
DA2.06	MASTERPLAN PARKING STRATEGY	A
DA2.07	VISUALIZATIONS - SHEET 1	A
DA2.08	VISUALIZATIONS - SHEET 2	A
DA2.09	VISUALIZATIONS - SHEET 3	A
DA2.10	VISUALIZATIONS - SHEET 4	A
DA2.11	VISUALIZATIONS - SHEET 5	A
DA2.12	VISUALIZATIONS - SHEET 6	A
DA2.13	VISUALIZATIONS - SHEET 7	A
DA2.14	VISUALIZATIONS - SHEET 8	A
DA2.15	VISUALIZATIONS - SHEET 9	A
DA2.16	VISUALIZATIONS - SHEET 10	A
DA2.17	VISUALIZATIONS - SHEET 11	A
DA2.18	VISUALIZATIONS - SHEET 12	A
DA3.00	APARTMENT BUILDINGS - CONCEPT DESIGN	
DA3.01	APARTMENTS WITHIN MASTERPLAN DIAGRAM	A
DA3.11	PRECINCT ANALYSIS - CONSTRAINTS & OPPORTUNITIES	A
DA3.12	VALLEY APARTMENTS - PROPOSED MASSING & FAÇADE CONCEPT - SHEET 1	A
DA3.13	VALLEY APARTMENTS - PROPOSED MASSING & FAÇADE CONCEPT - SHEET 2	A
DA3.14	VALLEY APARTMENTS - LOOK AND FEEL	A
DA3.15	VALLEY APARTMENTS (A&B) - LOWER GROUND	A
DA3.16	VALLEY APARTMENTS (A&B) - GROUND FLOOR	A
DA3.17	VALLEY APARTMENTS (C&D) - LOWER GROUND	A
DA3.18	VALLEY APARTMENTS (C&D) - GROUND FLOOR	A
DA3.21	PRECINCT SPENCER ST APT - CONSTRAINTS & OPPORTUNITIES	A
DA3.22	SPENCER ST APARTMENTS - PROPOSED MASSING & FAÇADE CONCEPT-SHEET 1	A
DA3.23	SPENCER ST APARTMENTS - PROPOSED MASSING & FAÇADE CONCEPT-SHEET 2	A
DA3.24	SPENCER APARTMENTS - LOOK AND FEEL	A
DA3.25	SPENCER ST APARTMENTS (E&F) - LOWER GROUND	A
DA3.26	SPENCER ST APARTMENTS (E&F) - GROUND LEVEL	A
DA3.27	SPENCER ST APARTMENTS (G&H) - LOWER GROUND	A
DA3.28	SPENCER ST APARTMENTS (G&H) - GROUND FLOOR	A
DA4.00	APARTMENT BUILDINGS - SITE SECTIONS & ELEVATIONS	
DA4.01	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 1	A
DA4.02	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 2	A
DA4.03	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 3	A
DA4.04	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 4	A
DA4.05	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 5	A
DA4.06	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 6	A
DA4.07	APARTMENT BUILDINGS - SITE ELEVATIONS - SHEET 7	A
DA4.11	APARTMENT BUILDINGS - SITE SECTIONS - SHEET 1	A

NOT ISSUED - PENDING COORDINATION

SSDA DRAWING LIST

DWG NO.	TITLE	REV
DA4.12	APARTMENT BUILDINGS - SITE SECTIONS - SHEET 2	A
DA4.13	APARTMENT BUILDINGS - SITE SECTIONS - SHEET 3	A
DA5.00	SPENCER ST. APARTMENTS	
DA5.01	SPENCER ST. - BASEMENT 1	A
DA5.02	SPENCER ST. - GROUND LEVEL	A
DA5.03	SPENCER ST. - TYPICAL LEVEL	A
DA5.04	SPENCER ST. - PENTHOUSE LEVEL	A
DA5.05	SPENCER ST. - ROOF LEVEL	A
DA5.06	SPENCER ST. - ELEVATIONS - SHEET 1	A
DA5.07	SPENCER ST. - ELEVATIONS - SHEET 2	A
DA5.11	SPENCER ST. - FAÇADE DETAIL & MATERIALITY	A
DA5.12	SPENCER ST. - VISUALIZATIONS	A
DA6.00	VALLEY APARTMENTS	
DA6.01	VALLEY APARTMENTS - LOWER GROUND LEVEL	A
DA6.02	VALLEY APARTMENTS - GROUND LEVEL	A
DA6.03	VALLEY APARTMENTS - LEVEL 1	A
DA6.04A	VALLEY APARTMENTS A&C - ROOF LEVEL	A
DA6.04B	VALLEY APARTMENTS B&D - ROOF LEVEL	A
DA6.05	VALLEY APARTMENTS - ELEVATIONS - SHEET 1	A
DA6.06	VALLEY APARTMENTS - ELEVATIONS - SHEET 2	A
DA6.11	VALLEY APARTMENTS - FAÇADE DETAIL & MATERIALITY	A
DA6.12	VALLEY APARTMENTS - VISUALIZATIONS	A
DA7.00	COMPLIANCE DIAGRAMS	
DA7.01	SHADOW ANALYSIS DIAGRAMS - SHEET 1	A
DA7.02	SHADOW ANALYSIS DIAGRAMS - SHEET 2	A
DA7.11	SOLAR ACCESS VIEWS - SHEET 1	A
DA7.12	SOLAR ACCESS VIEWS - SHEET 2	A
DA7.13	SOLAR ACCESS VIEWS - SHEET 3	A
DA7.14	SOLAR ACCESS VIEWS - SHEET 4	A
DA7.15	SOLAR ACCESS DIAGRAMS - SHEET 1	A
DA7.16	SOLAR ACCESS DIAGRAMS - SHEET 2	A
DA7.17	SOLAR ACCESS DIAGRAMS - SHEET 3	A
DA7.21	CROSS VENTILATION DIAGRAMS - SHEET 1	A
DA7.22	CROSS VENTILATION DIAGRAMS - SHEET 2	A
DA7.23	CROSS VENTILATION DIAGRAMS - SHEET 3	A
DA7.31	GFA DIAGRAMS - SHEET 1	A
DA7.32	GFA DIAGRAMS - SHEET 2	A
DA7.33	GFA DIAGRAMS - SHEET 3	A
DA7.41	STORAGE DIAGRAMS - SPENCER ST APARTMENTS	A
DA7.42	STORAGE DIAGRAMS - VALLEY APARTMENTS	A
DA7.51	APARTMENT COMPLIANCE SCHEDULE	A

DRAFT

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Landscape Architect - by Jane Irwin Landscape Architecture

DRAWING SHEETS

LD-000	Cover Page & Drawing List	N.T.S.
LD-001	Legend & Materials	Varies
LD-002	Vegetation Communities	N.T.S.
LD-003	Planting Strategy	N.T.S.
LD-004	Managed & Unmanaged Landscape	1:100C
LD-005	Tree Management Plan	1:150C
LD-101	Landscape Plan	1:100C
LD-201	ACC - detail plan	1:300
LD-202	Community village green - detail plan	1:300
LD-203	Community village green - sections	1:200
LD-204	Community & ACC - schedule & precedents	N.T.S.
LD-205	Green spine A - detail plan & sections	Varies
LD-206	Green spine B - detail plan & sections	Varies
LD-207	Green spine C - detail plan & sections	Varies
LD-208	Pocket park - detail plan	1:200
LD-209	Green Spine & Pocket park - schedule & precedents	N.T.S.
LD-210	Spencer St Apartment	1:400
LD-211	Vally Apartment	1:400
LD-212	Short term cabins - detail plan	1:400
LD-213	Riparian corridor - detail plan & sections	Varies
LD-214	Riparian corridor - schedule & precedents	N.T.S.
LD-301	Street Tree Planting + Schedule	1:100C
LD-302	Public Domain Tree Planting + Schedule	1:100C
LD-401	Typical Street Sections - main street	1:100
LD-402	Typical Street Sections - fire road	1:100
LD-403	Typical Street Sections - connector	1:100
LD-404	Typical Street Sections - residential street 01	1:100
LD-405	Typical Street Sections - residential street 02	1:100

Services - WSP

 PS223966 IRT Moruya Utility Report - SSSA Draft Issue [00]