

Frasers Property Group
Level 2/1C Homebush Bay Drive
Rhodes NSW 2138

Attn: Linden De Jong
Email: linden.dejong@frasersproperty.com.au

7 July 2021

Dear Sir

**TELOPEA ESTATE MASTERPLAN
FRASERS PROPERTY GROUP – CIV ESTIMATE**

In support of your State Significant Development Application for the above-mentioned project, please find attached our Estimate identifying the Capital Investment Value (CIV) for the development.

The estimate has been based on the documents listed in Appendix C of this Letter.

We confirm that we have prepared an estimate of the CIV for this development application and we advise you that the estimated cost at current prices is **\$1,841,544,794 (excluding GST)** and provide the detail which supports this estimate.

Included in the total CIV Cost is Stage 1A which WT have estimates to be **\$180,252,675 excl GST**.

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

We refer you to the attached report which includes the CIV Estimates (Appendix A) and an Area and Unit Schedule (Appendix B).

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

Regards,
WT PARTNERSHIP



IAN MENZIES
National Director

CONTACT

DETAIL	DESCRIPTION
NAME OF COMPANY/TRADING NAME	WTP Australia Pty Ltd
ABN	69 605 212 182
NAME OF REPRESENTATIVE	Ian Menzies
POSITION	National Director
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DOCUMENT STATUS	NAME	DATE
PREPARED BY:	BRENDAN BROWNE	7.07.21
REVIEWED BY:	IAN MENZIES	7.07.21
QS REPRESENTATIVE	IAN MENZIES	7.07.21

REVISION NO.	REVISION DATE	DRAFT / FINAL
Revision No.0	3.09.20	Final
Revision No.1	7.07.21	Final R1

A CIV CONSTRUCTION COST

ELEMENT	TOTAL COST
<u>Works within LOTs boundary</u>	
CORE	747,918,815
STAGE 1A	167,000,385
NORTH	420,888,936
EAST	71,406,728
SOUTH	242,056,087
<u>Works outside the lot boundaries</u>	
Demo, civils, services infrastructure, landscaping etc	98,754,482
Long Service Leave Levy (0.35%)	6,118,089
Professional Fees	87,401,272
TOTAL CONSTRUCTION COST (SEPT 20) (excl GST)	\$1,841,544,794

ELEMENT	TOTAL COST
<u>STAGE 1A WORKS (NOTE: These Costs are included in the Total CIV Costs Above)</u>	
STAGE 1A	167,000,385
Landscape Public Domain - Core & East Precincts Open Space (STAGE 1A)	205,500
Landscape Public Domain - Core & East Precincts Communal Open Space (STAGE 1A)	1,793,000
VPA Works in Stage 1A	2,100,000
Long Service Leave Levy (0.35%)	598,846
Professional Fees	8,554,944
TOTAL CONSTRUCTION COST (SEPT 20) (excl GST)	\$180,252,675

APPENDIX A

WT CIV ESTIMATE

TELOPEA ESTATE MASTER PLAN
CIV ESTIMATE
COST PLAN SUMMARY
VERSION 00
STATUS DATE: 03-Sep-20

			CARPARKING				RESIDENTIAL			OTHER USE		EXTERNAL	TOTAL CONSTRUCTION COST	
			[A]				[B]			[C]		[D]	[E] = (A+B+C+D)	[F] = (E / #Apt)
Stage	Plot	Tenure	Basement Carparks	\$/m2	\$/Car	\$/Unit	Residential Apartments	\$/m2	\$/Unit	Non Residential	\$/m2	External Works & Services	Total Building Cost	\$/Unit
STAGE 1 B														
Core	C1.0	RETAIL	\$ 5,666,265	\$ 1,232 / m2	\$ 51,511 / car					\$ 8,675,390	\$ 2,610 / m2		\$ 14,341,655	
Core	C1.0	MEDICAL	Incl in Retail							\$ 3,227,970	\$ 3,509 / m2		\$ 3,227,970	
Core	C1.0	LOADING DOCK	Incl in Retail							\$ 8,371,745	\$ 2,012 / m2		\$ 8,371,745	
Core	C1.0	PODIUM FINISH	N/A									\$ 1,077,950	\$ 1,077,950	\$ 2,089 / unit
Core	C1.1	MARKET	\$ 10,405,322	\$ 1,232 / m2	\$ 51,511 / car	\$ 49,549 / unit	\$ 63,706,464	\$ 2,965 / m2	\$ 303,364 / unit				\$ 74,111,786	\$ 352,913 / unit
Core	C1.2a	SOCIAL	\$ 2,884,644	\$ 1,232 / m2	\$ 51,511 / car	\$ 20,172 / unit	\$ 35,143,869	\$ 2,811 / m2	\$ 245,761 / unit				\$ 38,028,512	\$ 265,934 / unit
Core	C1.2b	AFFORDABLE	\$ 2,421,040	\$ 1,232 / m2	\$ 51,511 / car	\$ 14,853 / unit	\$ 38,151,967	\$ 3,009 / m2	\$ 234,061 / unit				\$ 40,573,007	\$ 248,914 / unit
Core	C1	EXT WORKS & SERVICES										\$ 2,201,690	\$ 2,201,690	\$ 4,267 / unit
STAGE 1 B		Subtotal	\$ 21,377,271	\$ 1,232 / m2	\$ 51,511 / car	\$ 41,429 / unit	\$ 137,002,299	\$ 2,935 / m2	\$ 265,508 / unit	\$ 20,275,106	\$ 2,413 / m2	\$ 3,279,640	\$ 181,934,316	\$ 352,586 / unit
C2.0														
Core	C2.0	RETAIL	\$ 8,063,828	\$ 1,191 / m2	\$ 49,777 / car					\$ 12,686,452	\$ 2,237 / m2		\$ 20,750,280	
Core	C2.0	CHILDCARE	Incl in Retail							\$ 4,068,796	\$ 7,214 / m2		\$ 4,068,796	
Core	C2.0	LOADING DOCK	Incl in Retail							\$ 2,079,663	\$ 1,764 / m2		\$ 2,079,663	
Core	C2.0	PODIUM FINISH	N/A									\$ 393,557	\$ 393,557	\$ 899 / unit
Core	C2.1	MARKET	\$ 10,303,781	\$ 1,191 / m2	\$ 49,777 / car	\$ 46,835 / unit	\$ 62,927,045	\$ 2,888 / m2	\$ 286,032 / unit				\$ 73,230,825	\$ 332,867 / unit
Core	C2.2	MARKET	\$ 10,453,111	\$ 1,191 / m2	\$ 49,777 / car	\$ 47,950 / unit	\$ 67,985,875	\$ 3,028 / m2	\$ 311,862 / unit				\$ 78,438,986	\$ 359,812 / unit
Core	C2.0	EXT WORKS & SERVICES										\$ 2,804,422	\$ 2,804,422	\$ 6,403 / unit
C2.0		Subtotal	\$ 28,820,720	\$ 1,191 / m2	\$ 49,777 / car	\$ 65,801 / unit	\$ 130,912,919	\$ 2,959 / m2	\$ 298,888 / unit	\$ 18,834,911	\$ 2,541 / m2	\$ 3,197,978	\$ 181,766,528	\$ 414,992 / unit
C3.0														
Core	C3.0	LIBRAY/COMMUNITY CENTRE								Incl in VPA			\$ -	
Core	C3.0	PODIUM FINISH										\$ 818,129	\$ 818,129	\$ 6,198 / unit
Core	C3.1	MARKET	\$ 6,676,087	\$ 1,269 / m2	\$ 54,277 / car	\$ 50,576 / unit	\$ 34,984,573	\$ 2,675 / m2	\$ 265,035 / unit				\$ 41,660,659	\$ 315,611 / unit
Core	C3.0	EXT WORKS & SERVICES										\$ 943,384	\$ 943,384	\$ 7,147 / unit
C3.0		Subtotal	\$ 6,676,087	\$ 1,269 / m2	\$ 54,277 / car	\$ 50,576 / unit	\$ 34,984,573	\$ 2,675 / m2	\$ 265,035 / unit	\$ -		\$ 1,761,513	\$ 43,422,172	\$ 328,956 / unit
C4.0														
Core	C4.0	Basement	EXCL AS ADVISED											
Core	C4.0	CHURCH												
Core	C4.1	RACF												
Core	C4.2	MARKET												
C4.0														
C5.0														
Core	C5.1a	MARKET	\$ 3,225,784	\$ 1,328 / m2	\$ 56,593 / car	\$ 54,674 / unit	\$ 17,454,379	\$ 3,004 / m2	\$ 295,837 / unit				\$ 20,680,163	\$ 350,511 / unit
Core	C5.1b	MARKET	\$ 6,621,346	\$ 1,328 / m2	\$ 56,593 / car	\$ 53,398 / unit	\$ 36,151,530	\$ 2,651 / m2	\$ 291,545 / unit				\$ 42,772,876	\$ 344,943 / unit
Core	C5.1c	MARKET	\$ 1,754,374	\$ 1,328 / m2	\$ 56,593 / car	\$ 47,416 / unit	\$ 10,835,261	\$ 2,998 / m2	\$ 292,845 / unit				\$ 12,589,634	\$ 340,260 / unit
Core	C5	EXT WORKS & SERVICES										\$ 1,183,947	\$ 1,183,947	\$ 5,382 / unit
C5.0			\$ 11,601,504	\$ 1,328 / m2	\$ 56,593 / car	\$ 52,734 / unit	\$ 64,441,169	\$ 2,794 / m2	\$ 292,914 / unit	\$ -		\$ 1,183,947	\$ 77,226,620	\$ 351,030 / unit
C6.0														
Core	C6.0	RETAIL								\$ 449,991	\$ 3,261 / m2		\$ 449,991	
Core	C6.1a	MARKET	\$ 4,627,015	\$ 1,647 / m2	\$ 69,060 / car	\$ 60,882 / unit	\$ 24,661,439	\$ 2,872 / m2	\$ 324,493 / unit				\$ 29,288,455	\$ 385,374 / unit
Core	C6.1b	SOCIAL	\$ 3,660,176	\$ 1,647 / m2	\$ 69,060 / car	\$ 26,717 / unit	\$ 32,835,358	\$ 2,684 / m2	\$ 239,674 / unit				\$ 36,495,534	\$ 266,391 / unit
Core	C6.1c	MARKET	\$ 4,765,135	\$ 1,647 / m2	\$ 69,060 / car	\$ 56,728 / unit	\$ 22,991,573	\$ 3,075 / m2	\$ 273,709 / unit				\$ 27,756,709	\$ 330,437 / unit
Core	C6.2a	MARKET	\$ 4,143,596	\$ 1,647 / m2	\$ 69,060 / car	\$ 59,194 / unit	\$ 20,694,305	\$ 3,054 / m2	\$ 295,633 / unit				\$ 24,837,901	\$ 354,827 / unit
Core	C6.2b	MARKET	\$ 4,972,315	\$ 1,647 / m2	\$ 69,060 / car	\$ 60,638 / unit	\$ 29,825,915	\$ 3,735 / m2	\$ 363,731 / unit				\$ 34,798,230	\$ 424,369 / unit
Core	C6	EXT WORKS & SERVICES								\$ -		\$ 2,693,018	\$ 2,693,018	\$ 5,998 / unit
			\$ 22,168,238	\$ 1,647 / m2	\$ 69,060 / car	\$ 49,372 / unit	\$ 131,008,590	\$ 3,043 / m2	\$ 291,779 / unit	\$ 449,991	\$ 3,261 / m2	\$ 2,693,018	\$ 156,319,837	\$ 348,151 / unit
C7.0														
Core	C7.1	SOCIAL	\$ 1,685,199	\$ 1,449 / m2	\$ 62,415 / car	\$ 22,773 / unit	\$ 19,077,754	\$ 2,903 / m2	\$ 257,807 / unit				\$ 20,762,953	\$ 280,580 / unit
Core	C7.2	MARKET	\$ 3,744,887	\$ 1,449 / m2	\$ 62,415 / car	\$ 60,401 / unit	\$ 20,256,552	\$ 2,902 / m2	\$ 326,719 / unit				\$ 24,001,439	\$ 387,120 / unit
Core	C7	EXT WORKS & SERVICES										\$ 1,231,898	\$ 1,231,898	
C7.0			\$ 5,430,086	\$ 1,449 / m2	\$ 62,415 / car	\$ 39,927 / unit	\$ 39,334,306	\$ 2,902 / m2	\$ 289,223 / unit	\$ -		\$ 1,231,898	\$ 45,996,290	\$ 338,208 / unit
C8.0														
Core	C8.1a	MARKET	\$ 2,822,991	\$ 1,371 / m2	\$ 57,612 / car	\$ 60,064 / unit	\$ 16,236,431	\$ 2,945 / m2	\$ 345,456 / unit				\$ 19,059,423	\$ 405,520 / unit
Core	C8.1b	MARKET	\$ 1,613,138	\$ 1,371 / m2	\$ 57,612 / car	\$ 47,445 / unit	\$ 11,832,799	\$ 3,271 / m2	\$ 348,023 / unit				\$ 13,445,937	\$ 395,469 / unit
Core	C8.1c	MARKET	\$ 4,032,845	\$ 1,371 / m2	\$ 57,612 / car	\$ 49,181 / unit	\$ 23,507,404	\$ 2,992 / m2	\$ 286,676 / unit				\$ 27,540,249	\$ 335,857 / unit
Core	C8	EXT WORKS & SERVICES										\$ 1,207,442	\$ 1,207,442	\$ 7,408 / unit
C8.0			\$ 8,468,974	\$ 1,371 / m2	\$ 57,612 / car	\$ 51,957 / unit	\$ 51,576,635	\$ 3,036 / m2	\$ 316,421 / unit	\$ -		\$ 1,207,442	\$ 61,253,050	\$ 375,786 / unit
TOTAL CORE			\$ 104,542,881	\$ 1,324 / m2	\$ 55,697 / car	\$ 50,897 / unit	\$ 589,260,490	\$ 2,937 / m2	\$ 286,884 / unit	\$ 39,560,008	\$ 2,479 / m2	\$ 14,555,436	\$ 747,918,815	\$ 364,128 / unit

TELOPEA ESTATE MASTER PLAN
CIV ESTIMATE
COST PLAN SUMMARY
VERSION 00
STATUS DATE: 03-Sep-20

			CARPARKING				RESIDENTIAL			OTHER USE		EXTERNAL	TOTAL CONSTRUCTION COST	
			[A]				[B]			[C]		[D]	[E] = (A+B+C+D)	[F] = (E / #Apt)
Stage	Plot	Tenure	Basement Carparks	\$/m2	\$/Car	\$/Unit	Residential Apartments	\$/m2	\$/Unit	Non Residential	\$/m2	External Works & Services	Total Building Cost	\$/Unit
Stage 1A														
Stage 1A	C9.1	MARKET	12,867,936.88	\$ 1,315 / m2	\$ 58,758 / car	\$ 54,295 / unit	\$ 70,696,881	\$ 2,819 / m2	\$ 298,299 / unit				\$ 83,564,817	\$ 352,594 / unit
Stage 1A	C9.2	MARKET	11,927,813.63	\$ 1,315 / m2	\$ 58,758 / car	\$ 53,249 / unit	\$ 68,739,243	\$ 2,754 / m2	\$ 306,872 / unit				\$ 80,667,056	\$ 360,121 / unit
Stage 1A	C9	EXT WORKS & SERVICES										\$ 2,768,511	\$ 2,768,511	\$ 6,005 / unit
TOTAL Stage 1A			\$ 24,795,751	\$ 1,315 / m2	\$ 58,758 / car	\$ 53,787 / unit	\$ 139,436,123	\$ 2,787 / m2	\$ 302,464 / unit	\$ -		\$ 2,768,511	\$ 167,000,385	\$ 362,257 / unit
N1														
North	N1	SOCIAL	\$ 2,669,580	\$ 1,600 / m2	\$ 98,873 / car	\$ 33,792 / unit	\$ 18,866,951	\$ 2,861 / m2	\$ 238,822 / unit				\$ 21,536,531	\$ 272,614 / unit
North	N1	EXT WORKS & SERVICES								\$ -		\$ 1,401,997	\$ 1,401,997	\$ 17,747 / unit
N1		Subtotal	\$ 2,669,580	\$ 1,600 / m2	\$ 98,873 / car	\$ 33,792 / unit	\$ 18,866,951	\$ 2,861 / m2	\$ 238,822 / unit	\$ -		\$ 1,401,997	\$ 22,938,528	\$ 290,361 / unit
N2														
North	N2	MARKET	\$ 2,783,361	\$ 1,537 / m2	\$ 66,271 / car	\$ 56,803 / unit	\$ 14,624,860	\$ 2,933 / m2	\$ 298,467 / unit				\$ 17,408,222	\$ 355,270 / unit
North	N2	EXT WORKS & SERVICES								\$ -		\$ 1,244,786	\$ 1,244,786	\$ 25,404 / unit
N2			\$ 2,783,361	\$ 1,537 / m2	\$ 66,271 / car	\$ 56,803 / unit	\$ 14,624,860	\$ 2,933 / m2	\$ 298,467 / unit	\$ -		\$ 1,244,786	\$ 18,653,008	\$ 380,674 / unit
N3														
North	N3	MARKET	\$ 8,785,646	\$ 1,326 / m2	\$ 55,605 / car	\$ 51,680 / unit	\$ 50,044,925	\$ 2,797 / m2	\$ 294,382 / unit				\$ 58,830,571	\$ 346,062 / unit
North	N3	EXT WORKS & SERVICES								\$ -		\$ 2,183,470	\$ 2,183,470	\$ 12,844 / unit
N3			\$ 8,785,646	\$ 1,326 / m2	\$ 55,605 / car	\$ 51,680 / unit	\$ 50,044,925	\$ 2,797 / m2	\$ 294,382 / unit	\$ -		\$ 2,183,470	\$ 61,014,041	\$ 358,906 / unit
N4														
North	N4	MARKET	\$ 3,262,186	\$ 1,490 / m2	\$ 63,964 / car	\$ 58,253 / unit	\$ 16,427,438	\$ 2,933 / m2	\$ 293,347 / unit				\$ 19,689,624	\$ 351,600 / unit
North	N4	EXT WORKS & SERVICES								\$ -		\$ 1,365,858	\$ 1,365,858	\$ 24,390 / unit
N4			\$ 3,262,186	\$ 1,490 / m2	\$ 63,964 / car	\$ 58,253 / unit	\$ 16,427,438	\$ 2,933 / m2	\$ 293,347 / unit	\$ -		\$ 1,365,858	\$ 21,055,482	\$ 375,991 / unit
N5														
North	N5	MARKET	\$ 7,009,567	\$ 1,423 / m2	\$ 60,427 / car	\$ 52,704 / unit	\$ 41,000,006	\$ 2,900 / m2	\$ 308,271 / unit				\$ 48,009,573	\$ 360,974 / unit
North	N5	EXT WORKS & SERVICES								\$ -		\$ 2,003,218	\$ 2,003,218	\$ 15,062 / unit
N5			\$ 7,009,567	\$ 1,423 / m2	\$ 60,427 / car	\$ 52,704 / unit	\$ 41,000,006	\$ 2,900 / m2	\$ 308,271 / unit	\$ -		\$ 2,003,218	\$ 50,012,790	\$ 376,036 / unit
N6														
North	N6.1	MARKET	\$ 6,838,650	\$ 1,419 / m2	\$ 59,988 / car	\$ 54,275 / unit	\$ 35,798,699	\$ 2,848 / m2	\$ 284,117 / unit				\$ 42,637,349	\$ 338,392 / unit
North	N6.2	MARKET	\$ 2,099,585	\$ 1,419 / m2	\$ 59,988 / car	\$ 53,836 / unit	\$ 11,776,803	\$ 2,988 / m2	\$ 301,969 / unit				\$ 13,876,388	\$ 355,805 / unit
North	N6	EXT WORKS & SERVICES								\$ -		\$ 2,170,028	\$ 2,170,028	\$ 13,152 / unit
N6			\$ 8,938,235	\$ 1,419 / m2	\$ 59,988 / car	\$ 54,171 / unit	\$ 47,575,502	\$ 2,881 / m2	\$ 288,336 / unit	\$ -		\$ 2,170,028	\$ 58,683,765	\$ 355,659 / unit
N7														
North	N7.1	MARKET	\$ 7,249,462	\$ 1,488 / m2	\$ 64,727 / car	\$ 56,197 / unit	\$ 37,950,123	\$ 2,958 / m2	\$ 294,187 / unit				\$ 45,199,586	\$ 350,384 / unit
North	N7.2	SOCIAL	\$ 2,653,821	\$ 1,488 / m2	\$ 64,727 / car	\$ 24,126 / unit	\$ 26,634,984	\$ 2,822 / m2	\$ 242,136 / unit				\$ 29,288,805	\$ 266,262 / unit
North	N7.3	TOWNHOUSES	\$ 582,546	\$ 1,488 / m2	\$ 64,727 / car	\$ 97,091 / unit	\$ 3,642,375	\$ 2,817 / m2	\$ 607,062 / unit				\$ 4,224,921	\$ 704,153 / unit
North	N7	EXT WORKS & SERVICES								\$ -		\$ 3,518,260	\$ 3,518,260	\$ 14,360 / unit
N7			\$ 10,485,830	\$ 1,488 / m2	\$ 64,727 / car	\$ 42,799 / unit	\$ 68,227,482	\$ 2,895 / m2	\$ 278,480 / unit	\$ -		\$ -	\$ 82,231,571	\$ 335,639 / unit
N8														
North	N8	SOCIAL	\$ 2,976,123	\$ 1,647 / m2	\$ 67,639 / car	\$ 25,437 / unit	\$ 28,065,732	\$ 2,911 / m2	\$ 239,878 / unit				\$ 31,041,855	\$ 265,315 / unit
North	N8	EXT WORKS & SERVICES										\$ 1,329,597	\$ 1,329,597	\$ 11,364 / unit
N8			\$ 2,976,123	\$ 1,647 / m2	\$ 67,639 / car	\$ 25,437 / unit	\$ 28,065,732	\$ 2,911 / m2	\$ 239,878 / unit	\$ -		\$ -	\$ 32,371,453	\$ 276,679 / unit
N9														
North	N9.1a	MARKET	\$ 2,363,958	\$ 1,480 / m2	\$ 62,209 / car	\$ 54,976 / unit	\$ 13,743,834	\$ 2,954 / m2	\$ 319,624 / unit				\$ 16,107,792	\$ 374,600 / unit
North	N9.1b	MARKET	\$ 2,737,215	\$ 1,480 / m2	\$ 62,209 / car	\$ 54,744 / unit	\$ 15,427,628	\$ 2,949 / m2	\$ 308,553 / unit				\$ 18,164,843	\$ 363,297 / unit
North	N9.2	MARKET	\$ 2,550,587	\$ 1,480 / m2	\$ 62,209 / car	\$ 53,137 / unit	\$ 15,307,982	\$ 2,827 / m2	\$ 318,916 / unit				\$ 17,858,568	\$ 372,054 / unit
North	N9	EXT WORKS & SERVICES								\$ -		\$ 2,419,560	\$ 2,419,560	\$ 17,160 / unit
N9			\$ 7,651,760	\$ 1,480 / m2	\$ 62,209 / car	\$ 54,268 / unit	\$ 44,479,444	\$ 2,908 / m2	\$ 315,457 / unit	\$ -		\$ -	\$ 54,550,763	\$ 386,885 / unit
N10														
North	N10	MARKET	\$ 2,843,982	\$ 1,491 / m2	\$ 64,636 / car	\$ 58,040 / unit	\$ 15,284,994	\$ 2,889 / m2	\$ 311,939 / unit				\$ 18,128,976	\$ 369,979 / unit
North	N10	EXT WORKS & SERVICES								\$ -		\$ 1,248,558	\$ 1,248,558	\$ 25,481 / unit
N10			\$ 2,843,982	\$ 1,491 / m2	\$ 64,636 / car	\$ 58,040 / unit	\$ 15,284,994	\$ 2,889 / m2	\$ 311,939 / unit	\$ -		\$ -	\$ 19,377,534	\$ 395,460 / unit
TOTAL NORTH			\$ 57,406,270	\$ 1,455 / m2	\$ 62,671 / car	\$ 47,680 / unit	\$ 344,597,334	\$ 2,883 / m2	\$ 286,210 / unit	\$ -		\$ 18,885,332	\$ 420,888,936	\$ 349,576 / unit

TELOPEA ESTATE MASTER PLAN
CIV ESTIMATE
COST PLAN SUMMARY
VERSION 00
STATUS DATE: 03-Sep-20

CARPARKING							RESIDENTIAL			OTHER USE		EXTERNAL	TOTAL CONSTRUCTION COST								

TELOPEA ESTATE MASTER PLAN
CIV ESTIMATE
COST PLAN SUMMARY
VERSION 00
STATUS DATE: 03-Sep-20

CARPARKING	RESIDENTIAL	OTHER USE	EXTERNAL	TOTAL CONSTRUCTION COST
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			[A]				[B]			[C]		[D]	[E] = (A+B+C+D)		[F] = (E / #Apt)
Stage	Plot	Tenure	Basement Carparks	\$/m2	\$/Car	\$/Unit	Residential Apartments	\$/m2	\$/Unit	Non Residential	\$/m2	External Works & Services	Total Building Cost		\$/Unit
Demolition of existing buildings (including Asbestos removal)													\$ 7,492,296		
Civil Works (Excluding Frasers VPA Works), Road Repairs and Kerb & Gutter Restoration													\$ 11,138,000		
Services Infrastructure (note substations included in residential cost)													\$ 16,761,250		
Public Domain Irrigation - Blackwater Treatment Works - (Frasers not doing these works)													Excluded		
Landscape Public Domain - Core & East Precincts Public Open Space													\$ 2,035,950		
Landscape Public Domain - Core & East Precincts Open Space (Excl Public Domain in Stage 1A)													\$ 1,613,250		
Landscape Public Domain - Core & East Precincts Open Space (STAGE 1A)													\$ 205,500	STAGE 1A	
Landscape Public Domain - Core & East Precincts Communal Open Space (Excl Public Domain in Stage 1A)													\$ 1,913,500		
Landscape Public Domain - Core & East Precincts Communal Open Space (STAGE 1A)													\$ 1,793,000	STAGE 1A	
Landscaping outside the Lot Boundaries to the Roads (Street Scapes)													\$ 8,827,625		
Public Art													\$ 2,500,000		
Concrete Greenstar Allowance													Excluded		
VPA Works - Frasers VPA Offer													\$ 29,265,704		
Extra over VPA costs													\$ 9,628,407		
VPA WORKS INCL IN STAGE 1A													\$ 2,100,000	STAGE 1A	
Inground Contamination Allowance													\$ 3,480,000		
SUBTOTAL													\$ 98,754,482		
# STATUTORY / COUNCIL FEES & CHARGES: DA / Building Construction Certificate Long Service Leave Levy (0.35%)													\$ Excluded 6,118,089		
# PROFESSIONAL FEES Professional Fees													\$ 87,401,272		
# GST													Excluded		
TOTAL - CIV			\$ 232,577,238	\$ 1,378 / m2	\$ 58,895 / car	\$ 50,211 / unit	\$ 1,326,936,669	\$ 2,908 / m2	\$ 286,472 / unit	\$ 39,560,008	\$ 2,479 / m2	\$ 50,197,037	\$ 1,841,544,794		\$ 397,570 / unit
STAGE 1A Works (note these Costs Are included in the Above Total CIV Costs)															
Stage 1A Lot Works													\$ 167,000,385		
Landscape Public Domain - Core & East Precincts Open Space (STAGE 1A)													\$ 205,500		
Landscape Public Domain - Core & East Precincts Communal Open Space (STAGE 1A)													\$ 1,793,000		
VPA Works in Stage 1A													\$ 2,100,000		
Subtotal													\$ 171,098,885		
# STATUTORY / COUNCIL FEES & CHARGES: DA / Building Construction Certificate Long Service Leave Levy (0.35%)													\$ Excluded 598,846		
# PROFESSIONAL FEES													\$ 8,554,944		
# GST													Excluded		
TOTAL - STAGE 1A (Incl in Total CIV Above)													\$ 180,252,675		

APPENDIX B

AREA AND UNIT SCHEDULE

TELOPEA ESTATE MASTER PLAN
CIV ESTIMATE
COST PLAN SUMMARY
VERSION 00
DATE: 03-Sep-20

Lot	TENURE	BASEMENT			TOWER													OTHER	
		GBA m2	Car No.	m2/car	GBA m2	Total Units	Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 2 Bath	Townhouses	Baths	Beds	Studies	GBA/Apt	GBA m2	Other
C1.0	RETAIL	4,599	110	42 /m2/car														3,324	
C1.0	MEDICAL																	920	
C1.0	LOADING DOCK																	4,160	
C1.0	PODIUM FINISH																		
C1.1	MARKET	8,445	202	42 /m2/car	21,489	210	16	18	47	68	37	24	-	271	363	47	102 m2/unit		
C1.2a	SOCIAL	2,341	56	42 /m2/car	12,502	143	23	73	-	47	-	-	-	143	190		87 m2/unit		
C1.2b	AFFORDABLE	1,965	47	42 /m2/car	12,680	163	56	35	64	8	-	-	-	163	171		78 m2/unit		
C1	EXT WORKS & SERVICES																		
	Subtotal	17,350	415	42 /m2/car	46,671	516	95	126	111	123	37	24	-	577	724	47	90 m2/unit	8,404	-
C2.0	RETAIL	6,773	162	42 /m2/car														5,670	
C2.0	CHILDCARE																	564	
C2.0	LOADING DOCK																	1,179	
C2.0	PODIUM FINISH																		
C2.1	MARKET	8,654	207	42 /m2/car	21,789	220	-	19	51	57	85	8	-	313	378	51	99 m2/unit		
C2.2	MARKET	8,780	210	42 /m2/car	22,449	218	-	15	56	35	95	17	-	330	382	56	103 m2/unit		
C2.0	EXT WORKS & SERVICES																		
	Subtotal	24,207	579	42 /m2/car	44,238	438	-	34	107	92	180	25	-	643	760	107	101 m2/unit	7,413	-
C3.0	LIBRARY/COMMUNITY CENTRE	-																Incl in VPA	
C3.0	PODIUM FINISH	-																	
C3.1	MARKET	5,261	123	43 /m2/car	13,080	132	24	12	24	24	36	12	-	180	216	24	99 m2/unit	-	
C3.0	EXT WORKS & SERVICES																		
	Subtotal	5,261	123	43 /m2/car	13,080	132	24	12	24	24	36	12	-	180	216	24	99 m2/unit	-	-
C4.0	Basement																		
C4.0	CHURCH																		
C4.1	RACF																		
C4.2	MARKET																		
C5.1a	MARKET	2,430	57		5,810	59	14	-	20	-	10	15	-	84	99	20	98 m2/unit		
C5.1b	MARKET	4,988	117		13,639	124	5	-	44	31	33	11	-	168	210	44	110 m2/unit		
C5.1c	MARKET	1,322	31		3,614	37	1	-	18	6	12	-	-	49	55	18	98 m2/unit		
C5	EXT WORKS & SERVICES																	-	
	Subtotal	8,739	205	43 /m2/car	23,063	220	20	-	82	37	55	26	-	301	364	82	105 m2/unit	-	-
C6.0	RETAIL																	138	
C6.1a	MARKET	2,809	67	42 /m2/car	8,586	76	-	10	26	17	23	-	-	99	116	26	113 m2/unit		
C6.1b	SOCIAL	2,222	53	42 /m2/car	12,232	137	18	84	6	29	-	-	-	137	166		89 m2/unit		
C6.1c	MARKET	2,893	69	42 /m2/car	7,477	84	20	10	28	7	17	2	-	103	112	28	89 m2/unit		
C6.2a	MARKET	2,515	60	42 /m2/car	6,776	70	1	7	33	8	19	2	-	91	101	33	97 m2/unit		
C6.2b	MARKET	3,018	72	42 /m2/car	7,986	82	2	10	31	9	27	3	-	112	124	31	97 m2/unit		
C6	EXT WORKS & SERVICES																	-	
	Subtotal	13,457	321	42 /m2/car	43,057	449	41	121	124	70	86	7	-	542	619	118	96 m2/unit	138	-

TELOPEA ESTATE MASTER PLAN
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Lot	TENURE	BASEMENT			TOWER													OTHER	
		GBA m2	Car No.	m2/car	GBA m2	Total Units	Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 2 Bath	Townhouses	Baths	Beds	Studies	GBA/Apt	GBA m2	Other
C7.1	SOCIAL	1,163	27		6,571	74	16	36	2	18	2	-	-	76	94		89 m2/unit		
C7.2	MARKET	2,584	60		6,981	62	-	-	15	12	32	3	-	97	112	15	113 m2/unit		
C7	EXT WORKS & SERVICES																	-	
		3,747	87	43 /m2/car	13,552	136	16	36	17	30	34	3	-	173	206	15	100 m2/unit	-	-
C8.1a	MARKET	2,058	49	42 /m2/car	5,513	47	-	-	1	13	29	4	-	80	97	1	117 m2/unit		
C8.1b	MARKET	1,176	28	42 /m2/car	3,618	34	8	2	9	-	15	-	-	49	49	9	106 m2/unit		
C8.1c	MARKET	2,940	70	42 /m2/car	7,857	82	8	8	36	-	27	3	-	112	115	36	96 m2/unit		
C8	EXT WORKS & SERVICES																	-	
		6,175	147	42 /m2/car	16,988	163	16	10	46	13	71	7	-	241	261	46	104 m2/unit	-	-
	TOTAL CORE	78,936	1,877	42 /m2/car	200,649	2,054	212	339	511	389	499	104	-	2,657	3,150	439	98 m2/unit	15,955	-
C9.1	MARKET	9,782	219	45 /m2/car	25,081	237	9	26	30	31	127	14	-	378	423	30	106 m2/unit		
C9.2	MARKET	9,067	203	45 /m2/car	24,956	224	1	18	46	12	115	32	-	371	415	46	111 m2/unit		
C9	EXT WORKS & SERVICES																		
	TOTAL STAGE 1A	18,849	422	45 /m2/car	50,037	461	10	44	76	43	242	46	-	749	838	76	109 m2/unit	-	
N1	SOCIAL	1,669	27	62 /m2/car	6,594	79	20	40	-	19	-	-	-	79	98		83 m2/unit		
N1	EXT WORKS & SERVICES																	-	
	Subtotal	1,669	27	62 /m2/car	6,594	79	20	40	-	19	-	-	-	79	98	-	83 m2/unit	-	
N2	MARKET	1,811	42	43 /m2/car	4,986	49	9	4	12	9	14	1	-	64	74	12	102 m2/unit		
N2	EXT WORKS & SERVICES																	-	
		1,811	42	43 /m2/car	4,986	49	9	4	12	9	14	1	-	64	74	12	102 m2/unit	-	
N3	MARKET	6,627	158	42 /m2/car	17,890	170	5	23	47	28	53	14	-	237	279	47	105 m2/unit		
N3	EXT WORKS & SERVICES																	-	
		6,627	158	42 /m2/car	17,890	170	5	23	47	28	53	14	-	237	279	47	105 m2/unit	-	
N4	MARKET	2,190	51	43 /m2/car	5,601	56	-	5	19	13	17	2	-	75	90	19	100 m2/unit		
N4	EXT WORKS & SERVICES																	-	
		2,190	51	43 /m2/car	5,601	56	-	5	19	13	17	2	-	75	90	19	100 m2/unit	-	
N5	MARKET	4,925	116	42 /m2/car	14,136	133	8	13	44	28	40	-	-	173	201	44	106 m2/unit		
N5	EXT WORKS & SERVICES																	-	
		4,925	116	42 /m2/car	14,136	133	8	13	44	28	40	-	-	173	201	44	106 m2/unit	-	
N6.1	MARKET	4,819	114	42 /m2/car	12,570	126	5	12	34	24	49	2	-	177	203	34	100 m2/unit		
N6.2	MARKET	1,480	35	42 /m2/car	3,942	39	-	4	11	7	16	1	-	56	64	11	101 m2/unit		
N6	EXT WORKS & SERVICES																	-	
		6,299	149	42 /m2/car	16,512	165	5	16	45	31	65	3	-	233	267	45	100 m2/unit	-	

TELOPEA ESTATE MASTER PLAN																			
CIV ESTIMATE																			
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Lot	TENURE	BASEMENT			TOWER													OTHER	
		GBA m2	Car No.	m2/car	GBA m2	Total Units	Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 2 Bath	Townhouses	Baths	Beds	Studies	GBA/Apt	GBA m2	Other
N7.1	MARKET	4,871	112	43 /m2/car	12,831	129	22	16	31	22	35	3	-	167	192	31	99 m2/unit		
N7.2	SOCIAL	1,783	41	43 /m2/car	9,440	110	20	54	6	26	4	-	-	114	140		86 m2/unit		
N7.3	TOWNHOUSES	391	9	43 /m2/car	1,293	6	-	-	-	-	-	-	6	18	18	-	216 m2/unit		
N7	EXT WORKS & SERVICES																	-	
		7,045	162	43 /m2/car	23,564	245	42	70	37	48	39	3	6	299	350	31	96 m2/unit	-	
N8	SOCIAL	1,807	44	41 /m2/car	9,641	117	21	55	6	27	8	-	-	125	152		82 m2/unit		
N8	EXT WORKS & SERVICES																		
		1,807	44	41 /m2/car	9,641	117	21	55	6	27	8	-	-	125	152	-	82 m2/unit	-	
N9.1a	MARKET	1,598	38	42 /m2/car	4,652	43	-	9	8	8	17	1	-	61	70	8	108 m2/unit		
N9.1b	MARKET	1,850	44	42 /m2/car	5,231	50	1	7	18	4	17	3	-	70	77	18	105 m2/unit		
N9.2	MARKET	1,724	41	42 /m2/car	5,415	48	6	10	15	6	7	4	-	59	69	15	113 m2/unit		
N9	EXT WORKS & SERVICES																	-	
		5,171	123	42 /m2/car	15,298	141	7	26	41	18	41	8	-	190	216	41	108 m2/unit	-	
N10	MARKET	1,907	44	43 /m2/car	5,290	49	-	9	11	9	18	2	-	69	80	11	108 m2/unit		
N10	EXT WORKS & SERVICES																	-	
		1,907	44	43 /m2/car	5,290	49	-	9	11	9	18	2	-	69	80	11	108 m2/unit	-	
	TOTAL NORTH	39,451	916	43 /m2/car	119,512	1,204	117	261	262	230	295	33	6	1,544	1,807	250	99 m2/unit	-	
E1	MARKET	5,212	124	42 /m2/car	13,022	140	12	16	44	24	42	2	-	184	210	44	93 m2/unit		
E1	TOWNHOUSES	378	9	42 /m2/car	1,254	7	-	-	-	-	-	-	7	21	21		179 m2/unit		
E1	EXT WORKS & SERVICES																	-	
		5,590	133	42 /m2/car	14,276	147	12	16	44	24	42	2	7	205	231	44	97 m2/unit	-	-
E2	MARKET	2,259	52	43 /m2/car	5,432	56	-	7	9	8	32	-	-	88	96	9	97 m2/unit		
E2	EXT WORKS & SERVICES																	0	
		2,259	52	43 /m2/car	5,432	56	-	7	9	8	32	-	-	88	96	9	97 m2/unit		
	TOTAL EAST	7,849	185	42 /m2/car	19,708	203	12	23	53	32	74	2	7	293	327	53	97 m2/unit	-	-
S1	SOCIAL	1,276	29	44 /m2/car	7,072	80	18	29	5	24	4	-	-	84	108		88 m2/unit		
S1	EXT WORKS & SERVICES																	0	
		1,276	29	44 /m2/car	7,072	80	18	29	5	24	4	-	-	84	108	-	88 m2/unit	-	
S2	MARKET	3,689	86	43 /m2/car	8,590	91	-	11	19	17	39	5	-	135	157	19	94 m2/unit		
S2	EXT WORKS & SERVICES																	0	
		3,689	86	43 /m2/car	8,590	91	-	11	19	17	39	5	-	135	157	19	94 m2/unit	-	

TELOPEA ESTATE MASTER PLAN																			
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Lot	TENURE	BASEMENT			TOWER													OTHER	
		GBA m2	Car No.	m2/car	GBA m2	Total Units	Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 2 Bath	Townhouses	Baths	Beds	Studies	GBA/Apt	GBA m2	Other
S3	MARKET	3,831	89	43 /m2/car	9,858	96	-	12	21	17	44	2	-	142	161	21	103 m2/unit		
S3	EXT WORKS & SERVICES																		
		3,831	89	43 /m2/car	9,858	96	-	12	21	17	44	2	-	142	161	21	103 m2/unit	-	
S4	MARKET	3,625	83	44 /m2/car	8,890	89	-	11	17	18	41	2	-	132	152	17	100 m2/unit		
S4	EXT WORKS & SERVICES																	0	
		3,625	83	44 /m2/car	8,890	89	-	11	17	18	41	2	-	132	152	17	100 m2/unit	-	
S5	AFFORDABLE	1,294	29	45 /m2/car	7,078	96	30	28	28	10	-	-	-	96	106		74 m2/unit		
S5	EXT WORKS & SERVICES																	0	
		1,294	29	45 /m2/car	7,078	96	30	28	28	10	-	-	-	96	106	-	74 m2/unit	-	
S6	MARKET	2,447	56	44 /m2/car	5,907	62	-	6	17	12	27	-	-	89	101	17	95 m2/unit		
S6	EXT WORKS & SERVICES																	0	
		2,447	56	44 /m2/car	5,907	62	-	6	17	12	27	-	-	89	101	17	95 m2/unit	-	
S7a	MARKET	1,772	42	42 /m2/car	4,796	50	6	6	19	14	4	1	-	55	70	19	96 m2/unit		
S7b	MARKET	1,899	45	42 /m2/car	4,616	52	12	4	13	6	17	-	-	69	75	13	89 m2/unit		
S7	EXT WORKS & SERVICES																	0	
		3,671	87	42 /m2/car	9,412	102	18	10	32	20	21	1	-	124	145	32	92 m2/unit	-	
S8	MARKET	3,868	90	43 /m2/car	9,553	94	6	7	21	17	35	8	-	137	162	21	102 m2/unit		
S8	EXT WORKS & SERVICES																	0	
		3,868	90	43 /m2/car	9,553	94	6	7	21	17	35	8	-	137	162	21	102 m2/unit	-	
	TOTAL SOUTH	23,701	549	43 /m2/car	66,360	710	72	114	160	135	211	18	-	939	1,092	127	93 m2/unit	-	-
	TOTAL	168,786	3,949	43 /m2/car	456,266	4,632	423	781	1,062	829	1,321	203	13	6,182	7,214	945	99 m2/unit	15,955	-

APPENDIX C

SCHEDULE OF INFORMATION USED

**TELOPEA ESTATE MASTER PLAN
INFORMATION USED
CIV ESTIMATE**

DATE: 03-Sep-20

Information Used	
Info	Information Used
	JWP Cost Plan (26 Nov version) Review.xlsx
	Teloepa - 26 June 2020 Cost Plan Items.xlsx
	Teloepa JWP Cost Plan Selected items review.pdf
	Inground Contamination Agreed Breakdown.pdf
	Inground Contamination Agreed Breakdown.xlsx
	Appendix A - Target Area Schedule & Unit Mix.pdf
	Appendix B - Master Plan Cost Summary.pdf
	Appendix D - Roadworks & Services Infrastructure.pdf
	QS Draft Cost Plan - Frasers Comments.pdf
	Teloepa masterplan public Art.msg
	110500-04-Teloepa Concept DA - Roads Cost Estimates Aug 2020.pdf
	22425 table 3.1sewer costs 3 July.xlsx
	22425 table 3.2water cost 3 July.xlsx
	FW_110500-04_Teloepa Concept DA - Roads cost estimates August 2020.msg
	Teloepa - Concept DA - core area roads costs estimates Aug 2020.pdf
	Teloepa - Concept DA - Utilities servicing indicative costs - 3 July 2020.pdf
	110500-04-Adderton Rd new link road.pdf
	110500-04-Sturt St Manson St Marshall Rd.pdf
	110500-04-Sturt St new link road.pdf
	110500-04-Teloepa Concept DA - Roads Cost Estimates 27 Aug 2020.pdf
	110500-04-Teloepa Concept DA - Roads Cost Estimates 28 Aug 2020.pdf
	110500-04-Wade St relocation.pdf
	Teloepa - Concept DA - core area roads costs estimates Aug 2020.xlsx
	Teloepa - Updated Summary Cost Tables.pdf
	Teloepa masterplan public Art.msg
	Teloepa - Services Cost Options Estiamte Report 09-07-2020.pdf
	PLA-AR-DA0200 [03] STAGE 1 - WEST ELEVATION.pdf
	PLA-AR-DA0201 [02] STAGE 1 - NORTH ELEVATION.pdf
	PLA-AR-DA0202 [01] STAGE 1 - SOUTH ELEVATION.pdf
	PLA-AR-DA0203 [01] STAGE 1 - SOUTH ELEVATION.pdf
	PLA-AR-DA0204 [02] STAGE 1 - EAST INTERNAL ELEVATION.pdf
	PLA-AR-DA0205 [01] STAGE 1 - WEST AND NORTH INTERNAL ELEVATION.pdf
	PLA-AR-DA0210 [01] STAGE 2 - NORTH AND EAST ELEVATION.pdf
	PLA-AR-DA0211 [01] STAGE 2 - EAST AND SOUTH ELEVATION.pdf
	PLA-AR-DA0212 [01] STAGE 2 - WEST ELEVATION.pdf
	PLA-AR-DA0213 [03] STAGE 2 - EAST ELEVATION.pdf
	PLA-AR-DA0400 [01] FACADE TYPOLOGY 01.pdf
	PLA-AR-DA0401 [01] FACADE TYPOLOGY 01 - RENDER.pdf
	PLA-AR-DA0402 [01] FACADE TYPOLOGY 02.pdf
	PLA-AR-DA0403 [01] FACADE TYPOLOGY 02 - RENDER.pdf
	PLA-AR-DA0404 [01] FACADE TYPOLOGY 03.pdf
	PLA-AR-DA0405 [01] FACADE TYPOLOGY 03 - RENDER.pdf
	PLA-AR-DA0406 [01] FACADE TYPOLOGY 04.pdf
	PLA-AR-DA0407 [01] FACADE TYPOLOGY 04 - RENDER.pdf
	20200616 29th May staging LAHC preffered - with Afford update.pdf
	20200623 Basement staging - Core.pdf
	20200623 Basement staging - north.pdf
	20200623 Basement staging - Core.pdf
	20200623 Basement staging - north.pdf
	120034_DSI-Stage1A_V1.pdf
	Teloepa Demolition Comparisons.xlsx
	Annexure Q - Demolition responsibility plan.pdf
	Annexure Q - Demolition scope.pdf
	Annexure Q - Hoarding plan.pdf
	33079SCrpt Stage 1A Teloepa.pdf
	200710 - Frasers Markup of Road Upgrades, Utilites Estimates.pdf
	Teloepa - 26 June 2020 annotated Exec summary from RFP 26 Nov 2018.pdf

**TELOPEA ESTATE MASTER PLAN
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Information Used	
Info	Information Used
	Telopea - Road upgrades, Utilities and Cost Estimates for RFP 26 Nov 2018.pdf
	Telopea - Road upgrades, Utilities and Cost Estimates for RFP.PDF
	Adderton Rd and Sturt Rd tp New Link Rd.pdf
	Adderton Rd to Manson St Intersection.pdf
	JWP Cost Plan (26 Nov version) Review.xlsx
	Sturt St to Manson St.pdf
	Telopea - 26 June 2020 annotated Exec summary from RFP 26 Nov 2018.docx
	Telopea - 26 June 2020 Cost Plan Items.xlsx
	Telopea JWP Cost Plan Selected items review.pdf
	Telopea - Concept DA - core area roads costs estimates Aug 2020.
	Telopea - Updated Summary Cost Tables.docx
	Telopea - Updated Summary Cost Tables.pdf
	DA01.MP.130[E] Core & East Precincts - Envelope Control Plan.pdf
	DA01.MP.210[C] North Precinct - Lot Subdivision Plan.pdf
	DA01.MP.220[C] North Precinct - Deep Soil Areas.pdf
	DA01.MP.230[E] North Precinct - Envelope Control Plan.pdf
	DA01.MP.310[C] South Precinct - Lot Subdivision Plan.pdf
	DA01.MP.320[C] South Precinct - Deep Soil Areas.pdf
	DA01.MP.330[D] South Precinct - Envelope Control Plan.pdf
	DA02.MP.100[E] Core & East Precincts - Public Domain Plan.pdf
	DA02.MP.110[E] Core & East Precincts - Low-rise Typical Floor Plan.pdf
	DA02.MP.111[B] Core & East Precincts - Mid-rise Typical Floor Plan.pdf
	DA02.MP.112[B] Core & East Precincts - High-rise Typical Floor Plan.pdf
	DA02.MP.120[E] Core & East Precincts - Roof Plan.pdf
	DA02.MP.130[A] Core Basement Parking.pdf
	DA02.MP.190[A] Lower Ground New Marshall Road Non-Resi.pdf
	DA02.MP.191[A] Lower Ground Non-Resi.pdf
	DA02.MP.192[A] Upper Ground Non-Resi.pdf
	DA02.MP.193[A] Level 01.pdf
	DA02.MP.200[E] North Precinct - Ground Floor Plan.pdf
	DA02.MP.211[E] North Precinct - Typical Floor Plan.pdf
	DA02.MP.220[E] North Precinct - Roof Plan.pdf
	DA02.MP.300[D] South Precinct - Ground Floor Plan.pdf
	DA02.MP.310[E] South Precinct - Typical Floor Plan.pdf
	DA02.MP.320[E] South Precinct - Roof Plan.pdf
	ZZZZZZ_Telopea_Area Schedule_MASTERPLAN - Detailed.pdf
	ZZZZZZ_Telopea_Area Schedule_MASTERPLAN - Summary.pdf
	20200616 29th May staging LAHC preferred - with Afford update.pdf
	Annexure D - Development Program.pdf
	20200110 Telopea Project Design Brief Draft.pdf
	200623_DesignWorkshop_012.pdf
	PLA-AR-DA097 [09] BASEMENT 02 PLAN.pdf
	PLA-AR-DA098 [10] BASEMENT 01 PLAN.pdf
	PLA-AR-DA099 [10] OVERALL LOWER GROUND FLOOR PLAN.pdf
	PLA-AR-DA100 [09] OVERALL UPPER GROUND FLOOR PLAN.pdf
	PLA-AR-DA101 [05] OVERALL LEVEL 01 FLOOR PLAN.pdf
	PLA-AR-DA102 [08] OVERALL LEVEL 02 FLOOR PLAN.pdf
	PLA-AR-DA103 [08] OVERALL LEVEL 03 FLOOR PLAN.pdf
	PLA-AR-DA104 [09] OVERALL LEVEL 04 FLOOR PLAN.pdf
	PLA-AR-DA105 [08] OVERALL LEVEL 05 FLOOR PLAN.pdf
	PLA-AR-DA106 [08] OVERALL LEVEL 06 FLOOR PLAN.pdf
	PLA-AR-DA107 [08] OVERALL LEVEL 07 FLOOR PLAN.pdf
	PLA-AR-DA108 [08] OVERALL LEVEL 08 FLOOR PLAN.pdf
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