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25 July 2017

Principal Loreto College Kirribilli
Ms Anna Dickinson
c/- Artazan Property Group
Level 8. 210 George Street
Sydney NSW 2000

**RE: Proposed Masterplan Works (Southern, Eastern & Western Precincts)
Loreto Kirribilli**

Further to the completion of our feasibility Cost Planning exercise for the above masterplan works, we confirm that the estimated Capital Investment Value for the redevelopment is approximately:

**Ninety Seven Million Six Hundred & Ninety Seven Thousand Five Hundred Dollars
(\$97,697,500.00)
Excluding GST**

This estimate is based on the Schematic Design as formulated by the Project Architect; FJMT and our Schematic Design Cost Plan dated July 2017 which was inclusive of

- Building Works
- FF&E
- IT & AV
- Preliminaries & Builders Overhead & Margin
- Design & Construction Contingencies
- Professional Fees

We have been advised that the works will be staged and the following breakdown is in accordance with the Staging Plan as required by the Client.

Stage 1.1 – Western Precinct (Learning Hub)	\$25,077,000
Stage 1.2 – Northern Precinct (Connector)	\$ 3,017,000
Stage 1.2 - Site Connectors (Eastern & Southern Precincts)	\$ 3,454,500
Stage 1.2 - Southern Precincts (Refurbishment Works)	\$ 1,725,000
Stage 2 - Eastern Precinct (Performing Arts)	\$30,315,000
Stage 3 - Southern Precinct (Junior School)	\$28,812,000
All Stages – Infrastructure Costs	\$ 5,297,000
	\$97,697,500

All estimates excluded Goods & Services Tax (GST)

The definition of Capital Investment Value as per the SEPP Amendment and the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10th May 2010 is:-

Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:-

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division,
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- c) land costs (including any costs of marketing and selling land),
- d) GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Please advise if you require further information or clarification

Yours faithfully
QS1 PTY. LTD.



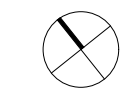
Michael Mullins B.App. Sc (Hons) FAIQS
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Attachments

- Staging Plan
- Feasibility Cost Estimate

Masterplan

Stage 1.1 Learning Hub (Stage 1 Works)



GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
CHECKED AND VERIFIED BY THE CONTRACTOR
BEFORE PROCEEDING WITH THE WORK
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

Legend

PROPOSED DEVELOPMENT ENVELOPE

SITE BOUNDARY



Western Precinct

- 1 Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.
- 2 Proposed Development Envelope - Two level extension to the front of the existing Gymnasium
- 3 Proposed Landscaped terrace
- 4 Proposed external landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.

02	21/7/17	SSD Submission	AWY
01	7/7/17	SSD Submission	KT
REV	DATE	DESCRIPTION	BY

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com



project
Master plan
85 Carabella Street, Kirribilli
Sydney NSW 2061

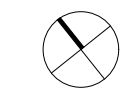
title
Envelopes
Site Plan - Proposed Envelopes Stage 1.1

scale Not to Scale first issued 7/7/17

project code sheet no. revision

LKMP MP-1101 02

Masterplan Stage 1.2 Connectors (Stage 1 Works)



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Legend

- PROPOSED DEVELOPMENT ENVELOPE
- SITE BOUNDARY



Western Precinct	Northern Precinct	Eastern Precinct	Southern Precinct
<p>1 Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.</p> <p>2 Proposed Development Envelope - Two level extension to the existing Gymnasium</p> <p>3 Proposed Landscaped terrace</p> <p>4 Proposed external landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.</p>	<p>1 Proposed development envelope for a six storey vertical connector pod consisting of a lift, stairs and lockers. New external walkways, providing an accessible path of travel between the driveway, Science, Centenary Hall, the carpark and Elamang Avenue.</p> <p>Campus Core</p> <p>Minor interface works proposed in relation with adjacent precincts</p>	<p>1 Proposed envelope for an interim ramp connector, providing an accessible path of travel between Science and Performing Arts.</p> <p>2</p> <p>3</p>	<p>1 Internal refurbishment ground level of the chapel building.</p> <p>2 Proposed development envelope for a 5 storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.</p> <p>3 Refurbished landscaped courtyard</p>

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project
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title
Envelopes
Site Plan - Proposed Envelopes Stage 1.2

scale	Not to Scale	first issued	7/7/17
project code	sheet no.	revision	
LKMP	MP-1102		02