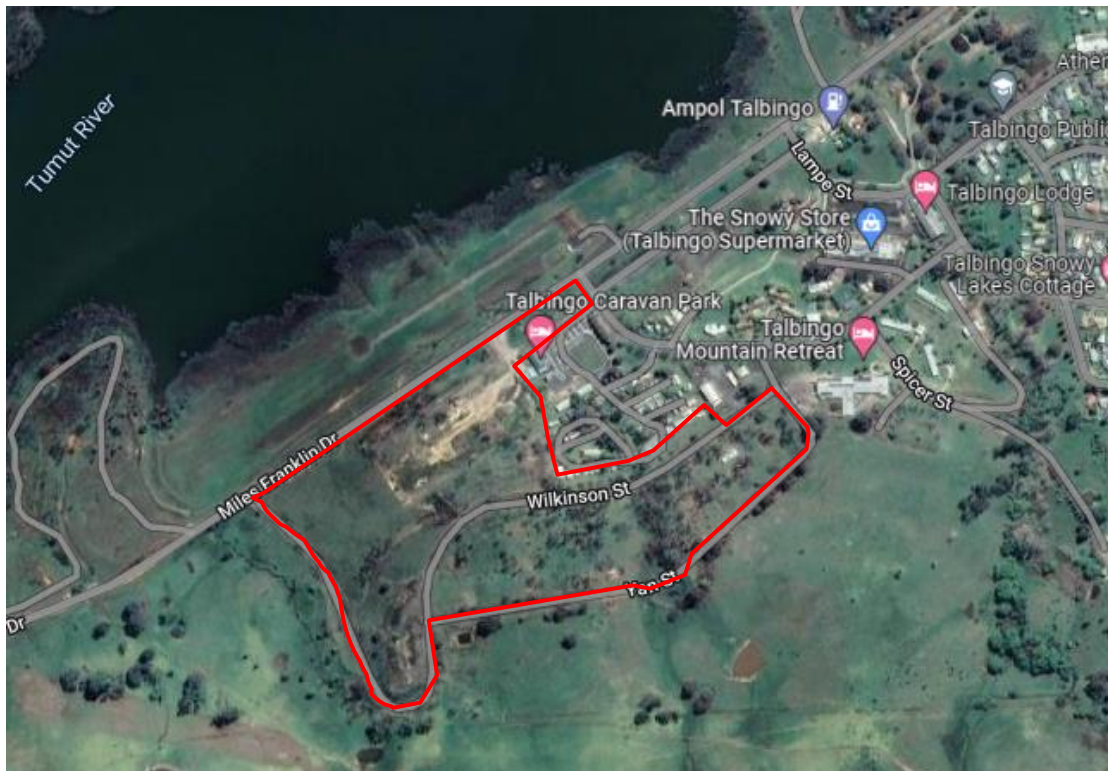


# CAPITAL INVESTMENT VALUE REPORT

(Not for Bank Use)



Source: Google Maps

**Project:** Proposed Mixed Use Development  
 Stage 1: 80 Lot Subdivision and 80 Residential Dwellings  
 Stage 2: 7 Lots Subdivision and Mixed Use Development  
 Stage 3: Hotel including Subdivision  
 At Lot 35 Miles Franklin Drive  
 Talbingo NSW 2720

**Applicant:** Ironstone Development Group

**Builder:** Developer Managed

Job Code: Q22C106  
 Report Date: 13 September 2022

**Table of Contents**

1. Instruction .....	3
2. Location.....	3
3. Brief Development Description .....	3
4. Construction Cost Estimate – Capital Investment Value .....	4
5. Construction Cost Estimate – Section 7.12 Levy .....	4
6. Areas .....	5
7. Quality of Finishes.....	5
9. Documentation .....	6
10. Design Assumptions / Parameters .....	6
11. Disclaimer .....	8

<i>Appendix A</i>	<i>Council Schedule</i>
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<i>Appendix B-1</i>	<i>Elemental Cost Estimate Summary (Stage 1)</i>
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<i>Appendix B-2</i>	<i>Elemental Cost Estimate Summary (Stage 3)</i>
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<i>Appendix B-2</i>	<i>Elemental Cost Estimate Summary (Stage 3)</i>
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<i>Appendix C</i>	<i>Assumed Schedule of Finishes</i>
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<i>Appendix D-1</i>	<i>Indicative Area Schedule (Stage 1)</i>
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<i>Appendix D-2</i>	<i>Indicative Area Schedule (Stage 2)</i>
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<i>Appendix D-3</i>	<i>Indicative Area Schedule (Stage 3)</i>
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<i>Appendix E-1</i>	<i>Referenced Drawings and Information (Stage 1)</i>
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<i>Appendix E-2</i>	<i>Referenced Drawings and Information (Stage 2)</i>
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<i>Appendix E-3</i>	<i>Referenced Drawings and Information (Stage 3)</i>
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## 1. Instruction

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing a **Capital Investment Value Report**.

## 2. Location

The subject property is located at DP878862 Lot 35 Miles Franklin Drive, Talbingo NSW 2720. The location of the Subject Development is depicted on the cover page.

## 3. Brief Development Description

The proposal comprises of a mixed use development at Lot 35 Miles Franklin Drive, Talbingo NSW 2720. The proposed development consists of three (3) stages:

### Stage 1 (Preliminary detail provided)

- Subdivision works – eighty (80) x lots;
- Construction of eighty (80) residential dwellings.

### Stage 2 (No detail provided)

- Subdivision works – seven (7) x lots;
- Construction of a mixed use precinct including:
  - o Commercial and retail spaces;
  - o Apartments;
  - o Terrace housing.

### Stage 3 (Preliminary detail provided)

- Subdivision works – hotel;
- Construction of a two (2) storey Spa Hotel comprising:
  - o Parking spaces within the single basement;
  - o Hotel rooms, consulting suites and retail areas within Ground Floor to Level 1;

**4. Construction Cost Estimate – Capital Investment Value**

Description	Amount (\$)
<b>TOTAL Development Cost (Capital Investment Value)</b>	<b>427,465,743</b>

Please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in general compliance with the criteria outlined by the NSW Government Department of Planning (Part 3A).

This indicative Capital Investment Value includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (**but excluding land costs and GST**).

**5. Construction Cost Estimate – Section 7.12 Levy****Stage 1:**

Description	Amount (\$)
Total Construction Cost (excl. GST)	30,026,760
Add Consultants Fees	911,240
Subtotal Development Cost (excl. GST)	30,938,000
Add Allowance for Associated Subdivision, Road Works and Utility Services	9,600,000
<b>Total Development Cost (excl. GST)</b>	<b>40,538,000</b>
Add GST	4,053,800
Total Development Cost (incl. GST)	44,591,800

**Stage 2:**

Description	Amount (\$)
Total Construction Cost (excl. GST)	309,827,700
Add Consultants Fees	9,582,300
Subtotal Development Cost (excl. GST)	319,410,000
Add Allowance for Associated Subdivision, Road Works and Utility Services	5,250,000
<b>Total Development Cost (excl. GST)</b>	<b>324,660,000</b>
Add GST	32,466,000
Total Development Cost (incl. GST)	357,126,000

**Construction Consultants (QS)**

Capital Investment Value Report - DA Submission only  
[Q22C106] Lot 35 Miles Franklin Drive, Talbingo

**Stage 3:**

<b>Description</b>	<b>Amount (\$)</b>
Total Construction Cost (excl. GST)	58,456,302
Add Consultants Fees	1,811,441
Subtotal Development Cost (excl. GST)	60,267,743
Add Allowance for Associated Subdivision, Road Works and Utility Services	2,000,000
<b>Total Development Cost (excl. GST)</b>	<b>62,267,743</b>
Add GST	6,226,774
Total Development Cost (incl. GST)	68,494,517

The required Council Schedule, titled “Registered Quantity Surveyor’s Report” is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (Section 208) - Section 7.12A Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Service drawings, the Contract Documents and DA Conditions.

**6. Areas**

According to the architectural drawings, schedule of lots & subdivision data the proposed approximate Floor Areas may be presented in Appendix D.

**7. Quality of Finishes**

The residential portion of the development may be considered of standard quality, as described in the attached Schedule of Finishes (*Appendix C*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer.

The proposed finishes of the hotel portion of the development may be considered of purpose-built Hotel quality.

The proposed Commercial and Retail spaces do not include any wall, floor or ceiling fixtures and finishes. The fit-out (incl. loose furniture) of this area shall be completed by others, subject to individual tenancy requirements.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

## **Exclusions**

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management costs;
- Building insurance costs;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Decontamination works (Asbestos Removal, etc);
- Rock excavation;
- Works outside the boundary;
- Dewatering / Drainage pits & pump-out;
- Loose FF&E's;
- Authorities Fees (Section 7.12A Levy and the like);
- Home automation and CBUS;
- Contingency allowance.

## **8. Documentation**

Our Cost Estimate was based on supplied West Talbingo Village Development Masterplan prepared by Robert Harwood Architects, Job No. HA-293, Revision F, Dated October 2021.

Please refer to Appendix E for a reduced copy of reference drawings and information.

## **9. Design Assumptions / Parameters**

In the absence of detail floor plans, the proposed development were assumed of conventional nature, comprising the following:

- **Stage 1: (Preliminary detail provided)**
  - 80 x townhouses (incl. Subdivision) with:
    - Avg. 130 m2 living area;
    - Avg. 10 m2 garage;
    - Avg. 33 m2 external parking;
    - Avg. 32m2 Balcony.
- **Stage 2: (No detail provided)**
  - 'Subdivision Lot Area' refers to the lot areas provided in the 'Schedule of Lots & Subdivision Data' on page 35 of the West Talbingo Village Masterplan.
  - 'Floor Space' refers to the calculated floor space, excluding building envelope and basement floor areas, using a 2:1 FSR (Floor Space Ratio)

provided in the 'Mixed Use Design Guidelines' on page 47 of the West Talbingo Village Masterplan.

- '30% Building Envelope Circulation' refers to a 30% allowance for floor areas comprising the Total G.F.A 'for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space'. This is specified in the 'Mixed Use Design Guidelines' on page 47 of the West Talbingo Village Masterplan.
- 'G.F.A Total' refers to the total G.F.A calculated using provided information from 'Schedule of Lots & Subdivision Data' and 'Mixed Use Design Guidelines' of the West Talbingo Village Masterplan.
- Stage 3: (Preliminary detail provided)
  - Super lot subdivision.
  - Single Basement with two storeys.
  - 114 x Hotel Rooms (avg. 35 m2 per room).
  - 76 x Consulting suites/Commercial area (avg. 80m2 per suite).

In the absence of engineering drawings, the structure of the proposed development was assumed of conventional nature, comprising the following:

- Stage 1:
  - Masonry construction
  - Reinforced concrete strip / pad footings;
  - Reinforced concrete columns and floor slabs (framed structure).
- Stage 2 & 3:
  - Reinforced concrete soldier piles / shotcrete to basement shoring;
  - Reinforced concrete strip / pad footings;
  - Reinforced concrete columns and floor slabs (framed structure).

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

## 10. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Regulation 2021 (EPA)* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



**Michael M. Dakhoul** *B. Build (Hons. 1) FAIQS MAIB MCIOB ICECA*  
*FAIQS Reg. No. 3618*





## Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:	Date:
Applicant's name: Ironstone Development Group	Development address: Lot 35 Miles Franklin Drive, Talbingo NSW 2720
Applicant's address:	
<b>DEVELOPMENT DETAILS</b> Proposed Mixed Use Development	
GFA – Commercial (m2): Stage (3) Hotel 28,172	GFA – Parking (m2): N/A
GFA – Residential (m2): Stage (1) House 16,350	GFA – Other (m2): Stage (2) Mixed Use 152,100
GFA – Retail (m2): N/A	Total GFA (m2): 196,622
Total development cost: \$427,465,743 + GST	Total site area (m2): 85,000
Total construction cost: \$398,310,762 + GST	Total car parking spaces: N/A
Total GST: \$42,746,574	
<b>ESTIMATE DETAILS</b> Refer 'Appendix B'	
<b>Professional fees (\$):</b>	<b>Construction (Commercial):</b>
% of construction cost:	Total construction cost:
% of demolition cost:	\$/m <sup>2</sup> of site area:
<b>Demolition and site preparation:</b>	<b>Construction (Residential):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Excavation:</b>	<b>Construction (Retail):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Fitout (Residential):</b>	<b>Fitout (Commercial):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Fitout (Retail):</b>	<b>Parking:</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
\$/space	

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 12.09.2022



# Elemental Summary - Stage 1

[Q22C106] Lot 35 DP878862 Miles Franklin Drive, Talbingo

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	12.62	239	3,904,430
AR	Demolition (Vacant Site)	0.00	0	-
XP	Site Preparation	0.34	6	104,720
SB	Substructure (Excavation, Footings & Ground Floor Slab)	3.51	66	1,084,656
UF	Upper floors	13.00	246	4,022,782
SC	Staircases	1.70	32	526,464
RF	Roof	3.66	69	1,132,740
EW	External Walls	12.25	232	3,789,052
WW	Windows	4.76	90	1,473,576
ED	External Doors	1.80	34	557,920
NW	Internal Walls	5.05	96	1,563,010
NS	Internal Screens	1.18	22	365,014
ND	Internal Doors	2.17	41	671,532
WF	Wall Finishes	4.03	76	1,246,870
FF	Floor Finishes	3.79	72	1,174,077
CF	Ceiling Finishes	2.15	41	664,254
FT	Fitments	3.29	62	1,018,610
PB	Hydraulic Services (incl. External Services)	3.94	75	1,218,276
AC	Mechanical Services (Wet areas Ventilation, Air Conditioning if applicable)	1.37	26	423,510
LP	Electrical Services	2.37	45	733,421
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.51	29	468,486
XL	Landscaping and Improvements	4.01	76	1,240,110
BM	Builder's Margin	7.93	150	2,453,970
	<b>Total Construction Cost (excl. GST)</b>			<b>30,026,760</b>
	Add Consultants Fees	2.95	56	911,240
	<b>Subtotal Development Cost (excl. GST)</b>	<b>100.00</b>	<b>1,892</b>	<b>30,938,000</b>
	Add Allowance for Associated Subdivision, Road Works and Utility Services			9,600,000
	<b>Total Development Cost (excl. GST)</b>			<b>40,538,000</b>
	Add GST			4,053,800
	<b>Total Development Cost (incl. GST)</b>			<b>44,591,800</b>



## Elemental Summary - Stage 2

[Q22C106] Lot 35 Miles Franklin Drive, Talbingo

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	12.50	263	39,926,250
0	Demolition (Vacant Site)	0.00	0	-
XP	Site Preparation	0.06	1	191,646
SB	Substructure (Shoring, Excavation & Basement structure)	6.64	139	21,208,824
CL	Columns	1.45	30	4,617,962
UF	Upper floors	8.75	184	27,963,971
SC	Staircases	1.66	35	5,305,664
RF	Roof	1.72	36	5,483,059
EW	External Walls	11.61	244	37,097,488
WW	Windows	4.17	88	13,326,872
ED	External Doors	1.14	24	3,631,950
NW	Internal Walls	3.70	78	11,806,157
NS	Internal Screens	0.79	17	2,516,670
ND	Internal Doors	1.48	31	4,741,130
WF	Wall Finishes	3.69	78	11,789,327
FF	Floor Finishes	4.18	88	13,344,155
CF	Ceiling Finishes	2.85	60	9,107,101
FT	Fitments	4.55	96	14,533,155
PB	Hydraulic Services (incl. External Services)	4.39	92	14,022,099
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	3.47	73	11,083,527
FP	Fire Services	2.34	49	7,474,194
LP	Electrical Services	2.91	61	9,294,831
TS	Transportation Services (Lifts and the like)	1.42	30	4,535,622
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.88	18	2,808,881
XL	Landscaping and Improvements (incl. Driveway	2.45	51	7,825,545
BM	Builder's Margin	8.20	172	26,191,620
	<b>Total Construction Cost (excl. GST)</b>			<b>309,827,700</b>
	Add Consultants Fees	3.00	63	9,582,300
	<b>Subtotal Development Cost (excl. GST)</b>	<b>100.00</b>	<b>2,100</b>	<b>319,410,000</b>
	Add Allowance for Associated Subdivision, Road Works and Utility Services			5,250,000
	<b>Total Development Cost (excl. GST)</b>			<b>324,660,000</b>
	Add GST			32,466,000
	<b>Total Development Cost (incl. GST)</b>			<b>357,126,000</b>

Construction Consultants (QS)

9/12/2022



## Elemental Summary - Stage 3

[Q22C106] Lot 35 DP878862 Miles Franklin Drive, Talbingo

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	12.33	264	7,429,631
AR	Demolition (Vacant Site)	0.00	0	-
XP	Site Preparation	0.19	4	116,056
SB	Substructure (Excavation, Footings & Ground Floor Slab)	12.85	275	7,743,181
CL	Columns	1.80	38	1,082,363
UF	Upper floors	6.02	129	3,630,156
SC	Staircases	0.53	11	321,659
RF	Roof	1.72	37	1,038,545
EW	External Walls	10.07	215	6,066,591
WW	Windows	4.18	89	2,518,438
ED	External Doors	0.73	16	437,978
NW	Internal Walls	3.86	83	2,324,435
NS	Internal Screens	0.48	10	286,317
ND	Internal Doors	2.15	46	1,293,355
WF	Wall Finishes	3.15	67	1,896,030
FF	Floor Finishes	3.76	80	2,263,867
CF	Ceiling Finishes	2.34	50	1,409,502
FT	Fitments	5.53	118	3,334,127
PB	Hydraulic Services (incl. External Services)	3.39	73	2,044,854
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	2.70	58	1,628,442
FP	Fire Services	3.26	70	1,967,239
LP	Electrical Services	3.24	69	1,950,608
TS	Transportation Services (Lifts, Escalators and the like)	0.65	14	392,165
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.41	30	848,352
XL	Landscaping and Improvements	2.71	58	1,632,990
BM	Builder's Margin	7.96	170	4,799,423
	<b>Total Construction Cost (excl. GST)</b>			<b>58,456,302</b>
	Add Consultants Fees	3.01	64	1,811,441
	<b>Subtotal Development Cost (excl. GST)</b>	<b>100.00</b>	<b>2,139</b>	<b>60,267,743</b>
	Add Allowance for Associated Subdivision, Road Works and Utility Services			2,000,000
	<b>Total Development Cost (excl. GST)</b>			<b>62,267,743</b>
	Add GST			6,226,774
	<b>Total Development Cost (incl. GST)</b>			<b>68,494,517</b>





# Proposed Residential Development

*[Q22C106] Lot 35 Miles Franklin Drive, Talbingo*

## ASSUMED SCHEDULE OF FINISHES

### FIXTURES AND FINISHES

#### Kitchen appliances

Cooktop	Gas cooktop
Wall Oven	Electric multi-function
Rangehood	Re-circulating
Dishwasher	Free-standing
Sink	Stainless Steel 1 & ½ bowl

#### Laundry Fittings

Dryer	3.5kg basic
Laundry Tub	45 Litre tub / Cabinet

#### Tapware

Kitchen	Single Lever Mixer / Chrome
Vanity	Single Lever Mixer / Chrome
Bath	Single Lever Mixer / Chrome
Shower	Single Lever Mixer / Chrome

#### Bathroom Fittings

Main Bathroom	Standard
Ensuite	Standard
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

#### Bathroom Sanitary ware

Bath	Stylus acrylic bath
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	Laminated top with Semi-recessed basin

#### Internal finishes and Fittings

Cornices	Standard Cove
Internal Doors	Hollow core - plain
Unit Front Doors	Solid – fire rated
Door Handles	Lockset to entry doors
	Metal lever to internal doors
Kitchen	Stone benchtop and laminated doors
Wardrobes	Mirrored doors
Walls	Set plasterboard and painted
Ceilings	Suspended set plasterboard / painted
Blinds	Excl.

**Floor Finishes**

Living / Dining / Kitchen  
Bedrooms  
Laundry  
Bathroom / Ensuite  
Balcony

Ceramic tiles  
Carpet  
Ceramic tiles  
Ceramic tiles  
Ceramic tiles

**Fixtures**

Hot water unit  
Air conditioning  
Security  
Transportation

Rinnai Infinity gas or equal  
Split system / 1 per unit  
Audio intercom  
Lift(s)

**BUILDING EXTERIOR**

External walls  
Windows and sliding doors  
Balustrades  
Roof  
Individual Garage Doors  
Main Basement Door  
Letterboxes

Refer to architectural drawings  
Powdercoat aluminum framed  
Powdercoated metal / glass infills  
Refer to architectural drawings  
Not applicable  
Automatic / overhead  
Powder coated classic



## Indicative Area Analysis - Stage 1

### [Q22C106] Lot 35 DP878862 Miles Franklin Drive, Talbingo

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
<b>Typical House (Average of 8 Floor Plans)</b>				
Lower Ground	Parking	10	33	42
Ground Floor	Living	130		130
Ground Floor	Courtyard / Balcony	32		32
<b>Total Area per House</b>		<b>172</b>	<b>33</b>	<b>204</b>
x 80 dwellings				
<b>Total Area (80 House Development)</b>		<b>13,730</b>	<b>2,620</b>	<b>16,350</b>

*\*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

*\*\*U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

*\*\*\*G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.*



## Indicative Area Analysis - Stage 2

### [Q22C106] Lot 35 Miles Franklin Drive, Talbingo

Lot Number	Description	Subdivision Lot Area (m2) **	Floor Space (m2) ***	30% Building Envelope Circulation (m2) ****	30% Basement Allowance (m2) ****	G.F.A. Total (m2) *****
Lot 1	Unspceified Mixed Use	10,000	20,000	6,000	7,800	33,800
Lot 2	Boutique Apartment, Commercial & Retail	6,000	12,000	3,600	4,680	20,280
Lot 3	Boutique Apartment, Commercial & Retail	6,000	12,000	3,600	4,680	20,280
Lot 4	Unspceified Mixed Use	3,500	7,000	2,100	2,730	11,830
Lot 5	Boutique Apartment & Unspecified Mixed Use	6,500	13,000	3,900	5,070	21,970
Lot 6	Unspceified Mixed Use	5,000	10,000	3,000	3,900	16,900
Lot 7	Terrace Housing	8,000	16,000	4,800	6,240	27,040
<b>Total</b>		<b>45,000</b>	<b>90,000</b>	<b>27,000</b>	<b>35,100</b>	<b>152,100</b>

\* G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.

\*\* 'Subdivision Lot Area' refers to the lot areas provided in the 'Schedule of Lots & Subdivision Data' on page 35 of the West Talbingo Village Masterplan.

\*\*\* 'Floor Space' refers to the calculated floor space, excluding building envelope and basement floor areas, using a 2:1 FSR (Floor Space Ratio) provided in the 'Mixed Use Design Guidelines' on page 47 of the West Talbingo Village Masterplan.

\*\*\*\* '30% Building Envelope Circulation' refers to a 30% allowance for floor areas comprising the Total G.F.A 'for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space'. This is specified in the 'Mixed Use Design Guidelines' on page 47 of the West Talbingo Village Masterplan.

\*\*\*\*\* '30% Basement Allowance' refers to an additional 30% allowance which takes into consideration assumed basement floor areas comprising the Total G.F.A.

\*\*\*\*\* 'G.F.A Total' refers to the total G.F.A calculated using provided information from 'Schedule of Lots & Subdivision Data' and 'Mixed Use Design Guidelines' of the West Talbingo Village Masterplan.





### Indicative Area Analysis - Stage 3

#### [Q22C106] Lot 35 DP878862 Miles Franklin Drive, Talbingo

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement	Parking	9,540		9,540
Ground Floor	Hotel	4,970		4,970
Ground Floor	Balcony		478	478
Ground Floor	Retail	886		886
Ground Floor	Commercial	3,413		3,413
Level 1	Hotel	4,489		4,489
Level 1	Balcony		541	541
Level 1	Retail	394		394
Level 1	Commercial	3,461		3,461
<b>Total</b>		<b>27,153</b>	<b>1,019</b>	<b>28,172</b>

*\*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

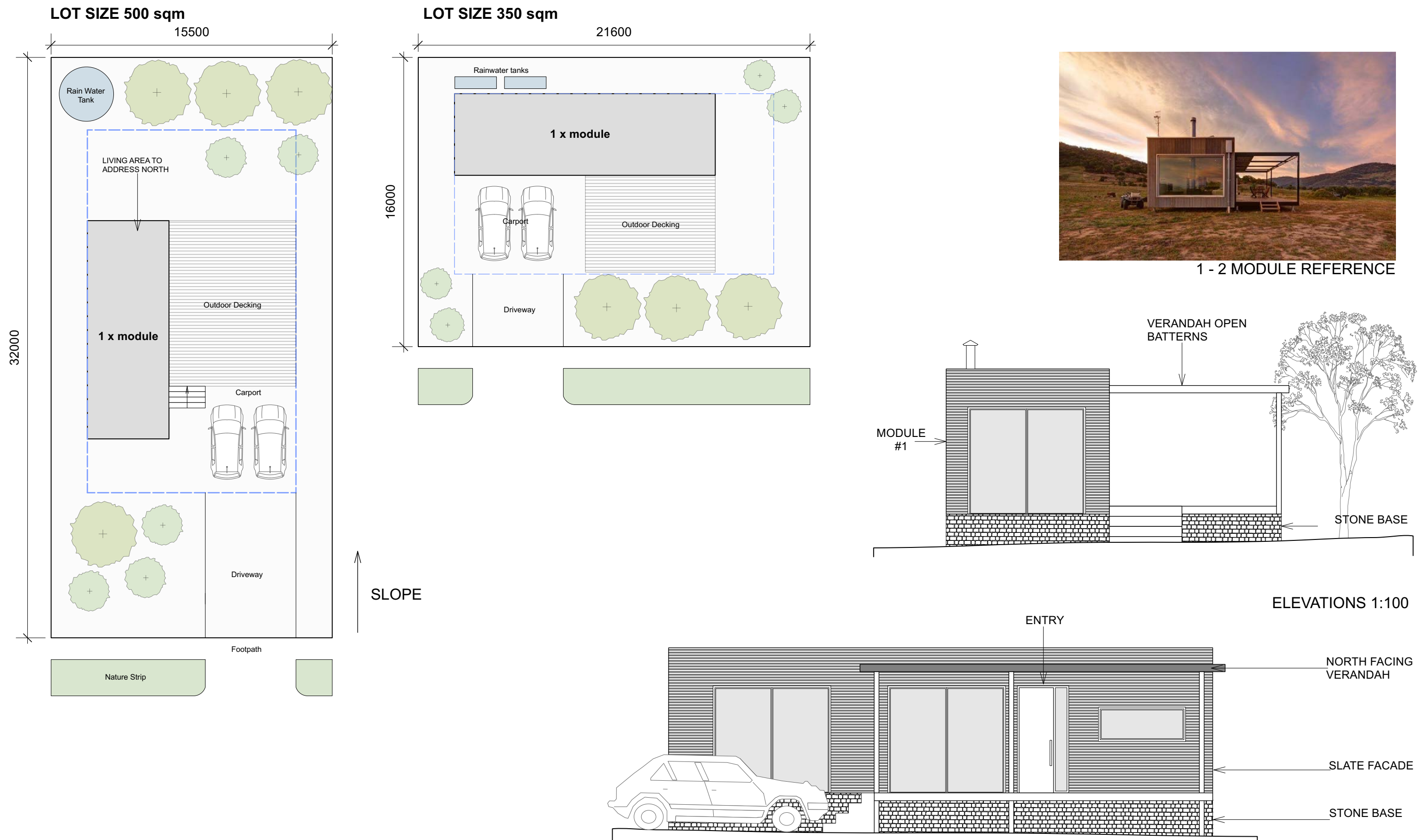
*\*\*U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

*\*\*\* G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.*



LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

Note a local authority DCP may be required to exclude CDC development outside these guidelines.



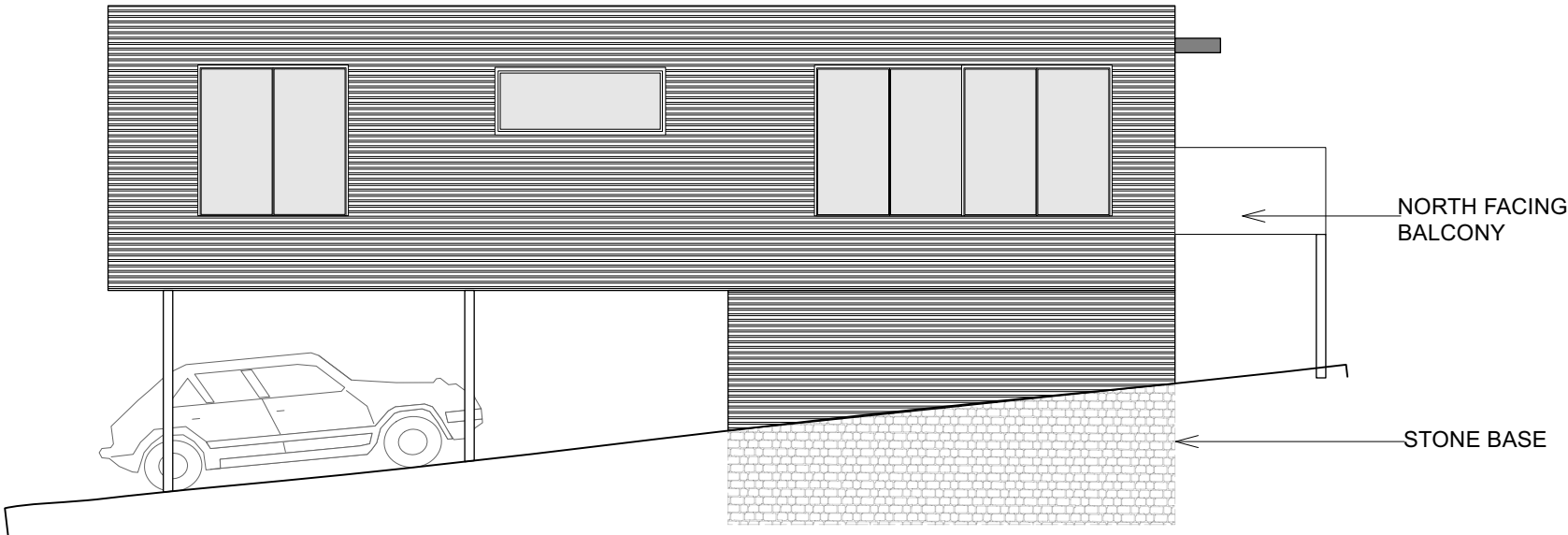
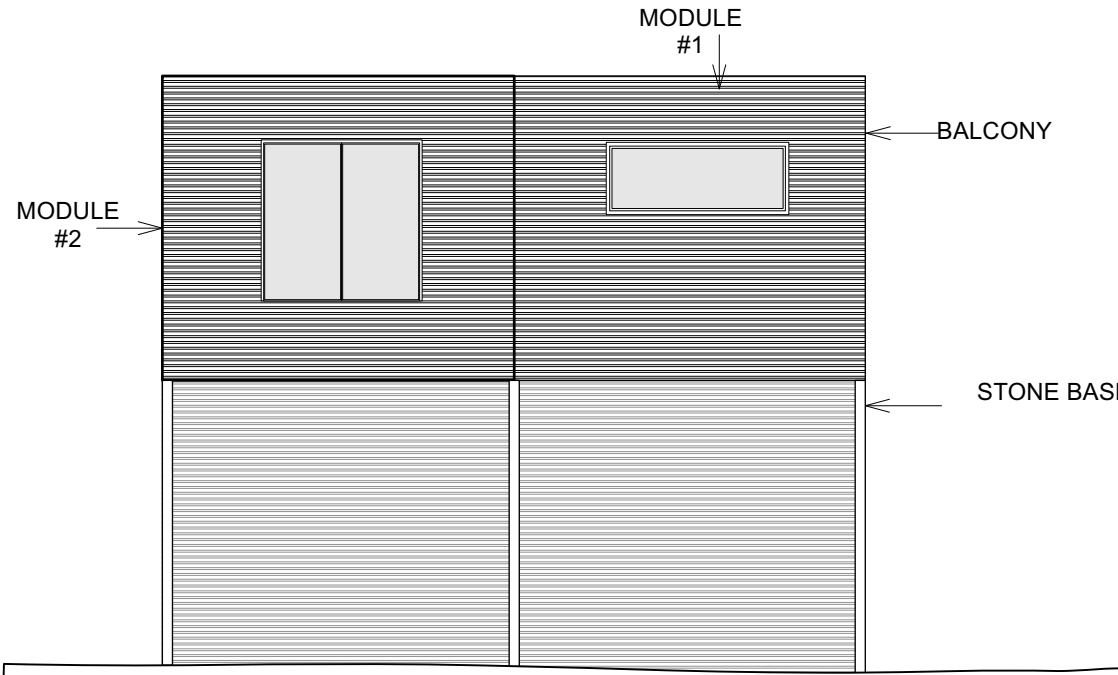
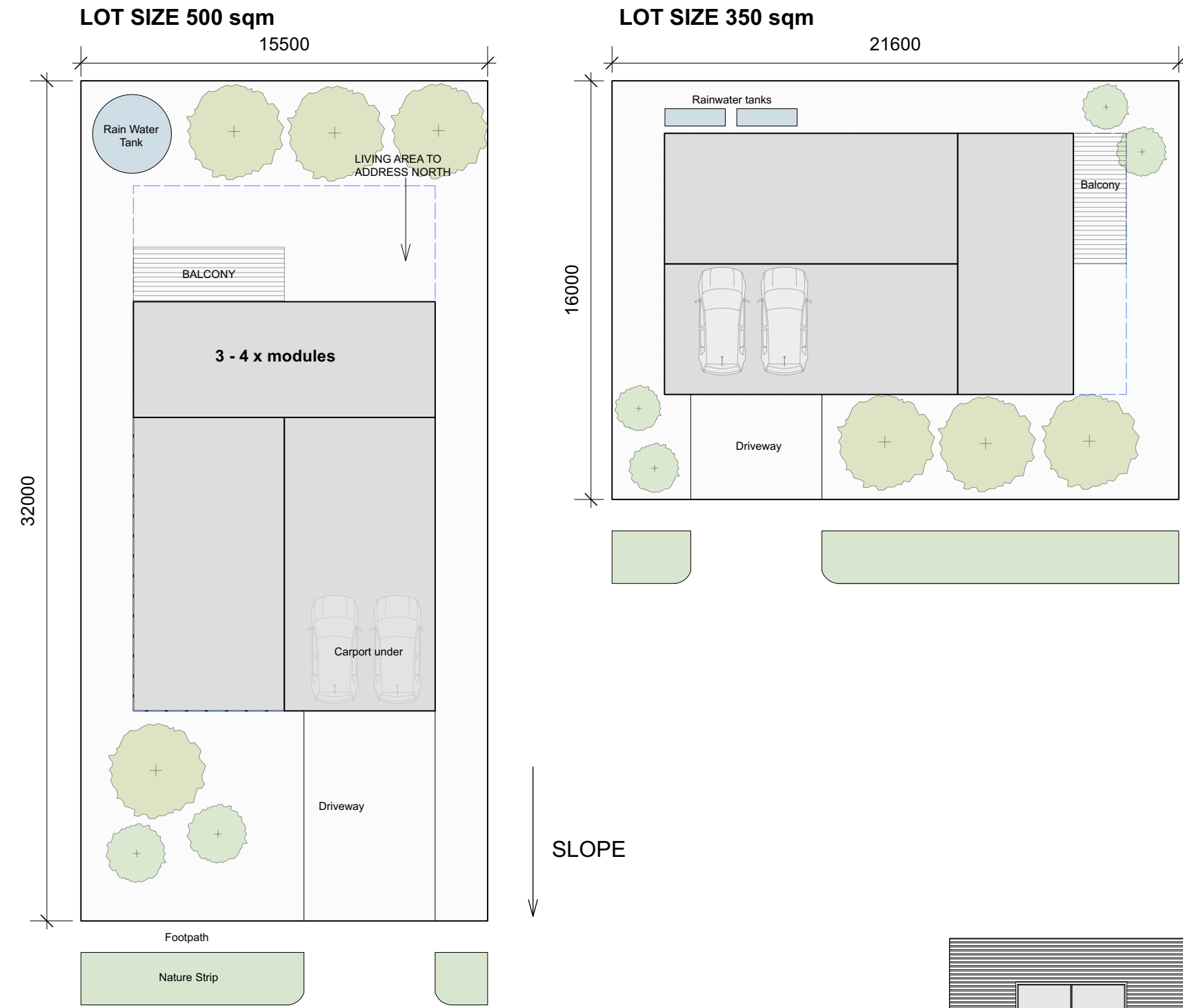
LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

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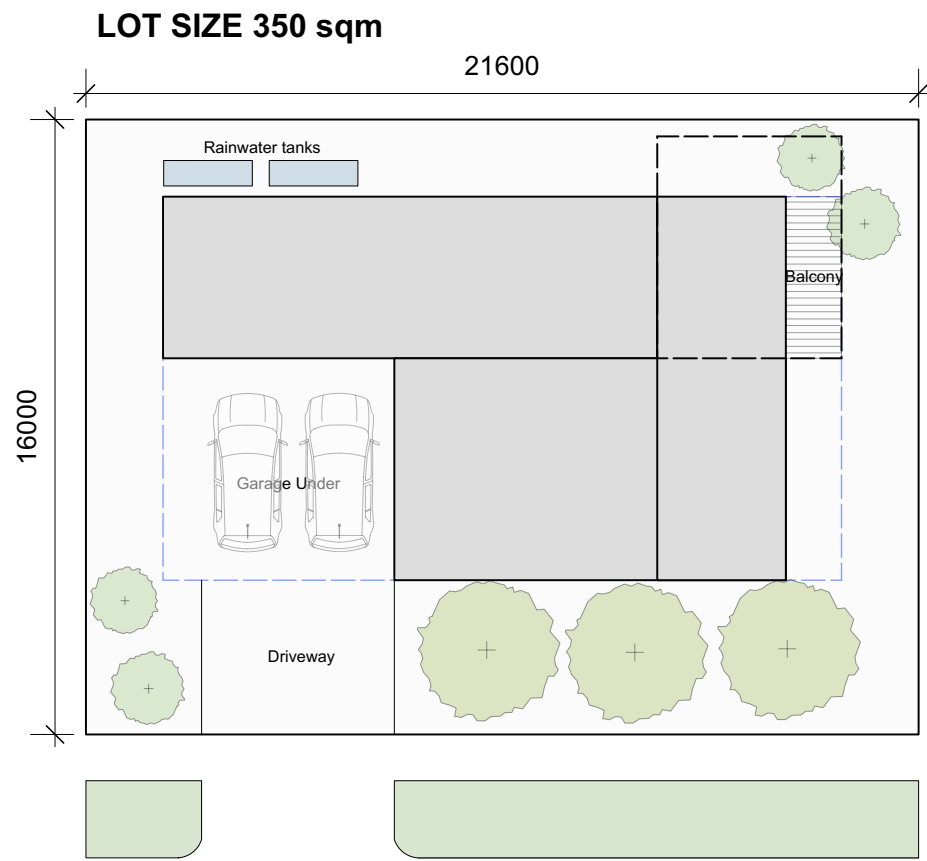
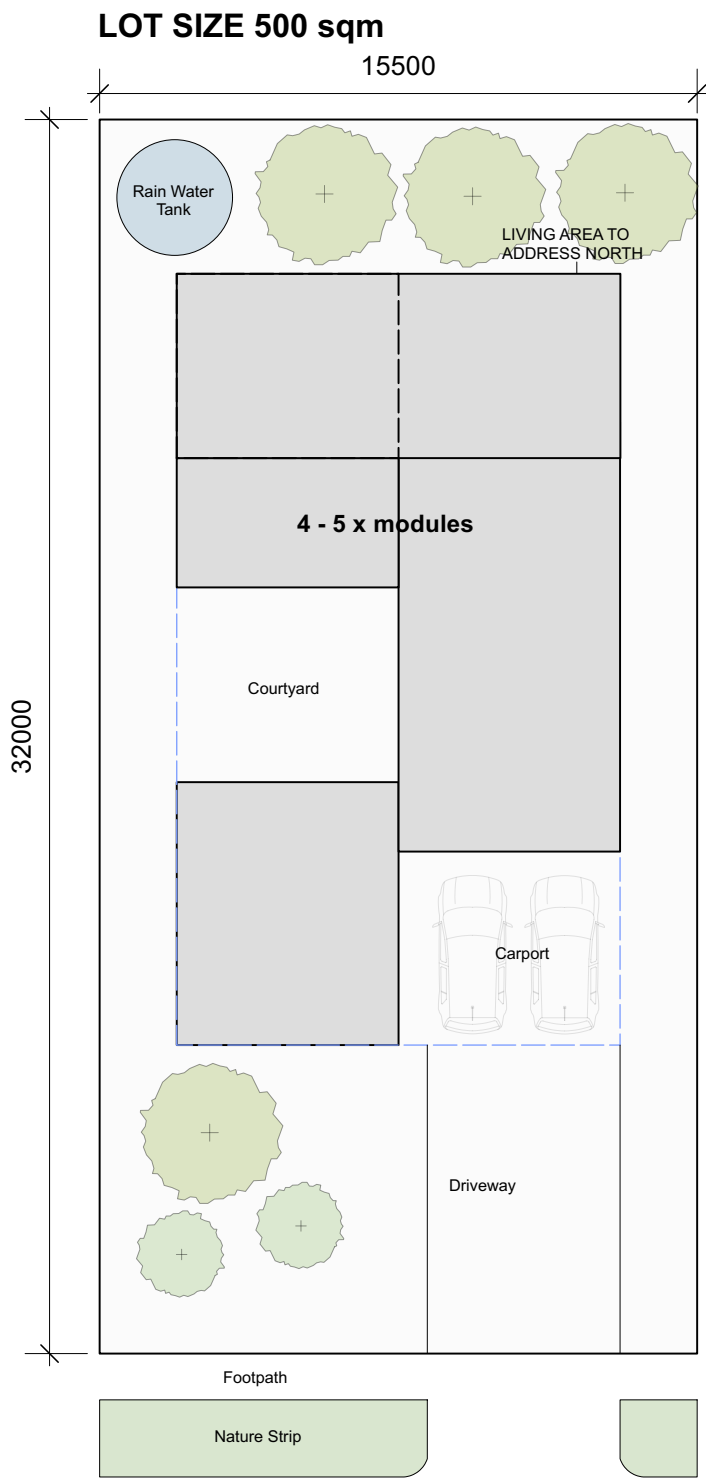
LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

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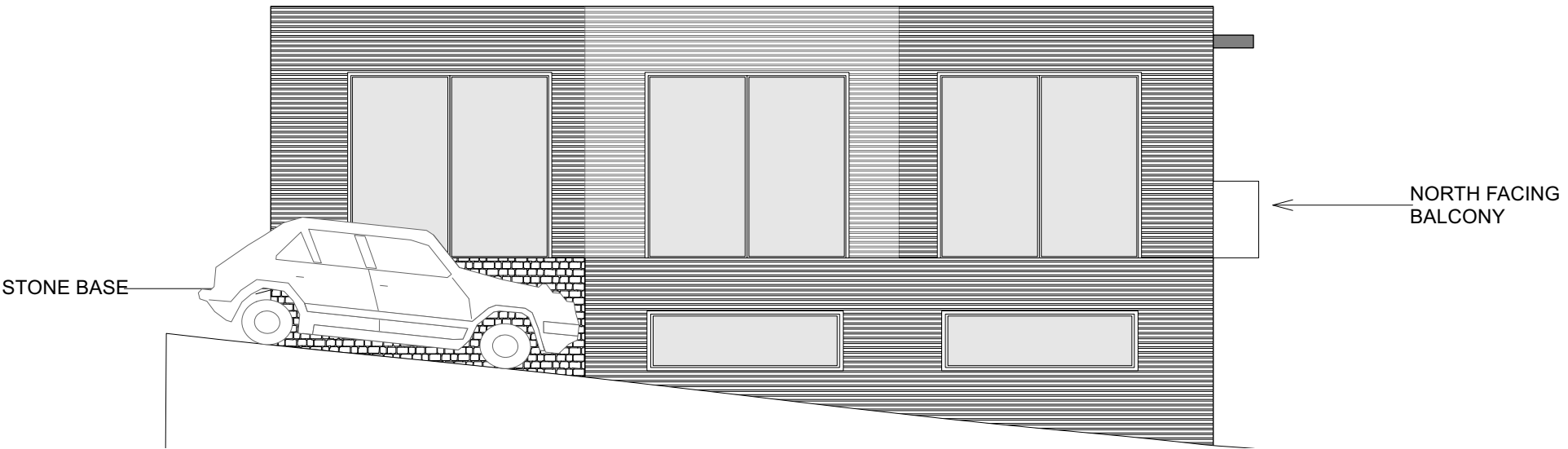
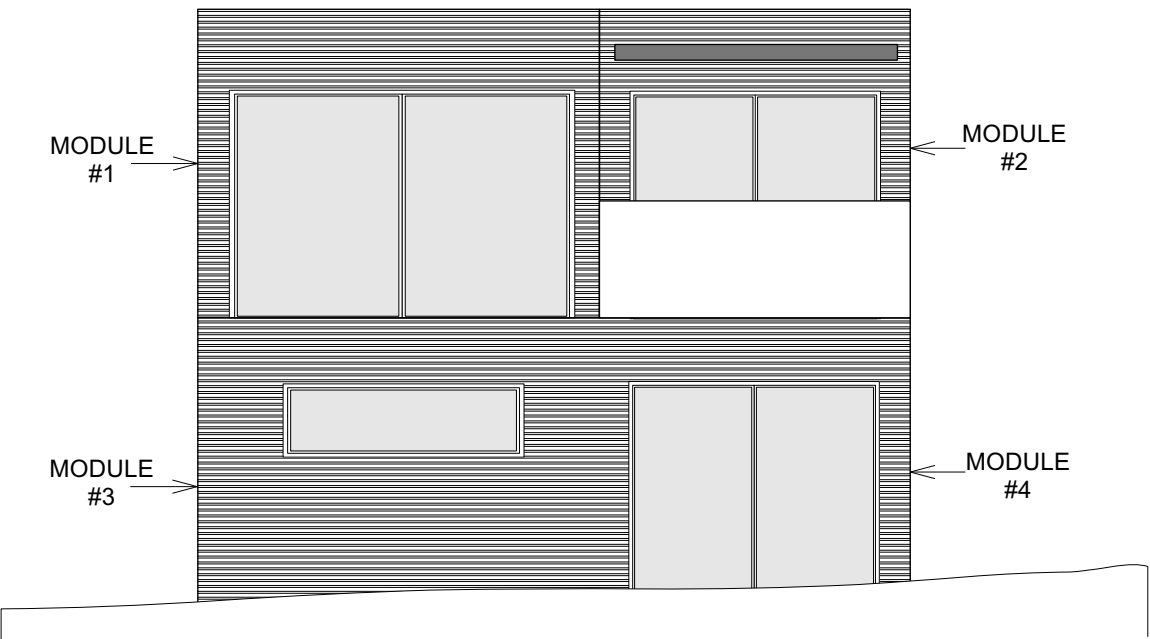


LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

Note a local authority DCP may be required to exclude CDC development outside these guidelines.



SLOPE





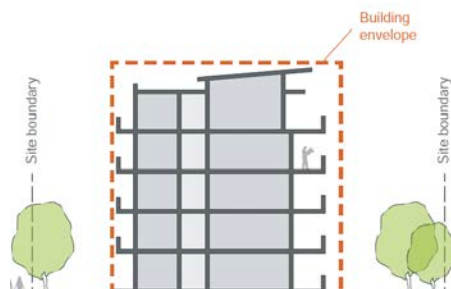


The following information is extracted and adapted from the Apartment Design Guide, NSW.  
Note a local authority DCP may be required.

3.0 PRIMARY CONTROLS

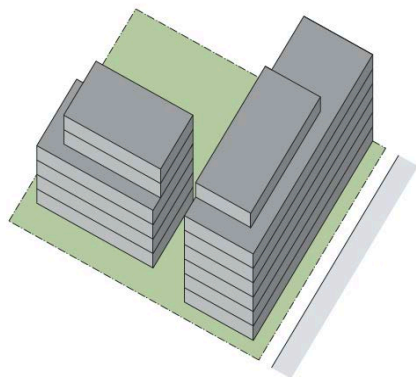
BUILDING ENVELOPE

A building envelope should be 25-30% greater than the achievable floor area to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.



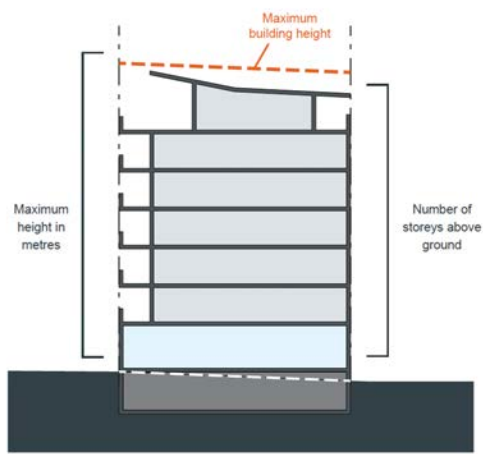
FLOOR SPACE RATIO

Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on. It indicates the intended density. For Medium Density Sites, the **FSR is 2:1**.



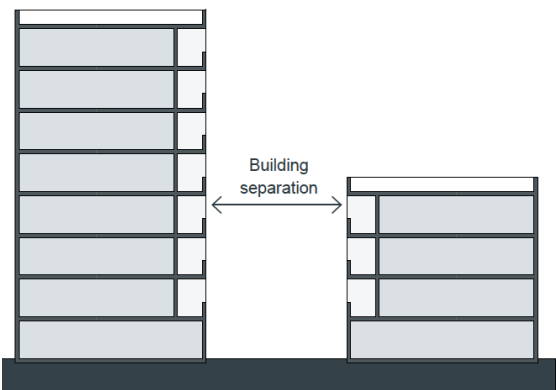
BUILDING HEIGHT

Building height helps shape the desired future character of a place relative to its setting and topography. It defines the proportion and scale of streets and public spaces and has a relationship to the physical and visual amenity of both the public and private realms. The medium density areas should have a height between **2-6 storeys above ground not including a basement carpark**.



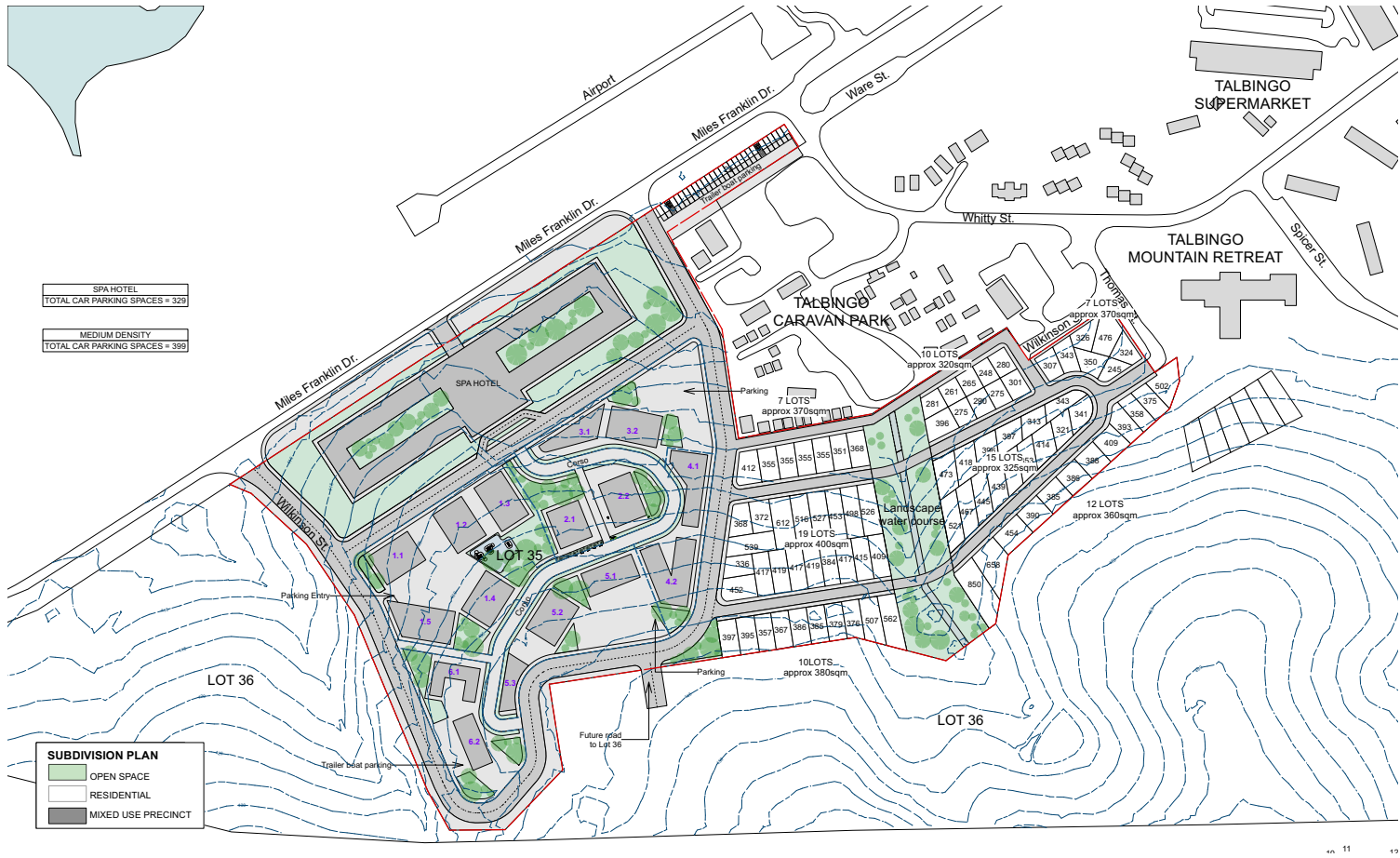
BUILDING SEPARATION

Amenity is improved through establishing minimum distances between apartments within the site, between apartments and non-residential uses and with boundaries to neighbours. Building separation ensures communal and private open spaces can have useable space with landscaping, deep soil and adequate sunlight and privacy. Within apartments, building separation assists with visual and acoustic privacy, outlook, natural ventilation and daylight access. **The building separation distance must be at least 18m**





SCHEDULE OF LOTS & SUBDIVISON DATA



STAGE 3  
HOTEL COMMERCIAL USE (approx)

LOT (1): 10,000sqm

STAGE 2  
MIXED USE PRECINCT (approx)

LOT (1): 10,000sqm

LOT (2): 6,000sqm

LOT (3): 6,000sqm

LOT (4): 3,500sqm

LOT (5): 6,500sqm

LOT (6): 5,000sqm

LOT (7): 8,000sqm

Total Mixed Use Area:  
48,000

STAGE 1 LOW DENSITY RESIDENTIAL USE (approx)

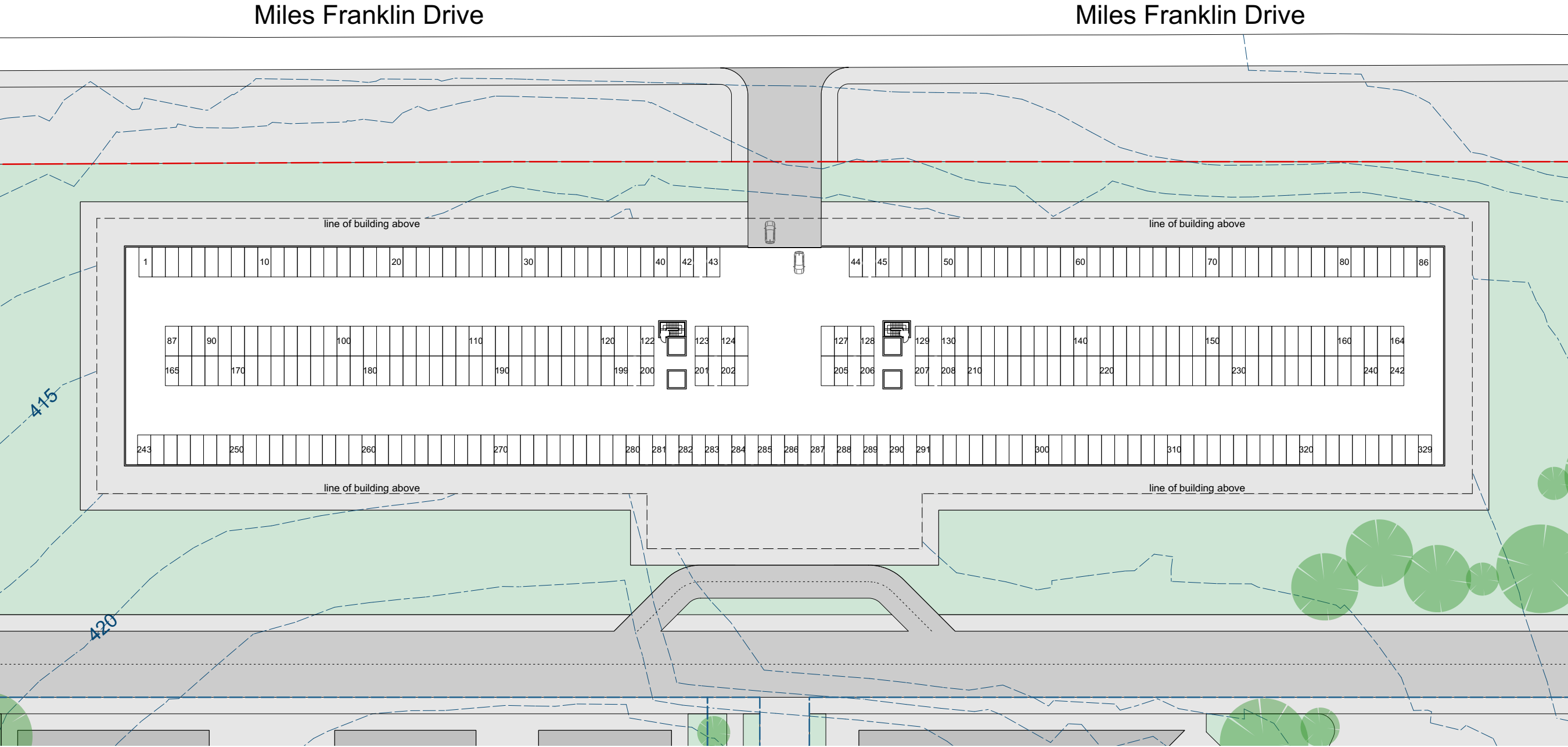
LOT (1): 412sqm	LOT (27): 358sqm	LOT (53): 417sqm
LOT (2): 355sqm	LOT (28): 393sqm	LOT (54): 415sqm
LOT (3): 355sqm	LOT (29): 409sqm	LOT (55): 409sqm
LOT (4): 355sqm	LOT (30): 388sqm	LOT (56): 526sqm
LOT (5): 355sqm	LOT (31): 386sqm	LOT (57): 498sqm
LOT (6): 351sqm	LOT (32): 385sqm	LOT (58): 453sqm
LOT (7): 368sqm	LOT (33): 390sqm	LOT (59): 527sqm
LOT (8): 281sqm	LOT (34): 454sqm	LOT (60): 516sqm
LOT (9): 261sqm	LOT (35): 658sqm	LOT (61): 612sqm
LOT (10): 265sqm	LOT (36): 850sqm	LOT (62): 372sqm
LOT (11): 248sqm	LOT (37): 562sqm	LOT (63): 368sqm
LOT (12): 280sqm	LOT (38): 507sqm	LOT (64): 539sqm
LOT (13): 301sqm	LOT (39): 376sqm	LOT (65): 336sqm
LOT (14): 275sqm	LOT (40): 379sqm	LOT (66): 473sqm
LOT (15): 290sqm	LOT (41): 385sqm	LOT (67): 418sqm
LOT (16): 275sqm	LOT (42): 386sqm	LOT (68): 396sqm
LOT (17): 396sqm	LOT (43): 367sqm	LOT (69): 397sqm
LOT (18): 307sqm	LOT (44): 357sqm	LOT (70): 313sqm
LOT (19): 343sqm	LOT (45): 395sqm	LOT (71): 343sqm
LOT (20): 326sqm	LOT (46): 397sqm	LOT (72): 341sqm
LOT (21): 350sqm	LOT (47): 452sqm	LOT (73): 321sqm
LOT (22): 476sqm	LOT (48): 417sqm	LOT (74): 414sqm
LOT (23): 324sqm	LOT (49): 419sqm	LOT (75): 353sqm
LOT (24): 245sqm	LOT (50): 417sqm	LOT (76): 378sqm
LOT (25): 502sqm	LOT (51): 419sqm	LOT (77): 439sqm
LOT (26): 375sqm	LOT (52): 384sqm	LOT (78): 445sqm
		LOT (79): 467sqm
		LOT (80): 521sqm

Total Residential Area:  
approx 30,000 sqm



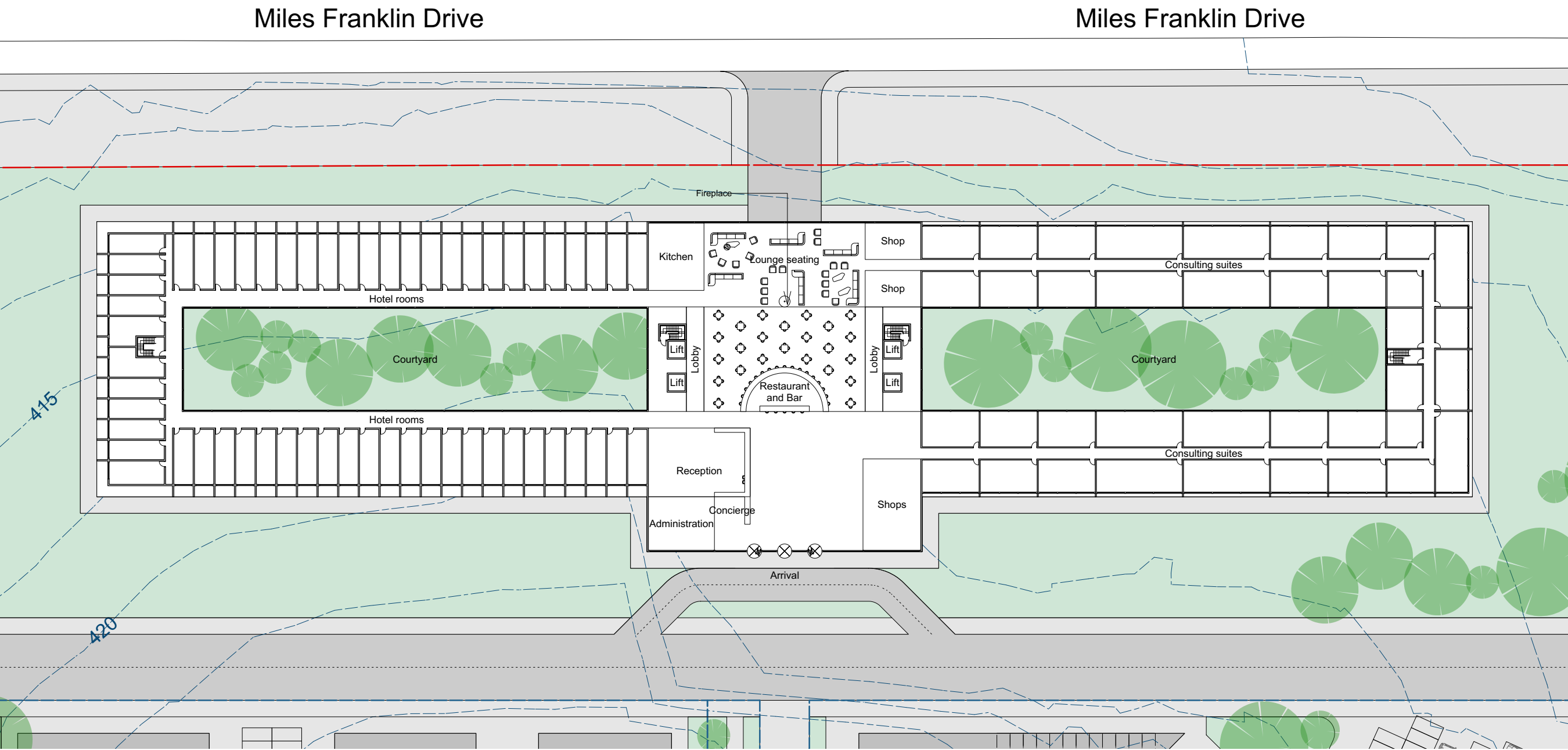
PROPOSED HOTEL

GARAGE FLOOR SITE PLAN 1:1000



PROPOSED HOTEL

GROUND FLOOR SITE PLAN 1:1000



PROPOSED HOTEL

FIRST FLOOR SITE PLAN 1:1000

