



PRECINCT 1		Previous	Updated	Difference	Rate	Total	Comments
	Sports science / multi-clinic office	8,320	7,200	- 1,120	4,605	(5,157,600)	
	Hotel / Serviced Apts *7	4,467	5,300	833	5,603	4,667,299	
	Mixed Use - Residential	20,999	21,014	15	3,471	52,065	
	Indoor Sports	7,000	3,500	- 3,500	4,900	(17,150,000)	
	Carpark (under Soccer Fields)	21,000	5,250	- 15,750	1,750	(27,562,500)	
	Soccer - Astro turf and tiered seating	-	-	-	-	3,400,000	
	Sports Club	1,000	500	- 500	4,210	(2,105,000)	
	Sports Pavillion Changed to Childcare	500	900	400	2,676	1,070,400	
						0	
	TOTAL GFA	63,286	43,664	- 19,622		(42,785,336)	
	FF&E					(944,000)	
	IT and Specialty Equipment					(472,000)	
	ESD					(189,557)	
	Construction Contingency				5.0	(2,139,267)	
	Consultancy fees (Incl external PM)				7.0	(3,144,722)	
	Authorities				1.0	(480,693)	
	Staging and Temporary Works				0.5	(242,750)	
						0	
	TOTAL GFA	1,500	1,400	- 100		(50,398,325)	
	Site Infrastructure and Public Realm changes					1,555,000	Remeasure of roads and public realm
	Rounding					588,325	
	TOTAL PRECINCT 1					(48,255,000)	

PRECINCT 2		Previous	Updated	Difference	Rate	Total	Comments
	Residential Apartments	60,837	62,700	1,863	3,101	5,777,163	
	More NSA less carparks		60,837	60,837	800	48,669,600	
	Childcare	900	-	- 900		0	
	Mixed Use - residential	15,990	21,325	5,335	2,823	15,060,705	
	Office / Education	9,524	9,250	- 274	3,785	(1,037,090)	
	Office / co-work	7,600	4,500	- 3,100	3,785	(11,733,500)	
	Office	4,080	7,180	3,100	3,785	11,733,500	
	Library	1,000	1,500	500	3,790	1,895,000	
	Age Care (RAC)	-	9,200	9,200	3,785	34,822,000	
	Cafe	300	300	-	2,417	0	
	Perf. Arts / f&b / Museum	2,000	2,300	300	6,493	1,947,900	
	Theatre / Church	440	440	-	6,990	0	
	Makers Space	780	-	- 780	6,990	(5,452,200)	
	Medical Centre	5,150	3,200	- 1,950	3,817	(7,443,150)	
	Retail		21,265	21,265	1,857	39,489,105	
	Carpark	12,000	25,525	13,525	1,365	18,461,625	
	TOTAL GFA	108,601	229,522	120,921		152,190,658	
	FF&E					(446,000)	
	IT and Specialty Equipment					(223,000)	
	ESD					3,009,054	
	Construction Contingency				5.0	7,609,533	
	Consultancy fees (Incl external PM)				7.0	11,986,013	
	Authorities				1.0	1,717,862	
	Staging and Temporary Works				0.5	1,167,520	
						0	
	TOTAL GFA	12,000	46,790	34,790		177,011,641	
	Site Infrastructure and Public Realm changes					6,790,000	Remeasure of roads and public realm
	Rounding					(6,641)	
	TOTAL PRECINCT 2					183,795,000	

PRECINCT 3		Previous	Updated	Difference	Rate	Total	Comments
	Retirement Living (ILU)	17,200	23,965	6,765	3,594	24,313,410	
	Childcare	-	1,100	1,100	2,107	2,317,700	
	Mixed Use - Residential		36,490	36,490	2,730	99,617,700	New building
	Residential Apartments - above ground area	52,640	43,600	- 9,040	3,520	(32,320,800)	Apartment building area reduced (all areas excluding semi basement)
	Addition of Semi Basement in lieu of on grade carparking		13,755	13,755	1,190	16,368,450	Semi basement to apartment buildings now in scope, no longer on grade carparking
	Residential - Townhomes *6	7,680	14,560	6,880	2,056	14,145,280	
	Residential - Single Lot *6	12,600	8,400	- 4,200	2,333	(9,798,600)	
	Aged Care (RAC)	9,200	-	- 9,200	3,777	(34,748,400)	No longer in Precinct 3
	Retail Expansion	1,300	-	- 1,300	2,561	(3,329,300)	No longer in Precinct 3
	TOTAL GFA	72,920	116,805	43,885		76,565,440	
	FF&E					(40,000)	
	IT and Specialty Equipment					(20,000)	
	ESD						
	Construction Contingency				5.0	3,328,272	
	Consultancy fees (Incl external PM)				7.0	4,592,560	
	Authorities				1.0	844,863	
	Staging and Temporary Works				0.5	426,656	
						0	
	TOTAL GFA	30,780	22,960	- 7,820		85,697,790	
	Site Infrastructure and Public Realm changes					(4,775,000)	Remeasure of roads and public realm
	Rounding					147,210	
	TOTAL PRECINCT 3					81,070,000	

PRECINCT 4		Previous	Updated	Difference	Rate	Total	Comments
	Residential Apartments - above ground area	44,800	32,600	- 12,200	3,300	(40,260,000)	Apartment building area reduced (all areas excluding semi basement)
	Addition of Semi Basement in lieu of on grade carparking		10,325	10,325	1,190	11,686,750	Semi basement to apartment buildings now in scope, no longer on grade carparking
	School now in scope	-	1,600	1,600	4,563	7,300,000	Additional Games Hall and Administration Building
	Student Accommodation	-	-	-	-	-	
	Residential - Townhomes	1,800	4,800	3,000	1,947	5,841,000	
	TOTAL GFA	46,600	49,325	2,725		(15,432,250)	
	Construction Contingency				5.0	(1,171,613)	
	Consultancy fees (Incl external PM)				7.0	(1,412,270)	
	Authorities				1.0	(180,161)	
	Staging and Temporary Works				0.5	(90,981)	
						0	
	TOTAL GFA	46,600	49,325	2,725		(18,287,276)	
	Site Infrastructure and Public Realm changes					495,000	
	Rounding					(177,724)	
	TOTAL PRECINCT 4					(17,970,000)	

PRECINCT 5		Previous	Updated	Difference	Rate	Total	Comments
	Adventure Tourism Centre	500	500	-	3,700	0	
	Eco-Hotel	7,200	6,000	- 1,200	4,900	(5,880,000)	
	Spa	1,500	1,000	- 500	5,327	(2,663,500)	
	Retail Centre	12,350	2,900	- 9,450	2,345	(22,460,250)	
	Swim school	1,200	1,200	-	3,763	0	
	Eco-Learning Centre	400	300	- 100	4,415	(491,500)	
	Medical Centre	1,600	1,200	- 400	3,817	(1,326,800)	
	Residential Apartments	8,000	21,200	13,200	3,338	44,361,600	
	Residential - Townhomes *6	4,230	6,030	1,800	1,962	3,531,600	
	Residential - Single Lot *6	15,000	6,800	- 8,200	1,938	(15,801,600)	
	TOTAL GFA	51,980	47,130	- 4,850		(730,450)	
	FF&E					(1,790,000)	
	IT and Specialty Equipment					(895,000)	
	ESD					(981,820)	
	Construction Contingency				5.0	(36,523)	
	Consultancy fees (Incl external PM)				7.0	(53,688)	
	Authorities				1.0	(8,207)	
	Staging and Temporary Works				0.5	(4,144)	
						0	
	TOTAL GFA	29,230	35,530	6,300		(4,499,832)	
	Site Infrastructure and Public Realm changes					(6,360,000)	
	Rounding					219,832	
	TOTAL PRECINCT 5					(10,640,000)	