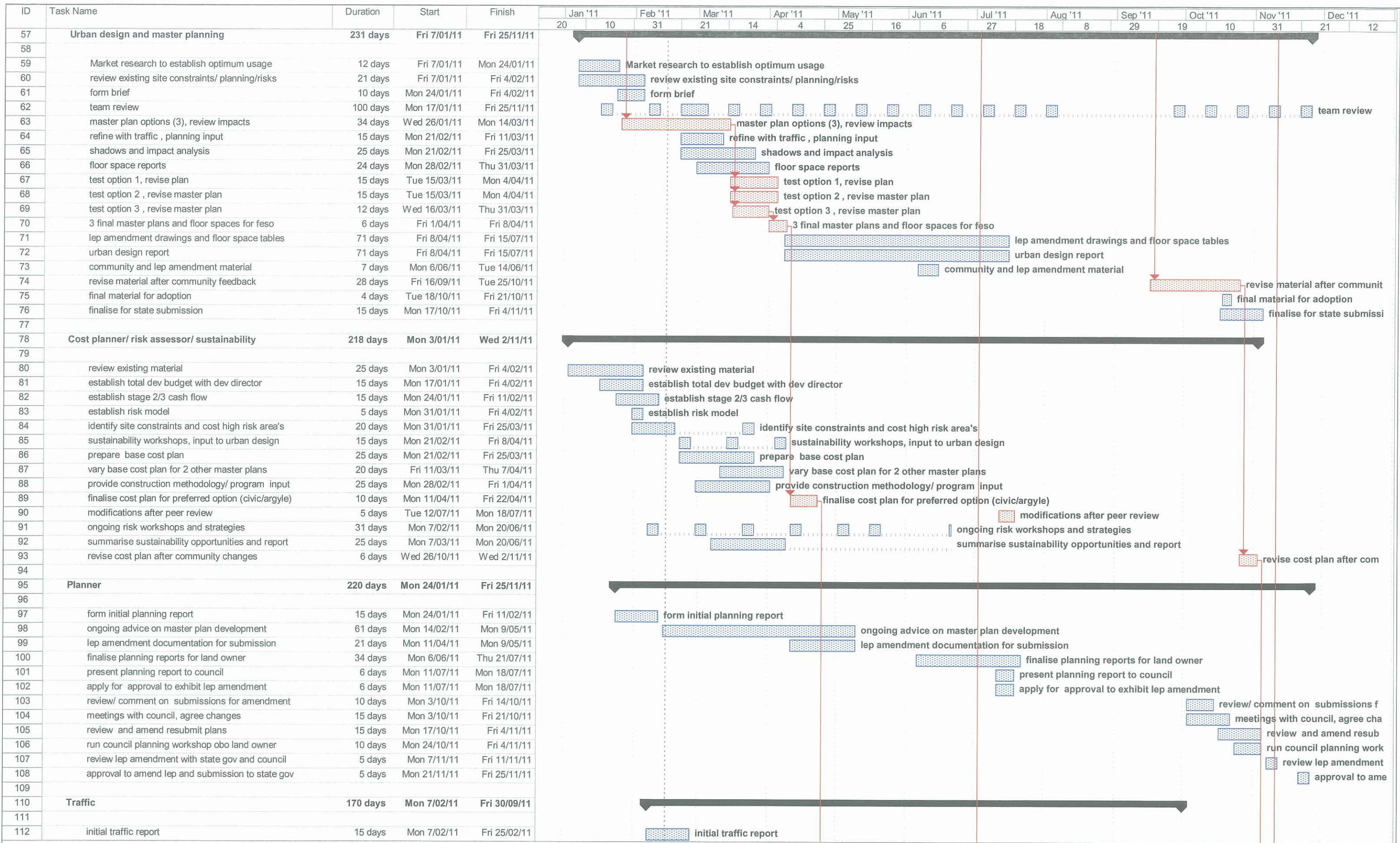


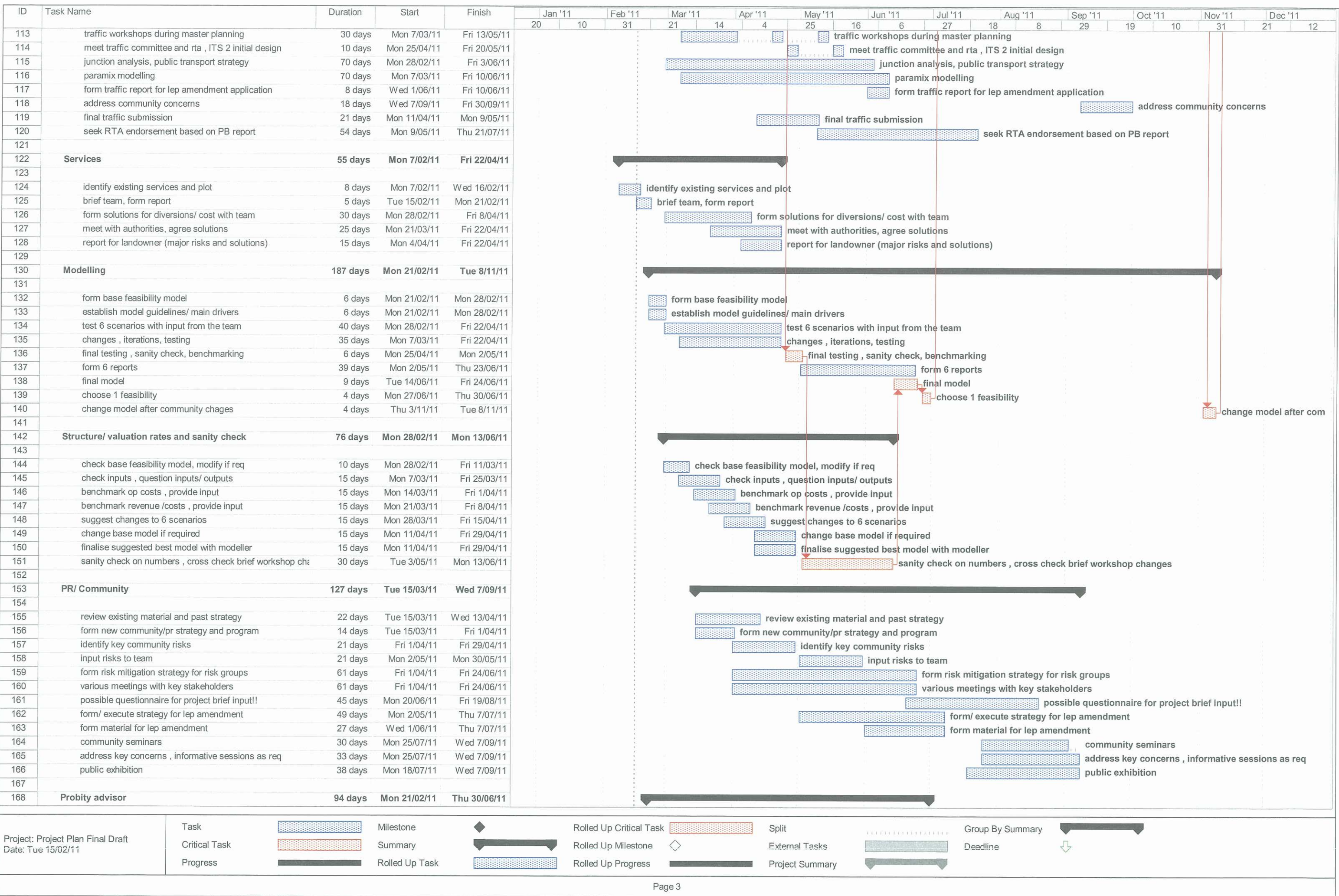
Project: Project Plan Final Draft
Date: Tue 15/02/11

Task		Milestone		Rolled Up Critical Task		Split		Group By Summary	
Critical Task		Summary		Rolled Up Milestone		External Tasks		Deadline	
Progress		Rolled Up Task		Rolled Up Progress		Project Summary			



Project: Project Plan Final Draft
Date: Tue 15/02/11

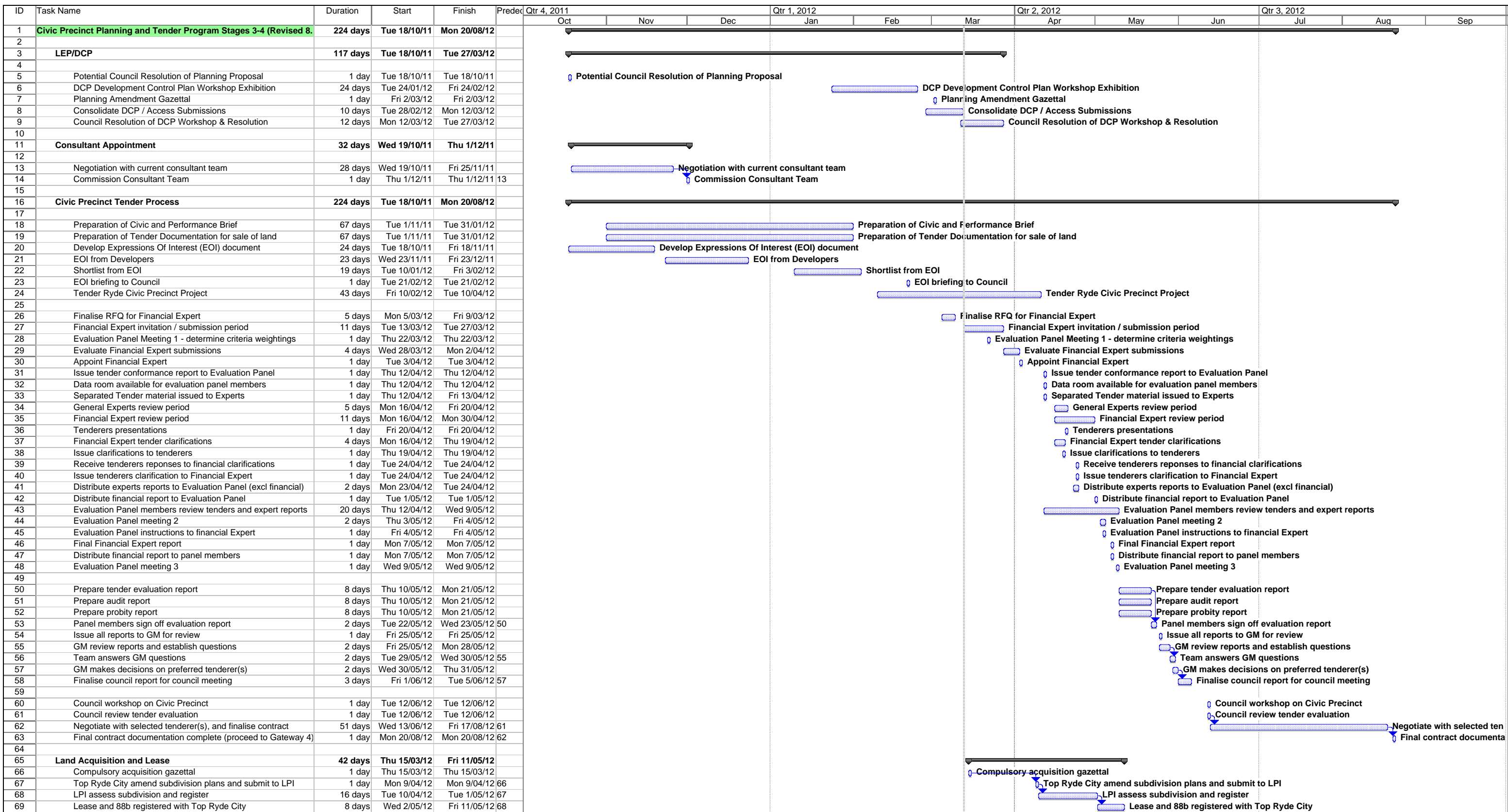
Task		Milestone		Rolled Up Critical Task		Split		Group By Summary	
Critical Task		Summary		Rolled Up Milestone		External Tasks		Deadline	
Progress		Rolled Up Task		Rolled Up Progress		Project Summary			



ID	Task Name	Duration	Start	Finish	Jan '11		Feb '11		Mar '11		Apr '11		May '11		Jun '11		Jul '11		Aug '11		Sep '11		Oct '11		Nov '11		Dec '11	
					20	10	31	21	14	4	25	16	6	27	18	8	29	19	10	31	21	12						
169																												
170	check procurement methods	5 days	Mon 21/02/11	Fri 25/02/11																								
171	review probity plan, suggest changes	10 days	Mon 28/02/11	Fri 11/03/11																								
172	advise team on changes in process due to probity	10 days	Mon 28/02/11	Fri 11/03/11																								
173	review lep amendment process, team, conflicts	10 days	Mon 28/02/11	Fri 11/03/11																								
174	advise planners on process changes	20 days	Mon 7/03/11	Fri 1/04/11																								
175	advise land owner of material req for public review	25 days	Mon 2/05/11	Fri 3/06/11																								
176	produce probity report for planning dept	30 days	Fri 20/05/11	Thu 30/06/11																								
177																												
178	Stratum lawyer/ Surveyor	219 days	Mon 3/01/11	Thu 3/11/11																								
179																												
180	review existing land holdings	15 days	Mon 21/02/11	Fri 11/03/11																								
181	import all title data, change base plans (CAD)	20 days	Mon 3/01/11	Fri 28/01/11																								
182	plot all service data	15 days	Mon 31/01/11	Fri 18/02/11																								
183	form project plan for amalgamation	25 days	Mon 21/03/11	Fri 22/04/11																								
184	review road closures and impact	44 days	Tue 1/02/11	Fri 1/04/11																								
185	road closure process	132 days	Tue 1/03/11	Wed 31/08/11																								
186	form amalgamation strategy , advise team	80 days	Mon 16/05/11	Fri 2/09/11																								
187	review easements	23 days	Thu 14/04/11	Mon 16/05/11																								
188	review proposed amalgamation with LPI	20 days	Mon 5/09/11	Fri 30/09/11																								
189	revise easements through amalgamation	15 days	Mon 3/10/11	Fri 21/10/11																								
190	report to council for amalgamation	14 days	Mon 17/10/11	Thu 3/11/11																								
191																												
192	legal's , tax / structuring /finance	75 days	Mon 21/02/11	Fri 3/06/11																								
193																												
194	review existing title structure	20 days	Mon 21/02/11	Fri 18/03/11																								
195	outline legal risks with proposed structure	46 days	Mon 28/02/11	Mon 2/05/11																								
196	restructure titles if required	68 days	Mon 28/02/11	Wed 1/06/11																								
197	review fund requirements	20 days	Mon 28/03/11	Fri 22/04/11																								
198	review project structure for roll out	35 days	Mon 11/04/11	Fri 27/05/11																								
199	review tax, GST, SD, land tax, change model	35 days	Mon 7/03/11	Fri 22/04/11																								
200	gain finance advice, lending criteria	25 days	Mon 14/03/11	Fri 15/04/11																								
201	form high level legal structure	45 days	Mon 28/03/11	Fri 27/05/11																								
202	test structure and governance meets brief	10 days	Mon 23/05/11	Fri 3/06/11																								

Project: Project Plan Final Draft
Date: Tue 15/02/11

Task		Milestone		Rolled Up Critical Task		Split		Group By Summary	
Critical Task		Summary		Rolled Up Milestone		External Tasks		Deadline	
Progress		Rolled Up Task		Rolled Up Progress		Project Summary			

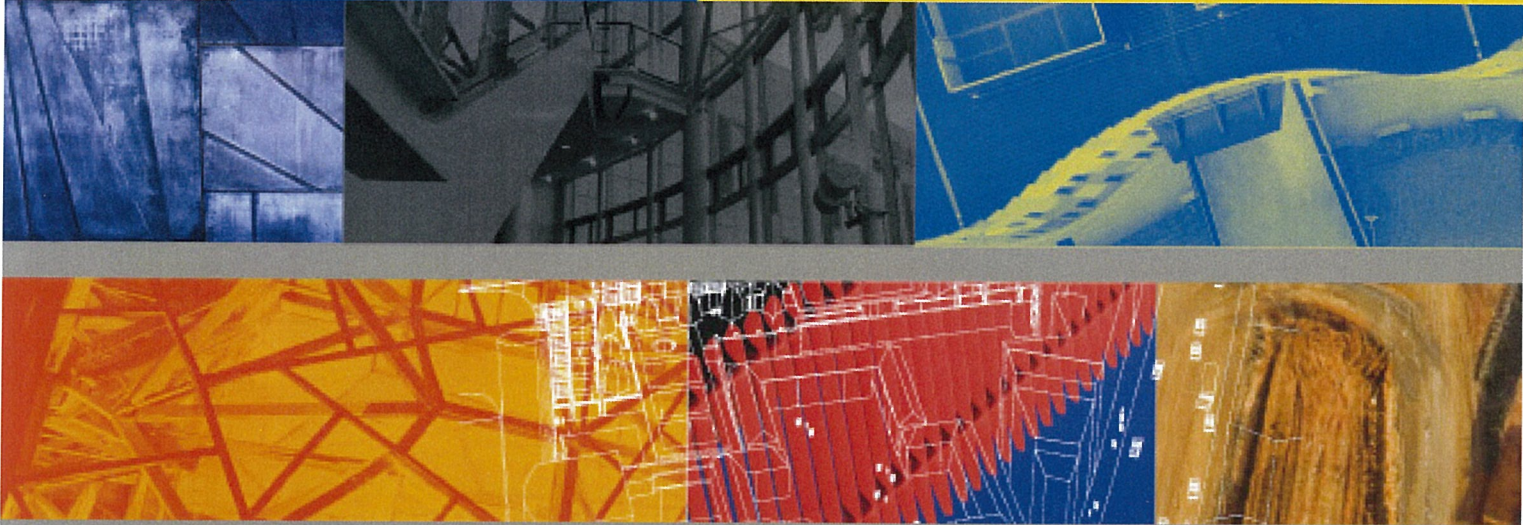


Project: Project Plan Final Draft Date: Tue 13/03/12

Task: [Progress bar] Progress [Summary bar] Summary [Rollover bar] Rollover Critical Task [Rollover bar] Rollover Progress [Split bar] Split [External bar] External Tasks [Group bar] Group By Summary [Deadline bar] Deadline

Critical Task: [Milestone diamond] Milestone [Rollover bar] Rollover Task [Rollover bar] Rollover Milestone [Split bar] Split [Project bar] Project Summary [Deadline bar] Deadline

WT PARTNERSHIP



**RYDE CIVIC PRECINCT REDEVELOPMENT
WTP TECHNICAL ADVISOR'S REPORT
CITY OF RYDE COUNCIL CONSULTANT COSTS**

PREPARED BY
MARK TEBBATT - DIRECTOR
OCTOBER 2012

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1.0 INTRODUCTION

This City of Ryde (CoR) Council Consultant Cost Report for the Ryde Civic Precinct Redevelopment has been prepared by WT Partnership (WTP) on behalf of City of Ryde Council for the proposed construction of the Council Office Building, Council Civic Centre and Infrastructure Works, as requested by the General Manager and following a resolution of Council. The information has been provided in the following format for ease of reference.

- Table 1 – Stage 1 and 2 approved CoR Consultant Budget and Expenditure Summary;
- Table 2 – Stage 3 approved CoR Consultant Budget and Expenditure Summary; and
- Table 3 – List of all CoR Consultant Expenditure for the Ryde Civic Precinct Development.

2.0 STAGE 1 & 2 AND STAGE 3 EXPENDITURE AND BUDGET RECONCILIATION

The WTP reconciliation of the actual expenditure against the CoR approved budgets resulting in the total expenditure of **\$4,540,960** which represents a **\$79,040** savings or approximately 1.7% to the total CoR approved budget of **\$4,620,000** for Stages 1 & 2 and 3 calculated as follows:-

STAGE 1 & 2

The approved CoR budget for Stage 1 & 2 was **\$2,020,000** excluding GST. The total expenditure is **\$1,864,302** excluding GST. This represents a budget saving of **-\$155,698** (approximately 7.7%).

Refer Table 1 in Appendix A for details for the above figures and the actual monthly cash flow expenditure.

STAGE 3

The approved CoR budget for Stage 3a and 3b was **\$2,600,000** excluding GST. (Expenditure budget reported and approved by Council in report dated 18 October 2011). The total expenditure is **\$2,676,658** excluding GST up to 25 September 2012, when the project was terminated. This report excludes the costs of terminating the project as such costs were not contemplated in the project budget (i.e. the preparation of this report). This represents a budget overrun of **\$76,658** (approximately 2.9%).

Refer Table 2 in Appendix B for details for the above figures and the actual monthly cash flow expenditure.

The budget overrun for Stage 3 is primarily a result of the additional 'Legal Cost', 'Administration' and 'Assessment Costs' due to the protracted negotiations in reaching an acceptable Project Delivery Agreement (PDA) including compilation of detailed reports analysing the differences between the tender and final PDA negotiated position. The PDA negotiation extended for an additional month beyond the forecast mid-August 2012 date set down to finalise the PDA. WTP was advised that the legal negotiations were delayed in commencing as a result of rescission motions being lodged against the initial approval to commence negotiations.

3.0 CITY OF RYDE CONSULTANTS COSTS AS A PERCENTAGE OF FORECAST PROJECT COSTS

A comparison exercise with expenditure on similar sized projects can only be carried out considering two fundamental project parameters; complexity of the project and the project Cost/Value.

As the overall cost of the project is in excess of \$350,000,000, with an effective value of \$74,000,000 to Council, part of the administration costs has to reflect the overall project value in addition to the Council \$74,000,000 Cost/Value. The PDA structure effectively means Council enters into a partnership in a project with a forecast cost of \$350,000,000, however Council are compensated with assets and cash in return for development rights. It is relevant to consider the expenditure required at the Initial Stages of the project (Stages 1 & 2) relate to a \$350,000,000 project (i.e. the Feasibility and Planning Proposal Stage). The Stage 3 works involved the Expression of Interest (EOI) and Request for Tender (RFT) and subsequent negotiation with the preferred tenderer in regard to the delivery of \$74,000,000 Cost/Value for the Ryde Civic Developments.

STAGE 1 & 2

The total actual consultant expenditure of **\$1,864,302** for Stages 1 & 2 equates to approximately 0.5% of the \$350,000,000 total project costs.

This percentage reduces by approximately 0.1% to approximately 0.4% for the Stage 1 and 2 expenditure due to the inclusion of \$429,656 for the compulsory acquisition process, associated legal costs and additional public consultation costs.

	\$	\$	%
▪ Total Stage 1 & 2 Expenditure			
Maddocks			
Norton Survey Partners			
JBA			
KJA			
Porter Models			
Photo Source			
Hassell Architects			
▪ Less compulsory acquisition process and associated legal costs and public consultation cost	\$429,656	(429,656)	(0.1%)
		\$1,434,646	(0.4%)

These early development costs are generally not made public but through experience and investigation would normally accumulate to a sizeable percentage (in excess of approximately 1%) due to the extended gestation periods for most major projects.

The project program milestones were achieved with minor impediments that only extended the program by 1 month. This in turn allowed a lower expenditure in comparison to other major projects as no major delays were incurred no holding costs applied which therefore resulted in a fast and more efficient cash flow model.

Therefore when comparing Stages 1 & 2 expenditure to similar sized projects it can be concluded that the actual expenditure is approximately 60% lower.

3.0 CITY OF RYDE CONSULTANT COSTS AS A PERCENTAGE OF FORECAST PROJECT COSTS (CONT'D)

STAGE 3

When reviewing Stage 3 expenditure it is relevant to compare this stage with the delivery of the assets / value that the City of Ryde will gain through the PDA delivery model. Therefore the actual project size is \$74,000.00 being that value gained.

The total consultant expenditure to date for Stage 3 of **\$2,676,658** equates to approximately 3.6% of the Ryde Civic Development Cost/Value of \$74,000,000.

The total consultant expenditure to date achieved the milestone of finalising the PDA documentation for signature of the parties. The design of the Council Office had progressed to the point that it was suitable for Development Application submission. The Civic Centre and Infrastructure works were still at initial Design stage.

The forecast CoR Consultant Budget to completion of the Project was **\$4,959,800** based on the LLD development construction program when added to the Consultant Cost expended for Stage 3a and 3b of **\$2,676,658** totals **\$7,636,458**. This combination of actual and forecast cost during construction equates to approximately 10% of the forecast Ryde Civic Precinct Cost/Value of \$74,000,000.

Refer Appendix D for the CoR Consultant Budget Forecast Cash Flow during construction.

This percentage is comparable with the normal project development costs with an expected range of between approximately 9% to 12%.

**APPENDIX A
STAGE 1 & 2 CONSULTANT
COSTS & PROGRESS CLAIM
SCHEDULE**

Ryde Civic Precinct Redevelopment
Stage 1 & 2 COR Consultants Costs



Budget Allocation	Consultant	Budget	Actual Cost	Budget Saving/Overrun	Savings/Overrun % of Total
Group 1 including Administration/Accommodation					
1.1 Feasibility Modelling	Ampersand MCA Macroplan				
1.2 PR & Community	Kathy Jones Associates				
1.3 Assessment Team	Incl in Group 3 Forbrook/Metier				
1.4 GST Valuation Advisor	Incl in Stage 3a & 3b				
Subtotal		\$ 310,189	\$ 280,873	(\$ 29,316)	-1.45%
Group 2					
2.1 Wind Consultant	Incl in Group 3 Hassells				
2.2 Structural/Civil/Facade Engineer	Hyder				
2.3 Mechanical Engineer	Incl in Group 3 Hassells				
2.4 Electrical/Fire Systems Engineer	Incl in Group 3 Hassells				
2.5 Energy Consultant	Incl in Group 3 Hassells				
2.6 Hydraulic Engineer	Incl in Group 3 Hassells				
2.7 Programmer	Incl in Group 4 WTP				
2.8 Development Manager	MKA				
2.9 Surveyor	Norton Survey				
2.10 Geotechnical Engineer	Douglas Partners				
Subtotal		\$ 566,371	\$ 527,687	(\$ 38,684)	-1.92%
Group 3					
Space Planner to design in detail Councils civic, accommodation and community facility					
3.1 requirements	Thought Space Hassells Porter Models				
3.2 Architect/Urban/VPA Design	Deborah Mills GB&A Graham Bakewell Model Photo Source				
3.3 Project Management	Forbrook Metier				
Subtotal		\$ 520,785	\$ 395,646	(\$ 125,139)	-6.20%
Group 4					
4.1 Cost Planner/Sustainability advisor	WT Partnership/WT Sustainability				
4.2 Town & Urban Planning	JBA				
4.3 BCA Consultant	Davis Langdon Better Transport Futures				
4.4 Transport and Traffic Planning	TAR				
4.5 Acoustic Consultant	Incl in Group 3 Hassells				
Subtotal		\$ 509,707	\$ 467,393	(\$ 42,314)	-2.09%
Group 5 including Tender Advertising					
5.1 Legal Advice	Maddocks Clayton Utz Corporate Council Services				
5.2 PPP Adviser	Incl in Stage 3a & 3b				
5.3 Probity Adviser	O'Connor Marsden				
Subtotal		\$ 112,948	\$ 192,703	\$ 79,755	3.95%
Stage 1 & 2 Total say		\$ 2,020,000	\$ 1,864,302	(\$ 155,698)	-7.71%

RYDE CIVIC PRECINCT REDEVELOPMENT
 APPROVED BUDGET & COST CONSULTANT PROGRESS CLAIM SCHEDULE

Date: 6-Nov-12
 Progress Claim No.:
 Invoice No.:

CONSULTANT	Total Committed Stage 1 & 2 Cost?	Up to and incl Jan 11		Feb-11		Mar-11		Apr-11		May-11		Jun-11		Jul-11		Aug-11		Sep-11		Oct-11		Nov-11		Total Budget July to November 2011 Stage 1 & 2		Total Actual Cost?		Total to Complete Cost?		
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual		
STAGE 1 & 2																														
PLANNING AND DESIGN COSTS																														
Architect/Urban Design (Hassell)	182,795																										182,795		182,795	
Model (Porters Models)	16,080																										16,080		16,080	
Surveyor (Notion Survey Partners)	24,400																										24,400		24,400	
Civic Design (Deborah Mills)	1,355																										1,355		1,355	
Cost planner, sustainability and risk management (WT Partnership)	205,000																										205,000		205,000	
Geotechnical Engineering (Douglas Partners)	33,850																										33,850		33,850	
Town & Urban Planning (UBA Urban Planning Consultants)	110,000																										110,000		110,000	
BCA Consultant/Certifier (Davis Langdon)	4,800																										4,800		4,800	
Transport and Traffic Planning (Belter Transport Futures and TAR)	148,400																										148,400		148,400	
Heritage Consultant (GB&A)	7,800																										7,800		7,800	
Modeling, valuation, income advice structuring / cross check (Amperston)	57,500																										57,500		57,500	
Other Consultants (services etc) (Hydr Consulting)	45,100																										45,100		45,100	
PR & Community (KJA)	133,925																										133,925		133,925	
EIS/Quantitative Research / Market Research (Macroplan)	24,500																										24,500		24,500	
Quantitative Analysis (MCA)	64,000																										64,000		64,000	
GST Margin Valuation (BEM)	5,000																										5,000		5,000	
Space Planning (Thought Space)	10,500																										10,500		10,500	
Project Office Design (Graham Bakewell)	1,200																										1,200		1,200	
Independent Planning Assessor (Graham Bakewell)	30,000																										30,000		30,000	
Model Photo Source	600																										600		600	
Total Planning and Design Costs	1,106,855	39,900	43,565	61,186	220,275	86,745	113,530	564,201	102,776	147,197	131,067	53,105	69,477	594,322	1,068,723	800	800	29,540	0	0	0	0	0	0	0	0	0	0	0	
DEVELOPMENT OVERHEADS																														
Legal's Contract (Clayton Utz)																														
Legal's - Sirata & Subdivision (Corporate Counsel Services)	60,000																													
Legal's - Proby (C/ Corner Marsden & Associates)	22,250																													
Legal's planning (Maddocks)	21,900																													
Forbook - Staff Salaries gross (PMS, planning, dev director, J Admin & Consumables)	195,000																													
Weller - Staff Salaries gross (PMS, planning, dev director, J Admin & Consumables)	33,000																													
WKA - Staff Salaries gross (PMS, planning, dev director, J Admin & Consumables (incl Creative Solutions))	416,900																													
Total Development Overheads Cost	748,050	53,920	795	88,372	96,904	107,996	89,604	399,190	57,885	94,267	91,432	70,755	132,853	386,388	765,576	4,647	4,647	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	164,455																													
Total Stage 1 & 2 Design Fee (excl GST)	\$2,020,000	\$92,820	\$44,300	\$140,558	\$270,172	\$104,340	\$203,135	\$965,391	\$160,758	\$131,065	\$223,608	\$122,856	\$202,430	\$690,010	\$1,864,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative Cash Flow		\$92,820	\$137,180	\$286,738	\$565,910	\$760,256	\$963,391	\$1,124,148	\$1,124,148	\$1,305,813	\$1,529,013	\$1,661,871	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	\$1,864,302	

**APPENDIX B
STAGE 3A & 3B CONSULTANT
COSTS & PROGRESS CLAIM
SCHEDULE**

Ryde Civic Precinct Redevelopment
Stage 3a & 3b COR Consultants Costs



Budget Allocation	Consultant	Budget	Actual Cost	Budget Saving/Overrun	Savings/Overrun % of Total
Group 1 including Administration/Accommodation					
1.1 Feasibility Modelling	Hill PDA				
1.2 PR & Community	MCA				
1.3 Assessment Team	Kathy Jones Associates				
1.4 GST Valuation Advisor	Incl in Group 3 Forbrook/Metier BEM				
Subtotal		\$ 460,000	\$ 364,341	(\$ 95,659)	-3.7%
Group 2					
2.1 Wind Consultant	Incl in Group 3 Hassells				
2.2 Structural/Civil/Facade Engineer	Incl in Group 3 Hassells				
2.3 Mechanical Engineer	Incl in Group 3 Hassells				
2.4 Electrical/Fire Systems Engineer	Incl in Group 3 Hassells				
2.5 Energy Consultant	Incl in Group 3 Hassells				
2.6 Hydraulic Engineer	Incl in Group 3 Hassells				
2.7 Programmer	Incl in Group 4 WTP				
2.8 Development Manager	MKA				
2.9 Surveyor	Norton Survey Denny Linker				
Subtotal		\$ 597,000	\$ 437,437	(\$ 159,564)	-6.14%
Group 3					
3.1 Space Planner to design in detail Councils civic, accommodation and community facility requirements	Thought Space				
3.2 Architect/Urban/VPA Design	Excelan				
3.3 Project Management	Hassells Forbrook Metier				
Subtotal		\$ 578,500	\$ 632,145	\$ 53,645	2.06%
Group 4					
4.1 Cost Planner/Sustainability advisor	WT Partnership/WT Sustainability				
4.2 Town & Urban Planning	JBA				
4.3 BCA Consultant	Incl in Stage 1 & 2				
4.4 Transport and Traffic Planning	Better Transport Futures				
4.5 Acoustic Consultant	Incl in Group 3 Hassells				
Subtotal		\$ 380,000	\$ 351,060	(\$ 28,940)	-1.11%
Group 5 including Tender Advertising					
5.1 Legal Advice	Maddocks Clayton Utz				
5.2 PPP Adviser	Corporate Council Services				
5.3 Probity Adviser	Incl in Group 5 Clayton Utz O'Connor Marsden				
Subtotal		\$ 584,000	\$ 891,676	\$ 307,676	11.83%
Stage 3 Total say		\$ 2,600,000	\$ 2,676,658	\$ 76,658	2.95%
Over all project Reconciliation Stage 1 & 2 and Stage 3a & 3b					
Stage 1 & 2 Total say		\$ 2,020,000	\$ 1,864,302	-\$ 155,698	-7.71%
Stage 3 Total say		\$ 2,600,000	\$ 2,676,658	\$ 76,658	2.95%
Overall Total		\$ 4,620,000	\$ 4,540,960	-\$ 79,040	-1.71%

RYDE CIVIC PRECINCT REDEVELOPMENT
APPROVED BUDGET & COST CONSULTANT PROGRESS CLAIM SCHEDULE

Date: 6-Nov-12
Progress Claim No.:
Invoice No.:

CONSULTANT	Total Budget Stage 3a & 3b Cost\$	Dec-11		Jan-12		Feb-12		Mar-12		Apr-12		May-12		Jun-12		Jul-12		Aug-12		Sep-12		Oct-12		Total Budget Stage 3a&3b/Oct 2012 Actual		Total Actual 3 Costs Complete Cost\$				
		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual		Actual				
STAGE 3a & b																														
PLANNING AND DESIGN COSTS																														
Architect/Urban Design (Hassell)	368,929																													
Surveyor (Norton Survey Partners)	19,000																													
Denny Linker (Survey)	4,500																													
Structural Engineer / Civil Engineer / Façade Engineer (Performance Spec) (Hassell / Hyden)	-																													
Mechanical Engineer (Performance Spec) (Hassell / Hyden)	-																													
Electrical Engineer / Fire Systems (Performance Spec) (Hassell / Hyden)	-																													
Hydraulic Engineer / Wet Fire Services (Performance Spec) (Hassell / Hyden)	-																													
Environmental Engineer / Environmental and risk management & tender spec (WPT Partnership)	336,580																													
Town & Urban Planning (JBA)	45,000																													
Transport and Traffic Planning (BTF)	20,000																													
Modelling valuation - income advice/ structuring / cross check (Full PDA, Financial)	40,000																													
Wind Consultant (Hassell)	-																													
PR & Community (KJA)	120,000																													
Assessment Team	45,000																													
Quantitative Analysis (MCA - Michael Collins)	149,400																													
Space Planner (Thoughtspace)	40,000																													
Excelian (Svend Petersen)	9,091																													
Valuation for GST (EBH)	15,000																													
Total Planning and Design Costs	1,210,500	52,015		95,622		382,360		53,862		94,874		95,638		137,501		891,879		102,198		72,037		28,767		27,327		230,329		1,122,202		88,288
STATUTORY AUTHORITIES																														
Land & Property Information Registration	6,500																													
Legats - Authorities (Maddocks)	43,000																													
Total Statutory Authorities Costs	49,500	2,542		475		37		10,208		1,174		1,526		-		15,961		-		-		943		-		943		16,503		32,597
DEVELOPMENT OVERHEADS																														
Legal's Contract (Clayton Utz)	520,000																													
Legal Stratums (Corporate Counsel Service)	30,000																													
Probly Lawyer (O'Connor Mairdsen)	40,000																													
Tender, Printing, Advertising etc	20,000																													
Forbook - Staff Salaries gross (PWS), planning, dev director	195,000																													
Mellier - Staff Salaries gross (PWS), planning, dev director	32,500																													
MCA - Staff Salaries gross (PWS), planning, dev director	422,500																													
Admin & Consumables	70,000																													
Accommodation (Flourit, Company 9)	10,000																													
Total Development Overheads Cost	1,940,000	88,316		74,800		66,532		174,369		114,386		206,660		187,585		821,878		73,815		275,304		266,756		-		815,875		1,257,553		(197,559)
CONTINGENCY	0																													
Total Contingency Costs	0																													
Total Stage 3a & b Design Fee (excl GST)	\$2,600,000	\$152,873		\$770,906		\$430,948		\$235,439		\$270,434		\$393,824		\$325,087		\$1,879,511		\$176,013		\$347,341		\$296,465		\$27,327		\$847,147		\$2,676,658		-\$76,658
Cumulative Cash Flow Stage 3		\$152,873		\$323,779		\$754,727		\$990,166		\$1,200,600		\$1,904,424		\$1,829,511		\$3,869,813		\$2,005,224		\$2,352,866		\$2,649,331		\$2,676,658		\$4,540,960		\$4,540,960		\$79,040
Cumulative Cash Flow Stage 1-3b	4,620,000	\$2,017,175		\$2,188,081		\$2,619,029		\$2,854,468		\$3,064,902		\$3,388,726		\$3,693,813		\$3,869,813		\$3,869,826		\$4,217,167		\$4,513,633		\$4,540,960		\$4,540,960		\$4,540,960		\$79,040

Note: Payments in October 2012 are subject to final audit and confirmation.

**APPENDIX C
STAGE 1 TO 3 SUMMARY OF
THE TOTAL CITY OF RYDE
CONSULTANTS COSTS**

**Ryde Civic Precinct Redevelopment
Summary of Total COR Consultants Costs**



Consultant	Stage 1 & 2	Stage 3a & 3b	Total
Hill PDA			
MCA			
Ampersand			
Macroplan			
Kathy Jones Associates			
BEM			
Hyder			
MKA			
Norton Survey			
Denny Linker			
Douglas Partners			
Thought Space			
Excelan			
Hassells			
Porter Models			
Deborah Mills			
GB&A			
Graham Bakewell			
Model Photo Source			
Forbrook			
Metier			
WT Partnership/WT Sustainability			
JBA			
Davis Langdon			
Better Transport Futures			
Maddocks			
Clayton Utz			
Corporate Council Services			
O'Connor Marsden			
	\$ 1,864,302	\$ 2,676,658	\$ 4,540,960

**APPENDIX D
STAGE 4 CITY OF RYDE
CONSULTANT BUDGET DURING
CONSTRUCTION ACTUAL CASH
FLOW COMPARISON TO
FORECAST AND REPORTED COST**

CONSULTANT	Uncommitted Contract Budget Stage 4 Sep 2013 - Jun 17	Mar-17		Apr-17		May-17		Jun-17		Total Budget end of Financial Year 2017 Stage		STAGE 1 K		STAGE 4		TOTAL STAGES 4		
		Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	
STAGE 4 PROCUREMENT ADMINISTRATION (CONST)																		
PLANNING AND DESIGN COSTS																		
Architect Interior Design	170,000																	
Consultation Report Update (Cherryhill)																		
Surveyor																		
Structural Engineer / Civil Engineer / Mechanical Engineer (Performance)	30,000																	
Civil Design	20,000																	
Electrical Engineer / Fire Systems	20,000																	
Hydraulic Engineer / Wet Fire Services	15,000																	
Programmer	37,000																	
Management / Tender Agent	40,000																	
Report Development																		
Site & Environmental																		
B.C.A. Consultation																		
Transport and Traffic Planning																		
Heritage Consultant																		
Acoustic Consultant	10,000																	
Working valuation income advice																		
Other Consultants																		
PP & Community	60,000																	
Assessment Team																		
Stage 4 Panel (Drafting/Art)																		
Event (Swamp Preform)																		
Cost Management																		
Design & Analysis																		
Independent Planning Advisor (Cranham Brewery)																		
Moist Proof Store																		
Total Planning and Design Costs	762,000	12,000		9,000		7,000		7,000		89,000		14,000		17,000			3,071,284	
STATUTORY AUTHORITIES																		
Land & Property Information Registration	120,000																	
Legislative Authorities	180,000																	
Other Fees																		
Total Statutory Authorities Cost	300,000	0		0		0		0		0		0		0		0	349,280	
DEVELOPMENT OVERHEADS																		
Legal & Contract	200,000																	
Stamp Duty																		
Stamp & Taxes																		
Professional Fees																		
Tenders Printing, Advertising etc																		
Site Surveys (from PWS planning, dev Director)	3,250,000																	
Accounting & Finance																		
Accounting & Finance	511,000																	
Total Development Overheads Cost	3,961,000	63,000		63,000		63,000		63,000		662,300		63,000		63,000		0	5,785,480	
CONTINGENCY																		
Contingency	200,000																	
Total Contingency Costs	200,000	0		0		0		0		39,024		4,878		4,878		0	384,188	
One-Project Project Costs																		
Carried Forward to Front Page	#REF!	\$0	\$88,478	\$0	\$72,478	\$0	\$70,478	\$0	\$70,478	\$0	\$167,478	\$0	\$76,978	\$0	\$4,889,800	\$0	\$9,170,718	
Cumulative Cash Flow Stage 4		\$0	\$4,862,010	\$0	\$4,634,488	\$0	\$4,704,966	\$0	\$4,775,444	\$0	\$4,862,922	\$0	\$4,955,044	\$0	\$5,185,800	\$0	\$5,416,518	
Cumulative Cash Flow Stage 1-4		\$0	\$4,862,010	\$0	\$4,634,488	\$0	\$4,704,966	\$0	\$4,775,444	\$0	\$4,862,922	\$0	\$4,955,044	\$0	\$5,185,800	\$0	\$5,416,518	

Design Development & DA prep for Council Office E
Construction Council Office
Design Development & DA prep for CIVIC Centre (1TC)
Construction CIVIC Centre Below Ground
Construction CIVIC Centre Above Ground