



Stockland

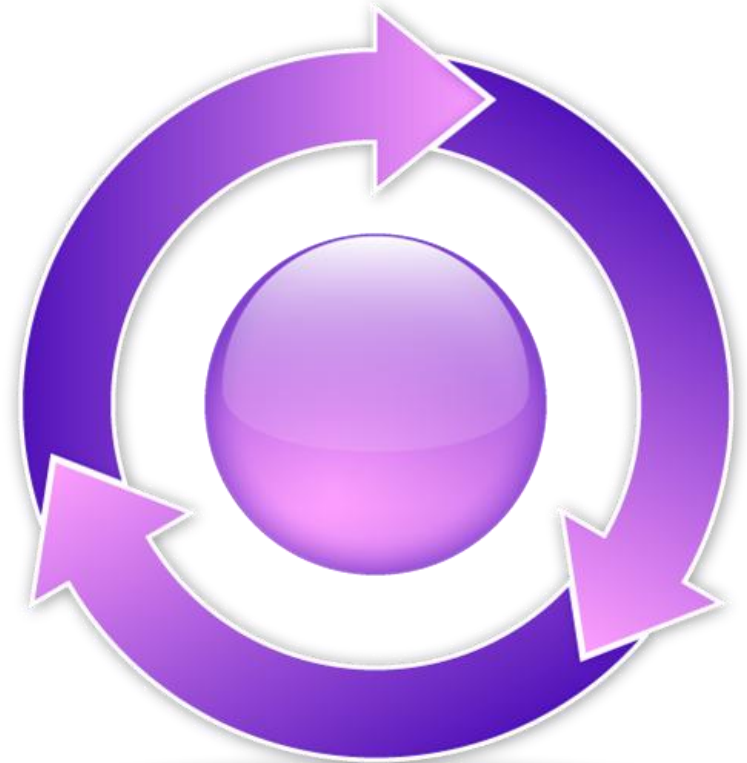
## Design and Project Management Capability

Dale Clark, General Manager - Project Management  
John Small, Senior Manager Design - Retail

# A design and delivery model that drives certainty

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- Provides control and ownership
- Efficient and scalable
- Relevant risk transfer - things we control
- We are not builders - design is critical



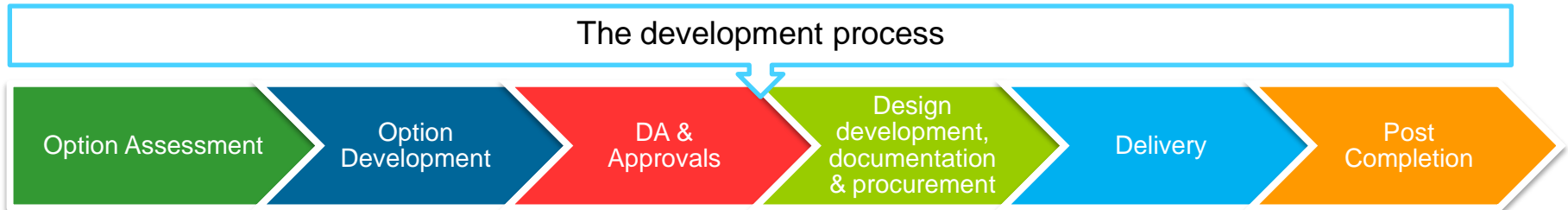
## A substantial capability for a substantial pipeline

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- Experienced multi-disciplinary team:
  - 65 dedicated resources working across Stockland
  - Focus on key risks and opportunities
  - Core competencies include design delivery, commercial/ contract administration & project co-ordination



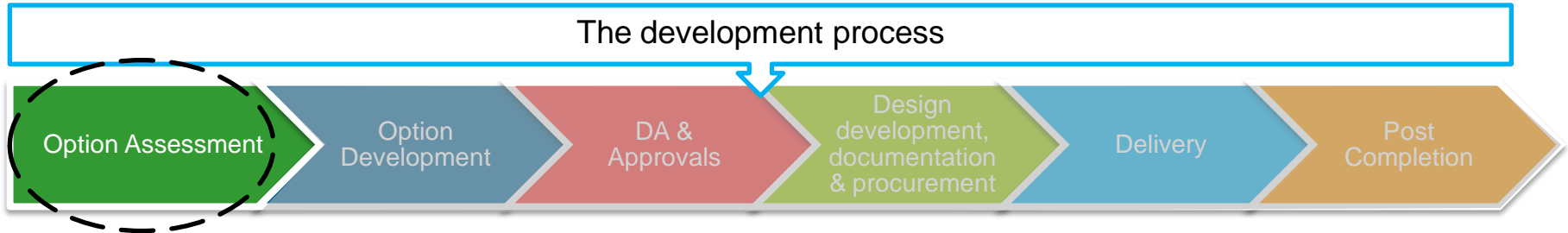
# A model for significant control & ownership



- In-sourced:
  - Concept design and design development
  - Development and project management
- Benefits:
  - Full control of product design
  - Ownership of feasibility, process & approvals

- Outsourced:
  - Design completion and documentation
  - Construction, early contractor involvement
- Benefits:
  - Scope and quality control
  - Risk transfer – early contractor involvement

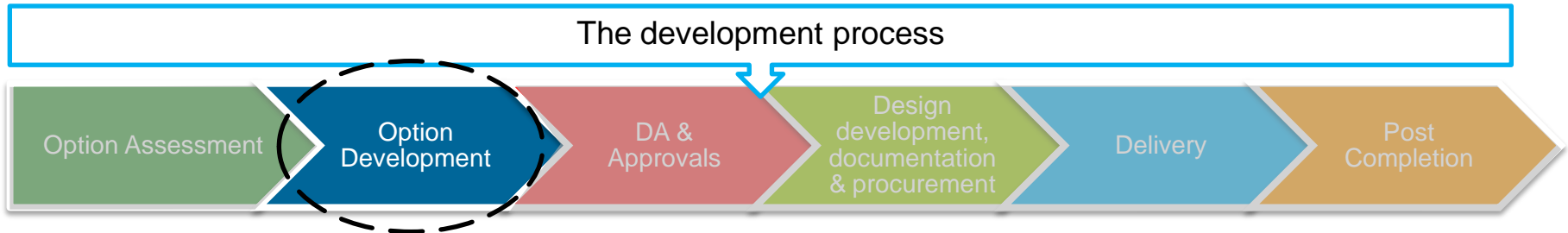
# Case study: Shellharbour - Option Assessment



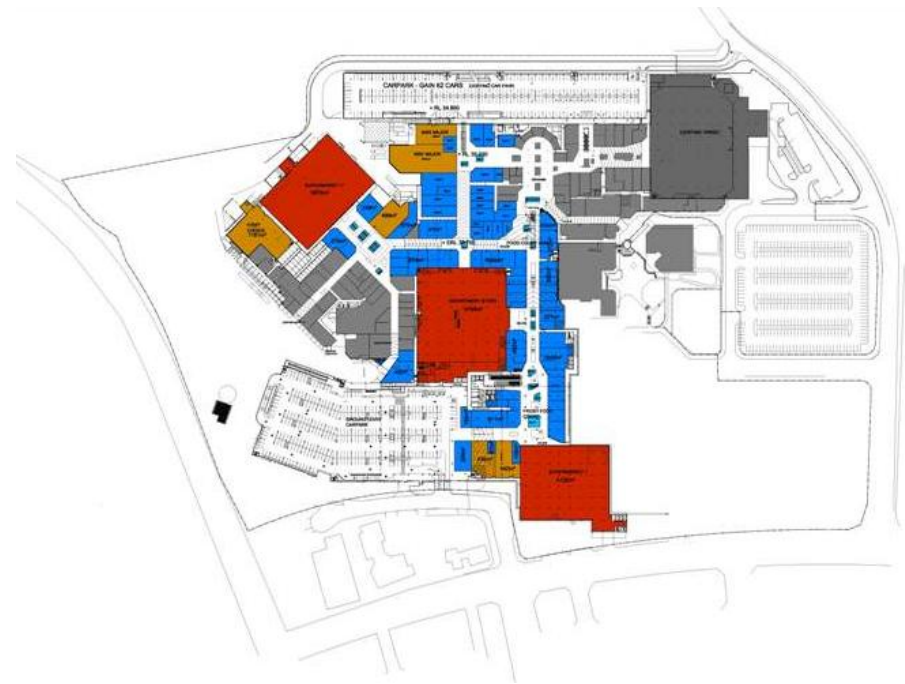
- Rapid, high level analysis of all planning permutations
- Iterative process involving all parts of the business
- Most viable option for further development



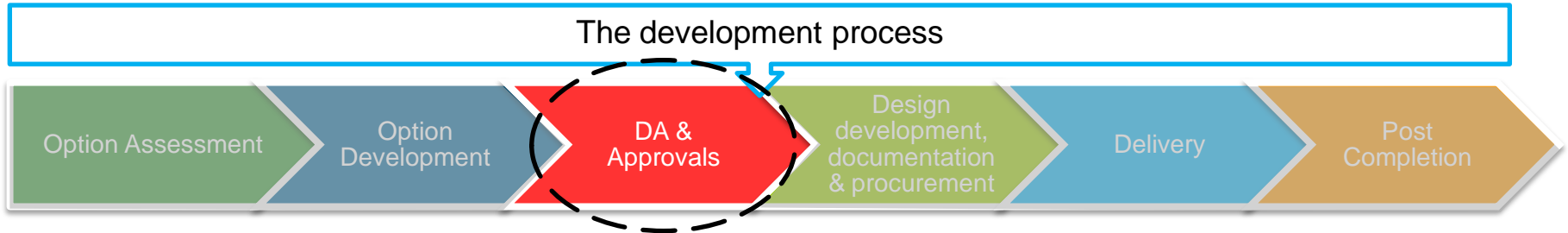
# Case study: Shellharbour - Option Development



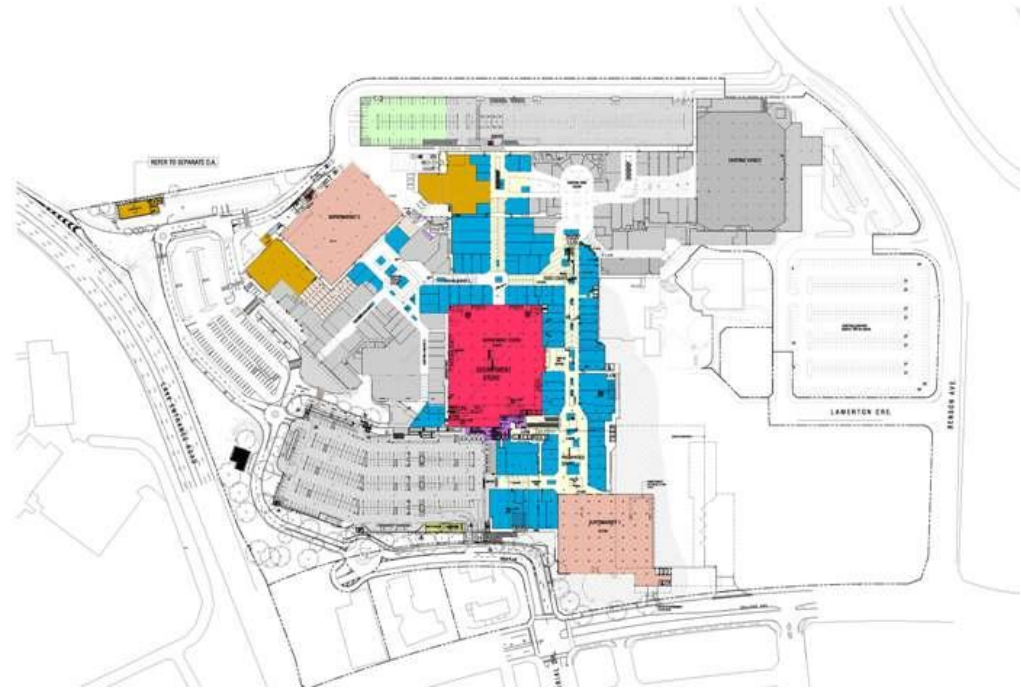
- Next level of resolution of planning and costing
- Early stakeholder engagement
- Construction staging, programming and future planning established



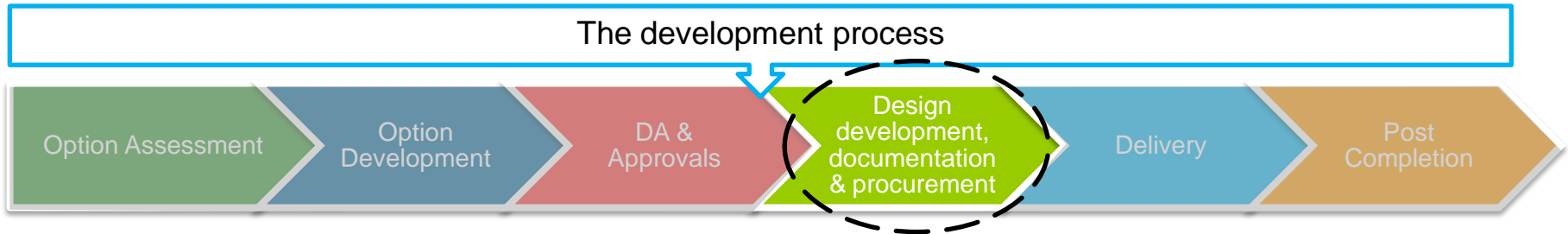
# Case study: Shellharbour - DA & Approvals



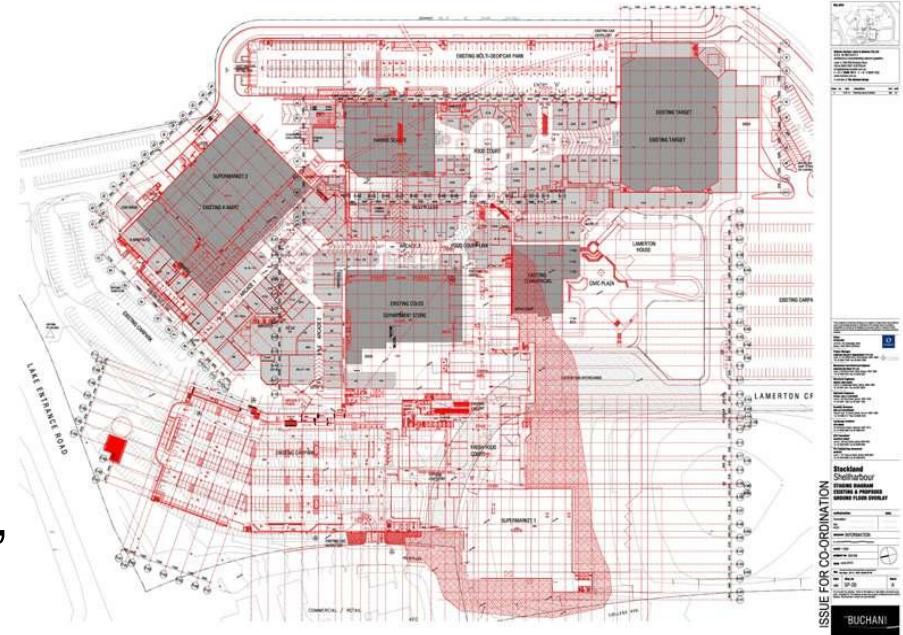
- Further resolution of design and costing
- Documentation tailored to facilitate statutory approval
- Package enables smooth transition into full contract documentation



# Case study: Shellharbour - Design development

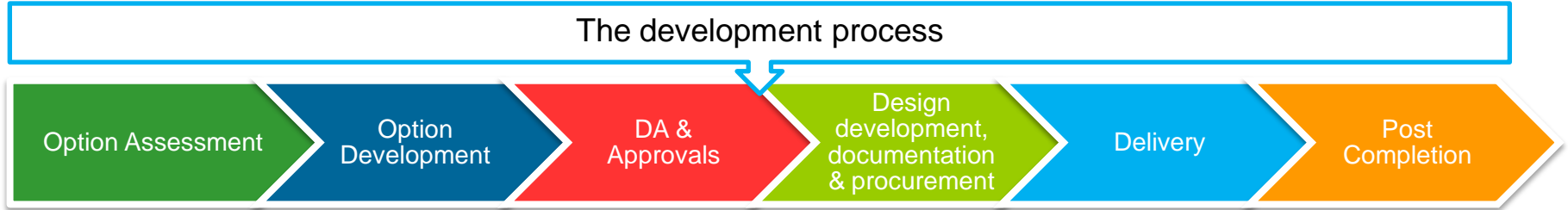


- Statutory approval received
- Contractual documentation developed in an extensive multi-stage process across a wide range of internal and external stakeholders
- Provides increased clarity on costs, staging and reduces yield risk





# Case study: Shellharbour - Delivery



- Ownership and control of design & IP
- Iterative cost planning for surety
- Risk management and mitigation
- Internal approvals at each stage

Reducing cost risk

- Internal investment hurdles met
- Construction contract committed
- Design novated to contractor
- Delivery risk borne by contractor

Risk transfer

## Video - Shellharbour

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