

Arden Precinct

WURUNDJERI WOI WURRUNG COUNTRY

Development Contributions Plan

July 2022

Amended December 2023



ACKNOWLEDGMENT OF COUNTRY

The Victorian Planning Authority acknowledges Victorian Aboriginal people as the First Peoples and Traditional Owners and Custodians of the land and water on which we rely.

We proudly acknowledge Victoria's Aboriginal communities and their rich culture and pay our respects to their Elders past and present. The VPA also recognises the intrinsic connection of Traditional Owners to Country and acknowledges their contribution in the management of land, water and resources.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of Reconciliation, working towards the equality of outcomes and ensuring an equal voice.

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Version	Date	Incorporated into the Planning Scheme by Amendment	Description of change
1	August 2021		N/A
2	December 2023	VC249	Incorporate changes associated with small second dwelling exemption

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OVERALL SUMMARY OF COSTS AND CHARGES

[Table 1](#) below provides an overview of the project categories, costs and charges levied by this development contributions plan (DCP). A more detailed explanation of projects funded by this DCP, calculation of contributions, description and costs of projects is listed within this document.

Project costs not attributed to the Arden Precinct DCP because of external apportionment or an alternative funding source are not captured within this document.

Table 1 Overall summary of costs and charges levied by the Arden Precinct DCP

SUMMARY – TOTAL COSTS LAND AND CONSTRUCTION	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Estimated project cost: land	\$228,160,000
Estimated project cost: construction	\$122,231,417
TOTAL	\$350,391,417

SUMMARY – TOTAL COSTS BY PROJECT TYPE	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Street and intersection projects	\$79,923,525
Pedestrian and cycling projects	\$4,157,923
Community building projects	\$8,639,186
Sporting reserve projects	\$15,700,906
Local park projects	\$24,769,878
Drainage land acquisition projects	\$217,200,000
TOTAL	\$350,391,417

SUMMARY – TOTAL COSTS BY INFRASTRUCTURE CATEGORY	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Total – development infrastructure levy (DIL)	\$342,135,832
Total – community infrastructure levy (CIL)	\$8,255,585
TOTAL	\$350,391,417

SUMMARY – DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY CHARGE AREA	
CHARGE AREA	RATE
Residential	\$21,750 per dwelling
Commercial	\$300 per sqm of GLFA
Retail	\$300 per sqm of GLFA

SUMMARY – COMMUNITY INFRASTRUCTURE LEVY (CIL) BY CHARGE AREA	
CHARGE AREA	RATE
Residential	\$1,253 per dwelling
ESTIMATED DCP REVENUE	
Estimated revenue	\$304,339,405



1.0 INTRODUCTION

1.1 Purpose

The *Arden Development Contributions Plan* (DCP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of the City of Melbourne (CoM), government departments and agencies, service authorities and major stakeholders.

The Arden DCP:

- Outlines projects required to ensure that future residents, visitors and workers within Arden can be provided with timely access to the community services and transport necessary to support a future mixed-use area
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects
- Ensures that the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects
- Provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

1.2 Site description

The DCP applies to approximately 44 hectares of land less than two kilometres from the Melbourne CBD in North Melbourne, within the municipality of Melbourne City Council. The precinct is bounded to the north by Macaulay Road, the east by Macaulay Road and Dryburgh Street and the south and west by existing railyards on the Upfield line.

1.3 Report basis

The DCP document comprises six parts:

PART 1	Strategic basis <i>Explains the strategic basis for the DCP, including information about the Arden precinct</i>
PART 2	Infrastructure projects <i>Outlines the projects to be funded by the DCP</i>
PART 3	Calculation of contributions <i>Sets out how the development contributions are calculated and costs apportioned</i>
PART 4	Development contributions plan administration and implementation <i>Focuses on administration and implementation of the DCP</i>
PARTS 5 & 6	Other information <i>Provides other supporting information</i>

1.4 Strategic basis

The strategic basis for the DCP is established by the State and Local Planning Policy Framework of the *Melbourne Planning Scheme*. Key documents are:

- Arden ordinance package
- *Arden Structure Plan*
- State Planning Policy Framework set out in the *Melbourne Planning Scheme*
- *Plan Melbourne 2017–2050*
- *Ministerial Direction on the Preparation and Content of Development Contributions Plans* and *Ministerial Reporting Requirements for Development Contributions Plans*
- Development Contribution Guidelines, 2007
- Local Planning Policy Framework of the *Melbourne Planning Scheme*, and
- Reports from the Standard Development Contributions Advisory Committee and the Government response to the recommendations of the Advisory Committee

These documents outline a broad, long term vision for the development of Arden and its surrounds.

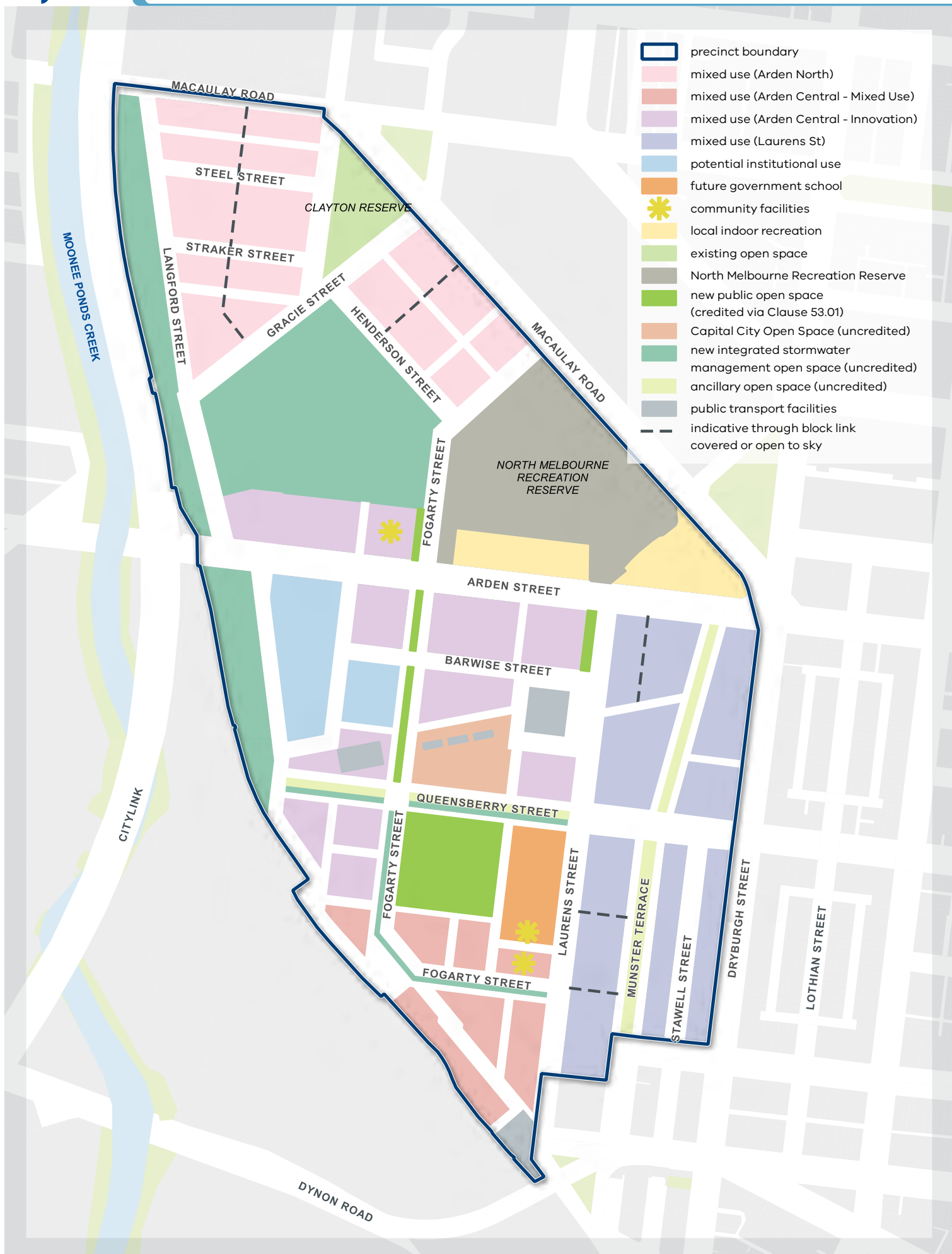
1.5 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) and has been developed in line with the State and Local Planning Policy Framework of the *Melbourne Planning Scheme* as well as Victorian Government guidelines. It is consistent with the Minister for Planning's *Directions on Development Contributions* made under Section 46M(1) of the Act and has had regard to the Victorian Government's *Development Contribution Guidelines*.

The DCP provides for the charging of a development infrastructure levy pursuant to Section 46J(a) of the Act towards works, services or facilities. It also provides for the charging of a community infrastructure levy pursuant to Section 46J(b) of the Act as some items are classified as community infrastructure under the Act.

The DCP is implemented in the *Melbourne Planning Scheme* through Schedule 3 to the DCP Overlay (DCPO3) which applies to the area shown in [Plan 1](#).

The DCP forms part of the *Melbourne Planning Scheme* pursuant to Section 46I of the Act and is an incorporated document under Clause 72.04 of the *Melbourne Planning Scheme*.



1.6 Arden ordinance package

The Arden ordinance package and the *Arden Structure Plan* sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development.

The package applies to approximately 44 hectares of land as shown on [Plan 1](#). The summary land budget for Arden is listed at [Table 1](#) and parcel specific land budget is listed in [Appendix 1](#).

The DCP has a strong relationship to the ordinance package, as the Arden ordinance package provides the rationale and justification for infrastructure items that have been included within the DCP. The future urban structure for the Arden ordinance package is illustrated in [Plan 2](#).

Accordingly, the DCP is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.7 The area to which the DCP applies

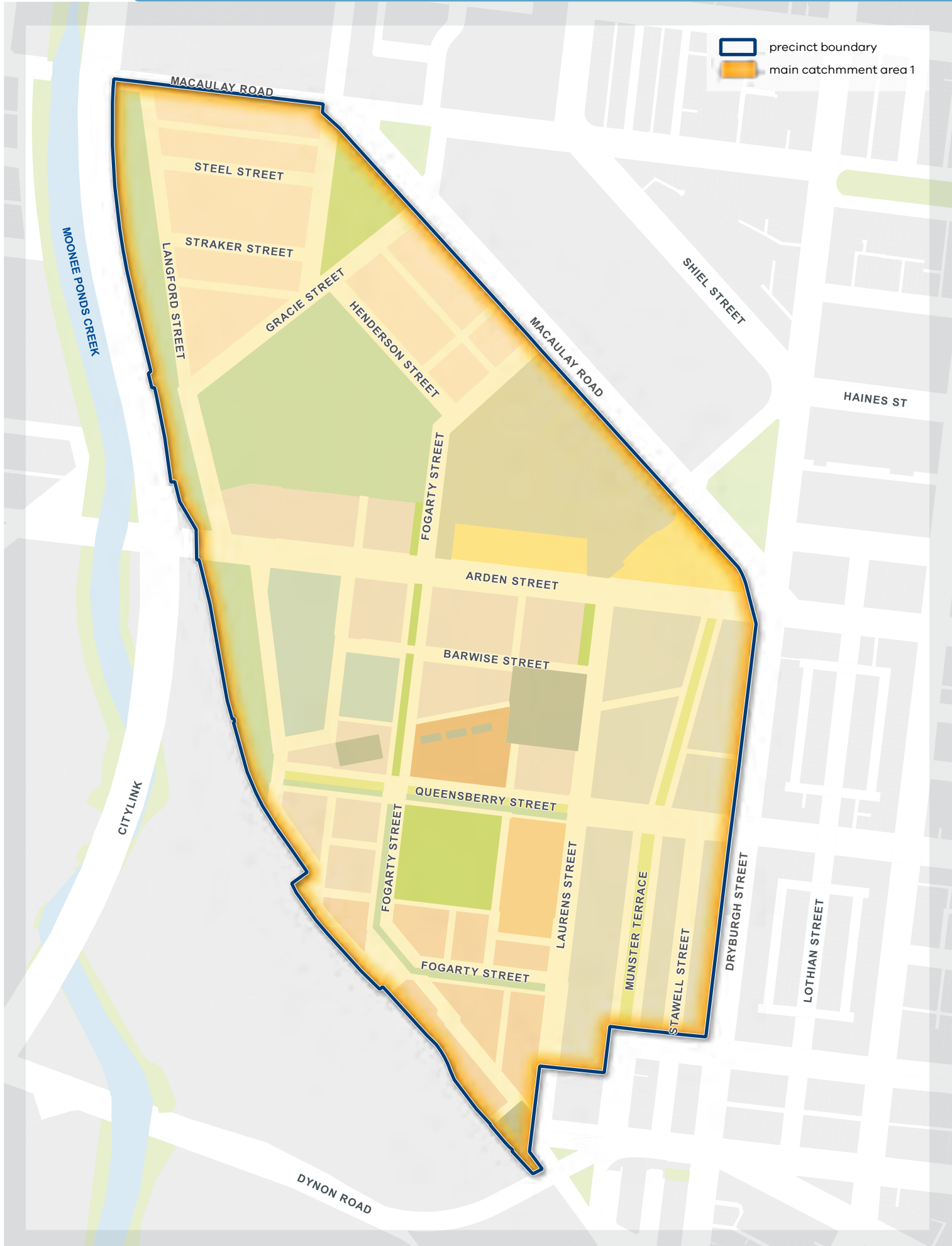
The Arden DCP applies to the same area as shown on [Plan 2](#). A main catchment area (MCA) is identified for Arden based on the predominant development outcomes being residential, commercial and retail.

The MCA is defined in the geographic area from which a given item of infrastructure will draw most of its use. The Arden DCP includes one MCA and will be referred to throughout this document as MCA1.

A breakdown of the MCA is provided in [Table 2](#). The boundary of the MCA is shown in [Plan 3](#).

Table 2 Main catchment area

CATCHMENT AREA	LABEL	DEMAND UNITS	MEASURE
MCA1	Residential	5,800	dwelling units/lots
	Commercial	546,900	sqm gross leasable floor area
	Retail	22,500	sqm gross leasable floor area



1.8 Infrastructure items included in the DCP

The need for the infrastructure set out in this DCP has been determined according to the anticipated development scenario for Arden as described in the Arden ordinance package and the *Arden Structure Plan*.

Infrastructure items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure. New development does not have to trigger the need for new items in its own right. An item can be included in a DCP regardless of whether it is within or outside the DCP area.

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Arden ordinance package. A new development is deemed to have a nexus with an item if the future residents or workers are expected to make use of that item.

A summary of how each item relates to projected urban renewal development is set out below and individual item use apportionments are identified in [Table 12](#).

The items that have been included in this DCP all have the following characteristics; namely they:

- Are essential to the health, safety and well-being of the community
- Will be used by a broad cross section of the community
- Reflect the vision and strategic aspirations as expressed in the *Arden Structure Plan* and Arden ordinance package
- Are not recurrent items, and
- Are the basis for the future development of an integrated network.

1.9 Items not included in the DCP

Developer works

The following items are not included in the DCP. They must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the Arden ordinance package:

- Internal streets and associated traffic management measures, except where specified as DCP projects
- Intersections connecting the development to the existing and planned road network, except where specified as DCP projects
- Water, sewerage, underground power, gas, and telecommunications services, except where specified as DCP projects
- Stormwater drainage and water quality works, except where specified as DCP projects
- Local pathways and connections to the regional and/or district pathway network, except where specified as DCP projects
- Basic levelling, seeding, water tapping and landscaping of local parks, except where specified as DCP projects
- Local park masterplans and any agreed associated works required by the ordinance package, except where specified as DCP projects
- Responsible authority's plan checking and supervision costs, and
- Bus stops.

The items listed above are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in this DCP.

They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

Ongoing costs to council

The following items are not included in the DCP. They are expected to be provided at the cost of City of Melbourne:

- Implementation and administration of the DCP
- Management, operation and maintenance of public infrastructure and facilities in perpetuity
- Public events and services
- Consultation and engagement for design and construction

- Promotion, participation and activation of creative industries
- Staff salaries associated with public events, creative industries and new Council operated community facilities and spaces.

Public open space contributions

This DCP does not provide funding towards the cost of land for local parks (credited open space). The cost of land for local parks is provided through Clause 53.01 of the *Melbourne Planning Scheme*.

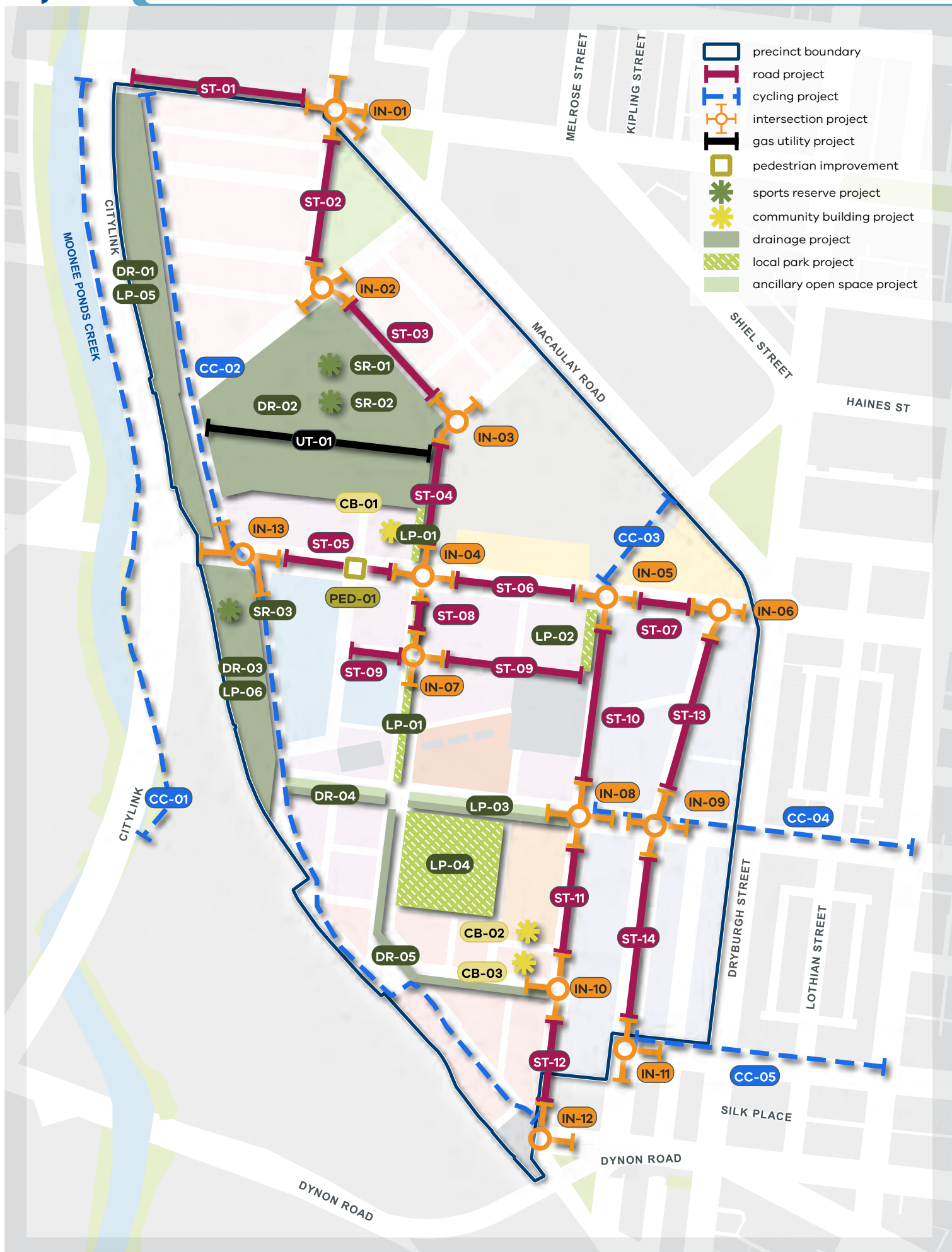
Melbourne Water's Urban Renewal Cost Recovery Scheme

The major flood management works required in the precinct will be funded through an Urban Renewal Cost Recovery Scheme (URCRS) for Arden.

The URCRS will collect financial contributions from developers as development occurs. The funds will be used to build the major drainage infrastructure required, such as storages, levees, large pipes and pump stations.

The URCRS will be similar to Development Services Schemes (DSS) which allow Melbourne Water to recoup costs for flood and drainage infrastructure in greenfield areas.

The Arden DCP will be used to work in conjunction with the URCRS, both mechanisms will collect financial contributions from developers to contribute towards the construction of essential infrastructure projects for the Arden Precinct.



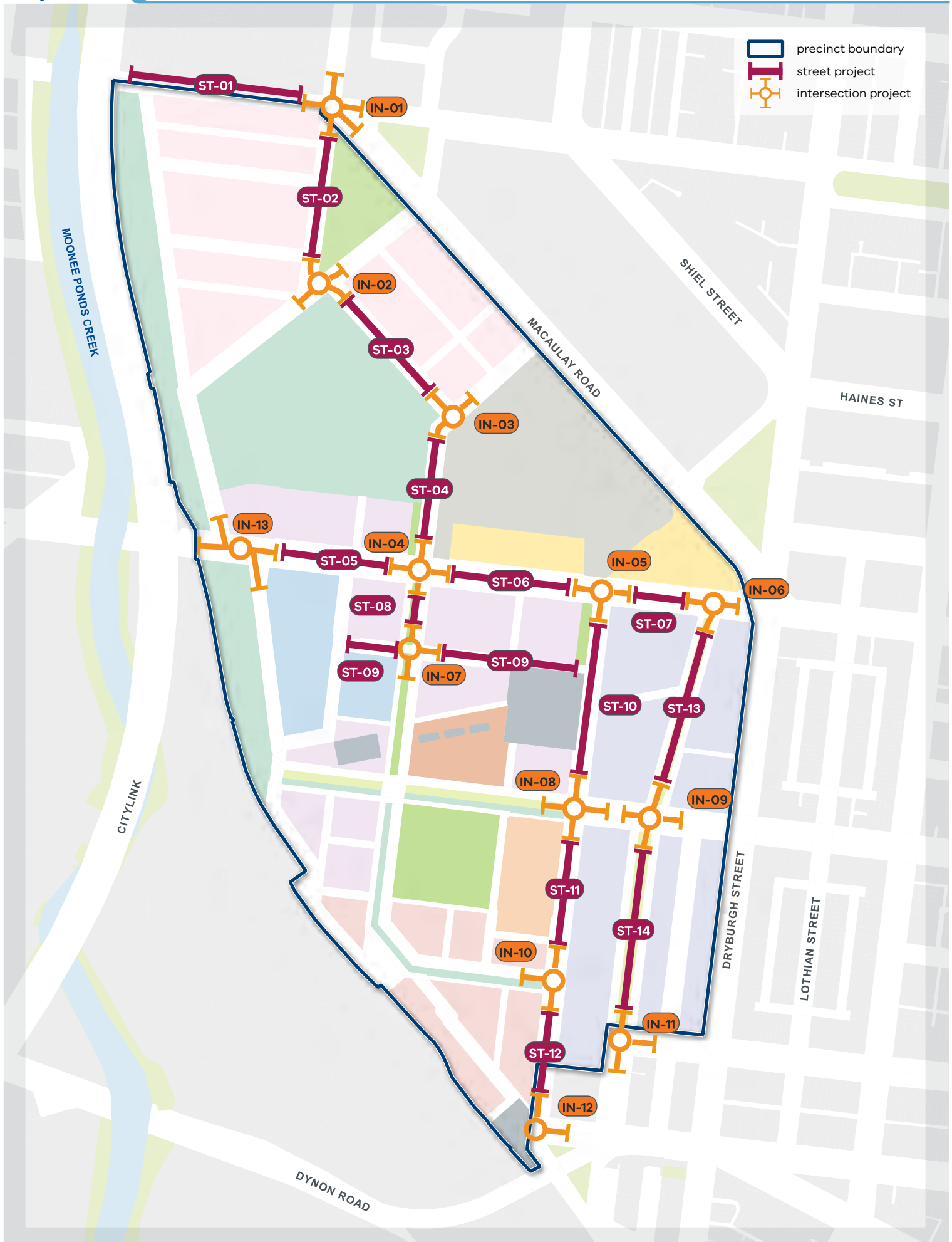
2.0 INFRASTRUCTURE PROJECTS

2.1 Infrastructure project categories

The DCP uses a project identification system of project category and sequential number in its tables and plans. The following types of projects are included in the DCP (refer to Plans 4–10):

ST & IN	Street and intersection projects
PED & CC	Pedestrian and cycling projects
CB	Community building projects
SR	Sporting reserve projects
LP	Local park projects
DR	Drainage projects

- precinct boundary
- street project
- intersection project



2.1.1 Street and intersection projects

The street and intersection projects funded by the DCP, as shown on [Plan 5](#), are:

Table 3 Street and intersection projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
STREET PROJECTS			
ST-01	Macaulay Road between Langford Street and Boundary Road Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-02	Boundary Road between Macaulay Road and Gracie Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-03	Henderson Street between Gracie Street and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-04	Fogarty Street between Henderson Street and Arden Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-05	Arden Street between Moonee Ponds Creek and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-06	Arden Street between Fogarty Street and Laurens Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-07	Arden Street between Laurens Street and Munster Terrace Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-08	Fogarty Street between Arden Street and Barwise Street Construction of new carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	At time of subdivision
ST-08L	Fogarty Street, Arden Central – Innovation between Arden Street and Barwise Street, land acquisition Land acquisition between Arden Street and Barwise Street to facilitate the construction of a new street reserve.	MCA1	At time of subdivision

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
ST-09	Barwise Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-09L	Barwise Street Land acquisition west of Fogarty Street of approximately 16.3m to facilitate the construction of a street reserve.	MCA1	2022–2047
ST-10	Laurens Street, north of Queensberry Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-10L	Laurens Street, between Queensberry Street and Arden Station Entrance, land acquisition Land acquisition on of approximately 3m on the western side of Laurens Street to facilitate the construction of a widened street reserve.	MCA1	2022–2047
ST-11	Laurens Street between Queensberry Street and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-11L	Laurens Street between Queensberry Street and Fogarty Street, land acquisition Land acquisition on of approximately 3m on the western side of Laurens Street to facilitate the construction of a widened street reserve.	MCA1	2022–2047
ST-12	Laurens Street between Fogarty Street and Miller Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	MCA1	2022–2047
ST-12L	Laurens Street between Fogarty Street and Miller Street, land acquisition Land acquisition on of approximately 3m on the western side of Laurens Street to facilitate the construction of a widened street reserve.	MCA1	2022–2047
ST-13	Munster Terrace between Arden Street and Queensberry Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> . No street widening or land acquisition is associated with this project. The uncredited open space illustrated in the future urban structure is a consequence of the re-designed carriageway within the existing width of the street reserve.	MCA1	2022–2047

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
ST-14	Munster Terrace between Queensberry Street and Victoria Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> . No street widening or land acquisition is associated with this project. The uncredited open space illustrated in the future urban structure is a consequence of the re-designed carriageway within the existing width of the street reserve.	MCA1	2022–2047
INTERSECTION PROJECTS			
IN-01	Boundary Road / Macaulay Road intersection Construction of redesigned intersection to accommodate new street designs	MCA1	2022–2047
IN-02	Boundary Road / Henderson Street / Gracie Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-03	Henderson Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-04	Arden Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs	MCA1	2022–2047
IN-05	Arden Street / Laurens Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-06	Arden Street / Munster Terrace intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-07	Fogarty Street / Barwise Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-08	Queensberry Street / Laurens Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-09	Queensberry Street / Munster Terrace intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-10	Laurens Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-11	Munster Terrace / Victoria Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-12	Laurens Street / Miller Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	2022–2047
IN-13	Arden Street / Langford Street intersection Construction of redesigned intersection to accommodate new street designs.	MCA1	At time of subdivision

- precinct boundary
- cycling project
- pedestrian improvement



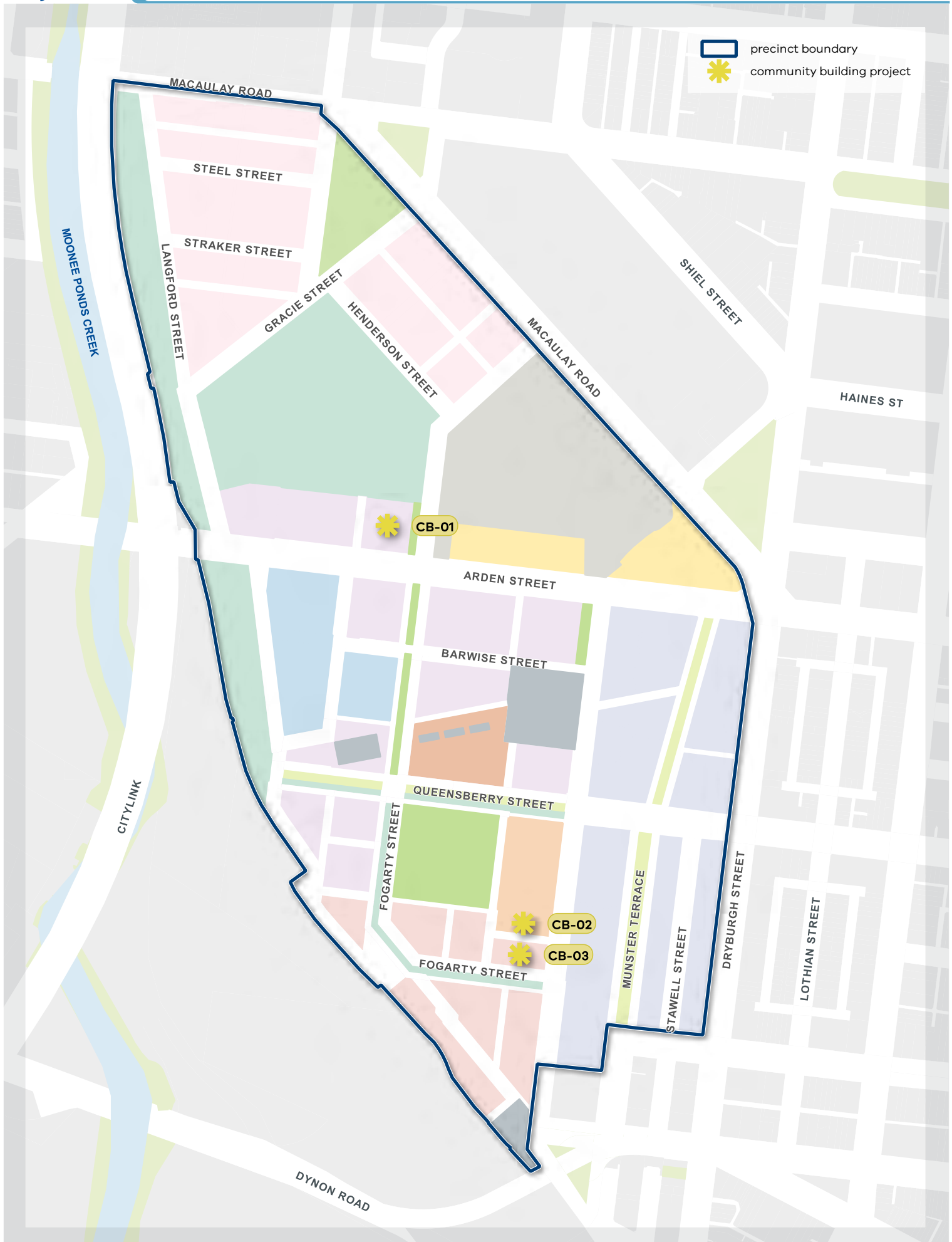
2.1.2 Pedestrian and cycling projects

The pedestrian and cycling projects funded by the DCP, as shown on [Plan 6](#) are as follows:

Table 4 Pedestrian and cycling projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
PEDESTRIAN PROJECTS			
PED-01	Pedestrian-operated signal, Arden Street Pedestrian-operated signal on Arden Street, located 100m west of Fogarty Street to improve north-south connections.	MCA1	2022–2047
CYCLING PROJECTS			
CC-01	Moonee Ponds Creek Trail Construction of an upgrade to the existing Moonee Ponds Creek Trail.	MCA1	2022–2047
CC-02	Cycling path, western edge of Arden Precinct Construction of new cycling path.	MCA1	2022–2047
CC-03	Cycling path, North Melbourne Recreation Reserve Construction of new cycling path.	MCA1	2022–2047
CC-04	Cycling path, Queensberry Street Construction of new cycling path.	MCA1	2022–2047
CC-05	Cycling path, Victoria Street Construction of new cycling path.	MCA1	2022–2047

- precinct boundary
- community building project

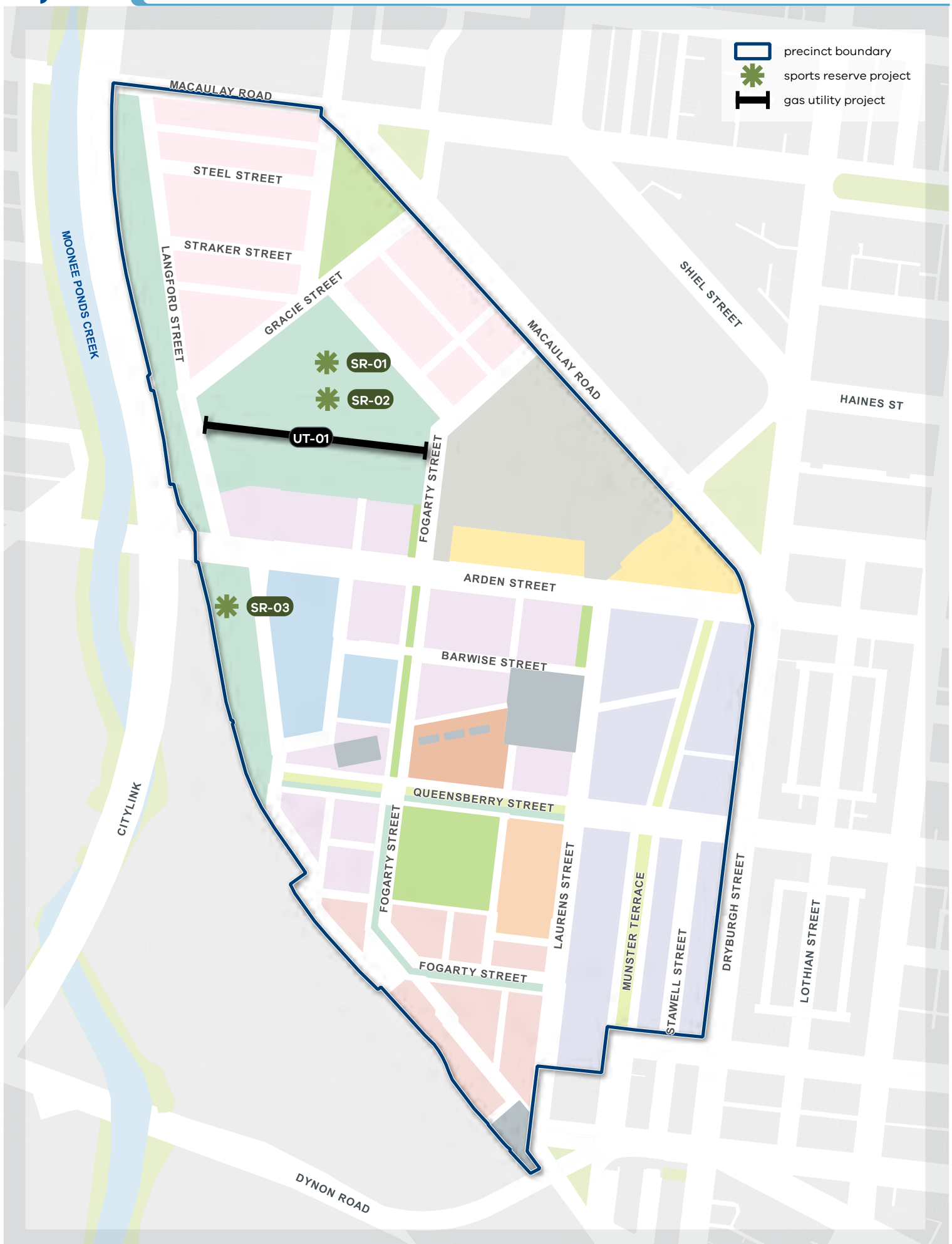


2.1.3 Community building projects

The community building projects funded by the DCP, as shown on [Plan 7](#), are as follows:

Table 5 Community building projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
COMMUNITY BUILDING PROJECTS			
CB-01	Arden North and Macaulay learning and cultural hub Construction of community facility.	MCA1	At time of subdivision
CB-02	Early learning facilities within proposed government school Construction of early years facilities.	MCA1	At time of subdivision
CB-03	Arden Central family and community hub Construction of community facility.	MCA1	At time of subdivision

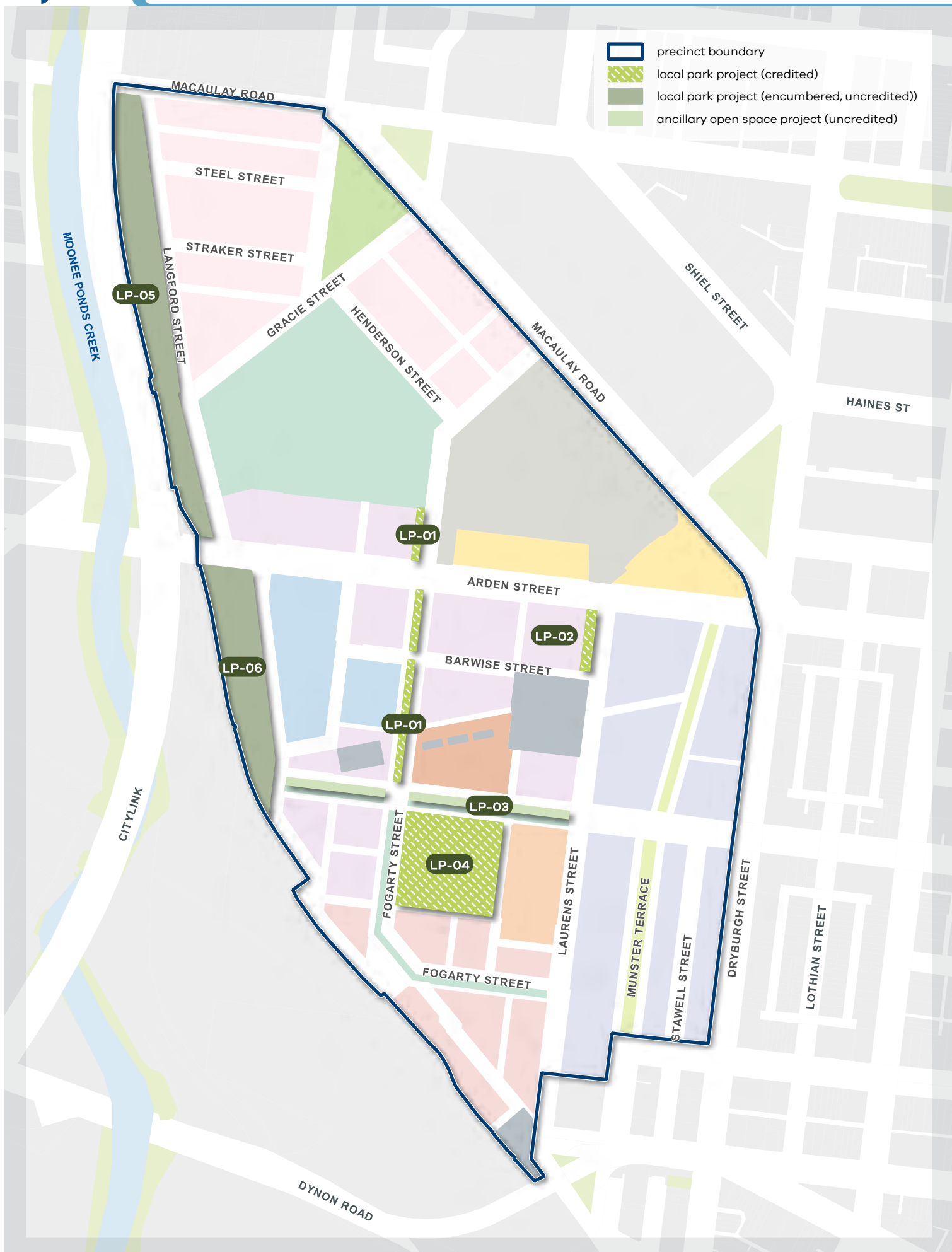


2.1.4 Sporting reserve projects

The sporting reserve projects funded by the DCP, as shown on [Plan 8](#), are as follows:

Table 6 Sporting reserve projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
SPORTING RESERVE PROJECTS			
SR-01	Sports pavilion Construction of sports pavilion.	MCA1	2022–2047
SR-02	Active open space reserve Construction of sporting surface and associated works.	MCA1	2022–2047
SR-03	Skate park Construction of skate park.	MCA1	2022–2047
UT-01	Gas pipeline within active sports reserve Construction of protection works to gas pipeline including recoating and installation of an inverted culvert over the pipeline within the active sports reserve.	MCA1	2022–2047



2.1.5 Local park projects

The local park projects funded by the DCP, as shown on [Plan 9](#), are as follows:

Table 7 Local park projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
LOCAL PARK PROJECTS			
LP-01	Fogarty Street linear reserve Construction of amenity improvements to public open space within street reserve.	MCA1	2022–2047
LP-02	Laurens Street/Arden Street linear open space Construction of amenity improvements to public open space.	MCA1	2022–2047
LP-03	Queensberry Street linear open space (uncredited) Construction of amenity improvements to ancillary open space encumbered by regular inundation and service easements.	MCA1	2022–2047
LP-04	Arden Central neighbourhood open space Construction of amenity improvements to public open space.	MCA1	2022–2047
LP-05	Drainage reserve, west of Langford Street (uncredited) Construction of amenity improvements to encumbered open space.	MCA1	2022–2047
LP-06	Drainage reserve, western edge of Arden Central (uncredited) Construction of amenity improvements to encumbered open space.	MCA1	2022–2047



2.1.6 Drainage projects

The drainage projects funded by the DCP, as shown on [Plan 10](#), are as follows:

Table 8 Drainage projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
DRAINAGE PROJECTS			
DR-01	Above-ground flood storage area, west side of Langford Street, land acquisition Land acquisition for retarding basin in accordance with the future urban structure.	MCA1	2022–2047
DR-02	Above-ground flood storage, east of Langford Street, land acquisition Land acquisition for retarding basin in accordance with the future urban structure.	MCA1	2022–2047
DR-03	Arden Central above-ground flood storage, west side of precinct adjoining railway reserve, land acquisition Land acquisition for retarding basin in accordance with the future urban structure.	MCA1	2022–2047
DR-04	Overland flow path, Queensberry Street extension, land acquisition Land acquisition for overland flow path in accordance with the future urban structure.	MCA1	2022–2047
DR-05	Overland flow path, Fogarty Street extension, south of Queensberry Street, land acquisition Land acquisition for overland flow path in accordance with the future urban structure.	MCA1	2022–2047

2.2 Project timing

Each item in the DCP has an assumed indicative provision timing, specified as 'delivery horizon' in Tables 3–8. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared.

As the collecting agency, council will monitor and assess the required timing for individual items and have regard to its capital works program and indicative provision timing.

The collecting agency may consider alternatives to the priority delivery of works or land where:

- Infrastructure is to be constructed or provided by development proponents as works or land in kind, as agreed by the collecting agency, and
- Network priorities require the delivery of works or land to facilitate broader road network connections. The collecting agency may seek an amendment to the DCP to adjust indicative provision triggers as part of the five-year review (or earlier if justified). Any adjustment would also need to be consistent with any implementation agreement entered into under Section 173 of the Act.

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with [Section 4.1](#) of this report and acknowledging the development agency's capacities to provide the balance of funds not recovered by this DCP.

2.3 Distinction between development infrastructure and community infrastructure

Pursuant to Section 46J of the Act, the DCP makes a distinction between 'development' and 'community' infrastructure.

In accordance with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans* and *Ministerial Reporting Requirements for Development Contributions Plans, Part A: Ministerial Direction (2016)*, the development infrastructure levy may fund:

- Acquisition of land for:
 - roads
 - public transport corridors
 - drainage
 - public open space, and
 - community facilities, including, but not limited to, those listed under clause 5(f)
- Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment
- Drainage works
- Buildings and works for or associated with the construction of:
 - a maternal and child health care centre
 - a child-care centre
 - a kindergarten, or
 - any centre which provides these facilities in combination.

Community infrastructure includes projects involving the construction of buildings or facilities used for community and social purposes that fall outside of those able to be funded under the development infrastructure levy. Only residential development will contribute towards infrastructure listed as 'community infrastructure'. Following *Ministerial Direction on the Preparation and Content of Development Contributions Plans* and *Ministerial Reporting Requirements for Development Contributions Plans, Part A: Ministerial Direction*, the definition of "community infrastructure" is limited to items such as:

- Community meeting and activity centres (but not attached preschools or maternal or child health centres)
- Libraries
- Other high standard (non-basic) sporting facilities, from special playing surfaces, pavilions and clubrooms for sports grounds, to specialised developments like indoor leisure and recreation centres, swimming pools or aquatic centres; and lawn bowls and other more intensive recreation facilities.

The timing of payment of contributions is linked to the type of infrastructure in question. The community infrastructure levy contributions are made by the developer at the time of building approval (unless an alternative time is agreed between the collecting agency and a development proponent). Community infrastructure levy contributions will be paid for at a “per lot/dwelling” rate.

Section 46L of the *Planning and Environment Act 1987* currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,253 per lot or dwelling. Both the maximum levy amount and the payable dwelling amount will be adjusted annually using the Producer Price Index for Non-Residential Building Construction in Victoria. The index is published by the Australian Bureau of Statistics.

The Department of Environment, Land, Water and Planning will publish the adjusted maximum levy amount that will apply to new DCPs on its website on 1 July each year. The Act also requires a collecting agency (normally the council) to publish the adjusted payable dwelling levy amount for each approved DCP on its website on or before 1 July each year. The new levy amount will be applicable to the release of the remaining lots/dwellings.

The Governor in Council may from time to time, by Order published in the Government Gazette, vary the maximum amount that may be collected by the community infrastructure levy (CIL).

The projects listed in [Table 9](#) are deemed to be community infrastructure levy projects, and therefore levied separately to the DCP.

Table 9 Community infrastructure levy projects

PROJECT ID	PROJECT TITLE / PROJECT DESCRIPTION	CATCHMENT AREAS CONTRIBUTING	DELIVERY HORIZON
COMMUNITY INFRASTRUCTURE PROJECTS			
SR-01	Sports pavilion Construction of a sports pavilion.	All	2022–2047
CB-01	Arden North and Macaulay learning and cultural hub Construction of Arden North and Macaulay learning and cultural hub.	All	At time of subdivision
CB-03	Arden Central family and community hub Construction of Arden Central family and community hub	All	At time of subdivision

Table 10 Summary land use budget

DESCRIPTION	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	44.60	100%	
TRANSPORT			
Non-arterial road – existing road reserve	8.54	19.15%	45.22%
Non-arterial road – new road reserve	0.30	0.67%	1.58%
Public transport facilities / reserve	0.94	2.11%	4.99%
SUB-TOTAL TRANSPORT	9.78	21.9%	51.8%
COMMUNITY FACILITIES			
Proposed government school	0.70	1.57%	3.71%
Local indoor recreation (existing)	1.23	2.76%	6.53%
Health institutional use	1.38	3.10%	7.32%
SUB-TOTAL COMMUNITY FACILITIES	3.31	7.4%	17.5%
SERVICE OPEN SPACE			
Capital City Open Space (uncredited)	0.66	1.48%	3.50%
Waterway and drainage infrastructure (uncredited)	6.54	14.66%	34.62%
Ancillary open space (uncredited)	0.25	0.55%	1.31%
SUB-TOTAL SERVICE OPEN SPACE	7.44	16.69%	39.42%
OPEN SPACE			
EXISTING OPEN SPACE			
Local sports reserve (existing)	3.29	7.4%	17.42%
Local network park (existing)	0.65	1.5%	3.45%
SUB-TOTAL EXISTING OPEN SPACE	3.94	8.8%	20.87%
CREDITED OPEN SPACE			
Public open space (53.01)	1.24	2.8%	6.55%
SUB-TOTAL CREDITED OPEN SPACE	1.24	2.8%	6.55%
SUB-TOTAL OPEN SPACE	5.18	11.6%	27.41%
TOTAL NET DEVELOPABLE AREA (NDA)	18.89	42.34%	

NOTE: Discrepancy in Total Net Developable Area is due to rounding of decimal point. Figure included in [Table 18](#) takes precedence.

3.0 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Setting projected dwelling (lot) and non-residential floorspace yields (refer [Table 2](#))
- Setting projected net development area of the precinct (refer [Table 10](#))
- Calculation of equivalence ratios between each of the major land uses (refer [Table 11](#))
- Calculation of projects costs, including construction and land costs (refer [Table 15](#))
- Summary of costs payable for each infrastructure project (refer [Table 16](#)) and
- Charges for contributions levies against infrastructure types (refer [Table 17](#)).

3.1 Calculation of projected dwelling (lot) and floorspace projections

The following section sets out the projected dwelling (lot) and non-residential floorspace projections for the DCP. Equivalence ratios are then calculated to quantify the impacts of non-residential gross leasable floor area areas to a common metric, being a demand unit.

3.1.1 Projected dwelling and floorspace yields

In this DCP, development infrastructure contributions are dependent on each parcel's individual development outcomes. To estimate the individual development outcomes for each parcel the net developable area (NDA) was assessed and listed in [Appendix 1](#).

Using the NDA for each parcel, an estimate of gross leasable floor space has been calculated based on the relevant land use and built form controls. Projections were made to estimate development outcomes, for the following:

MCA1

- Residential (dwellings/lots)
- Commercial (gross leasable floor area – GLFA)
- Retail (gross leasable floor area – GLFA)

The applied yield does not reflect the total forecast yield for the precinct, instead it only reflects the forecast development that is likely to be charged a levy as per Schedule 3 of the Development Contributions Plan Overlay (DCPO3). The yield applied to the DCP excludes any land or development which may be exempt from the provisions of the DCPO3, this includes:

- Land which is unlikely to subdivide.
- Land where the gross floor area of a development is unlikely to increase by more than 1000 square metres.
- A government and non-government school.
- A public hospital.

In addition to excluding development which may be exempt from the DCPO3, sites that have demonstrated some level of development constraint have been removed from the yield applied to the DCP. The considered constraints are:

- Small site areas – no development potential except for one additional dwelling, unless significant lot consolidation occurs (consistent with exemptions listed above).
- Existing heritage overlay.
- Recently developed within the past 10 years.
- Developments that are strata-titled.
- Currently under construction or has an existing approved permit.

Table 11 Demand units

CATCHMENT AREA	TYPE	DEMAND UNITS	MEASURE
MCA1	Residential	5,800	dwelling units/lots
	Commercial	546,900	sqm gross leasable floor area
	Retail	22,500	sqm gross leasable floor area

3.1.2 Equivalence ratios

Each development type (residential, commercial and retail) places a different demand on the infrastructure required to be provided by this DCP. Arden is a major urban renewal precinct located 2km from the central city and it is therefore expected that both residential and non-residential development will impose a need for transport, drainage, recreation and public realm improvements, residential development is assumed to only generate a need for community infrastructure.

In this DCP, residential development outcomes are quantified by dwelling yields, while non-residential development types (retail and commercial) are quantified according to GLFA (in m²). A metric, the 'equivalence ratio', is used to standardise all development outcomes to a common 'equivalence unit'.

The equivalence ratios in this DCP is the GLFA (in m²) for each non-residential development type that places demand on infrastructure equivalent to that created by a single high-density residential dwelling.

The equivalence ratios for each non-residential development type has assumed that non-residential development generates demand for transport, drainage, local park and sporting reserve projects, but not for community building or sporting pavilion projects.

A bespoke equivalence ratio has been prepared for each type of infrastructure project:

- Transport
- Drainage
- Local park & sporting reserve

The following method has been used to calculate equivalence ratios for Arden (see also [Table 12](#)):

The method applied is a 'per capita based apportionment'. The cost apportionment is determined by calculating the resident or worked population associated with each land use. The approach equitably divides cost based on floorspace ensuring that the theoretical use of infrastructure is captured evenly based on the amount of usable floorspace. The figures equate to:

Table 12 Calculation of transport equivalence ratios

LAND USE TYPE	NUMBER	UNIT OF MEASURE	DEMAND UNITS	% APPORTIONMENT OF COST	
EQUIVALENCE RATIOS: TRANSPORT					
Residential	5,800	People per dwelling/ unit	2.13	12,354	33.3%
Commercial	546,900	1 job per m²	23.00	23,778	64.1%
Retail	22,500	1 job per m²	23.00	978	2.6%
TOTAL TRANSPORT				37,111	100.0%

The equivalence ratio for open space is based on a 'per capita based apportionment'. The cost apportionment is determined by calculating the resident or worker population associated with each land use. Each land use contributes to the demand for open space, however commercial and retail is limited to business days (5 out of 7 days or 71%). The approach equitably divides cost based on a 20-minute neighbourhood setting where the use of the open space will be frequent and will be made at all times of the day (see [Table 13](#)).

Table 13 Calculation of open space equivalence ratios

LAND USE TYPE	NUMBER	UNIT OF MEASURE	OPEN SPACE USAGE	DEMAND UNITS	% APPORTIONMENT OF COST	
EQUIVALENCE RATIOS: OPEN SPACE						
Residential	5,800	People per dwelling/ unit	2.13	100%	12,354	41.1%
Commercial	546,900	1 job per m²	23.00	71%	16,984	57.5%
Retail	22,500	1 job per m²	23.00	71%	698	2.3%
TOTAL OPEN SPACE					30,037	100.0%

The equivalence ratio for drainage land determines that residential, commercial and retail development will generate an equivalent amount of demand for drainage infrastructure. This is because all uses will generate the same portion of impervious area that will drain via a constructed drainage system i.e. "runoff factor" (see [Table 14](#)):

Table 14 Calculation of drainage equivalence ratios

LAND USE TYPE	NUMBER	UNIT OF MEASURE		DEMAND UNITS	% APPORTIONMENT OF COST
EQUIVALENCE RATIOS: DRAINAGE					
Residential	432,200	m² gross leasable floor area	1.00	432,200	43.0%
Commercial	546,900	m² gross leasable floor area	1.00	546,900	55.0%
Retail	22,500	m² gross leasable floor area	1.00	22,500	2.0%
TOTAL DRAINAGE				1,001,600	100.0%

3.2 Calculation of contributions charges

3.2.1 Calculation of costs

Each infrastructure project has been assigned either a land or construction cost. These costs are listed in [Table 15](#).

Project construction cost sheets have been prepared by GHD for roads, intersection, pedestrian and cycling projects based on the outputs of the *North Melbourne, West Melbourne and Parkville Active Transport Investigation*, AECOM, August 2020, and in consultation with the City of Melbourne, Department of Transport and the VPA.

Project construction cost sheets have been prepared by GHD for local park projects based on the findings of AECOM's *Arden Public Realm and Open Space Strategy*, July 2020 and in consultation with the City of Melbourne and the VPA.

Community building construction cost sheets were prepared by Turner & Townsend based on the findings of ASR Research's *Arden Structure Plan – Community Infrastructure Needs Assessment*, and in consultation with the City of Melbourne and the VPA.

Land valuation costs have been prepared by Westlink Consulting for drainage and street widening projects based on the outputs of *Arden Macaulay Precinct Flood Management Strategy*, August 2021 (Engeny), *Arden Public Realm and Open Space Strategy*, July 2020 (AECOM) and in consultation with the Department of Transport, Melbourne Water, City of Melbourne and the VPA.

Table 15 Calculation of construction and land costs by project

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP	LAND COST ATTRIBUTABLE TO MCA	CONSTRUCTION COST ATTRIBUTABLE TO MCA	TOTAL COST ATTRIBUTABLE TO MCA	COST ATTRIBUTABLE TO RESIDENTIAL	COST PER DWELLING RESIDENTIAL	COST ATTRIBUTABLE TO COMMERCIAL	COST PER SQM GLFA TO COMMERCIAL	COST ATTRIBUTABLE TO RETAIL	COST PER SQM GLFA TO RETAIL
COMMUNITY CENTRE PROJECTS										100%	5,800				
CB-01c	Community Centre: Construction	Community	-	\$13,492,494.62	\$13,492,494.62	15%	-	\$2,023,874.19	\$2,023,874.19	\$2,023,874.19	\$348.94	-	-	-	-
CB-02c	Early years facilities: Construction	Development	-	\$3,189,507.07	\$3,189,507.07	100%	-	\$3,189,507.07	\$3,189,507.07	\$3,189,507.07	\$549.92	-	-	-	-
CB-03c	Community Centre: Construction	Community	-	\$3,425,804.74	\$3,425,804.74	100%	-	\$3,425,804.74	\$3,425,804.74	\$3,425,804.74	\$590.66	-	-	-	-
SUB-TOTAL COMMUNITY CENTRES			-	\$20,107,806	\$20,107,806		-	\$8,639,186	\$8,639,186	\$8,639,186	\$1,490	-	-	-	-
LOCAL PARK PROJECTS										41%	5,800	57%	546,900	2.3%	22,500
LP-01	Open space improvements: Construction	Development	-	\$3,229,861.80	\$3,229,861.80	100%	-	\$3,229,861.80	\$3,229,861.80	\$1,328,425.02	\$229.04	\$1,826,339.46	\$3.34	\$75,097.32	\$3.34
LP-02	Open space improvements: Construction	Development	-	\$1,454,611.63	\$1,454,611.63	100%	-	\$1,454,611.63	\$1,454,611.63	\$598,274.05	\$103.15	\$822,516.50	\$1.50	\$33,821.08	\$1.50
LP-03	Uncredited open space improvements: Construction	Development	-	\$7,223,957.32	\$7,223,957.32	100%	-	\$7,223,957.32	\$7,223,957.32	\$2,971,175.32	\$512.27	\$4,084,818.21	\$7.47	\$167,963.78	\$7.47
LP-04	Open space improvements: Construction	Development	-	\$4,960,205.19	\$4,960,205.19	100%	-	\$4,960,205.19	\$4,960,205.19	\$2,040,106.08	\$351.74	\$2,804,769.68	\$5.13	\$115,329.42	\$5.13
LP-05	Uncredited open space improvements: Construction	Development	-	\$4,317,802.86	\$4,317,802.86	100%	-	\$4,317,802.86	\$4,317,802.86	\$1,775,889.41	\$306.19	\$2,441,520.49	\$4.46	\$100,392.97	\$4.46
LP-06	Uncredited open space improvements: Construction	Development	-	\$3,583,438.81	\$3,583,438.81	100%	-	\$3,583,438.81	\$3,583,438.81	\$1,473,849.37	\$254.11	\$2,026,271.12	\$3.71	\$83,318.31	\$3.70
SUB-TOTAL LOCAL PARK PROJECTS				\$24,769,878	\$24,769,878			\$24,769,878	\$24,769,878	\$10,187,719	\$1,757	\$14,006,235	\$26	\$575,923	\$26
SPORTING RESERVE PROJECTS										41%	5,800	57%	546,900	2.3%	22,500
SR-01	Sporting Pavilion: Construction	Community	-	\$2,805,906.95	\$2,805,906.95	100%	-	\$2,805,906.95	\$2,805,906.95	\$2,805,906.95	\$483.78	-	-	-	-
SR-02	Sporting Reserve: Construction	Development	-	\$8,770,130.71	\$8,770,130.71	100%	-	\$8,770,130.71	\$8,770,130.71	\$3,607,108.24	\$621.92	\$4,959,108.71	\$9.07	\$203,913.76	\$9.06
UT-01	Gas Pipeline: Construction	Development	-	\$3,936,750.88	\$3,936,750.88	100%	-	\$3,936,750.88	\$3,936,750.88	\$1,619,164.75	\$279.17	\$2,226,052.98	\$4.07	\$91,533.15	\$4.07
SR-03	Sporting reserve: Construction	Development	-	\$188,117.50	\$188,117.50	100%	-	\$188,117.50	\$188,117.50	\$77,371.73	\$13.34	\$106,371.86	\$0.19	\$4,373.91	\$0.19
SUB-TOTAL SPORTING RESERVE PROJECTS				\$15,700,906	\$15,700,906		-	\$15,700,906	\$15,700,906	\$8,109,552	\$1,398	\$7,291,534	\$13	\$299,821	\$13

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP	LAND COST ATTRIBUTABLE TO MCA	CONSTRUCTION COST ATTRIBUTABLE TO MCA	TOTAL COST ATTRIBUTABLE TO MCA	COST ATTRIBUTABLE TO RESIDENTIAL	COST PER DWELLING RESIDENTIAL	COST ATTRIBUTABLE TO COMMERCIAL	COST PER SQM GLFA TO COMMERCIAL	COST ATTRIBUTABLE TO RETAIL	COST PER SQM GLFA TO RETAIL
STREET PROJECTS										33%	5,800	64%	546,900	3%	22,500
ST-01c	Macaulay Road: Construction	Development	–	\$4,144,440.10	\$4,144,440.10	50%	–	\$2,072,220.05	\$2,072,220.05	\$689,836.88	\$118.94	\$1,327,757.91	\$2.43	\$54,625.26	\$2.43
ST-02c	Boundary Road (Between Macaulay Road and Gracie St): Construction	Development	–	\$2,419,417.41	\$2,419,417.41	100%	–	\$2,419,417.41	\$2,419,417.41	\$805,418.01	\$138.87	\$1,550,221.76	\$2.83	\$63,777.64	\$2.83
ST-03c	Henderson Street (between Gracie St and Fogarty Street): Construction	Development	–	\$3,573,261.28	\$3,573,261.28	100%	–	\$3,573,261.28	\$3,573,261.28	\$1,189,529.76	\$205.09	\$2,289,537.71	\$4.19	\$94,193.82	\$4.19
ST-04c	Fogarty Street (between Henderson Street and Arden Street): Construction	Development	–	\$3,205,701.97	\$3,205,701.97	100%	–	\$3,205,701.97	\$3,205,701.97	\$1,067,170.18	\$183.99	\$2,054,027.11	\$3.76	\$84,504.68	\$3.76
ST-05c	Arden Street (between Moonee Ponds Creek and Fogarty Street): Construction	Development	–	\$2,521,749.27	\$2,521,749.27	100%	–	\$2,521,749.27	\$2,521,749.27	\$839,484.03	\$144.74	\$1,615,790.05	\$2.95	\$66,475.18	\$2.95
ST-06c	Arden Street (between Fogarty Street and Laurens Street): Construction	Development	–	\$3,929,334.37	\$3,929,334.37	100%	–	\$3,929,334.37	\$3,929,334.37	\$1,308,065.60	\$225.53	\$2,517,688.60	\$4.60	\$103,580.17	\$4.60
ST-07c	Arden Street (between Laurens Street and Munster Terrace): Construction	Development	–	\$2,238,770.36	\$2,238,770.36	100%	–	\$2,238,770.36	\$2,238,770.36	\$745,281.06	\$128.50	\$1,434,473.65	\$2.62	\$59,015.65	\$2.62
ST-08L	Fogarty Street, Arden Central (Between Arden Street and Barwise Street): Land	Development	\$5,190,000.00	–	\$5,190,000.00	100%	\$5,190,000.00	–	\$5,190,000.00	\$1,727,738.04	\$297.89	\$3,325,449.71	\$6.08	\$136,812.25	\$6.08
ST-08c	Fogarty Street, Arden Central (Between Arden Street and Barwise Street): Construction	Development	–	\$1,248,866.30	\$1,248,866.30	100%	–	\$1,248,866.30	\$1,248,866.30	\$415,744.47	\$71.68	\$800,200.79	\$1.46	\$32,921.04	\$1.46
ST-09L	Barwise Street: Land	Development	\$2,390,000.00	–	\$2,390,000.00	100%	\$2,390,000.00	–	\$2,390,000.00	\$795,625.03	\$137.18	\$1,531,372.80	\$2.80	\$63,002.17	\$2.80
ST-09c	Barwise Street: Construction	Development	–	\$4,754,985.36	\$4,754,985.36	100%	–	\$4,754,985.36	\$4,754,985.36	\$1,582,922.75	\$272.92	\$3,046,717.67	\$5.57	\$125,344.94	\$5.57
ST-10L	Laurens Street – (between Queensberry Street and Station Entrance): Land	Development	\$465,161.83	–	\$465,161.83	100%	\$465,161.83	–	\$465,161.83	\$154,851.21	\$26.70	\$298,048.61	\$0.54	\$12,262.01	\$0.54

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP	LAND COST ATTRIBUTABLE TO MCA	CONSTRUCTION COST ATTRIBUTABLE TO MCA	TOTAL COST ATTRIBUTABLE TO MCA	COST ATTRIBUTABLE TO RESIDENTIAL	COST PER DWELLING RESIDENTIAL	COST ATTRIBUTABLE TO COMMERCIAL	COST PER SQM GLFA TO COMMERCIAL	COST ATTRIBUTABLE TO RETAIL	COST PER SQM GLFA TO RETAIL
ST-10c	Laurens Street – (north of Queensberry Street): Construction	Development	–	\$2,283,671.08	\$2,283,671.08	100%	–	\$2,283,671.08	\$2,283,671.08	\$760,228.40	\$131.07	\$1,463,243.42	\$2.68	\$60,199.26	\$2.68
ST-11L	Laurens Street – (between Queensberry Street and Fogarty Street): Land	Development	\$1,264,838.17	–	\$1,264,838.17	100%	\$1,264,838.17	–	\$1,264,838.17	\$421,061.47	\$72.60	\$810,434.63	\$1.48	\$33,342.07	\$1.48
ST-11c	Laurens Street – (between Queensberry Street and Fogarty Street): Construction	Development	–	\$3,140,961.41	\$3,140,961.41	100%	–	\$3,140,961.41	\$3,140,961.41	\$1,045,618.21	\$180.28	\$2,012,545.13	\$3.68	\$82,798.07	\$3.68
ST-12L	Laurens Street – (between Fogarty Street and Miller Street): Land	Development	\$1,650,000.00	–	\$1,650,000.00	100%	\$1,650,000.00	–	\$1,650,000.00	\$549,280.88	\$94.70	\$1,057,223.90	\$1.93	\$43,495.22	\$1.93
ST-12c	Laurens Street – (between Fogarty Street and Miller Street): Construction	Development	–	\$2,140,615.32	\$2,140,615.32	100%	–	\$2,140,615.32	\$2,140,615.32	\$712,605.49	\$122.86	\$1,371,581.62	\$2.51	\$56,428.21	\$2.51
ST-13c	Munster Terrace (between Arden Street and Queensberry Street): Construction	Development	–	\$4,587,182.00	\$4,587,182.00	100%	–	\$4,587,182.00	\$4,587,182.00	\$1,527,061.43	\$263.29	\$2,939,199.05	\$5.37	\$120,921.52	\$5.37
ST-14c	Munster Terrace (between Queensberry Street and Victoria Street): Construction	Development	–	\$4,695,779.07	\$4,695,779.07	100%	–	\$4,695,779.07	\$4,695,779.07	\$1,563,213.12	\$269.52	\$3,008,781.73	\$5.50	\$123,784.22	\$5.50
SUB-TOTAL STREETS			\$10,960,000	\$44,884,735	\$55,844,735		\$10,960,000	\$42,812,515	\$53,772,515	\$17,900,736	\$3,086	\$34,454,296	\$63	\$1,417,483	\$63
PEDESTRIAN & CYCLING PROJECTS										33%	5,800	64%	546,900	3%	22,500
CC-01	Linear reserve: Construction	Development	–	\$2,350,500.04	\$2,350,500.04	100%	–	\$2,350,500.04	\$2,350,500.04	\$782,475.59	\$134.91	\$1,506,063.52	\$2.75	\$61,960.92	\$2.75
CC-02	Cycling path: Construction	Development	–	\$555,515.78	\$555,515.78	100%	–	\$555,515.78	\$555,515.78	\$184,929.82	\$31.88	\$355,942.16	\$0.65	\$14,643.81	\$0.65
CC-03	Cycling path: Construction	Development	–	\$278,802.09	\$278,802.09	100%	–	\$278,802.09	\$278,802.09	\$92,812.52	\$16.00	\$178,640.14	\$0.33	\$7,349.43	\$0.33
CC-04	Cycling path: Construction	Development	–	\$211,973.13	\$211,973.13	100%	–	\$211,973.13	\$211,973.13	\$70,565.32	\$12.17	\$135,820.03	\$0.25	\$5,587.77	\$0.25
CC-05	Cycling Path: Construction	Development	–	\$361,202.16	\$361,202.16	100%	–	\$361,202.16	\$361,202.16	\$120,243.30	\$20.73	\$231,437.30	\$0.42	\$9,521.56	\$0.42

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP	LAND COST ATTRIBUTABLE TO MCA	CONSTRUCTION COST ATTRIBUTABLE TO MCA	TOTAL COST ATTRIBUTABLE TO MCA	COST ATTRIBUTABLE TO RESIDENTIAL	COST PER DWELLING RESIDENTIAL	COST ATTRIBUTABLE TO COMMERCIAL	COST PER SQM GLFA TO COMMERCIAL	COST ATTRIBUTABLE TO RETAIL	COST PER SQM GLFA TO RETAIL
PED-01	Pedestrian Operated Signal (POS): Construction	Development	–	\$399,929.59	\$399,929.59	100%	–	\$399,929.59	\$399,929.59	\$133,136.56	\$22.95	\$256,251.59	\$0.47	\$10,542.44	\$0.47
SUB-TOTAL PEDESTRIAN & CYCLING PROJECTS			–	\$4,157,923	\$4,157,923		–	\$4,157,923	\$4,157,923	\$1,384,162	\$239	\$2,664,155	\$5	\$109,606	\$5
INTERSECTION PROJECTS										33%	5,800	64%	546,900	3%	22,500
IN-01	Boundary Road / Macaulay Road: Construction	Development	–	\$2,637,655.76	\$2,637,655.76	50%	–	\$1,318,827.88	\$1,318,827.88	\$439,034.51	\$75.70	\$845,028.09	\$1.55	\$34,765.28	\$1.55
IN-02	Boundary Road / Henderson Street / Gracie Street: Construction	Development	–	\$1,652,972.71	\$1,652,972.71	100%	–	\$1,652,972.71	\$1,652,972.71	\$550,270.49	\$94.87	\$1,059,128.64	\$1.94	\$43,573.59	\$1.94
IN-03	Henderson St / Fogarty Street: Construction	Development	–	\$2,127,040.69	\$2,127,040.69	100%	–	\$2,127,040.69	\$2,127,040.69	\$708,086.53	\$122.08	\$1,362,883.78	\$2.49	\$56,070.37	\$2.49
IN-04	Arden Street / Fogarty Street: Construction	Development	–	\$3,105,458.52	\$3,105,458.52	100%	–	\$3,105,458.52	\$3,105,458.52	\$1,033,799.38	\$178.24	\$1,989,796.94	\$3.64	\$81,862.19	\$3.64
IN-05	Arden Street / Laurens Street: Construction	Development	–	\$2,178,206.61	\$2,178,206.61	100%	–	\$2,178,206.61	\$2,178,206.61	\$725,119.54	\$125.02	\$1,395,667.93	\$2.55	\$57,419.14	\$2.55
IN-06	Arden Street / Munster Terrace: Construction	Development	–	\$1,845,105.99	\$1,845,105.99	100%	–	\$1,845,105.99	\$1,845,105.99	\$614,231.17	\$105.90	\$1,182,236.45	\$2.16	\$48,638.36	\$2.16
IN-07	Fogarty Street / Barwise Street: Construction	Development	–	\$854,157.72	\$854,157.72	100%	–	\$854,157.72	\$854,157.72	\$284,346.97	\$49.03	\$547,294.52	\$1.00	\$22,516.23	\$1.00
IN-08	Laurens Street / Queensberry Street: Construction	Development	–	\$1,828,398.74	\$1,828,398.74	100%	–	\$1,828,398.74	\$1,828,398.74	\$608,669.38	\$104.94	\$1,171,531.42	\$2.14	\$48,197.95	\$2.14
IN-09	Munster Terrace / Queensberry Street: Construction	Development	–	\$2,129,129.09	\$2,129,129.09	100%	–	\$2,129,129.09	\$2,129,129.09	\$708,781.76	\$122.20	\$1,364,221.91	\$2.49	\$56,125.42	\$2.49
IN-10	Laurens Street / Fogarty Street: Construction	Development	–	\$1,359,551.78	\$1,359,551.78	100%	–	\$1,359,551.78	\$1,359,551.78	\$452,591.39	\$78.03	\$871,121.59	\$1.59	\$35,838.79	\$1.59
IN-11	Munster Terrace / Victoria Street: Construction	Development	–	\$1,440,999.58	\$1,440,999.58	100%	–	\$1,440,999.58	\$1,440,999.58	\$479,705.16	\$82.71	\$923,308.60	\$1.69	\$37,985.82	\$1.69
IN-12	Laurens Street / Miller Street: Construction	Development	–	\$1,280,192.38	\$1,280,192.38	100%	–	\$1,280,192.38	\$1,280,192.38	\$426,172.85	\$73.48	\$820,272.71	\$1.50	\$33,746.82	\$1.50
IN-13	Arden Street / Langford Street: Construction	Development	–	\$5,030,968.10	\$5,030,968.10	100%	–	\$5,030,968.10	\$5,030,968.10	\$1,674,796.72	\$288.76	\$3,223,551.34	\$5.89	\$132,620.05	\$5.89
SUB-TOTAL INTERSECTIONS			–	\$27,469,838	\$27,469,838		–	\$26,151,010	\$26,151,010	\$8,705,606	\$1,501	\$16,756,044	\$31	\$689,360	\$31

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP	LAND COST ATTRIBUTABLE TO MCA	CONSTRUCTION COST ATTRIBUTABLE TO MCA	TOTAL COST ATTRIBUTABLE TO MCA	COST ATTRIBUTABLE TO RESIDENTIAL	COST PER DWELLING RESIDENTIAL	COST ATTRIBUTABLE TO COMMERCIAL	COST PER SQM GLFA TO COMMERCIAL	COST ATTRIBUTABLE TO RETAIL	COST PER SQM GLFA TO RETAIL
DRAINAGE LAND ACQUISITION PROJECTS										43%	5,800	55%	546,900	2%	22,500
DR-01	Drainage Reserve: Land	Development	\$46,350,000.00	–	\$46,350,000.00	100%	\$46,350,000.00	–	\$46,350,000.00	\$20,000,469.25	\$3,448.36	\$25,308,321.69	\$46.28	\$1,041,209.07	\$46.28
DR-02	Drainage reserve: Land	Development	\$137,700,000.00	–	\$137,700,000.00	100%	\$137,700,000.00	–	\$137,700,000.00	\$59,418,869.81	\$10,244.63	\$75,187,829.47	\$137.48	\$3,093,300.72	\$137.48
DR-03	Drainage Reserve: Land	Development	\$23,413,636.36	–	\$23,413,636.36	100%	\$23,413,636.36	–	\$23,413,636.36	\$10,103,208.50	\$1,741.93	\$12,784,462.59	\$23.38	\$525,965.27	\$23.38
DR-04	Drainage Reserve: Land	Development	\$4,404,545.45	–	\$4,404,545.45	100%	\$4,404,545.45	–	\$4,404,545.45	\$1,900,603.58	\$327.69	\$2,404,997.91	\$4.40	\$98,943.96	\$4.40
DR-05	Drainage reserve: Land	Development	\$5,331,818.18	–	\$5,331,818.18	100%	\$5,331,818.18	–	\$5,331,818.18	\$2,300,730.65	\$396.68	\$2,911,313.26	\$5.32	\$119,774.27	\$5.32
SUB-TOTAL DRAINAGE			\$217,200,000	–	\$217,200,000		\$217,200,000	–	\$217,200,000	\$93,723,882	\$16,159	\$118,596,925	\$217	\$4,879,193	\$217
TOTALS			\$228,160,000	\$137,091,086	\$365,251,086		\$228,160,000	\$122,231,417	\$350,391,417	\$148,650,843	\$25,629	\$193,769,188	\$354	\$7,971,386	\$354

3.3 Cost apportionment

One MCA (MCA1) is identified for Arden based on the predominant development outcomes:

MCA1:

- Residential dwellings/lots.
- Commercial gross leasable floor area (m²)
- Retail gross leasable floor area (m²)

This DCP apportions a charge to all new development within the MCA according to each site's projected shared use of an identified infrastructure item. Since development contributions charges are levied prior to construction, a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the projected development outcomes and estimated shared use of each infrastructure project.

This DCP calculates what each new development should pay towards provision of each identified infrastructure project. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by the total demand units (dwellings, or non-residential floorspace) for each of the main charge areas.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as open space contributions as set in Clause 53.01 of the *Melbourne Planning Scheme*, developer works construction requirement as set out in [Section 1.9](#), an existing local DCP, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

The balance of the cost of the items not recovered under this DCP will be funded by alternative sources such as council rates or state funding.

Car parking contributions are to be levied under the applicable Commercial Levy Rate.

3.3.1 Allocation to the State Government

It is acknowledged the estimated total contribution to be collected from the development infrastructure levy (DIL) under this DCP does not equal the estimated total project costs.

The Victorian State Government takes responsibility for the difference between these estimated amounts, the appropriation of which will need to be managed as part of future infrastructure funding commitments.

The difference accepted by the State Government is predicated on development no less than the demand units identified in [Table 11](#) and the estimated costs being no more than those identified in [Table 15](#).

3.3.2 Public open space contributions

The overall NDA has been adjusted to allow for public open space provision. Land for local parks are provided through Clause 53.01 of the *Melbourne Planning Scheme*.

[Appendix 1](#) provides further information on how land has been allocated for open space purposes and how it relates to the NDA.

3.3.3 Land valuation

Areas of land required to be provided through the DCP were based on information drawn from the outputs of the *Arden Macaulay Precinct Flood Management Strategy*, August 2021 (Engeny) and *Arden Public Realm and Open Space Strategy*, July 2020 (AECOM). A description of the area of land was provided to Westlink Consulting, a registered valuer, to assess the land value for each property that is contributing public land required by the DCP.

These land values were then used to determine the value for each land component of all projects included in this DCP.

3.3.4 External use

Allowance has been made for external use of the projects identified in this DCP, for the purposes of calculating levies in a DCP, the costs of infrastructure projects are shared amongst all the likely users. For this DCP the demand for multiple projects is being driven by external use and therefore this DCP has been prepared to facilitate a fair cost apportionment to ensure costs are distributed equitably.

3.4 Summary of costs

Table 16 sets out a summary of costs payable for each infrastructure category.

Table 16 Summary of costs

SUMMARY – TOTAL COSTS LAND AND CONSTRUCTION	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Estimated project cost: land	\$228,160,000
Estimated project cost: construction	\$122,231,417
TOTAL	\$350,391,417

SUMMARY – TOTAL COSTS BY PROJECT TYPE	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Street and intersection projects	\$79,923,525
Pedestrian and cycling projects	\$4,157,923
Community building projects	\$8,639,186
Sporting reserve projects	\$15,700,906
Local park projects	\$24,769,878
Drainage land acquisition projects	\$217,200,000
TOTAL	\$350,391,417

SUMMARY – TOTAL COSTS BY INFRASTRUCTURE CATEGORY	
PROJECT TYPE	TOTAL COSTS OF PROJECTS ATTRIBUTED TO THE DCP
Total – development infrastructure levy (DIL)	\$342,135,832
Total – community infrastructure levy (CIL)	\$8,255,585
TOTAL	\$350,391,417

3.5 Summary of contribution

Table 17 sets out charges payable for each development outcome.

Table 17 Summary of contribution

SUMMARY – DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY CHARGE AREA		
CHARGE AREA	RATE	
Residential	\$21,750	per dwelling
Commercial	\$300	per sqm of GLFA
Retail	\$300	per sqm of GLFA

SUMMARY – COMMUNITY INFRASTRUCTURE LEVY (CIL) BY CHARGE AREA		
CHARGE AREA	RATE	
Residential	\$1,253	per dwelling

ESTIMATED DCP REVENUE	
Estimated revenue	\$304,339,405

4.0 ADMINISTRATION & IMPLEMENTATION

This section details how the DCP will be administered and includes the timing of payment, provision of works and land “in kind” and how the DCP fund will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy (DIL) for the Arden DCP applies to subdivision and/or development of land.

Amended
by VC249

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

The Department of Transport (or equivalent) will be the development agency for the following DCP projects: DR-01, DR-02, DR-03, DR-04 and DR-05. For each remaining DCP project Melbourne City Council will be the development agency.

Melbourne City Council is the collecting agency for the purposes of this DCP.

4.1 Payment of contributions levies and payment timing

4.1.1 Development infrastructure levy

For subdivision of land and buildings

A development infrastructure levy must be paid to the collecting agency for the land, after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of Statement of Compliance in respect to the relevant plan or, otherwise included in an implementation agreement under Section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed may only be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance.

Additionally, a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for each stage and the value of the contributions made in respect of prior stages to the satisfaction of the collecting agency or, otherwise included in an implementation agreement under Section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on the subject land, an infrastructure levy must be paid to the collecting agency. Payments must be in accordance with the provisions of the approved DCP for each demand unit (per dwelling/lot/floorspace) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components).

The collecting agency may require that development infrastructure levy contributions be made at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act or propose another arrangement acceptable to the collecting agency in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Prior to the commencement of any development, a development infrastructure levy must be paid to the collecting agency in accordance with the provisions of the development contribution plan for the land unless some other arrangement has been agreed to by collecting agency in a Section 173 agreement.
- If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

Works in kind

The collecting agency may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute projects funded by the DCP
- The collecting agency agrees that the timing of the works would be consistent with priorities in this DCP
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the standards outlined in the DCP unless an alternative is agreed by the collecting agency and the development agency
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency, and
- In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.

Where the collecting agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):

- The credit for the works provided (unless an alternative approach is agreed with the collecting agency) shall equal the final cost of the works up to the maximum identified in the DCP, taking into account the impact of indexation, or to an alternative figure approved by the collecting agency
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent, and
- No further financial contributions will be required until the agreed value of any credits is used.

For significant landholdings

In the scenario that there is a large, consolidated land holding within the precinct it is recommended that a Works in Kind agreement is established to facilitate coordinated and efficient implementation of infrastructure projects. Such Works in Kind agreements should prioritise a credit for any provision of land. The provision of land within this DCP is principally required to facilitate the drainage outcome for the precinct. Therefore, it would be appropriate to credit the provision of land in lieu of cash payments to facilitate early and timely delivery of the precinct.

In addition to land, any 'construction' infrastructure listed within this DCP if associated with a large, consolidated land holding is also encouraged to be incorporated within a Works in Kind agreement. Consistent with the description in the previous Works in Kind section, any agreement that works are to be provided by a development proponent in lieu of cash contribution arrangement is subject to agreement from the collecting agency.

Credit for over-provision

Where the collecting agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP.

In such a case the developer may be entitled to credits against other projects in the DCP to the extent of the excess contribution. Alternatively, a developer may seek an agreement with the collecting agency to provide a reimbursement where an over-contribution has been made.

The details of credits and reimbursements for construction will need to be negotiated with, and agreed to by the collecting agency. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in this DCP, subject to revaluation and indexation of the land according to [Section 4.3](#).

4.2 Funds administration

The administration of the development contributions made under the DCP will be held until required for provision of the items in that class of development (transport, community buildings or sporting reserves). Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 2020* and the Act.

The administration of contributions made under the DCP will be transparent and demonstrate the:

- Amount and timing of funds collected
- Source of the funds collected
- Amount and timing of expenditure on specific projects
- Project on which the expenditure was made
- Account balances for individual project classes
- Details of works in kind arrangements for project provision, and
- Pooling or quarantining of funds to deliver specific projects where applicable.

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP.

The collecting agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in this DCP, as required under Section 46Q of the Act.

Should the collecting agency resolve to not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of alternative works in the same infrastructure class as specified in this DCP. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Act, or will be refunded to owners of land subject to these infrastructure charges.

4.3 Construction costs, land values and Development Infrastructure Levy indexation

Infrastructure items will be adjusted by the collecting agency annually for inflation. The infrastructure items have been adjusted as per the below methods for the 2022/23 financial year. [Appendix 3](#) outlines the construction cost estimates to 2021 dollars (March quarter) and the adjusted costings for the 2022/23 financial year.

In relation to the cost of infrastructure items other than land, the cost must be adjusted according to the following methods:

- Transport items – in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria (series ID A2333706A).
- All other infrastructure items – in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria (series ID A2333700L).

The Development Infrastructure Levy (DIL) contributions must be adjusted by the collecting agency annually for inflation. The levy must be adjusted according to the following method:

- Based on the adjusted cost of infrastructure items, determine the total difference between the cost attributable to each development type in the main charge area compared to the previous year.
- Using the total difference, determine the cost difference on a per unit of measure for each development type in the main charge area compared to the previous year.
- Apply the change to the previous financial year levy rate to determine the adjusted levy rate.

Land values will be adjusted on 1 July every year following a revaluation by a registered valuer of properties for land required by the DCP. Within 14 days of the revaluation, the collecting agency will publish the amended contributions on the collecting agency's website.

4.4 Development contributions plan review period

This DCP adopts a long-term outlook for development. It takes into account planned future development in the Arden Precinct area. The 'full development' horizon of land within the current precinct to the year 2047 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the *Melbourne Planning Scheme* through Amendment C407.

This DCP will end within 25 years from the date upon which this DCP is first incorporated into the *Melbourne Planning Scheme*, when the DCP is removed from the planning scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). This will require an amendment to the *Melbourne Planning Scheme* to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (e.g. Section 173 agreements under the Act) for the implementation of this DCP.

This review is anticipated to include:

- Updates to any aspect of the plans as required
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger
- Review of estimated dwellings and retail and commercial floorspace (this will also be required if the ordinance package is subject to a substantive amendment), and
- Review of land values for land to be purchased through the plan.

4.5 Adjustment to the scope of DCP projects

While the infrastructure projects in the DCP have been costed to a typical level of detail, all of them will require a detailed design process prior to construction.

As part of detailed design, the council or a development proponent with the consent of the council may amend or modify some aspects of projects, so long as they are still generally in accordance with the ordinance package and any direction regarding the scope outlined in the DCP.

A development proponent may also propose material changes to the use and development of land from that contemplated in the ordinance package, leading to an increased requirement for infrastructure. In these cases there should be no negative impact on the DCP by requirement for the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where the council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP. In the case of this DCP an example of such a change may be the delivery of the early learning facilities, the facilities are currently designated as being delivered as a part of the construction of the proposed government school. However, in the scenario that the proposed government school is not delivered the construction of the early learning facilities may instead be absorbed within the construction of the community facility by another agency.

Where, after the DCP has been approved, a council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

4.6 Collecting agency (agency responsible for collecting infrastructure levy)

Melbourne City Council is the collecting agency pursuant to Section 46K(1)(fa) of the Act which means that it is the public authority to whom all levies are payable. As the collecting agency, Melbourne City Council is responsible for the administration of this DCP and also its enforcement pursuant to Section 46QC of the Act.

4.7 Development agency (agency responsible for works)

Melbourne City Council is the development agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works. The Department of Transport (or equivalent) is the development agency for land acquisition projects DR-01, DR-02, DR-03, DR-04 and DR-05.

4.8 Acquisition of land and Public Acquisition Overlay Schedules 8 and 9

DCP projects DR-01, DR-02, DR-03, DR-04 and DR-05 are partly located within privately owned land that is subject to the Public Acquisition Overlay Schedule 9 (PAO9). The Department of Transport is listed as the acquiring authority for PAO9. It is intended that the privately owned land would be brought into public ownership by the Department of Transport pursuant to PAO9.

Further, DCP Projects ST-08L and ST-09L are partly located within privately owned land that is subject Public Acquisition Overlay Schedule 8 (PAO8). The Department of Transport is listed as the acquiring authority for PAO8. It is intended that the privately owned land would be brought into public ownership by the Department of Transport prior to the delivery of the southern leg of project IN-04.

It is intended that the Department of Transport will be reimbursed the costs of acquiring the privately owned land for DCP projects DR-01, DR-02, DR-03, DR-04, DR-05 and ST-08L and ST-09L. The reimbursement must not exceed the maximum cost of the relevant project set out in this DCP, subject to revaluation and indexation of the land according to [Section 4.3](#). The form and time for reimbursement is to be agreed between the Department of Transport and Melbourne City Council.

4.9 Implementation mechanism

Under Section 46P of the Act, the collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be agreed with the collecting agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, the Arden Planning Scheme Amendment Package requires an application for subdivision or development to be accompanied by a public infrastructure plan to the satisfaction of the responsibility authority. The public infrastructure plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Arden ordinance package or reasonably required as a result of the subdivision or development of the land and address the following:

- Stormwater drainage and water quality works
- Street works internal or external to the land consistent with any relevant traffic report or assessment
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the Arden DCP
- The effects of the provision of infrastructure on the land or any other land, and
- Any other relevant matter related to the provision of infrastructure reasonably as required by the responsible authority.

Through the approval of these agreements, Melbourne City Council (acting as the collecting agency) will consider if and what infrastructure should be provided as works-in-kind under this DCP in accordance with Section 46P of the Act. The agreement must include a list of the DCP infrastructure projects which the collecting agency has agreed to in writing, and detailing if the projects are to be provided as works and/or land in lieu.

5.0 OTHER INFORMATION

5.1 Acronyms

CIL	community infrastructure levy
CoM	City of Melbourne
DCP	development contributions plan
DIL	development infrastructure levy
DSS	Development Services Schemes
GLFA	gross leasable floor area
ha	hectare
MCA	main catchment area
MCC	Melbourne City Council
MCH	maternal & child health
NDA	net developable area
PIP	precinct infrastructure plan
sqm	square metres
the Act	<i>Planning and Environment Act 1987</i>
URCRS	Urban Renewal Cost Recovery Scheme
VPA	Victorian Planning Authority

5.2 Glossary

Ancillary open space

An open space which does not prioritise recreation as the use of the space. The spaces are not reserved for open space and can be sold for other purposes or converted through building construction. Ancillary open spaces can be encumbered and thereby impacted through regular inundation, service easement and overhead structures which potentially restrict the adaptability of the open space to be utilised for a range of diverse purposes.

Capital city open space

An open space that is iconic and synonymous with the character and identity of Melbourne and often used to stage activities and events of international, national, state and metropolitan importance. Examples include Federation Square (Capital City), Domain Parklands (Capital City) and Royal Park (State).

Collecting agency

A person/authority specified in a development contributions plan as a person/authority to whom a community infrastructure levy or development infrastructure levy is payable.

Community infrastructure

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

Development agency

A person/authority specified in a development contributions plan as a person/authority responsible for the provision of works, services or facilities or for the plan preparation costs for which a community infrastructure levy or development infrastructure levy or part of a levy is payable.

Development contributions plan

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the *Planning and Environment Act 1987*.

Integrated stormwater management open space

Land to be used as a retarding basin to store flood waters during periods of heavy rainfall. The spaces will be constructed to provide for an ancillary sporting reserve or local park function.

Land budget table

A table setting out the total precinct area, net developable area and constituent land uses proposed within the precinct.

Local parks

Open space constructed for use as parks, gardens, linear corridors, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

Lot

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

Net developable area

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots and local streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area.

Public open space (credited via Clause 53.01)

Land that is set aside in the Arden Planning Scheme Amendment for public recreation or public resort, or as parklands, or for similar purposes. The land is public owned.

Sporting reserves

Land set aside for the specific purpose of formal/organised club-based sports as well as providing an ancillary local park function.

Uncredited open space

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways, drainage, retarding basins/wetlands, landfill, conservation and heritage areas. This land may be used for a range of activities (e.g. walking paths, sports fields).

6.0 APPENDICES

6.1 Appendix 1 – Parcel specific land budget

Detailed information on the developable area for each property is included in the land use budget plan ([Plan 11](#), [Plan 12](#) and [Plan 13](#)) and in the parcel specific land use budget ([Table 18](#)).





- precinct boundary
- parcel within precinct
- non-arterial road
- existing road reserve
- non-arterial road new road reserve
- public transport facilities/reserve
- proposed government school
- local indoor recreation (existing)
- health institutional use
- Capital City Open Space
- waterway and drainage reserve
- local sports reserve (existing)
- public open space (53.01)
- ancillary open space (uncredited)
- NDA

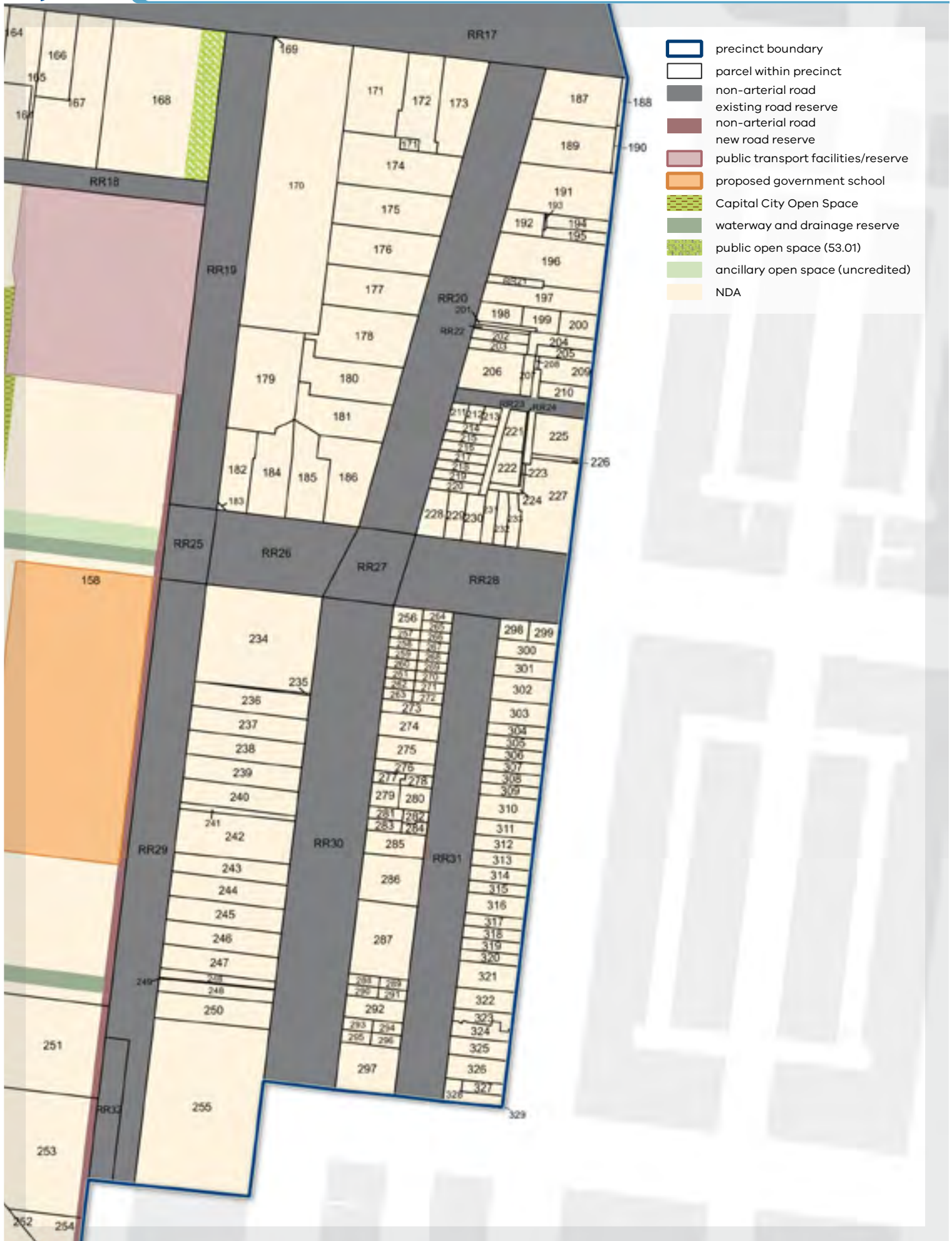


Table 18 Parcel specific land use budget

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
1	0.29	-	-	-	-	-	-	-	0.29	-	-	-	-	0.00	0.00%	n/a
2	0.31	-	-	-	-	-	-	-	0.31	-	-	-	-	0.00	0.00%	n/a
3	0.08	-	-	-	-	-	-	-	0.08	-	-	-	-	0.00	0.00%	n/a
4	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
5	0.02	-	-	-	-	-	-	-	0.02	-	-	-	-	0.00	0.00%	n/a
6	0.02	-	-	-	-	-	-	-	0.02	-	-	-	-	0.00	0.00%	n/a
7	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
8	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
9	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
10	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
11	0.11	-	-	-	-	-	-	-	0.11	-	-	-	-	0.00	0.00%	n/a
12	0.01	-	-	-	-	-	-	-	0.01	-	-	-	-	0.00	0.00%	n/a
13	0.07	-	-	-	-	-	-	-	0.07	-	-	-	-	0.00	0.00%	n/a
14	0.38	-	-	-	-	-	-	-	0.38	-	-	-	-	0.00	0.00%	n/a
15	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
16	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
17	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
18	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
19	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
20	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
21	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
22	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
23	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
24	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
25	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
26	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
27	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
28	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
29	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
30	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
31	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
32	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
33	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
34	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
35	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
36	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
37	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
38	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
39	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
40	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
41	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
42	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
43	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
44	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
45	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
46	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
47	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
48	0.11	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
49	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
50	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
51	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
52	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
53	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
54	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
55	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
56	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
57	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
58	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
59	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
60	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
61	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
62	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
63	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
64	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
65	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
66	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
67	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
68	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
69	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
70	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
71	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
72	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
73	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
74	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
75	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
76	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
77	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
78	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
79	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
80	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
81	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
82	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
83	0.34	-	-	-	-	-	-	-	-	-	-	-	-	0.34	100.00%	0%
84	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
85	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
86	0.0001	-	-	-	-	-	-	-	-	-	-	-	-	0.00	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
87	0.11	-	-	-	-	-	-	-	-	-	-	-	-	0.11	100.00%	0%
88	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
89	0.65	-	-	-	-	-	-	-	-	-	-	0.65	-	0.00	0.00%	n/a
90	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
91	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
92	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
93	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
94	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
95	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
96	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
97	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
98	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
99	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
100	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
101	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
102	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
103	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
104	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
105	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
106	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
107	0.19	-	-	-	-	-	-	-	-	-	-	-	-	0.19	100.00%	0%
108	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
109	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
110	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
111	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
112	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
113	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
114	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
115	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
116	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
117	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
118	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
119	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
120	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
121	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
122	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
123	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
124	0.11	-	-	-	-	-	-	-	0.11	-	-	-	-	0.00	0.00%	n/a
125	0.07	-	-	-	-	-	-	-	0.07	-	-	-	-	0.00	0.00%	n/a
126	0.12	-	-	-	-	-	-	-	0.12	-	-	-	-	0.00	0.00%	n/a
127	0.06	-	-	-	-	-	-	-	0.06	-	-	-	-	0.00	0.00%	n/a
128	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
129	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
130	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
131	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
132	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
133	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
134	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
135	0.03	-	-	-	-	-	-	-	0.03	-	-	-	-	0.00	0.00%	n/a
136	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
137	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
138	0.73	-	-	-	-	-	-	-	0.73	-	-	-	-	0.00	0.00%	n/a
139	0.02	-	-	-	-	-	-	-	0.02	-	-	-	-	0.00	0.00%	n/a
140	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
141	0.06	-	-	-	-	-	-	-	0.06	-	-	-	-	0.00	0.00%	n/a
142	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
143	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
144	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
145	0.04	-	-	-	-	-	-	-	0.04	-	-	-	-	0.00	0.00%	n/a
146	0.17	-	-	-	-	-	-	-	0.17	-	-	-	-	0.00	0.00%	n/a
147	0.05	-	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00%	n/a
148	0.56	-	-	-	-	-	-	-	0.56	-	-	-	-	0.00	0.00%	n/a
149	1.06	-	-	-	-	-	-	-	0.58	-	-	-	0.04	0.43	41.17%	9%
150	0.23	-	-	-	-	-	-	-	-	-	-	-	-	0.23	100.00%	0%
151	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
152	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
153	0.16	-	-	-	-	-	-	-	-	-	-	-	-	0.16	100.00%	0%
154	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
155	4.40	-	-	-	-	1.11	-	-	-	-	3.29	-	-	0.00	0.00%	n/a
156	0.12	-	-	-	-	0.12	-	-	-	-	-	-	-	0.00	0.00%	n/a
157	0.68	-	-	-	-	-	-	-	0.64	-	-	-	-	0.04	5.62%	0%
158	11.52	-	0.09	0.76	0.70	-	1.33	0.66	0.79	0.25	-	-	1.09	5.86	50.82%	19%
159	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
160	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
161	0.11	-	0.04	-	-	-	0.05	-	-	-	-	-	-	0.02	21.72%	0%
162	0.08	-	-	-	-	-	0.003	-	-	-	-	-	-	0.08	95.84%	0%
163	0.45	-	0.12	-	-	-	-	-	-	-	-	-	0.045	0.29	64.42%	16%
164	0.32	-	-	-	-	-	-	-	-	-	-	-	-	0.32	100.00%	0%
165	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
166	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
167	0.14	-	-	-	-	-	-	-	-	-	-	-	-	0.14	100.00%	0%
168	0.30	-	-	-	-	-	-	-	-	-	-	-	0.06	0.24	78.98%	27%
169	0.0001	-	-	-	-	-	-	-	-	-	-	-	-	0.0001	100.00%	0%
170	0.41	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%	0%
171	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
172	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
173	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
174	0.10	-	-	-	-	-	-	-	-	-	-	-	-	0.10	100.00%	0%
175	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
176	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
177	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%
178	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
179	0.12	-	-	-	-	-	-	-	-	-	-	-	-	0.12	100.00%	0%
180	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%
181	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
182	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
183	0.001	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%	0%
184	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
185	0.06	-	-	-	-	-	-	-	-	-	-	-	-	0.06	100.00%	0%
186	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%
187	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%
188	0.005	-	-	-	-	-	-	-	-	-	-	-	-	0.005	100.00%	0%
189	0.07	-	-	-	-	-	-	-	-	-	-	-	-	0.07	100.00%	0%
190	0.005	-	-	-	-	-	-	-	-	-	-	-	-	0.005	100.00%	0%
191	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
192	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
193	0.001	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%	0%
194	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
195	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
196	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
197	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
198	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
199	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
200	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
201	0.004	-	-	-	-	-	-	-	-	-	-	-	-	0.004	100.00%	0%
202	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
203	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
204	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
205	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
206	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
207	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
208	0.001	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%	0%
209	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
210	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
211	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
212	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
213	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
214	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
215	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
216	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
217	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
218	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
219	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
220	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
221	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
222	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
223	0.001	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%	0%
224	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
225	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
226	0.004	-	-	-	-	-	-	-	-	-	-	-	-	0.004	100.00%	0%
227	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
228	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
229	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
230	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
231	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
232	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
233	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
234	0.20	-	-	-	-	-	-	-	-	-	-	-	-	0.20	100.00%	0%
235	0.002	-	-	-	-	-	-	-	-	-	-	-	-	0.002	100.00%	0%
236	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
237	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
238	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
239	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
240	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
241	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
242	0.09	-	-	-	-	-	-	-	-	-	-	-	-	0.09	100.00%	0%
243	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
244	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
245	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
246	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
247	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
248	0.04	-	-	-	-	-	-	-	-	-	-	-	-	0.04	100.00%	0%
249	0.002	-	-	-	-	-	-	-	-	-	-	-	-	0.002	100.00%	0%
250	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
251	0.35	-	0.01	-	-	-	-	-	-	-	-	-	-	0.33	96.05%	0%
252	0.71	-	-	0.18	-	-	-	-	-	-	-	-	-	0.53	74.91%	0%
253	0.30	-	0.02	-	-	-	-	-	-	-	-	-	-	0.28	94.04%	0%
254	0.05	-	0.01	-	-	-	-	-	-	-	-	-	-	0.04	79.30%	0%
255	0.35	-	-	-	-	-	-	-	-	-	-	-	-	0.35	100.00%	0%
256	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
257	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
258	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
259	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
260	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
261	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
262	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
263	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
264	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
265	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
266	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
267	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
268	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
269	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
270	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
271	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
272	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
273	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
274	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
275	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
276	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
277	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
278	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
279	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
280	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
281	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
282	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
283	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
284	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
285	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
286	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
287	0.08	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%	0%
288	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
289	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
290	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
291	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
292	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
293	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
294	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
295	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
296	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
297	0.05	-	-	-	-	-	-	-	-	-	-	-	-	0.05	100.00%	0%
298	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
299	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
300	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
301	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
302	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
303	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
304	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
305	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
306	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
307	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
308	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
309	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
310	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
311	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
312	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
313	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
314	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
315	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
316	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
317	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
318	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD – EXISTING ROAD RESERVE	NON-ARTERIAL ROAD – NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
319	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
320	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
321	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
322	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
323	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
324	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
325	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
326	0.03	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%	0%
327	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	0%
328	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	0%
329	0.0001	-	-	-	-	-	-	-	-	-	-	-	-	0.0001	100.00%	0%
SUB-TOTAL	35.50	-	0.30	0.94	0.70	1.23	1.38	0.66	6.05	0.25	3.29	0.65	1.24	18.81	53.00%	

ROAD RESERVE																
RR1	0.20	0.20	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR2	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR3	0.25	0.25	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR4	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%	
RR5	0.21	0.21	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR6	0.12	0.12	-	-	-	-	-	-	-	-	-	-	-	0.00	1.16%	
RR7	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	
RR8	0.47	0.47	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR9	0.35	0.35	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR10	0.61	0.61	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR11	0.07	0.07	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR12	0.02	0.02	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR13	0.35	0.35	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR14	0.49	-	-	-	-	-	-	-	0.49	-	-	-	-	0.00	0.00%	
RR15	0.33	0.33	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			EDUCATION/COMMUNITY			SERVICE OPEN SPACE			EXISTING OPEN SPACE		CREDITED OPEN SPACE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	POS % OF NDA
		NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - NEW ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	PROPOSED GOVERNMENT SCHOOL	LOCAL INDOOR RECREATION (EXISTING)	HEALTH INSTITUTIONAL USE	CAPITAL CITY OPEN SPACE	WATERWAY AND DRAINAGE RESERVE	OTHER UNCREDITED OPEN SPACE	LOCAL SPORTS RESERVE (EXISTING)	LOCAL NETWORK PARK (EXISTING)	PUBLIC OPEN SPACE (53.01)			
RR16	0.54	0.54	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR17	1.78	1.78	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR18	0.20	0.20	-	-	-	-	-	-	-	-	-	-	-	0.00	0.01%	
RR19	0.41	0.41	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR20	0.49	0.49	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR21	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%	
RR22	0.004	-	-	-	-	-	-	-	-	-	-	-	-	0.004	100.00%	
RR23	0.06	0.04	-	-	-	-	-	-	-	-	-	-	-	0.02	38.43%	
RR24	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	100.00%	
RR25	0.06	0.06	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR26	0.17	0.17	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR27	0.08	0.08	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR28	0.21	0.21	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR29	0.44	0.44	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR30	0.63	0.63	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR31	0.42	0.42	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
RR32	0.06	0.06	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
SUB-TOTAL	9.10	8.54	-	-	-	-	-	-	0.49	-	-	-	-	0.07	0.75%	
TOTAL ARDEN	44.60	8.54	0.30	0.94	0.70	1.23	1.38	0.66	6.54	0.25	3.29	0.65	1.24	18.88	42.34	

6.2 Appendix 2 – Project cost sheets for community facilities, streets, intersections and open space improvements

6.2.1 CB-01: Library & cultural centre – estimate template

Assumption: Facility to occupy four floors of a multi-storey development.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & removal		m ²	\$2.00	\$–	Developer cost
1.1.2	Site preparation		m ²	\$5.00	\$–	
1.1.3	Earthworks		m ²	\$30.00	\$–	
2	BUILDING					
	LIBRARY – FITOUT ONLY					
2.1	Foyer	20	m ²	\$1,850.00	\$37,000.00	Costs for fitout only, shell to be provided by developer
2.2	Customer service point	20	m ²	\$3,050.00	\$61,000.00	
2.3	Display area	20	m ²	\$1,550.00	\$31,000.00	
2.4	Staff amenities	20	m ²	\$2,450.00	\$49,000.00	
2.5	Accessible toilet / baby change	10	m ²	\$2,750.00	\$27,500.00	
2.6	Public amenities	30	m ²	\$2,450.00	\$73,500.00	
2.7	Community meeting spaces	200	m ²	\$1,550.00	\$310,000.00	
2.8	Collection area	703	m ²	\$1,250.00	\$878,750.00	
2.9	Extra for library shelving	1	Item	\$600,000.00	\$600,000.00	
2.10	Computer / IT room	150	m ²	\$3,350.00	\$502,500.00	
2.11	Reading, study and lounge areas	1300	m ²	\$1,250.00	\$1,625,000.00	
2.12	Work room	60	m ²	\$1,450.00	\$87,000.00	Assume plant space – by developer
2.13	Aboriginal interpretation space	500	m ²	\$1,550.00	\$775,000.00	
2.14	Other community learning arts & culture spaces	1000	m ²	\$3,050.00	\$3,050,000.00	Included for higher spec with 5m min. ceiling
2.15	Vertical transportation	1	Item	\$480,000.00	\$480,000.00	Assume lift specifically for library
3	CANOPY & VERANDAH					
3.1	Canopy & verandah	60	m ²	\$1,000.00	\$60,000.00	Outdoor alfresco area
4	CAR PARK					
4.1	Car park					
4.1.1	Pavement	387	m ²	\$200.00	\$77,433.60	Rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$–	\$–	Included
4.1.3	Drainage pipes		LM	\$–	\$–	Included
4.1.4	Drainage pits		No.	\$–	\$–	Included
4.1.5	Linemarking/signage		No.	\$–	\$–	Included
4.1.6	Other		Item	\$–	\$–	
5	OUTDOOR PLAY					
5.1	Playground		m ²		\$–	N/a
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		Item		\$–	Developer cost
6.2	Drainage					
6.2.1	Drainage pipes		LM	\$–	\$–	Developer cost
6.2.2	Drainage pits		No.	\$–	\$–	
6.2.3	Subsoil drainage		LM	\$–	\$–	
6.2.4	Stormwater drainage		Item		\$–	
6.3	Landscaping					
6.3.1	Tree planting		No.	\$–	\$–	Developer cost
6.3.2	Topsoil & turf only		m ²		\$–	
6.3.3	Landscape planting		m ²		\$–	
6.4	Site lighting					
6.4.1	Light poles & fittings		Item		\$–	Developer cost
6.5	Gates/entrances		Item	\$–	\$–	
6.6	Fencing		Item		\$–	N/a
7	SERVICES					
7.1	Light & power		Item		\$–	Developer cost
7.2	Water		Item		\$–	
7.3	Sewer		Item		\$–	
7.4	Gas		Item		\$–	
7.5	Communications	1	Item	\$80,660.00	\$80,660.00	
7.6	Fire protection		Item		\$–	
7.7	BWIC	1	Item	\$2,419.80	\$2,419.80	
SUB TOTAL – WORKS					\$8,807,763.40	
8	DELIVERY					
8.1	Council fees	3.25%			\$286,252.31	Assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority fees	0.00%			N/A	Developer cost
8.3	Traffic management	7.00%			\$616,543.44	Part of contractor preliminaries
8.4	Environmental management	0.50%			\$44,038.82	Part of contractor preliminaries
8.5	Survey/design	10.00%			\$880,776.34	8.5 – Assume is for design consultants.
8.6	Supervision & project management	9.00%			\$792,698.71	Part of contractor preliminaries
8.7	Site establishment	0.00%			N/A	Developer cost
8.8	Contingency	20.00%			\$1,761,552.68	Includes both design and construction contingencies
8.9	Rounding				\$374.31	
SUB TOTAL – DELIVERY					\$4,382,236.60	
TOTAL ESTIMATED PROJECT COST					\$13,190,000.00	

6.2.2 CB-02: Early learning centre

Assumption: Facility to occupy two floors of a multi-storey development.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction		m ²	\$2.00	\$-	
1.1.1	Demolition & removal		m ²	\$5.00	\$-	
1.1.2	Site preparation		m ²	\$200.00	\$-	
1.1.3	Earthworks					
2	BUILDING					
	COMMUNITY BUILDING					
2.1	Foyer	40	m ²	\$850.00	\$34,000.00	
2.2	Office	30	m ²	\$1,350.00	\$40,500.00	
2.3	Kinder Room 1-3	360	m ²	\$1,550.00	\$558,000.00	
2.4	Kitchen	20	m ²	\$3,850.00	\$77,000.00	Assumes domestic type appliances
2.5	Storage	60	m ²	\$850.00	\$51,000.00	
2.6	Shared staff / accessible toilet	20	m ²	\$2,150.00	\$43,000.00	
2.7	Children's amenities area	40	m ²	\$3,450.00	\$138,000.00	
2.8	Shared rear verandah	Incl 3.1				
2.9	Shared external storage	70	m ²	\$650.00	\$45,500.00	
2.1	Shared outdoor play area	Incl 5.1				
2.11	Circulation	69	m ²	\$850.00	\$58,650.00	
2.12	Consulting room 1-3	54	m ²	\$1,550.00	\$83,700.00	
2.13	Waiting room	36	m ²	\$1,050.00	\$37,800.00	
2.14	Shared staff / accessible toilet	8	m ²	\$2,150.00	\$17,200.00	
2.15	Storage	11	m ²	\$850.00	\$9,350.00	
2.16	Kitchenette	2	m ²	\$2,450.00	\$4,900.00	Assumes domestic type appliances
2.17	Family amenities	12	m ²	\$2,450.00	\$29,400.00	
2.18	Parent education	20	m ²	\$1,350.00	\$27,000.00	
2.19	Circulation	14	m ²	\$850.00	\$11,900.00	Assume plant space – by developer
2.20	Vertical transportation	1	Item	\$240,000.00	\$240,000.00	Allowed only for lift and stairs for 2 storeys – assume 2 of each. Lift and stair costs for additional floors to the building by developer.
3	CANOPY & VERANDAH					
3.1	Canopy & verandah	46	m ²	\$1,000.00	\$46,000.00	
4	CAR PARK					
4.1	Car park					
4.1.1	Pavement	86	m ²	\$200.00	\$17,241.60	rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$-	\$-	Included
4.1.3	Drainage pipes		LM	\$-	\$-	Included
4.1.4	Drainage pits		No.	\$-	\$-	Included
4.1.5	Linemarking/signage		No.	\$-	\$-	Included
4.1.6	Other		Item	\$-	\$-	
5	OUTDOOR PLAY					
5.1	Playground	700	m ²	\$650.00	\$455,000.00	Includes earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		item			developer cost
6.2	Drainage					
6.2.1	Drainage pipes		LM	\$-	\$-	developer cost
6.2.2	Drainage pits		No.	\$-	\$-	
6.2.3	Subsoil drainage		LM	\$-	\$-	
6.2.4	Stormwater drainage		Item			\$-
6.3	Landscaping					
6.3.1	Tree planting		No.	\$-	\$-	developer cost
6.3.2	Topsoil & turf only		m ²			\$-
6.3.3	Landscape planting		m ²			\$- Shrubs, plants
6.4	Site lighting					
6.4.1	Light poles & fittings		Item			\$- developer cost
6.5	Gates/entrances		Item			\$-
6.6	Fencing		Item	\$57,000.00	\$57,000.00	Fencing to outdoor garden / play area
7	SERVICES					
7.1	Light & power		Item			\$- developer cost
7.2	Water		Item			\$-
7.3	Sewer		Item			\$-
7.4	Gas		Item			\$-
7.5	Communications		Item			\$-
7.6	Fire protection		Item			\$-
7.7	BWIC		Item			\$-
SUB TOTAL – WORKS					\$2,082,141.60	
8	DELIVERY					
8.1	Council fees	3.25%			\$67,669.60	Assume includes all council internal costs; assume includes any authority fees payable.
8.2	Authority fees	0.00%			N/A	developer cost
8.3	Traffic management	7.00%			\$145,749.91	part of contractor preliminaries
8.4	Environmental management	0.50%			\$10,410.71	part of contractor preliminaries
8.5	Survey/design	10.00%			\$208,214.16	8.5 – assume is for design consultants.
8.6	Supervision & project management	9.00%			\$187,392.74	part of contractor preliminaries
8.7	Site establishment	0.00%			N/A	developer cost
8.8	Contingency	20.00%			\$416,428.32	Includes both design and construction contingencies
8.9	Rounding				\$7.05	
SUB TOTAL – DELIVERY					\$1,035,858.40	
TOTAL ESTIMATED PROJECT COST					\$3,118,000.00	

6.2.3 CB-03: Community centre – estimate template

Assumption: Facility to occupy two floors of a multi-storey development.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction					
1.1.1	Demolition & removal		m ²		\$–	developer cost
1.1.2	Site preparation		m ²		\$–	
1.1.3	Earthworks		m ²		\$–	
2	BUILDING					
	Community building – fitout					
2.1	Front verandah	Incl 3.1	m ²			
2.2	Foyer / reception	35	m ²	\$1,450.00	\$50,750.00	
2.3	Amenities	32	m ²	\$2,150.00	\$68,800.00	
2.4	Accessible toilet	10	m ²	\$2,450.00	\$24,500.00	
2.5	Commercial kitchen	50	m ²	\$2,450.00	\$122,500.00	
2.5.1	Extra for commercial kitchen equipment	1	item	\$150,000.00	\$150,000.00	
2.6	Office	20	m ²	\$1,250.00	\$25,000.00	
2.7	Large hall	180	m ²	\$1,050.00	\$189,000.00	
2.8	Storage	90	m ²	\$850.00	\$76,500.00	
2.9	Outdoor garden / play area	Incl 5.1	m ²	\$–		
2.1	Circulation	46	m ²	\$850.00	\$39,100.00	
2.11	CSO foyer	36	m ²	\$1,050.00	\$37,800.00	
2.12	CSO offices	150	m ²	\$1,250.00	\$187,500.00	
2.13	Consulting room 1–3	60	m ²	\$1,550.00	\$93,000.00	
2.14	Medium community meeting room	80	m ²	\$1,550.00	\$124,000.00	
2.15	Staff amenities / accessible toilet	30	m ²	\$2,450.00	\$73,500.00	
2.16	Storage	30	m ²	\$850.00	\$25,500.00	
2.17	Staff room / kitchenette	40	m ²	\$1,850.00	\$74,000.00	
2.18	Circulation	43	m ²	\$850.00	\$36,550.00	
2.19	Small community meeting room 1 & 2	100	m ²	\$1,550.00	\$155,000.00	
2.2	Medium community meeting room 2	100	m ²	\$1,550.00	\$155,000.00	
2.21	Storage	30	m ²	\$850.00	\$25,500.00	
2.22	Kitchenette	10	m ²	\$1,850.00	\$18,500.00	
2.23	Circulation	24	m ²	\$850.00	\$20,400.00	Assume plant space – by developer
2.24	Vertical transportation	1	item	\$240,000.00	\$240,000.00	Allowed only for lift and stairs for 2 storeys – assume 2 of each. Lift and stair costs for additional floors to the building by developer.
3	CANOPY & VERANDAH					
3.1	Canopy & verandah	40	m ²	\$1,000.00	\$40,000.00	
4	CAR PARK					
4.1	Car park					
4.1.1	Pavement	119	m ²	\$200.00	\$23,731.20	Rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$–	\$–	Assumes on-grade carpark beside building – no allowance for basement or high-rise carpark
4.1.3	Drainage pipes		LM	\$–	\$–	
4.1.4	Drainage pits		No.	\$–	\$–	
4.1.5	Linemarking/signage		No.	\$–	\$–	
4.1.6	Other		item	\$–	\$–	
5	OUTDOOR PLAY					
5.1	Playground	200	m ²	\$650.00	\$130,000.00	Includes earthworks, shaping, drainage, playground equipment, set-out, soft fall, edging
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		item		\$–	Developer cost
6.2	Drainage					
6.2.1	Drainage pipes		LM	\$–	\$–	Developer cost
6.2.2	Drainage pits		No.	\$–	\$–	
6.2.3	Subsoil drainage		LM	\$–	\$–	
6.2.4	Stormwater drainage		item		\$–	
6.3	Landscaping					
6.3.1	Tree planting		No.	\$–	\$–	Developer cost
6.3.2	Topsoil & turf only		m ²		\$–	
6.3.3	Landscape planting		m ²		\$–	
6.4	Site lighting					
6.4.1	Light poles & fittings		item		\$–	Developer cost
6.5	Gates/entrances	1	item	\$–	\$–	
6.6	Fencing	1	item	\$30,000.00	\$30,000.00	Fencing to outdoor garden / play area
7	SERVICES					
7.1	Light & power		item		\$–	Developer cost
7.2	Water		item		\$–	
7.3	Sewer		item		\$–	
7.4	Gas		item		\$–	
7.5	Communications		item		\$–	
7.6	Fire protection		item		\$–	
7.7	BWIC	item	\$–	\$–		
SUB TOTAL – WORKS			\$2,236,131.20			
8	DELIVERY					
8.1	Council fees	3.25%			\$72,674.26	Assume includes all council internal costs; assume includes any authority fees payable
8.2	Authority fees	0.00%			N/A	developer cost
8.3	Traffic management	7.00%			\$156,529.18	part of contractor preliminaries
8.4	Environmental management	0.50%			\$11,180.66	part of contractor preliminaries
8.5	Survey/design	10.00%			\$223,613.12	8.5 – assume is for design consultants.
8.6	Supervision & project management	9.00%			\$201,251.81	part of contractor preliminaries
8.7	Site establishment	0.00%			N/A	developer cost
8.8	Contingency	20.00%			\$447,226.24	Includes both design and construction contingencies
8.9	Rounding				\$393.53	
SUB TOTAL – DELIVERY					\$1,112,868.80	
TOTAL ESTIMATED PROJECT COST					\$3,349,000.00	

6.2.4 ST-01: Macaulay Road – Boundary Road to Moonee Ponds Creek

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	966	m ³	225	\$217,445	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	354	m	81	\$28,674	Includes disposal
1.3	Allowance for demolition of existing footpaths	885	m ²	56	\$49,560	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	10	no	3,125	\$31,250	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$0	No scope assumed
2	ROAD PAVEMENT					
2.1	New pavement – 3.1m x 2 transport lanes	1,097	m ²	240	\$263,376	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 3.8m x 2	1,345	m ²	135	\$181,602	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.2m x 2	779	m ²	135	\$105,138	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	354	LM	813	\$287,802	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	354	LM	500	\$177,000	300x300 Bluestone
3.3	Tactiles	6	item	2,400	\$14,400	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	354	LM	713	\$252,402	450mm on both sides of road
4.2	Drainage – pits	8	no	3,750	\$30,000	At 50m intervals
4.3	Drainage – sub-soil drainage	354	LM	150	\$53,100	N/A
4.4	Drainage – miscellaneous		item		\$0	N/A
5	TRAFFIC					
5.1	Traffic signals		item	200,000	\$0	Excluded
5.2	Traffic safety		item		\$0	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	18	no	250	\$4,425	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	35	no	1,875	\$66,375	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	212	m2	75	\$15,930	allow for native shrubs/ grass including garden bed
7	STREET LIGHTING					
7.1	Street lighting	9	no	12,500	\$110,625	at 20m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		no	12,500		
7.3	Conduits	354	m	1,250	\$442,500	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	item	18,750	\$37,500	Allowance for NDD 2 shifts
8.2	New water		m	355	\$0	225mm diameter
8.3	New sewer		m	805	\$0	300mm diameter
8.4	New telco		m	75	\$0	2x100mm conduits
8.5	New gas		ps	10,000	\$0	
8.6	Relocate gas	144	m	563	\$81,000	
8.7	Relocate telco	147	m	625	\$91,875	
8.8	Relocate water	144	m	375	\$54,000	
8.9	Protect utilities (provisional sum)	1	ps	50,000	\$50,000	
8.10	Gas transmission		m	10,000	\$0	
9	MISCELLANEOUS					
9.1	Line marking	1	item	5,000	\$5,000	
9.2	Regulatory signage	10	no	750	\$7,500	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	item	5,000	\$5,000	
9.4	Landscape maintenance – 1 year/ 2 summers	1	item	7,500	\$7,500	
9.5	Traffic signals 10 year maintenance fee		item	80,000	\$0	Not in scope
9.6	Street furniture	177	LM	95	\$16,815	Includes bins and bike hoops
SUB-TOTAL WORKS					\$2,677,000	
12	DELIVERY					
12.1	Council fees	3.25	%		\$87,000	
12.2	Other authority fees	1	%		\$26,800	
12.3	Traffic management	7	%		\$187,400	
12.4	Environmental management	0.5	%		\$13,400	
12.5	Survey/design	5	%		\$133,900	
12.6	Supervision/project management	9	%		\$240,900	
12.7	Site establishment	2.5	%		\$66,900	
12.8	Contingency	20	%		\$535,400	
SUB-TOTAL DELIVERY					\$1,292,000	
13	TOTAL ESTIMATED COST				\$3,969,000	

6.2.5 ST-02: Boundary Road – Macaulay Road to Henderson Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	632	m ³	225	\$142,155.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	166	m	81	\$13,446.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	415	m ²	56	\$23,240.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	6	no	3,125	\$18,750.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	756	m ²	240	\$181,440.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 4.25m x 2	918	m ²	135	\$123,930.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	432	m ²	135	\$58,320.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	216	LM	813	\$175,608.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	216	LM	500	\$108,000.00	300x300 Bluestone
3.3	Tactiles	6	item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	216	LM	713	\$154,008.00	450mm on both sides of road
4.2	Drainage – pits	5	no.	3,750	\$18,750.00	At 50m intervals
4.3	Drainage – sub-soil drainage	216	LM	150	\$32,400.00	N/A
4.4	Drainage – miscellaneous		item		\$0	N/A
5	TRAFFIC					
5.1	Traffic signals		item	200,000	\$0	Excluded
5.2	Traffic safety		item		\$0	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	8	no.	250	\$2,000.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	16	no.	1,875	\$30,000.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75		
7	STREET LIGHTING					
7.1	Street lighting	4	no.	12,500	\$50,000	at 20m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		no.	12,500		
7.3	Conduits	216	m	1,250	\$270,000	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	item	18,750	\$37,500	Allowance for NDD 2 shifts
8.2	New water		m	355	\$0	225mm diameter
8.3	New sewer		m	805	\$0	300mm diameter
8.4	New telco		m	75	\$0	2x100mm conduits
8.5	New gas		ps	10,000	\$0	
8.6	Relocate gas		m	563	\$81,000	
8.7	Relocate telco		m	625	\$91,875	
8.8	Relocate water	83	m	375	\$31,125.00	
8.9	Protect utilities (provisional sum)	1	ps	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$0	
9	MISCELLANEOUS					
9.1	Line marking	1	item	5,000	\$5,000.00	
9.2	Regulatory signage	6	no.	750	\$4,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		item	\$80,000	\$0	not in scope
9.6	Street furniture	108	LM	95	\$10,260.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,563,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$50,800.00	
12.2	Other authority fees	1	%		\$15,600.00	
12.3	Traffic management	7	%		\$109,400.00	
12.4	Environmental management	0.5	%		\$7,800.00	
12.5	Survey/design	5	%		\$78,200.00	
12.6	Supervision/project management	9	%		\$140,700.00	
12.7	Site establishment	2.5	%		\$39,100.00	
12.8	Contingency	20	%		\$312,600.00	
SUB-TOTAL DELIVERY					\$754,000.00	
13	TOTAL ESTIMATED COST				\$2,317,000	

6.2.6 ST-03: Henderson Street – Gracie Street to Fogarty Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	866	m ³	225	\$194,805.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	296	m	81	\$23,976.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	740	m ²	56	\$41,440.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	10	no	3,125	\$31,250.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	No scope assumed
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	1,036	m ²	240	\$248,640.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 4.25m x 2	1,258	m ²	135	\$169,830.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	592	m ²	135	\$79,920.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	296	LM	813	\$240,648.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	296	LM	500	\$148,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	296	LM	713	\$211,048.00	450mm on both sides of road
4.2	Drainage – pits	6	No.	3,750	\$22,500.00	At 50m intervals
4.3	Drainage – sub-soil drainage	296	LM	150	\$44,400.00	N/A
4.4	Drainage – miscellaneous		item		\$0	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	15	No.	250	\$3,700.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	30	No.	1,875	\$55,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	178	m ²	75	\$13,320.00	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 20m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	296	m	1,250	\$370,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	148	m	563	\$83,250.00	
8.7	Relocate telco	148	m	625	\$92,500.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	No.	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	not in scope
9.6	Street furniture	148	LM	95	\$14,060.00	Includes bins and bike hoops
SUB-TOTAL WORKS						
12	DELIVERY					
12.1	Council fees	3.25	%		\$75,000.00	
12.2	Other authority fees	1	%		\$23,100.00	
12.3	Traffic management	7	%		\$161,600.00	
12.4	Environmental management	0.5	%		\$11,500.00	
12.5	Survey/design	5	%		\$115,400.00	
12.6	Supervision/project management	9	%		\$207,700.00	
12.7	Site establishment	2.5	%		\$57,700.00	
12.8	Contingency	20	%		\$461,600.00	
SUB-TOTAL DELIVERY					\$1,114,000.00	
13	TOTAL ESTIMATED COST				\$3,422,000.00	

6.2.7 ST-04: Fogarty Street – Henderson Street to Arden Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	649	m ³	225	\$146,103.75	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	222	m	81	\$17,982.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	555	m ²	56	\$31,080.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	10	no	3,125	\$31,250.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50		No scope assumed
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	777	m ²	240	\$186,480.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 4.25m x 2	944	m ²	135	\$127,372.50	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	444	m ²	135	\$59,940.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	222	LM	813	\$180,486.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	222	LM	500	\$111,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	222	LM	713	\$158,286.00	450mm on both sides of road
4.2	Drainage – pits	5	No.	3,750	\$18,750.00	At 50m intervals
4.3	Drainage – sub-soil drainage	222	LM	150	\$33,300.00	N/A
4.4	Drainage – miscellaneous		item		\$0	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	11	No.	250	\$2,775.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	22	No.	1,875	\$41,625.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	133	m ²	75	\$9,990.00	allow for native shrubs/ grass including garden bed
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	222	m	1,250	\$277,500.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	86	m	625	\$53,750.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission	35	m	10,000	\$350,000.00	Coating and protection slab only
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	No.	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	not in scope
9.6	Street furniture	111	LM	95	\$10,545.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$2,071,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$67,300.00	
12.2	Other authority fees	1	%		\$20,700.00	
12.3	Traffic management	7	%		\$145,000.00	
12.4	Environmental management	0.5	%		\$10,400.00	
12.5	Survey/design	5	%		\$103,600.00	
12.6	Supervision/project management	9	%		\$186,400.00	
12.7	Site establishment	2.5	%		\$51,800.00	
12.8	Contingency	20	%		\$414,200.00	
SUB-TOTAL DELIVERY					\$999,000.00	
13	TOTAL ESTIMATED COST				\$3,070,000.00	

6.2.8 ST-05: Arden Street – Moonee Ponds Creek to Fogarty Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	705	m ³	225	\$158,625.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	188	m	81	\$15,228.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	470	m ²	56	\$26,320.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	10	no	3,125	\$31,250.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	No scope assumed
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes + 2.2m dropoff	865	m ²	240	\$207,552.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.5m x 2	1,034	m ²	135	\$139,590.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.4m x 2	451	m ²	135	\$60,912.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	188	LM	813	\$152,844.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	188	LM	713	\$134,044.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	At 50m intervals
4.3	Drainage – sub-soil drainage	188	LM	150	\$28,200.00	N/A
4.4	Drainage – miscellaneous	367	m ²	300	\$109,980.00	Cloudburst includes excavation and disposal, low level planting.
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	9	No.	250	\$2,350.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	19	No.	1,875	\$35,250.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	113	m ²	75	\$8,460.00	allow for native shrubs/ grass including garden bed
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations (provisional sum)
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	188	m	1,250	\$235,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water	94	m	375	\$35,250.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	No.	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	94	LM	95	\$8,930.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,629,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$52,900.00	
12.2	Other authority fees	1	%		\$16,300.00	
12.3	Traffic management	7	%		\$114,000.00	
12.4	Environmental management	0.5	%		\$8,100.00	
12.5	Survey/design	5	%		\$81,500.00	
12.6	Supervision/project management	9	%		\$146,600.00	
12.7	Site establishment	2.5	%		\$40,700.00	
12.8	Contingency	20	%		\$325,800.00	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
	SUB-TOTAL DELIVERY				\$786,000.00	
13	TOTAL ESTIMATED COST				\$2,415,000.00	

6.2.9 ST-06: Arden Street – Fogarty Street to Laurens Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	1,236	m ³	225	\$277,992.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	286	m	81	\$23,166.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,001	m ²	56	\$56,056.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc.	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 6.5m x 2 transport lanes	1,859	m ²	240	\$446,160.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.5m x 2	1,573	m ²	135	\$212,355.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.4m x 2	686	m ²	135	\$92,664.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	286	LM	813	\$232,518.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	286	LM	500	\$143,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	286	LM	713	\$203,918.00	450mm on both sides of road
4.2	Drainage – pits	6	No.	3,750	\$22,500.00	At 50m intervals
4.3	Drainage – sub-soil drainage	286	LM	150	\$42,900.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	286	m	1,250	\$357,500.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	142	m	625	\$88,750.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	143	LM	95	\$13,585.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$2,538,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$82,500.00	
12.2	Other authority fees	1	%		\$25,400.00	
12.3	Traffic management	7	%		\$177,700.00	
12.4	Environmental management	0.5	%		\$12,700.00	
12.5	Survey/design	5	%		\$126,900.00	
12.6	Supervision/project management	9	%		\$228,400.00	
12.7	Site establishment	2.5	%		\$63,500.00	
12.8	Contingency	20	%		\$507,600.00	
SUB-TOTAL DELIVERY					\$1,225,000.00	
13	TOTAL ESTIMATED COST				\$3,763,000.00	

6.2.10 ST-07: Arden Street – Laurens Street to Munster Terrace

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	622	m ³	225	\$139,968.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	144	m	81	\$11,664.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	504	m ²	56	\$28,224.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 6.5m x 2 transport lanes	936	m ²	240	\$224,640.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.5m x 2	792	m ²	135	\$106,920.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.4m x 2	346	m ²	135	\$46,656.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	144	LM	813	\$117,072.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	144	LM	500	\$72,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	144	LM	713	\$102,672.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	At 50m intervals
4.3	Drainage – sub-soil drainage	144	LM	150	\$21,600.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	144	m	1,250	\$180,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	71	m	625	\$44,375.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	72	LM	95	\$6,840.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,446,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$47,000.00	
12.2	Other authority fees	1	%		\$14,500.00	
12.3	Traffic management	7	%		\$101,200.00	
12.4	Environmental management	0.5	%		\$7,200.00	
12.5	Survey/design	5	%		\$72,300.00	
12.6	Supervision/project management	9	%		\$130,100.00	
12.7	Site establishment	2.5	%		\$36,200.00	
12.8	Contingency	20	%		\$289,200.00	
SUB-TOTAL DELIVERY					\$698,000.00	
13	TOTAL ESTIMATED COST				\$2,144,000.00	

6.2.11 ST-08: Fogarty Street – Arden Street to Barwise Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	275	m ³	225	\$61,965.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	102	m	81	\$8,262.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	357	m ²	56	\$19,992.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	–	item	6,250	\$–	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement	–	m ²	240	\$–	
2.2	Pedestrian path – 7.0m x 2	714	m ²	135	\$96,390.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 4.0m	204	m ²	135	\$27,540.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	102	LM	813	\$82,926.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300x300 Bluestone
3.3	Tactiles	2	Item	2,400	\$4,800.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	102	LM	713	\$72,726.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	At 50m intervals
4.3	Drainage – sub-soil drainage	102	LM	150	\$15,300.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	8	No.	1,875	\$15,000.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	102	m	1,250	\$127,500.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water	105	m	355	\$37,275.00	225mm diameter
8.3	New sewer	105	m	805	\$84,525.00	300mm diameter
8.4	New telco	105	m	75	\$7,875.00	2x100mm conduits
8.5	New gas	1	PS	10,000	\$10,000.00	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)		PS	50,000	\$–	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	4	no	750	\$3,000.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	51	LM	95	\$4,845.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$807,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$26,200.00	
12.2	Other authority fees	1	%		\$8,100.00	
12.3	Traffic management	7	%		\$56,500.00	
12.4	Environmental management	0.5	%		\$4,000.00	
12.5	Survey/design	5	%		\$40,400.00	
12.6	Supervision/project management	9	%		\$72,600.00	
12.7	Site establishment	2.5	%		\$20,200.00	
12.8	Contingency	20	%		\$161,400.00	
SUB-TOTAL DELIVERY					\$389,000.00	
13	TOTAL ESTIMATED COST				\$1,196,000.00	

6.2.12 ST-09: Barwise Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	721	m ³	225	\$162,141.75	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	306	m	81	\$24,786.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,071	m ²	56	\$59,976.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 6.0m transport lanes	918	m ²	240	\$220,320.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 4.4m + 5.3m	1,484	m ²	135	\$200,353.50	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	–	m ²	135	\$–	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	306	LM	813	\$248,778.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300×300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	306	LM	713	\$218,178.00	450mm on both sides of road
4.2	Drainage – pits	7	No.	3,750	\$26,250.00	At 50m intervals
4.3	Drainage – sub-soil drainage	306	LM	150	\$45,900.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	306	m	1,250	\$382,500.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	50	m	563	\$28,125.00	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	153	LM	95	\$14,535.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,919,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$62,400.00	
12.2	Other authority fees	1	%		\$19,200.00	
12.3	Traffic management	7	%		\$134,300.00	
12.4	Environmental management	0.5	%		\$9,600.00	
12.5	Survey/design	5	%		\$96,000.00	
12.6	Supervision/project management	9	%		\$172,700.00	
12.7	Site establishment	2.5	%		\$48,000.00	
12.8	Contingency	20	%		\$383,800.00	
SUB-TOTAL DELIVERY					\$926,000.00	
13	TOTAL ESTIMATED COST				\$2,845,000.00	

NOTE: The cost difference between the cost sheet and [Table 15](#) of the DCP is due to the size of the project increasing after completion of costings. An updated amount has therefore been included in the DCP which reflects the increased size of the project multiplied by the cost per sqm for the project and additional allowance for building demolition and site preparation.

6.2.13 ST-10: Laurens Street – Barwise Street to Queensberry Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	645	m ³	225	\$145,152.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	192	m	81	\$15,552.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	672	m ²	56	\$37,632.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	672	m ²	240	\$161,280.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.7m x 2	1,094	m ²	135	\$147,744.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	384	m ²	135	\$51,840.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	192	LM	813	\$156,096.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	192	LM	713	\$136,896.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	At 50m intervals
4.3	Drainage – sub-soil drainage	192	LM	150	\$28,800.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	192	m	1,250	\$240,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	96	LM	95	\$9,120.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,475,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$47,900.00	
12.2	Other authority fees	1	%		\$14,800.00	
12.3	Traffic management	7	%		\$103,300.00	
12.4	Environmental management	0.5	%		\$7,400.00	
12.5	Survey/design	5	%		\$73,800.00	
12.6	Supervision/project management	9	%		\$132,800.00	
12.7	Site establishment	2.5	%		\$36,900.00	
12.8	Contingency	20	%		\$295,000.00	
SUB-TOTAL DELIVERY					\$712,000.00	
13	TOTAL ESTIMATED COST				\$2,187,000.00	

6.2.14 ST-11: Laurens Street – Queensberry Street to Fogarty Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	892	m ³	225	\$200,799.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	268	m	81	\$21,708.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	938	m ²	56	\$52,528.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	938	m ²	240	\$225,120.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.6m x 2	1,501	m ²	135	\$202,608.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	536	m ²	135	\$72,360.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	268	LM	813	\$217,884.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	268	LM	713	\$191,084.00	450mm on both sides of road
4.2	Drainage – pits	6	No.	3,750	\$22,500.00	At 50m intervals
4.3	Drainage – sub-soil drainage	268	LM	150	\$40,200.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	268	m	1,250	\$335,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	133	m	563	\$74,812.50	
8.7	Relocate telco	133	m	625	\$83,125.00	
8.8	Relocate water		m	375		
8.9	Protect utilities (provisional sum)	1	PS	50,000		
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	134	LM	95	\$12,730.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$2,029,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$65,900.00	
12.2	Other authority fees	1	%		\$20,300.00	
12.3	Traffic management	7	%		\$142,000.00	
12.4	Environmental management	0.5	%		\$10,100.00	
12.5	Survey/design	5	%		\$101,500.00	
12.6	Supervision/project management	9	%		\$182,600.00	
12.7	Site establishment	2.5	%		\$50,700.00	
12.8	Contingency	20	%		\$405,800.00	
SUB-TOTAL DELIVERY					\$979,000.00	
13	TOTAL ESTIMATED COST				\$3,008,000.00	

6.2.15 ST-12: Laurens Street – Fogarty Street to Queensberry Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	519	m ³	225	\$116,883.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	156	m	81	\$12,636.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	546	m ²	56	\$30,576.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2 transport lanes	546	m ²	240	\$131,040.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 5.6m x 2	874	m ²	135	\$117,936.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 2.0m x 2	312	m ²	135	\$42,120.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	156	LM	813	\$126,828.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	–	LM	500	\$–	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	156	LM	713	\$111,228.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	At 50m intervals
4.3	Drainage – sub-soil drainage	156	LM	150	\$23,400.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	156	m	1,250	\$195,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	195	m	625	\$121,875.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	78	LM	95	\$7,410.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$1,383,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$44,900.00	
12.2	Other authority fees	1	%		\$13,800.00	
12.3	Traffic management	7	%		\$96,800.00	
12.4	Environmental management	0.5	%		\$6,900.00	
12.5	Survey/design	5	%		\$69,200.00	
12.6	Supervision/project management	9	%		\$124,500.00	
12.7	Site establishment	2.5	%		\$34,600.00	
12.8	Contingency	20	%		\$276,600.00	
SUB-TOTAL DELIVERY					\$667,000.00	
13	TOTAL ESTIMATED COST				\$2,050,000.00	

6.2.16 ST-13: Laurens Street – Queensberry Street to Fogarty Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	1,229	m ³	225	\$276,547.50	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	364	m	81	\$29,484.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,274	m ²	56	\$71,344.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 5.5m shared lane	1,640	m ²	240	\$393,600.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 3.5m + 6.0m	1,729	m ²	135	\$233,415.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 4.0	728	m ²	135	\$98,280.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	572	LM	813	\$465,036.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	364	LM	500	\$182,000.00	300×300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	364	LM	713	\$259,532.00	450mm on both sides of road
4.2	Drainage – pits	8	No.	3,750	\$30,000.00	At 50m intervals
4.3	Drainage – sub-soil drainage	364	LM	150	\$54,600.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	364	m	1,250	\$455,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2x100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	80	m	563	\$45,000.00	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water	182	m	375	\$68,250.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	182	LM	95	\$17,290.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$2,963,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$96,300.00	
12.2	Other authority fees	1	%		\$29,600.00	
12.3	Traffic management	7	%		\$207,400.00	
12.4	Environmental management	0.5	%		\$14,800.00	
12.5	Survey/design	5	%		\$148,200.00	
12.6	Supervision/project management	9	%		\$266,700.00	
12.7	Site establishment	2.5	%		\$74,100.00	
12.8	Contingency	20	%		\$592,600.00	
SUB-TOTAL DELIVERY					\$1,430,000.00	
13	TOTAL ESTIMATED COST				\$4,393,000.00	

6.2.17 ST-14: Munster Terrace – Queensberry Street to Victoria Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	1,643	m ³	225	\$369,630.00	Allowed for excavation and disposal. Assumed 300mm under existing road and includes disposal of Cat C
1.2	Allowance for demolition of existing kerbs	368	m	81	\$29,808.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,288	m ²	56	\$72,128.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	17	no	3,125	\$53,125.00	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Includes bins, seats, drink fountains, assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 6.0m shared lane	1,336	m ²	240	\$320,640.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path – 4.0m + 6.5m	1,932	m ²	135	\$260,820.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path – 4.0m	736	m ²	135	\$99,360.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	496	LM	813	\$403,248.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	368	LM	500	\$184,000.00	300×300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	368	LM	713	\$262,384.00	450mm on both sides of road
4.2	Drainage – pits	8	No.	3,750	\$30,000.00	At 50m intervals
4.3	Drainage – sub-soil drainage	368	LM	150	\$55,200.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	56	No.	250	\$14,000.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	28	No.	1,875	\$52,500.00	45L tree including tree guard and passive irrigation WSUD elements
6.3	Landscaping – centre median	1,472	m ²	75	\$110,400.00	
7	STREET LIGHTING					
7.1	Street lighting	8	No.	12,500	\$100,000.00	at 40m spacing along, includes underground cabling and foundations
7.2	Bike path lighting		No.	12,500		
7.3	Conduits	368	m	1,250	\$460,000.00	Including trenching
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	225mm diameter
8.3	New sewer		m	805	\$–	300mm diameter
8.4	New telco		m	75	\$–	2×100mm conduits
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	40	m	563	\$22,500.00	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7,500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
9.6	Street furniture	184	LM	95	\$17,480.00	Includes bins and bike hoops
SUB-TOTAL WORKS					\$3,033,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$98,600.00	
12.2	Other authority fees	1	%		\$30,300.00	
12.3	Traffic management	7	%		\$212,300.00	
12.4	Environmental management	0.5	%		\$15,200.00	
12.5	Survey/design	5	%		\$151,700.00	
12.6	Supervision/project management	9	%		\$273,000.00	
12.7	Site establishment	2.5	%		\$75,800.00	
12.8	Contingency	20	%		\$606,600.00	
SUB-TOTAL DELIVERY					\$1,464,000.00	
13	TOTAL ESTIMATED COST				\$4,497,000.00	

6.2.18 IN-01: Macaulay Road / Boundary Road

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	816	m ³	225	\$183,532.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	418	m	81	\$33,858.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	560	m ²	56	\$31,360.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	1,729	m ²	240	\$414,960.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	560	m ²	135	\$75,600.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	430	m ²	135	\$58,050.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	238	LM	813	\$193,494.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	180	LM	500	\$90,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	238	LM	713	\$169,694.00	450mm on both sides of road
4.2	Drainage – pits	5	No.	3,750	\$18,750.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	238	LM	150	\$35,700.00	N/A
4.4	Drainage – miscellaneous		Item		\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median	7	No.	250	\$1,750.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	20	No.	1,875	\$37,500.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	95	m ²	75	\$7,125.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	10	No.	12,500	\$125,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water	105	m	375	\$39,375.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$1,704,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$55,400.00	
12.2	Other authority fees	1	%		\$17,000.00	
12.3	Traffic management	7	%		\$119,300.00	
12.4	Environmental management	0.5	%		\$8,500.00	
12.5	Survey/design	5	%		\$85,200.00	
12.6	Supervision/project management	9	%		\$153,400.00	
12.7	Site establishment	2.5	%		\$42,600.00	
12.8	Contingency	20	%		\$340,800.00	
SUB-TOTAL DELIVERY					\$822,000.00	
13	TOTAL ESTIMATED COST				\$2,526,000.00	

6.2.19 IN-02: Boundary Road / Henderson Street / Gracie Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	632	m ³	225	\$142,087.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	131	m	81	\$10,611.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,059	m ²	56	\$59,304.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	863	m ²	240	\$207,120.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	1,059	m ²	135	\$142,965.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	183	m ²	135	\$24,705.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	113	LM	813	\$91,869.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	18	LM	500	\$9,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	113	LM	713	\$80,569.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	113	LM	150	\$16,950.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	8	No.	1,875	\$15,000.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median		m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	2	No.	12,500	\$25,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas	20	m	563	\$11,250.00	
8.7	Relocate telco	30	m	625	\$18,750.00	
8.8	Relocate water	35	m	375	\$13,125.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$1,068,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$34,700.00	
12.2	Other authority fees	1	%		\$10,700.00	
12.3	Traffic management	7	%		\$74,800.00	
12.4	Environmental management	0.5	%		\$5,300.00	
12.5	Survey/design	5	%		\$53,400.00	
12.6	Supervision/project management	9	%		\$96,100.00	
12.7	Site establishment	2.5	%		\$26,700.00	
12.8	Contingency	20	%		\$213,600.00	
SUB-TOTAL DELIVERY					\$515,000.00	
13	TOTAL ESTIMATED COST				\$1,583,000.00	

6.2.20 IN-03: Fogarty Street / Henderson Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	559	m ³	225	\$125,685.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	131	m	81	\$10,611.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	768	m ²	56	\$43,008.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	880	m ²	240	\$211,200.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	768	m ²	135	\$103,680.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	214	m ²	135	\$28,890.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	110	LM	813	\$89,430.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	21	LM	500	\$10,500.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	110	LM	713	\$78,430.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	110	LM	150	\$16,500.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	8	No.	1,875	\$15,000.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median		m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	-	No.	12,500	\$-	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas	40	m	563	\$22,500.00	
8.7	Relocate telco	30	m	625	\$18,750.00	
8.8	Relocate water		m	375	\$-	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission	40	m	10,000	\$400,000.00	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$1,374,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$44,700.00	
12.2	Other authority fees	1	%		\$13,700.00	
12.3	Traffic management	7	%		\$96,200.00	
12.4	Environmental management	0.5	%		\$6,900.00	
12.5	Survey/design	5	%		\$68,700.00	
12.6	Supervision/project management	9	%		\$123,700.00	
12.7	Site establishment	2.5	%		\$34,400.00	
12.8	Contingency	20	%		\$274,800.00	
SUB-TOTAL DELIVERY					\$663,000.00	
13	TOTAL ESTIMATED COST				\$2,037,000.00	

6.2.21 IN-04: Fogarty Street / Arden Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	773	m ³	225	\$173,880.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	363	m	81	\$29,403.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	983	m ²	56	\$55,048.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	N/A
2	ROAD PAVEMENT					
2.1	New pavement	1,165	m ²	240	\$279,600.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	983	m ²	135	\$132,705.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	428	m ²	135	\$57,780.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	363	LM	813	\$295,119.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median		LM	500	\$–	300×300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	363	LM	713	\$258,819.00	450mm on both sides of road
4.2	Drainage – pits	8	No.	3,750	\$30,000.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	363	LM	150	\$54,450.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals	1	Item	200,000	\$200,000.00	New signals
5.2	Traffic safety		Item	–	\$–	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	34	No.	1,875	\$63,750.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	6	No.	12,500	\$75,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	40	m	625	\$25,000.00	
8.8	Relocate water	20	m	375	\$7,500.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	
9.5	Traffic signals 10 year maintenance fee	1	Item	80,000	\$80,000.00	
SUB-TOTAL WORKS					\$2,006,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$65,200.00	
12.2	Other authority fees	1	%		\$20,100.00	
12.3	Traffic management	7	%		\$140,400.00	
12.4	Environmental management	0.5	%		\$10,000.00	
12.5	Survey/design	5	%		\$100,300.00	
12.6	Supervision/project management	9	%		\$180,500.00	
12.7	Site establishment	2.5	%		\$50,200.00	
12.8	Contingency	20	%		\$401,200.00	
SUB-TOTAL DELIVERY					\$968,000.00	
13	TOTAL ESTIMATED COST				\$2,974,000.00	

6.2.22 IN-05: Arden Street / Laurens Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	754	m ³	225	\$169,695.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	233	m	81	\$18,873.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	946	m ²	56	\$52,976.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	1,048	m ²	240	\$251,520.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	946	m ²	135	\$127,710.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	520	m ²	135	\$70,200.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	181	LM	813	\$147,153.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	52	LM	500	\$26,000.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	181	LM	713	\$129,053.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	181	LM	150	\$27,150.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals	-	Item	200,000	\$-	assumed no modification to existing signals
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	12	No.	1,875	\$22,500.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median		m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	2	No.	12,500	\$25,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas	30	m	563	\$16,875.00	
8.7	Relocate telco	50	m	625	\$31,250.00	
8.8	Relocate water	20	m	375	\$7,500.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee	1	Item	80,000	\$80,000.00	
SUB-TOTAL WORKS					\$1,407,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$45,700.00	
12.2	Other authority fees	1	%		\$14,100.00	
12.3	Traffic management	7	%		\$98,500.00	
12.4	Environmental management	0.5	%		\$7,000.00	
12.5	Survey/design	5	%		\$70,400.00	
12.6	Supervision/project management	9	%		\$126,600.00	
12.7	Site establishment	2.5	%		\$35,200.00	
12.8	Contingency	20	%		\$281,400.00	
SUB-TOTAL DELIVERY					\$679,000.00	
13	TOTAL ESTIMATED COST				\$2,086,000.00	

6.2.23 IN-06: Arden Street / Munster Terrace

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	704	m ³	225	\$158,287.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	204	m	81	\$16,524.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	577	m ²	56	\$32,312.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	N/A
2	ROAD PAVEMENT					
2.1	New pavement	1,469	m ²	240	\$352,560.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	577	m ²	135	\$77,895.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	299	m ²	135	\$40,365.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	143	LM	813	\$116,259.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	61	LM	500	\$30,500.00	300×300 Bluestone
3.3	Tactiles	4	Item	2,400	\$9,600.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	143	LM	713	\$101,959.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	143	LM	150	\$21,450.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Assumed no modification required to existing traffic lights
5.2	Traffic safety		Item	–	\$–	N/A
6	LANDSCAPE					
6.1	Trees – centre median	2	No.	250	\$500.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	6	No.	1,875	\$11,250.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	64	m ²	75	\$4,800.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting		No.	12,500	\$–	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco	52	m	625	\$32,500.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$1,192,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$38,700.00	
12.2	Other authority fees	1	%		\$11,900.00	
12.3	Traffic management	7	%		\$83,400.00	
12.4	Environmental management	0.5	%		\$6,000.00	
12.5	Survey/design	5	%		\$59,600.00	
12.6	Supervision/project management	9	%		\$107,300.00	
12.7	Site establishment	2.5	%		\$29,800.00	
12.8	Contingency	20	%		\$238,400.00	
SUB-TOTAL DELIVERY					\$575,000.00	
13	TOTAL ESTIMATED COST				\$1,767,000.00	

6.2.24 IN-07: Fogarty Street / Barwise Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	242	m ³	225	\$54,405.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	70	m	81	\$5,670.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	421	m ²	56	\$23,576.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings	550	m ²	50	\$27,500.00	tank demolition adjacent to site
2	ROAD PAVEMENT					
2.1	New pavement	274	m ²	240	\$65,760.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	421	m ²	135	\$56,835.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	111	m ²	135	\$14,985.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	70	LM	813	\$56,910.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median		LM	500	\$-	300x300 Bluestone
3.3	Tactiles	4	Item	2,400	\$9,600.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	70	LM	713	\$49,910.00	450mm on both sides of road
4.2	Drainage – pits	2	No.	3,750	\$7,500.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	70	LM	150	\$10,500.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median	-	No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path		No.	1,875	\$-	
6.3	Landscaping – centre median	95	m ²	75	\$7,125.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting		No.	12,500	\$-	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$-	Allowance for NDD 2 shifts
8.2	New water	53	m	355	\$18,815.00	
8.3	New sewer	53	m	805	\$42,665.00	
8.4	New telco	53	m	75	\$3,975.00	
8.5	New gas	1	PS	10,000	\$10,000.00	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water		m	375	\$-	
8.9	Protect utilities (provisional sum)		PS	50,000	\$-	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$552,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$17,900.00	
12.2	Other authority fees	1	%		\$5,500.00	
12.3	Traffic management	7	%		\$38,600.00	
12.4	Environmental management	0.5	%		\$2,800.00	
12.5	Survey/design	5	%		\$27,600.00	
12.6	Supervision/project management	9	%		\$49,700.00	
12.7	Site establishment	2.5	%		\$13,800.00	
12.8	Contingency	20	%		\$110,400.00	
SUB-TOTAL DELIVERY					\$266,000.00	
13	TOTAL ESTIMATED COST				\$818,000.00	

6.2.25 IN-08: Laurens Street / Queensberry Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	520	m ³	225	\$116,977.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	228	m	81	\$18,468.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	740	m ²	56	\$41,440.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	N/A
2	ROAD PAVEMENT					
2.1	New pavement	615	m ²	240	\$147,600.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	740	m ²	135	\$99,900.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	378	m ²	135	\$51,030.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	228	LM	813	\$185,364.00	300×300 Bluestone with 250 gutterstone
3.2	Kerb to centre median		LM	500	\$–	300×300 Bluestone
3.3	Tactiles	4	Item	2,400	\$9,600.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	228	LM	713	\$162,564.00	450mm on both sides of road
4.2	Drainage – pits	5	No.	3,750	\$18,750.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	228	LM	150	\$34,200.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	
5.2	Traffic safety		Item	–	\$–	N/A
6	LANDSCAPE					
6.1	Trees – centre median	6	No.	250	\$1,500.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	16	No.	1,875	\$30,000.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	257	m ²	75	\$19,275.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	2	No.	12,500	\$25,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas	26	m	563	\$14,625.00	
8.7	Relocate telco	50	m	625	\$31,250.00	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$1,181,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$38,400.00	
12.2	Other authority fees	1	%		\$11,800.00	
12.3	Traffic management	7	%		\$82,700.00	
12.4	Environmental management	0.5	%		\$5,900.00	
12.5	Survey/design	5	%		\$59,100.00	
12.6	Supervision/project management	9	%		\$106,300.00	
12.7	Site establishment	2.5	%		\$29,500.00	
12.8	Contingency	20	%		\$236,200.00	
SUB-TOTAL DELIVERY					\$570,000.00	
13	TOTAL ESTIMATED COST				\$1,751,000.00	

6.2.26 IN-09: Munster Terrace / Queensberry Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	796	m ³	225	\$179,010.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	293	m	81	\$23,733.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	1,246	m ²	56	\$69,776.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	751	m ²	240	\$180,240.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	1,246	m ²	135	\$168,210.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	535	m ²	135	\$72,225.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	189	LM	813	\$153,657.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	104	LM	500	\$52,000.00	300x300 Bluestone
3.3	Tactiles	12	Item	2,400	\$28,800.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	189	LM	713	\$134,757.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	189	LM	150	\$28,350.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	Assumed no modification required to existing traffic lights
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median	2	No.	250	\$500.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	8	No.	1,875	\$15,000.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	120	m ²	75	\$9,000.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	2	No.	12,500	\$25,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco	30	m	625	\$18,750.00	
8.8	Relocate water	80	m	375	\$30,000.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	10,000	\$10,000.00	
9.2	Regulatory signage	10	no	FALSE	\$-	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$1,375,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$44,700.00	
12.2	Other authority fees	1	%		\$13,800.00	
12.3	Traffic management	7	%		\$96,300.00	
12.4	Environmental management	0.5	%		\$6,900.00	
12.5	Survey/design	5	%		\$68,800.00	
12.6	Supervision/project management	9	%		\$123,800.00	
12.7	Site establishment	2.5	%		\$34,400.00	
12.8	Contingency	20	%		\$275,000.00	
SUB-TOTAL DELIVERY					\$664,000.00	
13	TOTAL ESTIMATED COST				\$2,039,000.00	

6.2.27 IN-10: Laurens Street / Fogarty Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	372	m ³	225	\$83,767.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	124	m	81	\$10,044.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	606	m ²	56	\$33,936.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	382	m ²	240	\$91,680.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	606	m ²	135	\$81,810.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	253	m ²	135	\$34,155.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	84	LM	813	\$68,292.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	40	LM	500	\$20,000.00	300x300 Bluestone
3.3	Tactiles	4	Item	2,400	\$9,600.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	84	LM	713	\$59,892.00	450mm on both sides of road
4.2	Drainage – pits	2	No.	3,750	\$7,500.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	84	LM	150	\$12,600.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	Assumed no modification required to existing traffic lights
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	6	No.	1,875	\$11,250.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	69	m ²	75	\$5,175.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting	14	No.	12,500	\$175,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water		m	375	\$-	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$878,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$28,500.00	
12.2	Other authority fees	1	%		\$8,800.00	
12.3	Traffic management	7	%		\$61,500.00	
12.4	Environmental management	0.5	%		\$4,400.00	
12.5	Survey/design	5	%		\$43,900.00	
12.6	Supervision/project management	9	%		\$79,000.00	
12.7	Site establishment	2.5	%		\$22,000.00	
12.8	Contingency	20	%		\$175,600.00	
SUB-TOTAL DELIVERY					\$424,000.00	
13	TOTAL ESTIMATED COST				\$1,302,000.00	

6.2.28 IN-11: Munster Terrace / Victoria Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	384	m ³	225	\$86,467.50	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	261	m	81	\$21,141.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	564	m ²	56	\$31,584.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	476	m ²	240	\$114,240.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	564	m ²	135	\$76,140.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	241	m ²	135	\$32,535.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	164	LM	813	\$133,332.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median	97	LM	500	\$48,500.00	300x300 Bluestone
3.3	Tactiles	6	Item	2,400	\$14,400.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	164	LM	713	\$116,932.00	450mm on both sides of road
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	164	LM	150	\$24,600.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median	4	No.	250	\$1,000.00	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	6	No.	1,875	\$11,250.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	397	m ²	75	\$29,775.00	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting		No.	12,500	\$-	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water		m	375	\$-	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$931,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$30,300.00	
12.2	Other authority fees	1	%		\$9,300.00	
12.3	Traffic management	7	%		\$65,200.00	
12.4	Environmental management	0.5	%		\$4,700.00	
12.5	Survey/design	5	%		\$46,600.00	
12.6	Supervision/project management	9	%		\$83,800.00	
12.7	Site establishment	2.5	%		\$23,300.00	
12.8	Contingency	20	%		\$186,200.00	
SUB-TOTAL DELIVERY					\$449,000.00	
13	TOTAL ESTIMATED COST				\$1,380,000.00	

6.2.29 IN-12: Laurens Street / Miller Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	391	m ³	225	\$87,885.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	137	m	81	\$11,097.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	590	m ²	56	\$33,040.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	4	no	3,125	\$12,500.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	496	m ²	240	\$119,040.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	590	m ²	135	\$79,650.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	216	m ²	135	\$29,160.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	137	LM	813	\$111,381.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to centre median		LM	500	\$-	300x300 Bluestone
3.3	Tactiles	4	Item	2,400	\$9,600.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	137	LM	713	\$97,681.00	450mm on both sides of road
4.2	Drainage – pits	3	No.	3,750	\$11,250.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	137	LM	150	\$20,550.00	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	Assumed no modification required to existing traffic lights
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median	-	No.	250	\$-	
6.2	Trees – pedestrian path	11	No.	1,875	\$20,625.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median	-	m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	4	No.	12,500	\$50,000.00	Assumed 4 nos
7.2	Bike path lighting		No.	12,500	\$-	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875		
8	UTILITIES					
8.1	Allowance for non-disruptive digging	2	Item	18,750	\$37,500.00	Allowance for NDD 2 shifts
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco	35	m	625	\$21,875.00	
8.8	Relocate water		m	375	\$-	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$827,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$26,900.00	
12.2	Other authority fees	1	%		\$8,300.00	
12.3	Traffic management	7	%		\$57,900.00	
12.4	Environmental management	0.5	%		\$4,100.00	
12.5	Survey/design	5	%		\$41,400.00	
12.6	Supervision/project management	9	%		\$74,400.00	
12.7	Site establishment	2.5	%		\$20,700.00	
12.8	Contingency	20	%		\$165,400.00	
SUB-TOTAL DELIVERY					\$399,000.00	
13	TOTAL ESTIMATED COST				\$1,226,000.00	

6.2.30 IN-13: Arden Street / Langford Street intersection

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	1,616	m ³	225	\$363,555.00	Assumed 300mm under existing roadway, allows for disposal of Cat C material
1.2	Allowance for demolition of existing kerbs	98	m	81	\$7,938.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	470	m ²	56	\$26,320.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	2	no	3,125	\$6,250.00	Includes handing over of removed posts
1.6	Allowance to remove existing street furniture etc..	1	item	6,250	\$6,250.00	Existing seats, bike hoops etc..
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	N/A
2	ROAD PAVEMENT					
2.1	New pavement	2,128	m ²	240	\$510,720.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path	2,081	m ²	135	\$280,935.00	Allowance to trim sub-base and place 110mm of coloured asphalt
2.3	Bike path	857	m ²	135	\$115,695.00	Allowance to trim sub-base and place 110mm of coloured asphalt
3	KERB WORKS					
3.1	Kerb and channel	320	LM	813	\$260,160.00	
3.2	Kerb to centre median		LM	500	\$-	
3.3	Tactiles	8	Item	2,400	\$19,200.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	320	LM	713	\$228,160.00	450mm on both sides of road
4.2	Drainage – pits	6	No.	3,750	\$22,500.00	Standard CoM Side Entry Pit
4.3	Drainage – sub-soil drainage	320	LM	150	\$48,000.00	
4.4	Drainage – miscellaneous	320	m ²	300	\$96,000.00	Cloudburst
5	TRAFFIC					
5.1	Traffic signals	1	Item	400,000	\$400,000.00	
5.2	Traffic safety		Item	-	\$-	N/A
6	LANDSCAPE					
6.1	Trees – centre median		No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	16	No.	1,875	\$30,000.00	45L tree including tree guard and passive irrigation elements
6.3	Landscaping – centre median		m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	6	No.	12,500	\$75,000.00	Assumed 4 nos
7.2	Bike path lighting	2	No.	12,500	\$25,000.00	at 20m spacing along bike path, includes underground cabling and foundations
7.3	Conduits		m	875	\$-	
8	UTILITIES					
8.1	Allowance for non-disruptive digging	4	Item	18,750	\$75,000.00	Allowance for NDD 2 shifts
8.2	New water	40	m	355	\$14,200.00	
8.3	New sewer	40	m	805	\$32,200.00	
8.4	New telco	40	m	75	\$3,000.00	
8.5	New gas	40	PS	10,000	\$400,000.00	
8.6	Relocate gas	65	m	563	\$36,562.50	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water	65	m	375	\$24,375.00	
8.9	Protect utilities (provisional sum)	1	PS	50,000	\$50,000.00	
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking		Item	5,000	\$-	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1year/ 2 summers		Item	7,500	\$-	
9.5	Traffic signals 10 year maintenance fee	1	Item	80,000	\$80,000.00	
SUB-TOTAL WORKS					\$3,250,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$105,600.00	
12.2	Other authority fees	1	%		\$32,500.00	
12.3	Traffic management	7	%		\$227,500.00	
12.4	Environmental management	0.5	%		\$16,300.00	
12.5	Survey/design	5	%		\$162,500.00	
12.6	Supervision/project management	9	%		\$292,500.00	
12.7	Site establishment	2.5	%		\$81,300.00	
12.8	Contingency	20	%		\$650,000.00	
SUB-TOTAL DELIVERY					\$1,568,000.00	
13	TOTAL ESTIMATED COST				\$4,818,000.00	

6.2.31 CC-01: Upgrade to Moonee Ponds Creek path

			MCP01: DCP				MCP02: DCP				COMBINED			
ITEM	DESCRIPTION	COMMENTS	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
1	WORKS													
SITE WORKS AND EARTHWORKS														
1.1	Allowance for general demolition	Includes disposal	6,000	m ²	19	\$112,500.00	6,000	m ²	19	\$112,500.00	12,000	m ²	19	\$225,000.00
1.2	Earthworks	Disposal of Cat C		m ³	225	\$-		m ³	225	\$-	-	m ³	225	\$-
1.3	Allowance for feature mounds			m ³	75	\$-		m ³	75	\$-	-	m ³	75	\$-
1.4	Allowance for ponds			m ²	250	\$-		m ²	250	\$-	-	m ²	250	\$-
1.5	Allowance for demolition of existing asphalt car park			m ²	56	\$-		m ²	56	\$-	-	m ²	56	\$-
1.6	Allowance for demolition of existing buildings			m ²	80	\$-		m ²	80	\$-	-	m ²	80	\$-
1.7	Allowance for removal of existing trees	Includes disposal		No.	625	\$-		No.	625	\$-	-	No.	625	\$-
2	ROAD PAVEMENT													
2.1	New pavement		-	m ²		\$-	-	m ²		\$-	-	m ²		\$-
2.2	Bike path / shared path	100mm thick asphalt including sub-base allowance	1,810	m ²	135	\$244,350.00	1,214	m ²	135	\$163,890.00	3,024	m ²	135	\$408,240.00
3	CONCRETE WORKS													
3.1	Kerb and channel		-	LM		\$-	-	LM		\$-	-	LM		\$-
3.2	Kerbs		-	LM		\$-	-	LM		\$-	-	LM		\$-
4	DRAINAGE													
4.1	Drainage – pipes		-	LM		\$-	-	LM		\$-	-	LM		\$-
4.2	Drainage – pits		-	No.		\$-	-	No.		\$-	-	No.		\$-
4.3	Drainage – sub-soil drainage			LM		\$-		LM		\$-	-	LM		\$-
4.4	1200 × 900 × 2 culverts	Precast culverts assumed		LM	3,750	\$-		LM	3,750	\$-	-	LM	3,750	\$-
4.5	Culvert headwall			No.	3,750	\$-		No.	3,750	\$-	-	No.	3,750	\$-
4.6	Drainage – miscellaneous			Item		\$-		Item		\$-	-	Item		\$-
5	TRAFFIC													
5.1	Traffic signals			Item		\$-		Item		\$-	-	Item		\$-
5.2	Traffic safety			Item		\$-		Item		\$-	-	Item		\$-
6	LANDSCAPE													
Vegetation														
6.1	Trees – 45 litre			No.	250	\$-		No.	250	\$-	-	No.	250	\$-
6.2	Vegetation type VE01 – lawn	Includes soil preparation, seeding, edging where required	2,687	m ²	13	\$33,587.50	3,386	m ²	13	\$42,325.00	6,073	m ²	13	\$75,912.50
6.3	Vegetation type VE02 – garden mix 01	Includes garden beds, cultivation of soil, edging where required	352	m ²	88	\$30,800.00	200	m ²	88	\$17,500.00	552	m ²	88	\$48,300.00
6.4	Vegetation type VE03 – garden mix 02 wetland planting	Includes garden beds, cultivation of soil, edging where required		m ²	113	\$-		m ²	113	\$-	-	m ²	113	\$-
6.5	Vegetation type VE04 – garden mix 03 swale rain garden	Includes garden beds, cultivation of soil, edging where required		m ²	100	\$-		m ²	100	\$-	-	m ²	100	\$-
6.6	Vegetation type VE05 – garden mix 04 slope embankment	Includes garden beds, cultivation of soil, edging where required		m ²	100	\$-	1,007	m ²	100	\$100,700.00	1,007	m ²	100	\$100,700.00
Edges & paving														
6.7	Type PV01 – asphalt	includes 25mm asphalt wearing course, 35mm base course, compacted sub-base		m ²	125	\$-		m ²	125	\$-	-	m ²	125	\$-

ITEM	DESCRIPTION	COMMENTS	MCP01: DCP				MCP02: DCP				COMBINED			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.8	Type PV02 – granitic sand	includes 50mm granitic sand over 90mm compacted crushed rock	307	m ²	19	\$5,756.25	24	m ²	19	\$450.00	331	m ²	19	\$6,206.25
6.9	Type PV03 – sawn bluestone paving (standard)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.10	Type PV04 – sawn bluestone paving (small)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.11	Type PV05 – timber decking/boardwalk		747	m ²	250	\$186,750.00	258	m ²	250	\$64,500.00	1,005	m ²	250	\$251,250.00
6.12	Type PV06 – 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over 150mm compacted crushed rock		m ²	438	\$–		m ²	438	\$–	–	m ²	438	\$–
6.13	Type PV07 – permeable aggregate (tree)	40mm 'Spring Rockpave', woven fabric, 60mm drainage course		m ²	250	\$–		m ²	250	\$–	–	m ²	250	\$–
6.14	Type PV08 – concrete	100mm thick concrete and 150mm thick sub-base assumed 100mm thick	140	m ²	150	\$21,000.00		m ²	150	\$–	140	m ²	150	\$21,000.00
6.15	Type PV09 – mulch			m ²	25	\$–		m ²	25	\$–	–	m ²	25	\$–
6.16	Type TG01 – hazard TGSI			m ²		\$–		m ²		\$–	–	m ²		\$–
6.17	Type TG02 – directional			m ²		\$–		m ²		\$–	–	m ²		\$–
6.18	Type ED03 – timber edging			m	19	\$–		m	19	\$–	–	m	19	\$–
6.19	Multi-use court paving	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
6.20	Allowance for tennis court	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
Walls and fencing						\$–				\$–				\$–
6.21	Wall type WL01 – brick retaining wall	" Includes foundations"		m	1,250	\$–		m	1,250	\$–	–	m	1,250	\$–
6.22	Wall type WL02 – bluestone wall			m		\$–		m		\$–	–	m		\$–
6.23	Fence type FN01 – fencing and gate	Includes posts		m	625	\$–		m	625	\$–	–	m	625	\$–
6.24	DSS levee wall	Excluded		m		\$–		m		\$–	–	m		\$–
6.25	High quality rail fence	Provisional allowance	32	m	3,750	\$120,000.00	24	m	3,750	\$90,000.00	56	m	3,750	\$210,000.00
Furniture, handrail & equipment						\$–				\$–				\$–
6.26	Type FR01 – bench			No.	5,700	\$–		No.	5,700	\$–	–	No.	5,700	\$–
6.27	Type FR02 – seat		5	No.	5,300	\$26,500.00		No.	5,300	\$–	5	No.	5,300	\$26,500.00
6.28	Type FR03 – custom seat		5	m	2,600	\$13,000.00		m	2,600	\$–	5	m	2,600	\$13,000.00
6.29	Type FR04 – bins			No.	5,300	\$–		No.	5,300	\$–	–	No.	5,300	\$–
6.30	Type FR05 – drinking fountain	Including water supply connections		No.	7,500	\$–		No.	7,500	\$–	–	No.	7,500	\$–
6.31	Type FR06 – bike hoop			No.	805	\$–		No.	805	\$–	–	No.	805	\$–
6.32	Type FR07 – tree guard & grate (bio retention tree pit)			No.	1,625	\$–		No.	1,625	\$–	–	No.	1,625	\$–
6.33	Type FR08 – picnic table			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.34	Type FR09 – picnic table (custom)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.35	Type FR10 – double BBQ set	Includes electrical connection and installation		No.	11,250	\$–		No.	11,250	\$–	–	No.	11,250	\$–
6.36	Type FR11-A – bollard (HVM fixed)			No.		\$–		No.		\$–	–	No.		\$–
6.37	Type FR11-B – bollard (HVM removable)			No.		\$–		No.		\$–	–	No.		\$–
6.38	Type FR12-A – bollard (non-HVM fixed)			No.	3,125	\$–		No.	3,125	\$–	–	No.	3,125	\$–

ITEM	DESCRIPTION	COMMENTS	MCP01: DCP				MCP02: DCP				COMBINED			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.39	Type FR12-B – bollard (non-HVM removable)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.40	Type FR13 – rock feature			item	13,000	\$–		item	2,000	\$–	–	item	15,000	\$–
6.41	Type FR14 – shelter	Includes posts, foundations, pergolas		m²	1,250	\$–		m²	1,250	\$–	–	m²	1,250	\$–
6.42	Type FR15 – toilet					\$–		No.	35,000	\$–	–	No.	35,000	\$–
6.43	Type HR01 – handrail	Wetland custom balustrade		m	1,000	\$–		m	1,000	\$–	–	m	1,000	\$–
6.44	Type PL01 – skate park item area			PS	120,000	\$–		PS	120,000	\$–	–	PS	120,000	\$–
6.45	Type PL02 – outdoor fitness equipment (provisional sum)			No.	6,000	\$–		No.	6,000	\$–	–	No.	6,000	\$–
6.46	Type PL03 – water play item			item		\$–		item		\$–	–	item		\$–
6.47	Type PL04 – nature play			item	40,000	\$–		item	40,000	\$–	–	item	40,000	\$–
6.48	Steel hoop fence around garden bed type VE02			m	250	\$–		m	250	\$–	–	m	250	\$–
6.49	Allowance for multi-use court equipment			Item	15,000	\$–		Item	15,000	\$–	–	Item	15,000	\$–
7	STREET LIGHTING					\$–				\$–				\$–
7.1	Type – LT01 street/park light	Includes luminaire and foundation		No.	4,375	\$–		No.	4,375	\$–	–	No.	4,375	\$–
7.2	Type – LT02 light			No.	30,000	\$–		No.	30,000	\$–	–	No.	30,000	\$–
8	UTILITIES					\$–				\$–				\$–
8.1	Allowance for non-disruptive digging		1	Item	18,750	\$18,750.00	1	Item	18,750	\$18,750.00	2	Item	18,750	\$37,500.00
8.2	Relocate utilities (provisional sum)			PS		\$–		PS		\$–	–	PS		\$–
8.3	Protect utilities (provisional sum)		1	PS	15,000	\$15,000.00	1	PS	15,000	\$15,000.00	2	PS	15,000	\$30,000.00
8.4	Allowance for electrical services for street lighting	Includes cable trenching	–	m	250	\$–	–	m	250	\$–	–	m	250	\$–
9	MISCELLANEOUS					\$–				\$–				\$–
9.1	Line marking			Item		\$–		Item		\$–	–	Item		\$–
9.2	Regulatory signage			no	–	\$–		no	750	\$–	–	no	750	\$–
9.3	Works maintenance – up to 1 year			Item		\$–		Item		\$–	–	Item		\$–
9.4	Landscape maintenance – 1 year/ 2 summers		1	Item	7,500	\$7,500.00	1	Item	7,500	\$7,500.00	2	Item	7,500	\$15,000.00
9.5	Traffic signals 10 year maintenance fee			Item		\$–		Item		\$–	–	Item		\$–
	SUB-TOTAL WORKS					\$835,000.00				\$633,000.00				\$1,469,000.00
12	DELIVERY													
12.1	Council fees		3.25	%		\$27,100.00	3.25	%		\$20,600.00	3.25	%		\$47,700.00
12.2	Other authority fees		1	%		\$8,400.00	1	%		\$6,300.00	1	%		\$14,700.00
12.3	Traffic management		7	%		\$58,500.00	7	%		\$44,300.00	7	%		\$102,800.00
12.4	Environmental management		1	%		\$4,200.00	1	%		\$3,200.00	1	%		\$7,300.00
12.5	Survey/design		5	%		\$41,800.00	5	%		\$31,700.00	5	%		\$73,500.00
12.6	Supervision/project management		9	%		\$75,200.00	9	%		\$57,000.00	9	%		\$132,200.00
12.7	Site establishment		2.5	%		\$20,900.00	2.5	%		\$15,800.00	2.5	%		\$36,700.00
12.8	Project contingency		25	%		\$208,800.00	25	%		\$158,300.00	25	%		\$367,300.00
	SUB-TOTAL DELIVERY					\$445,000.00				\$337,000.00				\$782,000.00
13	TOTAL ESTIMATED COST					\$1,280,000.00				\$970,000.00				\$2,251,000.00

6.2.32 CC-02: Cycling path, western edge of precinct

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	499	m ³	225	\$112,320.00	Allowed for excavation and disposal. Assumed 300mm Cat C
1.2	Allowance for demolition of existing kerbs	–	m	81	\$–	
1.3	Allowance for demolition of existing footpaths	–	m ²	56	\$–	
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	–	no	3,125	\$–	
1.6	Allowance to remove existing street furniture etc..	–	item	6,250	\$–	
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement	–	m ²	240	\$–	
2.2	Pedestrian path	–	m ²	135	\$–	
2.3	Bike path – 4.0m	1,664	m ²	135	\$224,640.00	CoM Type 2 pavement profile
3	KERB WORKS					
3.1	Kerb and channel	–	LM	813	\$–	300×300 Bluestone with 250 gutterstone
3.2	Kerb to running path	–	LM	500	\$–	300×300 Bluestone
3.3	Rumble strips	2	Item	2,400	\$4,800.00	
4	DRAINAGE					
4.1	Drainage – pipes	–	LM	713	\$–	N/A
4.2	Drainage – pits	–	No.	3,750	\$–	N/A
4.3	Drainage – sub-soil drainage	–	LM	150	\$–	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	
6.2	Trees – pedestrian path	–	No.	1,875	\$–	
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	–	No.	12,500	\$–	
7.2	Bike path lighting	–	No.	12,500	\$–	
7.3	Conduits	–	m	875	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)		PS	50,000		
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	10	no	750	\$7,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	Excluded
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$359,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$11,700.00	
12.2	Other authority fees	1	%		\$3,600.00	
12.3	Traffic management	7	%		\$25,100.00	
12.4	Environmental management	0.5	%		\$1,800.00	
12.5	Survey/design	5	%		\$18,000.00	
12.6	Supervision/project management	9	%		\$32,300.00	
12.7	Site establishment	2.5	%		\$9,000.00	
12.8	Contingency	20	%		\$71,800.00	
SUB-TOTAL DELIVERY					\$173,000.00	
13	TOTAL ESTIMATED COST				\$532,000.00	

6.2.33 CC-03: Cycling path, North Melbourne Recreation Reserve

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	235	m ³	225	\$52,920	Allowed for excavation and disposal. Assumed 300mm Cat C
1.2	Allowance for demolition of existing kerbs	–	m	81	\$–	
1.3	Allowance for demolition of existing footpaths	–	m ²	56	\$–	
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	–	no	3,125	\$–	
1.6	Allowance to remove existing street furniture etc..	–	item	6,250	\$–	
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement	–	m ²	240	\$–	
2.2	Pedestrian path	–	m ²	135	\$–	
2.3	Bike path – 4.0m	784	m ²	135	\$105,840	CoM Type 2 pavement profile
3	KERB WORKS					
3.1	Kerb and channel	–	LM	813	\$–	300x300 Bluestone with 250 gutterstone
3.2	Kerb to running path	–	LM	500	\$–	300x300 Bluestone
3.3	Rumble strips	2	Item	2,400	\$4,800.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	–	LM	713	\$–	N/A
4.2	Drainage – pits	–	No.	3,750	\$–	N/A
4.3	Drainage – sub-soil drainage	–	LM	150	\$–	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety		Item	–	\$–	
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	
6.2	Trees – pedestrian path	–	No.	1,875	\$–	
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	–	No.	12,500	\$–	
7.2	Bike path lighting	–	No.	12,500	\$–	
7.3	Conduits	–	m	875	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)		PS	50,000		
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000	
9.2	Regulatory signage	4	no	750	\$3,000	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	Excluded
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$180,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$5,900	
12.2	Other authority fees	1	%		\$1,800	
12.3	Traffic management	7	%		\$12,600	
12.4	Environmental management	0.5	%		\$900	
12.5	Survey/design	5	%		\$9,000	
12.6	Supervision/project management	9	%		\$16,200	
12.7	Site establishment	2.5	%		\$4,500	
12.8	Contingency	20	%		\$36,000	
SUB-TOTAL DELIVERY					\$87,000	
13	TOTAL ESTIMATED COST				\$267,000	

6.2.34 CC-04: Cycling path, Queensberry Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	235	m ³	225	\$52,920	Allowed for excavation and disposal. Assumed 300mm Cat C
1.2	Allowance for demolition of existing kerbs	–	m	81	\$–	
1.3	Allowance for demolition of existing footpaths	–	m ²	56	\$–	
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	–	no	3,125	\$–	
1.6	Allowance to remove existing street furniture etc..	–	item	6,250	\$–	
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement	–	m ²	240	\$–	
2.2	Pedestrian path	–	m ²	135	\$–	
2.3	Bike path – 4.0m	784	m ²	135	\$105,840	CoM Type 2 pavement profile
3	KERB WORKS					
3.1	Kerb and channel	–	LM	813	\$–	300×300 Bluestone with 250 gutterstone
3.2	Kerb to running path	–	LM	500	\$–	300×300 Bluestone
3.3	Rumble strips	2	Item	2,400	\$4,800.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	–	LM	713	\$–	N/A
4.2	Drainage – pits	–	No.	3,750	\$–	N/A
4.3	Drainage – sub-soil drainage	–	LM	150	\$–	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$–	Excluded
5.2	Traffic safety	8	Item	3,200	\$25,600	
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	
6.2	Trees – pedestrian path	–	No.	1,875	\$–	
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	–	No.	12,500	\$–	
7.2	Bike path lighting	–	No.	12,500	\$–	
7.3	Conduits	–	m	875	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	
8.8	Relocate water		m	375	\$–	
8.9	Protect utilities (provisional sum)		PS	50,000		
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	4	Item	5,000	\$20,000	
9.2	Regulatory signage	18	no	750	\$13,500	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	Excluded
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$137,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$4,500	
12.2	Other authority fees	1	%		\$1,400	
12.3	Traffic management	7	%		\$9,600	
12.4	Environmental management	0.5	%		\$700	
12.5	Survey/design	5	%		\$6,900	
12.6	Supervision/project management	9	%		\$12,300	
12.7	Site establishment	2.5	%		\$3,400	
12.8	Contingency	20	%		\$27,400	
SUB-TOTAL DELIVERY					\$66,000	
13	TOTAL ESTIMATED COST				\$203,000	

6.2.35 CC-05: Cycling path, Victoria Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	156	m ³	225	\$35,100.00	Allowed for excavation and disposal. Assumed 300mm Cat C
1.2	Allowance for demolition of existing kerbs		m	81	\$-	Includes disposal
1.3	Allowance for demolition of existing footpaths		m ²	56	\$-	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights		no	3,125	\$-	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..		item	6,250	\$-	Assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$-	
2	ROAD PAVEMENT					
2.1	New pavement		m ²	240	\$-	
2.2	Pedestrian path		m ²	135	\$-	
2.3	Bike path – 4.0m	520	m ²	25	\$13,000.00	Surface treatment only
3	KERB WORKS					
3.1	Kerb and channel	-	LM	813	\$-	300x300 Bluestone with 250 gutterstone
3.2	Kerb to running path	-	LM	500	\$-	300x300 Bluestone
3.3	Rumble strips	-	Item	2,400	\$-	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	-	LM	713	\$-	N/A
4.2	Drainage – pits	-	No.	3,750	\$-	N/A
4.3	Drainage – sub-soil drainage	-	LM	150	\$-	N/A
4.4	Drainage – miscellaneous		Item	-	\$-	N/A
5	TRAFFIC					
5.1	Traffic signals		Item	200,000	\$-	Excluded
5.2	Traffic safety	2	Item	3,200	\$6,400.00	
6	LANDSCAPE					
6.1	Trees – centre median	-	No.	250	\$-	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	-	No.	1,875	\$-	45L tree including tree guard
6.3	Landscaping – centre median		m ²	75	\$-	
7	STREET LIGHTING					
7.1	Street lighting	-	No.	12,500	\$-	
7.2	Bike path lighting	-	No.	12,500		
7.3	Conduits	-	m	875	\$-	
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$-	
8.2	New water		m	355	\$-	
8.3	New sewer		m	805	\$-	
8.4	New telco		m	75	\$-	
8.5	New gas		PS	10,000	\$-	
8.6	Relocate gas		m	563	\$-	
8.7	Relocate telco		m	625	\$-	
8.8	Relocate water		m	375		
8.9	Protect utilities (provisional sum)		PS	50,000		
8.10	Gas transmission		m	10,000	\$-	
9	MISCELLANEOUS					
9.1	Line marking	2	Item	5,000	\$10,000.00	
9.2	Regulatory signage	6	no	750	\$4,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$-	Excluded
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$-	Not in scope
SUB-TOTAL WORKS					\$74,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$2,400.00	
12.2	Other authority fees	1	%		\$700.00	
12.3	Traffic management	7	%		\$5,200.00	
12.4	Environmental management	0.5	%		\$400.00	
12.5	Survey/design	5	%		\$3,700.00	
12.6	Supervision/project management	9	%		\$6,700.00	
12.7	Site establishment	2.5	%		\$1,900.00	
12.8	Contingency	20	%		\$14,800.00	
SUB-TOTAL DELIVERY					\$36,000.00	
13	TOTAL ESTIMATED COST				\$110,000.00	

Note: The cost difference between the cost sheet and [Table 15](#) of the DCP is due to the size of the project increasing after completion of costings. An updated amount has therefore been included in the DCP which reflects the increased size of the project multiplied by the cost per square metre for the project.

6.2.36 PED-01: Pedestrian-operated signal, Arden Street

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	DEMOLITION					
1.1	Earthworks including disposal	36	m ³	225	\$8,100.00	Allowed for excavation and disposal. Assumed 300mm under existing footpath
1.2	Allowance for demolition of existing kerbs	40	m	81	\$3,240.00	Includes disposal
1.3	Allowance for demolition of existing footpaths	140	m ²	56	\$7,840.00	Includes disposal
1.4	Allowance to mill existing asphalt road		m ²	13		
1.5	Allowance to decommission existing street lights	–	no	3,125	\$–	Includes handing over the removed posts
1.6	Allowance to remove existing street furniture etc..	–	item	6,250	\$–	Assumed existing trees remain
1.7	Allowance for demolition of existing buildings		m ²	50	\$–	
2	ROAD PAVEMENT					
2.1	New pavement – 3.5m x 2	120	m ²	240	\$28,800.00	Assumed detail 2 of standard asphalt pavement
2.2	Pedestrian path		m ²	135	\$–	
2.3	Bike path		m ²	135	\$–	
3	KERB WORKS					
3.1	Kerb and channel	40	LM	813	\$32,520.00	300x300 Bluestone with 250 gutterstone
3.2	Kerb to running path	40	LM	500	\$20,000.00	300x300 Bluestone
3.3	Tactiles	2	Item	2,400	\$4,800.00	Panda Granite
4	DRAINAGE					
4.1	Drainage – pipes	40	LM	713	\$28,520.00	450mm on both sides of road
4.2	Drainage – pits	1	No.	3,750	\$3,750.00	At 50m intervals
4.3	Drainage – sub-soil drainage	40	LM	150	\$6,000.00	N/A
4.4	Drainage – miscellaneous		Item	–	\$–	N/A
5	TRAFFIC					
5.1	Traffic signals	1	Item	100,000	\$100,000.00	Excluded
5.2	Traffic safety		Item	–	\$–	Excluded
6	LANDSCAPE					
6.1	Trees – centre median	–	No.	250	\$–	45L tree. No tree guard assumed
6.2	Trees – pedestrian path	–	No.	1,875	\$–	45L tree including tree guard
6.3	Landscaping – centre median		m ²	75	\$–	
7	STREET LIGHTING					
7.1	Street lighting	–	No.	12,500	\$–	Incl in roadway
7.2	Bike path lighting	–	No.	12,500	\$–	
7.3	Conduits	–	m	875	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging		Item	18,750	\$–	Allowance for NDD 2 shifts
8.2	New water		m	355	\$–	
8.3	New sewer		m	805	\$–	
8.4	New telco		m	75	\$–	
8.5	New gas		PS	10,000	\$–	
8.6	Relocate gas		m	563	\$–	
8.7	Relocate telco		m	625	\$–	No allowance for undergrounding of overhead electrical
8.8	Relocate water		m	375		
8.9	Protect utilities (provisional sum)		PS	50,000		
8.10	Gas transmission		m	10,000	\$–	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5,000	\$5,000.00	
9.2	Regulatory signage	6	no	750	\$4,500.00	no. of pole mounted signs assumed
9.3	Works maintenance – up to 1 year	1	Item	5,000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers		Item	7,500	\$–	Excluded
9.5	Traffic signals 10 year maintenance fee		Item	80,000	\$–	Not in scope
SUB-TOTAL WORKS					\$258,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$8,400.00	
12.2	Other authority fees	1	%		\$2,600.00	
12.3	Traffic management	7	%		\$18,100.00	
12.4	Environmental management	0.5	%		\$1,300.00	
12.5	Survey/design	5	%		\$12,900.00	
12.6	Supervision/project management	9	%		\$23,200.00	
12.7	Site establishment	2.5	%		\$6,500.00	
12.8	Contingency	20	%		\$51,600.00	
SUB-TOTAL DELIVERY					\$125,000.00	
13	TOTAL ESTIMATED COST				\$383,000.00	

6.2.37 LP-01: Fogarty Street (Barwise Street to Arden Street)

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	SITE WORKS AND EARTHWORKS					
1.1	Allowance for general demolition	1453	m ²	18.75	\$27,243.75	Includes disposal
1.2	Earthworks	1365	m ³	225	\$307,125.00	Disposal of Cat C
1.3	Allowance for feature mounds		m ³	75	\$-	N/A
1.4	Allowance for ponds		m ²	250	\$-	
1.5	Allowance for demolition of existing asphalt car park		m ²	56.25	\$-	
1.6	Allowance for demolition of existing buildings	4200	m ²	80	\$336,000.00	215 Arden Street existing warehouse
1.7	Allowance for removal of existing trees		No.	1250	\$-	Includes disposal
2	ROAD PAVEMENT					
2.1	New pavement		m ²		\$-	
2.2	Bike path / shared path		m ²	135	\$-	100mm thick asphalt including sub-base allowance
3	CONCRETE WORKS					
3.1	Kerb and channel		LM		\$-	
3.2	Kerbs		LM		\$-	
4	DRAINAGE					
4.1	Drainage – pipes	190	LM	713	\$135,470.00	450mm RCP pipe
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	
4.3	Drainage – sub-soil drainage	200	LM	150	\$30,000.00	
4.4	1200 x 900 x 2 culverts	22	LM	3750	\$82,500.00	Precast culverts assumed
4.5	Culvert headwall	4	No.	3750	\$15,000.00	
4.6	Drainage – miscellaneous		Item		\$-	
5	TRAFFIC					
5.1	Traffic signals		Item		\$-	
5.2	Traffic safety		Item		\$-	
6	LANDSCAPE					
	Vegetation					
6.1	Trees – 45 litre	13	No.	250	\$3,250.00	
6.2	Vegetation type VE01 – lawn		m ²	12.5	\$-	Includes soil preparation, seeding, edging where required
6.3	Vegetation type VE02 – garden mix 01		m ²	87.5	\$-	Includes garden beds, cultivation of soil, edging where required
6.4	Vegetation type VE03 – garden mix 02 wetland planting		m ²	112.5	\$-	Includes garden beds, cultivation of soil, edging where required
6.5	Vegetation type VE04 – garden mix 03 swale rain garden	707	m ²	100	\$70,700.00	Includes garden beds, cultivation of soil, edging where required
6.6	Vegetation type VE05 – garden mix 04 slope embankment		m ²	100	\$-	Includes garden beds, cultivation of soil, edging where required
	Edges & paving					
6.7	Type PV01 – asphalt	110	m ²	125	\$13,750.00	Includes 25mm asphalt wearing course, 35mm base course, compacted sub-base
6.8	Type PV02 – granitic sand		m ²	18.75	\$-	includes 50mm granitic sand over 90mm compacted crushed rock
6.9	Type PV03 – sawn bluestone paving (standard)		m ²		\$-	
6.10	Type PV04 – sawn bluestone paving (small)		m ²		\$-	
6.11	Type PV05 – timber decking/ boardwalk		m ²	250	\$-	
6.12	Type PV06 – 100x100x100 bluestone block paving	454	m ²	437.5	\$198,625.00	includes 40mm compacted bedding sand over 150mm compacted crushed rock
6.13	Type PV07 – permeable aggregate (tree)		m ²	250	\$-	40mm 'Spring Rockpave', woven fabric, 60mm drainage course
6.14	Type PV08 – concrete	118	m ²	150	\$17,700.00	100mm thick concrete and 150mm thick sub-base
6.15	Type PV09 – mulch		m ²	25	\$-	Assumed 100mm thick
6.16	Type TG01 – hazard TGSI		m ²		\$-	
6.17	Type TG02 – directional		m ²		\$-	
6.18	Type ED03 – timber edging		m	18.75	\$-	
6.19	Multi-use court paving		m ²	312.5	\$-	Provisional allowance
6.20	Allowance for tennis court		m ²	312.5	\$-	Provisional allowance
	Walls and fencing					
6.21	Wall type WL01 – brick retaining wall		m	1250	\$-	Includes foundations
6.22	Wall type WL02 – bluestone wall		m		\$-	
6.23	Fence type FN01 – fencing and gate		m	625	\$-	Includes posts
6.24	DSS levee wall		m		\$-	Excluded
6.25	High quality rail fence		m	3750	\$-	Provisional allowance
	Furniture, Handrail & Equipment					
6.26	Type FR01 – bench	14	No.	5700	\$79,800.00	
6.27	Type FR02 – seat	17	No.	5300	\$90,100.00	
6.28	Type FR03 – custom seat		m	2600	\$-	
6.29	Type FR04 – bins		No.	5300	\$-	
6.30	Type FR05 – drinking fountain	1	No.	7500	\$7,500.00	Including water supply connections
6.31	Type FR06 – bike hoop	8	No.	805	\$6,440.00	
6.32	Type FR07 – tree guard & grate (bio retention tree pit)		No.	1625	\$-	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
6.33	Type FR08 – picnic table		No.	3750	\$–	
6.34	Type FR09 – picnic table (custom)		No.	3750	\$–	
6.35	Type FR10 – double BBQ set		No.	11250	\$–	Includes electrical connection and installation
6.36	Type FR11-A – bollard (HVM fixed)		No.		\$–	
6.37	Type FR11-B – bollard (HVM removable)		No.		\$–	
6.38	Type FR12-A – bollard (non-HVM fixed)		No.	3125	\$–	
6.39	Type FR12-B – Bollard (non-HVM removable)		No.	3750	\$–	
6.40	Type FR13 – rock feature		item		\$–	
6.41	Type FR14 – shelter		m ²	1250	\$–	Includes posts, foundations, pergolas
6.42	Type FR15 – toilet		item	35000	\$–	
6.43	Type HR01 – handrail		m		\$–	
6.44	Type PL01 – skate park item area		item		\$–	
6.45	Type PL02 – outdoor fitness equipment (provisional sum)		No.		\$–	
6.46	Type PL03 – water play item		item		\$–	
6.47	Type PL04 – nature play		item		\$–	
6.48	Steel hoop fence around garden bed type VE02		m	250	\$–	
6.49	Allowance for multi-use court equipment		Item		\$–	
7	STREET LIGHTING					
7.1	Type – LT01 street/ park light	11	No.	12500	\$137,500.00	
7.2	Type – LT02 light		No.	30000	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging	1	Item	18750	\$18,750.00	
8.2	Relocate utilities (provisional sum)	1	PS		\$–	
8.3	Protect utilities (provisional sum)	1	PS	25000	\$25,000.00	
8.4	Allowance for electrical services for street lighting	330	m	875	\$288,750.00	
9	MISCELLANEOUS					
9.1	Line marking	1	Item	5000	\$5,000.00	
9.2	Regulatory signage	8	no	0	\$–	
9.3	Works maintenance – up to 1 year	1	Item	5000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item		\$–	
	SUB-TOTAL WORKS				\$1,924,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$62,500.00	
12.2	Other authority fees	1	%		\$19,200.00	
12.3	Traffic management	7	%		\$134,700.00	
12.4	Environmental management	0.5	%		\$9,600.00	
12.5	Survey/design	5	%		\$96,200.00	
12.6	Supervision/project management	9	%		\$173,200.00	
12.7	Site establishment	2.5	%		\$48,100.00	
12.8	Project contingency	25	%		\$481,000.00	
	SUB-TOTAL DELIVERY				\$1,025,000.00	
13	TOTAL ESTIMATED COST				\$2,949,000.00	

Note: The cost difference between the cost sheet and [Table 15](#) of the DCP is due to the size of the project increasing after completion of costings. An updated amount has therefore been included in the DCP which reflects the increased size of the project multiplied by the cost per square metre for the project.

6.2.38 LP-02: Laurens Street/Arden Street linear open space

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	SITE WORKS AND EARTHWORKS					
1.1	Allowance for general demolition	786	m ²	19	\$14,737.50	Includes disposal
1.2	Earthworks	393	m ³	225	\$88,425.00	Disposal of Cat C
1.3	Allowance for feature mounds		m ³	75	\$-	N/A
1.4	Allowance for ponds		m ²	250	\$-	
1.5	Allowance for demolition of existing asphalt car park		m ²	56	\$-	
1.6	Allowance for demolition of existing buildings		m ²	80	\$-	
1.7	Allowance for removal of existing trees		No.	1250	\$-	Includes disposal
2	ROAD PAVEMENT					
2.1	New pavement	-	m ²		\$-	
2.2	Bike path / shared path		m ²		\$-	100mm thick asphalt including sub-base allowance
3	CONCRETE WORKS					
3.1	Kerb and channel	-	LM		\$-	
3.2	Kerbs	-	LM		\$-	
4	DRAINAGE					
4.1	Drainage – pipes	25	LM	713	\$17,825.00	450mm RCP pipe
4.2	Drainage – pits	2	No.	3,750	\$7,500.00	
4.3	Drainage – sub-soil drainage	50	LM	150	\$7,500.00	
4.4	1200 x 900 x 2 culverts		LM	3,750	\$-	
4.5	Culvert headwall		No.	3,750	\$-	
4.6	Drainage – miscellaneous		Item		\$-	
5	TRAFFIC					
5.1	Traffic signals		Item		\$-	
5.2	Traffic safety		Item		\$-	
6	LANDSCAPE					
	Vegetation					
6.1	Trees – 45 litre	5	No.	250	\$1,250.00	
6.2	Vegetation type VE01 – lawn		m ²	13	\$-	Includes soil preparation, seeding, edging where required
6.3	Vegetation type VE02 – garden mix 01		m ²	88	\$-	Includes garden beds, cultivation of soil, edging where required
6.4	Vegetation type VE03 – garden mix 02 wetland planting		m ²	113	\$-	Includes garden beds, cultivation of soil, edging where required
6.5	Vegetation type VE04 – garden mix 03 swale rain garden		m ²	100	\$-	Includes garden beds, cultivation of soil, edging where required
6.6	Vegetation type VE05 – garden mix 04 slope embankment		m ²	100	\$-	Includes garden beds, cultivation of soil, edging where required
	Edges & paving					
6.7	Type PV01 – asphalt		m ²	125	\$-	includes 25mm asphalt wearing course, 35mm base course, compacted sub-base
6.8	Type PV02 – granitic sand		m ²	19	\$-	includes 50mm granitic sand over 90mm compacted crushed rock
6.9	Type PV03 – sawn bluestone paving (standard)		m ²		\$-	
6.10	Type PV04 – sawn bluestone paving (small)		m ²		\$-	
6.11	Type PV05 – timber decking/ boardwalk		m ²	250	\$-	
6.12	Type PV06 – 100x100x100 bluestone block paving	775	m ²	438	\$339,062.50	includes 40mm compacted bedding sand over 150mm compacted crushed rock
6.13	Type PV07 – permeable aggregate (tree)	11	m ²	250	\$2,750.00	40mm 'Spring Rockpave', woven fabric, 60mm drainage course
6.14	Type PV08 – concrete		m ²	150	\$-	100mm thick concrete and 150mm thick sub-base
6.15	Type PV09 – mulch		m ²	25	\$-	assumed 100mm thick
6.16	Type TG01 – hazard TGSi		m ²		\$-	
6.17	Type TG02 – directional		m ²		\$-	
6.18	Type ED03 – timber edging		m	19	\$-	
6.19	Multi-use court paving		m ²	313	\$-	Provisional allowance
6.20	Allowance for tennis court		m ²	313	\$-	Provisional allowance
	Walls and fencing					
6.21	Wall type WL01 – brick retaining wall		m	1250	\$-	Includes foundations
6.22	Wall type WL02 – bluestone wall		m		\$-	
6.23	Fence type FN01 – fencing and gate		m	625	\$-	Includes posts
6.24	DSS levee wall		m		\$-	Excluded
6.25	High quality rail fence		m	3750	\$-	Provisional allowance
	Furniture, Handrail & Equipment					
6.26	Type FR01 – bench	8	No.	5700	\$45,600.00	
6.27	Type FR02 – seat	11	No.	5300	\$58,300.00	
6.28	Type FR03 – custom seat		m	2600	\$-	
6.29	Type FR04 – bins	4	No.	5300	\$21,200.00	
6.30	Type FR05 – drinking fountain		No.	7500	\$-	Including water supply connections
6.31	Type FR06 – bike hoop	17	No.	805	\$13,685.00	
6.32	Type FR07 – tree guard & grate (bio retention tree pit)		No.	1625	\$-	
6.33	Type FR08 – picnic table		No.	3750	\$-	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
6.34	Type FR09 – picnic table (custom)		No.	3750	\$–	
6.35	Type FR10 – double BBQ set		No.	11250	\$–	Includes electrical connection and installation
6.36	Type FR11-A – bollard (HVM fixed)		No.		\$–	
6.37	Type FR11-B – bollard (HVM removable)		No.		\$–	
6.38	Type FR12-A – bollard (non-HVM fixed)		No.	3125	\$–	
6.39	Type FR12-B – Bollard (non-HVM removable)		No.	3750	\$–	
6.40	Type FR13 – rock feature		item		\$–	
6.41	Type FR14 – shelter		m ²	1250	\$–	Includes posts, foundations, pergolas
6.42	Type FR15 – toilet		item		\$–	
6.43	Type HR01 – handrail		m		\$–	
6.44	Type PL01 – skate park item area		item		\$–	
6.45	Type PL02 – outdoor fitness equipment (provisional sum)		No.		\$–	
6.46	Type PL03 – water play item		item		\$–	
6.47	Type PL04 – nature play		item		\$–	
6.48	Steel hoop fence around garden bed type VE02		m	250	\$–	
6.49	Allowance for multi-use court equipment		Item		\$–	
7	STREET LIGHTING				\$–	
7.1	Type – LT01 street/park light	6	No.	12500	\$75,000.00	Includes luminaire and foundation
7.2	Type – LT02 light		No.	30000	\$–	
8	UTILITIES				\$–	
8.1	Allowance for non-disruptive digging	2	Item	18750	\$37,500.00	Allowance for NDD 2 shifts
8.2	Relocate utilities (provisional sum)	1	PS		\$–	
8.3	Protect utilities (provisional sum)	1	PS	25000	\$25,000.00	
8.4	Allowance for electrical services for street lighting	180	m	875	\$157,500.00	Includes cable trenching
9	MISCELLANEOUS					
9.1	Line marking		Item		\$–	
9.2	Regulatory signage	4	no	750	\$3,000.00	
9.3	Works maintenance – up to 1 year	1	Item	5000	\$5,000.00	
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	7500	\$7,500.00	
9.5	Traffic signals 10 year maintenance fee		Item			
	SUB-TOTAL WORKS				\$928,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$30,200.00	
12.2	Other authority fees	1	%		\$9,300.00	
12.3	Traffic management	7	%		\$65,000.00	
12.4	Environmental management	1	%		\$4,600.00	
12.5	Survey/design	5	%		\$46,400.00	
12.6	Supervision/project management	9	%		\$83,500.00	
12.7	Site establishment	2.5	%		\$23,200.00	
12.8	Project contingency	25	%		\$232,000.00	
	SUB-TOTAL DELIVERY				\$494,000.00	
13	TOTAL ESTIMATED COST				\$1,422,000.00	

6.2.39 LP-03: Queensberry Street linear open space

			NON-DCP				DCP				TOTAL			
ITEM	DESCRIPTION	COMMENTS	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
WORKS														
1	SITE WORKS AND EARTHWORKS													
1.1	Allowance for general demolition	Includes disposal	4,178	m ²	19	\$78,337.50	4,714	m ²	19	\$88,387.50	8,892	m ²	19	\$166,725.00
1.2	Earthworks	Disposal of Cat C	1,253	m ³	225	\$282,015.00	2,823	m ³	225	\$635,175.00	4,076	m ³	225	\$917,190.00
1.3	Allowance for feature mounds			m ³	75	\$–		m ³	75	\$–	–	m ³	75	\$–
1.4	Allowance for ponds			m ²	250	\$–		m ²	250	\$–	–	m ²	250	\$–
1.5	Allowance for demolition of existing asphalt car park			m ²	56	\$–		m ²	56	\$–	–	m ²	56	\$–
1.6	Allowance for demolition of existing buildings	215 Arden street existing warehouse included under LP01 without cloudburst		m ²	80	\$–		m ²	80	\$–	–	m ²	80	\$–
1.7	Allowance for removal of existing trees	Includes disposal		No.	625	\$–		No.	625	\$–	–	No.	625	\$–
2	ROAD PAVEMENT													
2.1	New pavement		–	m ²		\$–	–	m ²		\$–	–	m ²		\$–
2.2	Bike path / shared path	100 thick asphalt including sub-base allowance	1,317	m ²	135	\$177,795.00		m ²	135	\$–	1,317	m ²	135	\$177,795.00
3	CONCRETE WORKS													
3.1	Kerb and channel		–	LM		\$–	–	LM		\$–	–	LM		\$–
3.2	Kerbs		–	LM		\$–	–	LM		\$–	–	LM		\$–
4	DRAINAGE													
4.1	Drainage – pipes	450mm RCP pipe	–	LM	713	\$–	300	LM	713	\$213,900.00	300	LM	713	\$213,900.00
4.2	Drainage – pits		–	No.	3,750	\$–	6	No.	3,750	\$22,500.00	6	No.	3,750	\$22,500.00
4.3	Drainage – sub-soil drainage		–	LM		\$–	500	LM	150	\$75,000.00	500	LM	150	\$75,000.00
4.4	1200 × 900 × 2 culverts	Precast culverts assumed	16	LM	3,750	\$60,000.00		LM	3,750	\$–	16	LM	3,750	\$60,000.00
4.5	Culvert headwall		2	No.	3,750	\$7,500.00		No.	3,750	\$–	2	No.	3,750	\$7,500.00
4.6	Drainage – miscellaneous			Item		\$–		Item		\$–	–	Item		\$–
5	TRAFFIC													
5.1	Traffic signals			Item		\$–		Item		\$–	–	Item		\$–
5.2	Traffic safety			Item		\$–		Item		\$–	–	Item		\$–
6	LANDSCAPE													
Vegetation														
6.1	Trees – 45 litre		32	No.	250	\$8,000.00	46	No.	250	\$11,500.00	78	No.	250	\$19,500.00
6.2	Vegetation type VE01 – lawn	Includes soil preparation, seeding, edging where required		m ²	13	\$–	1,220	m ²	13	\$15,250.00	1,220	m ²	13	\$15,250.00
6.3	Vegetation type VE02 – garden mix 01	Includes garden beds, cultivation of soil, edging where required		m ²	88	\$–	325	m ²	88	\$28,437.50	325	m ²	88	\$28,437.50
6.4	Vegetation type VE03 – garden mix 02 wetland planting	Includes garden beds, cultivation of soil, edging where required		m ²	113	\$–		m ²	113	\$–	–	m ²	113	\$–
6.5	Vegetation type VE04 – garden mix 03 swale rain garden	Includes garden beds, cultivation of soil, edging where required	791	m ²	100	\$79,100.00		m ²	100	\$–	791	m ²	100	\$79,100.00
6.6	Vegetation type VE05 – garden mix 04 slope embankment	Includes garden beds, cultivation of soil, edging where required		m ²	100	\$–		m ²	100	\$–	–	m ²	100	\$–
Edges & paving														
6.7	Type PV01 – asphalt	Includes 25mm asphalt wearing course, 35mm base course, compacted sub-base.		m ²	125	\$–	478	m ²	125	\$59,750.00	478	m ²	125	\$59,750.00

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.8	Type PV02 – granitic sand	includes 50mm granitic sand over 90mm compacted crushed rock		m ²	19	\$–		m ²	19	\$–	–	m ²	19	\$–
6.9	Type PV03 – sawn bluestone paving (standard)			m ²	636	\$–	1,858	m ²	636	\$1,181,688.00	1,858	m ²	636	\$1,181,688.00
6.10	Type PV04 – sawn bluestone paving (small)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.11	Type PV05 – timber decking/ boardwalk			m ²	250	\$–		m ²	250	\$–	–	m ²	250	\$–
6.12	Type PV06 – 100x100x100 bluestone block paving	Includes 40mm compacted bedding sand over 150mm compacted crushed rock		m ²	438	\$–	1,434	m ²	438	\$627,375.00	1,434	m ²	438	\$627,375.00
6.13	Type PV07 – permeable aggregate (tree)	40mm 'Spring Rockpave', woven fabric, 60mm drainage course		m ²	250	\$–	20	m ²	250	\$5,000.00	20	m ²	250	\$5,000.00
6.14	Type PV08 – concrete	100mm thick concrete and 150mm thick sub-base assumed 100mm thick	1,260	m ²	150	\$189,000.00		m ²	150	\$–	1,260	m ²	150	\$189,000.00
6.15	Type PV09 – mulch			m ²	25	\$–		m ²	25	\$–	–	m ²	25	\$–
6.16	Type TG01 – hazard TGSI			m ²		\$–		m ²		\$–	–	m ²		\$–
6.17	Type TG02 – directional			m ²		\$–		m ²		\$–	–	m ²		\$–
6.18	Type ED03 – timber edging			m	19	\$–		m	19	\$–	–	m	19	\$–
6.19	Multi-use court paving	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
6.20	Allowance for tennis court	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
Walls and fencing											–			\$–
6.21	Wall type WL01 – brick retaining wall	Includes foundations		m	1,250	\$–		m	1,250	\$–	–	m	1,250	\$–
6.22	Wall type WL02 – bluestone wall			m		\$–		m		\$–	–	m		\$–
6.23	Fence type FN01 – fencing and gate	Includes posts		m	625	\$–		m	625	\$–	–	m	625	\$–
6.24	DSS levee wall	Excluded		m		\$–		m		\$–	–	m		\$–
6.25	High quality rail fence	Provisional allowance		m	3,750	\$–		m	3,750	\$–	–	m	3,750	\$–
Furniture, Handrail & Equipment											–			\$–
6.26	Type FR01 – bench			No.	5,700	\$–	20	No.	5,700	\$114,000.00	20	No.	5,700	\$114,000.00
6.27	Type FR02 – seat			No.	5,300	\$–	26	No.	5,300	\$137,800.00	26	No.	5,300	\$137,800.00
6.28	Type FR03 – custom seat			m	2,600	\$–		m	2,600	\$–	–	m	2,600	\$–
6.29	Type FR04 – bins			No.	5,300	\$–		No.	5,300	\$–	–	No.	5,300	\$–
6.30	Type FR05 – drinking fountain	Including water supply connections		No.	7,500	\$–		No.	7,500	\$–	–	No.	7,500	\$–
6.31	Type FR06 – bike hoop			No.	805	\$–		No.	805	\$–	–	No.	805	\$–
6.32	Type FR07 – tree guard & grate (bio retention tree pit)			No.	1,625	\$–		No.	1,625	\$–	–	No.	1,625	\$–
6.33	Type FR08 – picnic table			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.34	Type FR09 – picnic table (custom)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.35	Type FR10 – double BBQ set	Includes electrical connection and installation		No.	11,250	\$–		No.	11,250	\$–	–	No.	11,250	\$–
6.36	Type FR11-A – bollard (HVM fixed)			No.		\$–		No.		\$–	–	No.		\$–
6.37	Type FR11-B – bollard (HVM removable)			No.		\$–		No.		\$–	–	No.		\$–
6.38	Type FR12-A – bollard (non-HVM fixed)			No.	3,125	\$–		No.	3,125	\$–	–	No.	3,125	\$–

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.39	Type FR12-B – Bollard (non-HVM removable)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.40	Type FR13 – rock feature			item		\$–		item		\$–	–	item		\$–
6.41	Type FR14 – shelter	Includes posts, foundations, pergolas		m²	1,250	\$–	215	m²	1,250	\$268,750.00	215	m²	1,250	\$268,750.00
6.42	Type FR15 – toilet			item	35,000	\$–		item	35,000	\$–	–	item	35,000	\$–
6.43	Type HR01 – handrail			m		\$–		m		\$–	–	m		\$–
6.44	Type PL01 – skate park item area			item		\$–		item		\$–	–	item		\$–
6.45	Type PL02 – outdoor fitness equipment (provisional sum)			No.		\$–		No.		\$–	–	No.		\$–
6.46	Type PL03 – water play item		1	item	250,000	\$250,000.00		item		\$–	1	item	250,000	\$250,000.00
6.47	Steel hoop fence around garden bed type VE02			m	250	\$–	222	m	250	\$55,500.00	222	m	250	\$55,500.00
6.48	Allowance for multi-use court equipment			Item		\$–		Item		\$–	–	Item		\$–
7	STREET LIGHTING										–			\$–
7.1	Type – LT01 street/park light	Includes luminaire and foundation		No.	12,500	\$–	20	No.	12,500	\$250,000.00	20	No.	12,500	\$250,000.00
7.2	Type – LT02 light			No.	30,000	\$–		No.	30,000	\$–	–	No.	30,000	\$–
8	UTILITIES										–			\$–
8.1	Allowance for non-disruptive digging	Required to facilitate both DCP and non-DCP works	1	Item	18,750	\$18,750.00	1	Item	18,750	\$18,750.00	2	Item	18,750	\$37,500.00
8.2	Relocate utilities (provisional sum)			PS		\$–		PS		\$–	–	PS		\$–
8.3	Protect utilities (provisional sum)		1	PS	25,000	\$25,000.00	1	PS	25,000	\$25,000.00	2	PS	25,000	\$50,000.00
8.4	Allowance for electrical services for street lighting	Includes cable trenching		m	875	\$–	870	m	875	\$761,250.00	870	m	875	\$761,250.00
9	MISCELLANEOUS										–			\$–
9.1	Line marking			Item		\$–		Item		\$–	–	Item		\$–
9.2	Regulatory signage			no	750	\$–		no	750	\$–	–	no	750	\$–
9.3	Works maintenance – up to 1 year		1	Item	5,000	\$5,000.00	1	Item	5,000	\$5,000.00	2	Item	5,000	\$10,000.00
9.4	Landscape maintenance – 1 year/ 2 summers		1	Item	7,500	\$7,500.00	1	Item	7,500	\$7,500.00	2	Item	7,500	\$15,000.00
9.5	Traffic signals 10 year maintenance fee			Item		\$–		Item		\$–	–	Item		\$–
	SUB-TOTAL WORKS					\$1,188,000.00				\$4,608,000.00				\$5,796,000.00
12	DELIVERY													
12.1	Council fees		3.25	%		\$38,600.00	3.25	%		\$149,800.00	3.25	%		\$188,400.00
12.2	Other authority fees		1.00	%		\$11,900.00	1	%		\$46,100.00	1	%		\$58,000.00
12.3	Traffic management		7.00	%		\$83,200.00	7	%		\$322,600.00	7	%		\$405,700.00
12.4	Environmental management		0.50	%		\$5,900.00	0.5	%		\$23,000.00	0.5	%		\$29,000.00
12.5	Survey/design		5.00	%		\$59,400.00	5	%		\$230,400.00	5	%		\$289,800.00
12.6	Supervision/project management		9.00	%		\$106,900.00	9	%		\$414,700.00	9	%		\$521,600.00
12.7	Site establishment		2.50	%		\$29,700.00	2.5	%		\$115,200.00	2.5	%		\$144,900.00
12.8	Project contingency		25.00	%		\$297,000.00	25	%		\$1,152,000.00	25	%		\$1,449,000.00
	SUB-TOTAL DELIVERY					\$633,000.00				\$2,454,000.00				\$3,086,000.00
13	TOTAL ESTIMATED COST					\$1,821,000.00				\$7,062,000.00				\$8,882,000.00

6.2.40 LP-04: Arden Central neighbourhood open space

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
	WORKS					
1	SITE WORKS AND EARTHWORKS					
1.1	Allowance for general demolition	9,900	m ²	19	\$185,625.00	Includes disposal
1.2	Earthworks	4,950	m ³	225	\$1,113,750.00	Disposal of Cat C
1.3	Allowance for feature mounds	1,000	m ³	75	\$75,000.00	average height of 1m over 10% of total area assumed
1.4	Allowance for ponds		m ²	250	\$-	
1.5	Allowance for demolition of existing asphalt car park		m ²	56	\$-	
1.6	Allowance for demolition of existing buildings		m ²	80	\$-	
1.7	Allowance for removal of existing trees		No.	625	\$-	
2	ROAD PAVEMENT					
2.1	New pavement	-	m ²		\$-	
2.2	Bike path / shared path		m ²	135	\$-	
3	CONCRETE WORKS					
3.1	Kerb and channel	-	LM		\$-	
3.2	Kerbs	-	LM		\$-	
4	DRAINAGE					
4.1	Drainage – pipes	150	LM	580	\$87,000.00	300mm RCP pipe
4.2	Drainage – pits	4	No.	3,750	\$15,000.00	
4.3	Drainage – sub-soil drainage	200	LM	150	\$30,000.00	
4.4	1200 × 900 × 2 culverts		LM	3,750	\$-	
4.5	Culvert headwall		No.	3,750	\$-	
4.6	Drainage – miscellaneous		Item		\$-	
5	TRAFFIC					
5.1	Traffic signals		Item		\$-	
5.2	Traffic safety		Item		\$-	
6	LANDSCAPE					
	Vegetation					
6.1	Trees – 45 litre	104	No.	250	\$26,000.00	
6.2	Vegetation type VE01 – lawn	3,741	m ²	13	\$46,762.50	Includes soil preparation, seeding, edging where required
6.3	Vegetation type VE02 – garden mix 01	2,136	m ²	88	\$186,900.00	Includes garden beds, cultivation of soil, edging where required
6.4	Vegetation type VE03 – garden mix 02 wetland planting		m ²	113	\$-	
6.5	Vegetation type VE04 – garden mix 03 swale rain garden		m ²	100	\$-	
6.6	Vegetation type VE05 – garden mix 04 slope embankment		m ²	100	\$-	
	Edges & paving					
6.7	Type PV01 – asphalt		m ²	125	\$-	
6.8	Type PV02 – granitic sand	1,608	m ²	19	\$30,150.00	includes 50mm granitic sand over 90mm compacted crushed rock
6.9	Type PV03 – sawn bluestone paving (standard)		m ²		\$-	
6.10	Type PV04 – sawn bluestone paving (small)		m ²		\$-	
6.11	Type PV05 – timber decking/ boardwalk		m ²	250	\$-	
6.12	Type PV06 – 100×100×100 bluestone block paving		m ²	438	\$-	
6.13	Type PV07 – permeable aggregate (tree)	77	m ²	250	\$19,250.00	40mm 'Spring Rockpave' , woven fabric, 60mm drainage course
6.14	Type PV08 – concrete	710	m ²	150	\$106,500.00	100mm thick concrete and 150mm thick sub-base
6.15	Type PV09 – mulch	1,441	m ²	25	\$36,025.00	assumed 100mm thick
6.16	Type TG01 – hazard TGSi		m ²		\$-	
6.17	Type TG02 – directional		m ²		\$-	
6.18	Type ED03 – timber edging	210	m	19	\$3,937.50	
6.19	Multi-use court paving	663	m ²	313	\$207,187.50	Provisional allowance
6.20	Allowance for tennis court	363	m ²	313	\$113,437.50	Provisional allowance
	Walls and fencing					
6.21	Wall type WL01 – brick retaining wall		m	1,250	\$-	
6.22	Wall type WL02 – bluestone wall		m		\$-	
6.23	Fence type FN01 – fencing and gate		m	625	\$-	
6.24	DSS levee wall		m		\$-	
6.25	High quality rail fence		m	3,750	\$-	
	Furniture, Handrail & Equipment					
6.26	Type FR01 – bench		No.	5,700	\$-	
6.27	Type FR02 – seat		No.	5,300	\$-	
6.28	Type FR03 – custom seat	68	m	2,600	\$176,800.00	
6.29	Type FR04 – bins	2	No.	5,300	\$10,600.00	
6.30	Type FR05 – drinking fountain	1	No.	7,500	\$7,500.00	Including water supply connections
6.31	Type FR06 – bike hoop		No.	805	\$-	
6.32	Type FR07 – tree guard & grate (bio retention tree pit)		No.	1,625	\$-	
6.33	Type FR08 – picnic table	4	No.	3,750	\$15,000.00	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
6.34	Type FR09 – picnic table (custom)	1	No.	3,750	\$3,750.00	
6.35	Type FR10 – double BBQ set	1	No.	11,250	\$11,250.00	Includes electrical connection and installation
6.36	Type FR11-A – bollard (HVM fixed)		No.		\$–	
6.37	Type FR11-B – bollard (HVM removable)		No.		\$–	
6.38	Type FR12-A – bollard (non-HVM fixed)		No.	3,125	\$–	
6.39	Type FR12-B – Bollard (non-HVM removable)		No.	3,750	\$–	
6.40	Type FR13 – rock feature	1	item	25,000	\$25,000.00	
6.41	Type FR14 – shelter		m ²	1,250	\$–	Includes posts, foundations, pergolas
6.42	Type FR15 – toilet		No.	35,000	\$–	
6.43	Type HR01 – handrail		m	1,000	\$–	Wetland custom balustrade
6.44	Type PL01 – skate park item area		item		\$–	
6.45	Type PL02 – outdoor fitness equipment (provisional sum)	3	No.	6,000	\$18,000.00	
6.46	Type PL03 – water play item		item		\$–	
6.47	Type PL04 – nature play	1	item	40,000	\$40,000.00	
6.48	Steel hoop fence around garden bed type VE02		m	250	\$–	
6.49	Allowance for multi-use court equipment	1	Item	15,000	\$15,000.00	
7	STREET LIGHTING					
7.1	Type – LT01 street/park light	16	No.	4,375	\$70,000.00	Includes luminaire and foundation
7.2	Type – LT02 light		No.	30,000	\$–	
8	UTILITIES					
8.1	Allowance for non-disruptive digging	1	Item	18,750	\$18,750.00	
8.2	Relocate utilities (provisional sum)		PS		\$–	Excluded
8.3	Protect utilities (provisional sum)	1	PS	25,000	\$25,000.00	
8.4	Allowance for electrical services for street lighting	480	m	875	\$420,000.00	Includes cable trenching
9	MISCELLANEOUS					
9.1	Line marking		Item		\$–	
9.2	Regulatory signage		no	750	\$–	
9.3	Works maintenance – up to 1 year		Item		\$–	Excluded
9.4	Landscape maintenance – 1 year/ 2 summers	1	Item	25,000	\$25,000.00	
9.5	Traffic signals 10 year maintenance fee		Item		\$–	
	SUB-TOTAL WORKS				\$3,164,000.00	
12	DELIVERY					
12.1	Council fees	3.25	%		\$102,800.00	
12.2	Other authority fees	1	%		\$31,600.00	
12.3	Traffic management	7	%		\$221,500.00	
12.4	Environmental management	1	%		\$15,800.00	
12.5	Survey/design	5	%		\$158,200.00	
12.6	Supervision/project management	9	%		\$284,800.00	
12.7	Site establishment	2.5	%		\$79,100.00	
12.8	Project contingency	25	%		\$791,000.00	
	SUB-TOTAL DELIVERY				\$1,685,000.00	
13	TOTAL ESTIMATED COST				\$4,849,000.00	

6.2.41 LP-05: West side of Langford Street (north of Arden Street)

			NON-DCP				DCP				TOTAL			
ITEM	DESCRIPTION	COMMENTS	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
WORKS														
1	SITE WORKS AND EARTHWORKS													
1.1	Allowance for general demolition	Includes disposal	10,350	m ²	19	\$194,062.50		m ²	19	\$–	10,350	m ²	19	\$194,062.50
1.2	Earthworks	Disposal of Cat C	10,100	m ³	225	\$2,272,500.00	1,000	m ³	225	\$225,000.00	11,100	m ³	225	\$2,497,500.00
1.3	Allowance for feature mounds			m ³	75	\$–		m ³	75	\$–	–	m ³	75	\$–
1.4	Allowance for ponds		662	m ²	250	\$165,500.00		m ²	250	\$–	662	m ²	250	\$165,500.00
1.5	Allowance for demolition of existing asphalt car park		5,230	m ²	56	\$294,187.50		m ²	56	\$–	5,230	m ²	56	\$294,187.50
1.6	Allowance for demolition of existing buildings	215 Arden street existing warehouse included under LP01 without cloudburst	4,600	m ²	80	\$368,000.00		m ²	80	\$–	4,600	m ²	80	\$368,000.00
1.7	Allowance for removal of existing trees	Includes disposal	25	No.	1,250	\$31,250.00		No.	1,250	\$–	25	No.	1,250	\$31,250.00
2	ROAD PAVEMENT													
2.1	New pavement		–	m ²		\$–	–	m ²		\$–	–	m ²		\$–
2.2	Bike path / shared path	100 thick asphalt including sub-base allowance		m ²	135	\$–	471	m ²	135	\$63,585.00	471	m ²	135	\$63,585.00
3	CONCRETE WORKS													
3.1	Kerb and channel		–	LM		\$–	–	LM		\$–	–	LM		\$–
3.2	Kerbs		–	LM		\$–	–	LM		\$–	–	LM		\$–
4	DRAINAGE													
4.1	Drainage – pipes	450mm RCP pipe	–	LM	713	\$–	400	LM	713	\$285,200.00	400	LM	713	\$285,200.00
4.2	Drainage – pits		–	No.	3,750	\$–	8	No.	3,750	\$30,000.00	8	No.	3,750	\$30,000.00
4.3	Drainage – sub-soil drainage			LM		\$–	450	LM	150	\$67,500.00	450	LM	150	\$67,500.00
4.4	1200 × 900 × 2 culverts	Precast culverts assumed		LM	3,750	\$–		LM	3,750	\$–	–	LM	3,750	\$–
4.5	Culvert headwall			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
4.6	Drainage – miscellaneous		2	Item	150,000	\$300,000.00		Item	150,000	\$–	2	Item	150,000	\$300,000.00
5	TRAFFIC													
5.1	Traffic signals			Item		\$–		Item		\$–	–	Item		\$–
5.2	Traffic safety			Item		\$–		Item		\$–	–	Item		\$–
6	LANDSCAPE													
Vegetation														
6.1	Trees – 45 litre			No.	250	\$–	144	No.	250	\$36,000.00	144	No.	250	\$36,000.00
6.2	Vegetation type VE01 – lawn	Includes soil preparation, seeding, edging where required	5,364	m ²	13	\$67,050.00		m ²	13	\$–	5,364	m ²	13	\$67,050.00
6.3	Vegetation type VE02 – garden mix 01	Includes garden beds, cultivation of soil, edging where required		m ²	88	\$–	1,049	m ²	88	\$91,787.50	1,049	m ²	88	\$91,787.50
6.4	Vegetation type VE03 – garden mix 02 wetland planting	Includes garden beds, cultivation of soil, edging where required	3,819	m ²	113	\$429,637.50		m ²	113	\$–	3,819	m ²	113	\$429,637.50
6.5	Vegetation type VE04 – garden mix 03 swale rain garden	Includes garden beds, cultivation of soil, edging where required		m ²	100	\$–		m ²	100	\$–	–	m ²	100	\$–
6.6	Vegetation type VE05 – garden mix 04 slope embankment	Includes garden beds, cultivation of soil, edging where required		m ²	100	\$–		m ²	100	\$–	–	m ²	100	\$–
Edges & paving														
6.7	Type PV01 – asphalt	Includes 25mm asphalt wearing course, 35mm base course, compacted sub-base.		m ²	125	\$–		m ²	125	\$–	–	m ²	125	\$–

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.8	Type PV02 – granitic sand	includes 50mm granitic sand over 90mm compacted crushed rock		m ²	19	\$–	3,105	m ²	19	\$58,218.75	3,105	m ²	19	\$58,218.75
6.9	Type PV03 – sawn bluestone paving (standard)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.10	Type PV04 – sawn bluestone paving (small)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.11	Type PV05 – timber decking/boardwalk			m ²	250	\$–	177	m ²	250	\$44,250.00	177	m ²	250	\$44,250.00
6.12	Type PV06 – 100x100x100 bluestone block paving	Includes 40mm compacted bedding sand over 150mm compacted crushed rock		m ²	438	\$–		m ²	438	\$–	–	m ²	438	\$–
6.13	Type PV07 – permeable aggregate (tree)	40mm 'Spring Rockpave', woven fabric, 60mm drainage course		m ²	250	\$–		m ²	250	\$–	–	m ²	250	\$–
6.14	Type PV08 – concrete	100mm thick concrete and 150mm thick sub-base assumed 100mm thick		m ²	150	\$–		m ²	150	\$–	–	m ²	150	\$–
6.15	Type PV09 – mulch			m ²	25	\$–	686	m ²	25	\$17,150.00	686	m ²	25	\$17,150.00
6.16	Type TG01 – hazard TGSI			m ²		\$–		m ²		\$–	–	m ²		\$–
6.17	Type TG02 – directional			m ²		\$–		m ²		\$–	–	m ²		\$–
6.18	Type ED03 – timber edging			m	19	\$–		m	19	\$–	–	m	19	\$–
6.19	Multi-use court paving	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
6.20	Allowance for tennis court	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
Walls and fencing											–			\$–
6.21	Wall type WL01 – brick retaining wall	Includes foundations		m	1,250	\$–		m	1,250	\$–	–	m	1,250	\$–
6.22	Wall type WL02 – bluestone wall			m		\$–		m		\$–	–	m		\$–
6.23	Fence type FN01 – fencing and gate	Includes posts		m	625	\$–	115	m	625	\$71,875.00	115	m	625	\$71,875.00
6.24	DSS levee wall	Excluded		m		\$–		m		\$–	–	m		\$–
6.25	High quality rail fence	Provisional allowance		m	3,750	\$–		m	3,750	\$–	–	m	3,750	\$–
Furniture, handrail & equipment											–			\$–
6.26	Type FR01 – bench			No.	5,700	\$–		No.	5,700	\$–	–	No.	5,700	\$–
6.27	Type FR02 – seat			No.	5,300	\$–	6	No.	5,300	\$31,800.00	6	No.	5,300	\$31,800.00
6.28	Type FR03 – custom seat			m	2,600	\$–	84	m	2,600	\$218,400.00	84	m	2,600	\$218,400.00
6.29	Type FR04 – bins			No.	5,300	\$–	2	No.	5,300	\$10,600.00	2	No.	5,300	\$10,600.00
6.30	Type FR05 – drinking fountain	Including water supply connections		No.	7,500	\$–	1	No.	7,500	\$7,500.00	1	No.	7,500	\$7,500.00
6.31	Type FR06 – bike hoop			No.	805	\$–		No.	805	\$–	–	No.	805	\$–
6.32	Type FR07 – tree guard & grate (bio retention tree pit)			No.	1,625	\$–		No.	1,625	\$–	–	No.	1,625	\$–
6.33	Type FR08 – picnic table			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.34	Type FR09 – picnic table (custom)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.35	Type FR10 – double BBQ set	Includes electrical connection and installation		No.	11,250	\$–	1	No.	11,250	\$11,250.00	1	No.	11,250	\$11,250.00
6.36	Type FR11-A – bollard (HVM fixed)			No.		\$–		No.		\$–	–	No.		\$–
6.37	Type FR11-B – bollard (HVM removable)			No.		\$–		No.		\$–	–	No.		\$–
6.38	Type FR12-A – bollard (non-HVM fixed)			No.	3,125	\$–	4	No.	3,125	\$12,500.00	4	No.	3,125	\$12,500.00

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.39	Type FR12-B – bollard (non-HVM removable)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.40	Type FR13 – rock feature			item		\$–		item		\$–	–	item		\$–
6.41	Type FR14 – shelter	Includes posts, foundations, pergolas		m²	1,250	\$–	71	m²	1,250	\$88,750.00	71	m²	1,250	\$88,750.00
6.42	Type FR15 – toilet			item	35,000	\$–		item	35,000	\$–	–	item	35,000	\$–
6.43	Type HR01 – handrail	Wetland custom balustrade	55	m	1,000	\$55,000.00		m	1,000	\$–	55	m	1,000	\$55,000.00
6.44	Type PL01 – skate park item area			item		\$–		item		\$–	–	item		\$–
6.45	Type PL02 – outdoor fitness equipment (provisional sum)			No.		\$–		No.		\$–	–	No.		\$–
6.46	Type PL03 – water play item			item		\$–		item		\$–	–	item		\$–
6.47	Type PL04 – Nature Play			item		\$–		item		\$–	–	item		\$–
6.48	Steel hoop fence around garden bed type VE02			m	250	\$–	450	m	250	\$112,500.00	450	m	250	\$112,500.00
6.49	Allowance for multi-use court equipment			Item		\$–		Item		\$–	–	Item		\$–
7	STREET LIGHTING										–			
7.1	Type – LT01 street/park light	Includes luminaire and foundation		No.	12,500	\$–	31	No.	12,500	\$387,500.00	31	No.	12,500	\$387,500.00
7.2	Type – LT02 light			No.	30,000	\$–		No.	30,000	\$–	–	No.	30,000	\$–
8	UTILITIES										–			\$–
8.1	Allowance for non-disruptive digging		1	Item	18,750	\$18,750.00	1	Item	18,750	\$18,750.00	2	Item	18,750	\$37,500.00
8.2	Relocate utilities (provisional sum)			PS		\$–		PS		\$–	–	PS		\$–
8.3	Protect utilities (provisional sum)		1	PS	25,000	\$25,000.00	1	PS	25,000	\$25,000.00	2	PS	25,000	\$50,000.00
8.4	Allowance for electrical services for street lighting	Includes cable trenching		m	875	\$–	930	m	875	\$813,750.00	930	m	875	\$813,750.00
9	MISCELLANEOUS										–			\$–
9.1	Line marking			Item		\$–		Item		\$–	–	Item		\$–
9.2	Regulatory signage			no	750	\$–		no	750	\$–	–	no	750	\$–
9.3	Works maintenance – up to 1 year			Item		\$–		Item		\$–	–	Item		\$–
9.4	Landscape maintenance – 1 year/ 2 summers			Item		\$–	1	Item	25,000	\$25,000.00	1	Item	25,000	\$25,000.00
9.5	Traffic signals 10 year maintenance fee			Item		\$–		Item		\$–	–	Item		\$–
	SUB-TOTAL WORKS					\$4,221,000.00				\$2,754,000.00				\$6,975,000.00
12	DELIVERY													
12.1	Council fees		3.25	%		\$137,200.00	3.25	%		\$89,500.00	3.25	%		\$226,700.00
12.2	Other authority fees		1.00	%		\$42,200.00	1	%		\$27,500.00	1	%		\$69,800.00
12.3	Traffic management		7.00	%		\$295,500.00	7	%		\$192,800.00	7	%		\$488,300.00
12.4	Environmental management		0.50	%		\$21,100.00	0.5	%		\$13,800.00	0.5	%		\$34,900.00
12.5	Survey/design		5.00	%		\$211,100.00	5	%		\$137,700.00	5	%		\$348,800.00
12.6	Supervision/project management		9.00	%		\$379,900.00	9	%		\$247,900.00	9	%		\$627,800.00
12.7	Site establishment		2.50	%		\$105,500.00	2.5	%		\$68,900.00	2.5	%		\$174,400.00
12.8	Project contingency		25.00	%		\$1,055,300.00	25	%		\$688,500.00	25	%		\$1,743,800.00
	SUB-TOTAL DELIVERY					\$2,248,000.00				\$1,467,000.00				\$3,715,000.00
13	TOTAL ESTIMATED COST					\$6,469,000.00				\$4,221,000.00				\$10,690,000.00

6.2.42 LP-06: West side of Arden Central (south of Arden Street)

			NON-DCP				DCP				TOTAL			
ITEM	DESCRIPTION	COMMENTS	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
WORKS														
1 SITE WORKS AND EARTHWORKS														
1.1	Allowance for general demolition	Includes disposal	5,440	m²	19	\$103,360.00	5,300	m²	19	\$100,700.00	5,300	m²	19	\$100,700.00
1.2	Earthworks	Disposal of Cat C	6,528	m³	225	\$1,468,800.00	1,200	m³	225	\$270,000.00	1,200	m³	225	\$270,000.00
1.3	Allowance for feature mounds	average height of 1m over 10% of total area assumed		m³	75	\$–	1,070	m³	75	\$80,250.00	1,070	m³	75	\$80,250.00
1.4	Allowance for ponds	Assumed average depth of 1m. Rate includes disposal of Cat C and capping layer	670	m²	250	\$167,500.00	–	m²	250	\$–	–	m²	250	\$–
1.5	Allowance for demolition of existing asphalt car park			m²	56	\$–		m²	56	\$–		m²	56	\$–
1.6	Allowance for demolition of existing buildings	Demolition of 243 Arden Street		m²	80	\$–	2,100	m²	80	\$168,000.00	2,100	m²	80	\$168,000.00
1.7	Allowance for removal of existing trees	Includes disposal	5	No.	1,250	\$6,250.00		No.	1,250	\$–		No.	1,250	\$–
2 ROAD PAVEMENT														
2.1	New pavement		–	m²		\$–	–	m²		\$–	–	m²		\$–
2.2	Bike path / shared path	100 thick asphalt including sub-base allowance		m²		\$–	177	m²	135	\$23,895.00	177	m²	135	\$23,895.00
3 CONCRETE WORKS														
3.1	Kerb and channel		–	LM		\$–	–	LM		\$–	–	LM		\$–
3.2	Kerbs		–	LM		\$–	–	LM		\$–	–	LM		\$–
4 DRAINAGE														
4.1	Drainage – pipes	450mm RCP pipe	–	LM	713	\$–	250	LM	713	\$178,250.00	250	LM	713	\$178,250.00
4.2	Drainage – pits		–	No.	3,750	\$–	5	No.	3,750	\$18,750.00	5	No.	3,750	\$18,750.00
4.3	Drainage – sub-soil drainage			LM		\$–	250	LM	150	\$37,500.00	250	LM	150	\$37,500.00
4.4	1200 x 900 x 2 culverts	Precast culverts assumed		LM		\$–		LM		\$–		LM		\$–
4.5	Culvert headwall			No.		\$–		No.		\$–		No.		\$–
4.6	Drainage – miscellaneous	Under rail crossing to MPC	1	Item	150,000	\$150,000.00		Item	150,000	\$–		Item	150,000	\$–
5 TRAFFIC														
5.1	Traffic signals			Item		\$–		Item		\$–		Item		\$–
5.2	Traffic safety			Item		\$–		Item		\$–		Item		\$–
6 LANDSCAPE														
Vegetation														
6.1	Trees – 45 litre		–	No.	250	\$–	129	No.	250	\$32,250.00	129	No.	250	\$32,250.00
6.2	Vegetation type VE01 – lawn	Includes soil preparation, seeding, edging where required	9,912	m²	13	\$123,900.00		m²	13	\$–		m²	13	\$–
6.3	Vegetation type VE02 – garden mix 01	Includes garden beds, cultivation of soil, edging where required	–	m²	88	\$–	178	m²	88	\$15,575.00	178	m²	88	\$15,575.00
6.4	Vegetation type VE03 – garden mix 02 wetland planting	Includes garden beds, cultivation of soil, edging where required	2,567	m²	113	\$288,787.50		m²	113	\$–		m²	113	\$–
6.5	Vegetation type VE04 – garden mix 03 swale rain garden	Includes garden beds, cultivation of soil, edging where required		m²	100	\$–		m²	100	\$–		m²	100	\$–
6.6	Vegetation type VE05 – garden mix 04 slope embankment	Includes garden beds, cultivation of soil, edging where required	1,072	m²	100	\$107,200.00		m²	100	\$–		m²	100	\$–
Edges & paving														

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.7	Type PV01 – asphalt	includes 25mm asphalt wearing course, 35mm base course, compacted sub-base	–	m ²	125	\$–	213	m ²	125	\$26,625.00	213	m ²	125	\$26,625.00
6.8	Type PV02 – granitic sand	includes 50mm granitic sand over 90mm compacted crushed rock	–	m ²	19	\$–	727	m ²	19	\$13,631.25	727	m ²	19	\$13,631.25
6.9	Type PV03 – sawn bluestone paving (standard)			m ²		\$–		m ²		\$–		m ²		\$–
6.10	Type PV04 – sawn bluestone paving (small)			m ²		\$–		m ²		\$–		m ²		\$–
6.11	Type PV05 – timber decking/ boardwalk		–	m ²	250	\$–	194	m ²	250	\$48,500.00	194	m ²	250	\$48,500.00
6.12	Type PV06 – 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over 150mm compacted crushed rock		m ²	438	\$–		m ²	438	\$–		m ²	438	\$–
6.13	Type PV07 – permeable aggregate (tree)	40mm 'Spring Rockpave', woven fabric, 60mm drainage course	–	m ²	250	\$–	66	m ²	250	\$16,500.00	66	m ²	250	\$16,500.00
6.14	Type PV08 – concrete	100mm thick concrete and 150mm thick sub-base	–	m ²	150	\$–	1,415	m ²	150	\$212,250.00	1,415	m ²	150	\$212,250.00
6.15	Type PV09 – mulch	assumed 100mm thick		m ²	25	\$–		m ²	25	\$–		m ²	25	\$–
6.16	Type TG01 – hazard TGS1			m ²		\$–		m ²		\$–		m ²		\$–
6.17	Type TG02 – directional			m ²		\$–		m ²		\$–		m ²		\$–
6.18	Type ED03 – timber edging			m	19	\$–		m	19	\$–		m	19	\$–
6.19	Multi-use court paving	Provisional allowance		m ²	313	\$–		m ²	313	\$–		m ²	313	\$–
6.20	Allowance for tennis court	Provisional allowance		m ²	313	\$–		m ²	313	\$–		m ²	313	\$–
Walls and fencing														
6.21	Wall type WL01 – brick retaining wall	Includes foundations		m	1,250	\$–		m	1,250	\$–		m	1,250	\$–
6.22	Wall type WL02 – bluestone wall			m		\$–		m		\$–		m		\$–
6.23	Fence type FN01 – fencing and gate	Includes posts		m	625	\$–		m	625	\$–		m	625	\$–
6.24	DSS levee wall	Excluded		m		\$–		m		\$–		m		\$–
6.25	High quality rail fence	Provisional allowance		m	3,750	\$–		m	3,750	\$–		m	3,750	\$–
Furniture, handrail & equipment														
6.26	Type FR01 – bench			No.	5,700	\$–		No.	5,700	\$–		No.	5,700	\$–
6.27	Type FR02 – seat		–	No.	5,300	\$–	3	No.	5,300	\$15,900.00	3	No.	5,300	\$15,900.00
6.28	Type FR03 – custom seat		–	m	2,600	\$–	50	m	2,600	\$130,000.00	50	m	2,600	\$130,000.00
6.29	Type FR04 – bins		–	No.	5,300	\$–	6	No.	5,300	\$31,800.00	6	No.	5,300	\$31,800.00
6.30	Type FR05 – drinking fountain	Including water supply connections	–	No.	7,500	\$–	1	No.	7,500	\$7,500.00	1	No.	7,500	\$7,500.00
6.31	Type FR06 – bike hoop			No.	805	\$–		No.	805	\$–		No.	805	\$–
6.32	Type FR07 – tree guard & grate (bio retention tree pit)			No.	1,625	\$–		No.	1,625	\$–		No.	1,625	\$–
6.33	Type FR08 – picnic table			No.	3,750	\$–		No.	3,750	\$–		No.	3,750	\$–
6.34	Type FR09 – picnic table (custom)		–	No.	3,750	\$–	1	No.	3,750	\$3,750.00	1	No.	3,750	\$3,750.00
6.35	Type FR10 – double BBQ set	Includes electrical connection and installation	–	No.	11,250	\$–	1	No.	11,250	\$11,250.00	1	No.	11,250	\$11,250.00
6.36	Type FR11-A – bollard (HVM fixed)			No.		\$–		No.		\$–		No.		\$–
6.37	Type FR11-B – bollard (HVM removable)			No.		\$–		No.		\$–		No.		\$–

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.38	Type FR12-A – bollard (non-HVM fixed)		–	No.	3,125	\$–	8	No.	3,125	\$25,000.00	8	No.	3,125	\$25,000.00
6.39	Type FR12-B – bollard (non-HVM removable)		–	No.	3,750	\$–	2	No.	3,750	\$7,500.00	2	No.	3,750	\$7,500.00
6.40	Type FR13 – rock feature			item	25,000	\$–		item	25,000	\$–		item	25,000	\$–
6.41	Type FR14 – shelter	Includes posts, foundations, pergolas		m²	1,250	\$–		m²	1,250	\$–		m²	1,250	\$–
6.42	Type FR15 – toilet					\$–				\$–				\$–
6.43	Type HR01 – handrail	Wetland custom balustrade		m	1,000	\$–		m	1,000	\$–		m	1,000	\$–
6.44	Type PL01 – skate park item area		–	PS	120,000	\$–	1	PS	120,000	\$120,000.00	1	PS	120,000	\$120,000.00
6.45	Type PL02 – outdoor fitness equipment (provisional sum)		–	No.	6,000	\$–	1	No.	6,000	\$6,000.00	1	No.	6,000	\$6,000.00
6.46	Type PL03 – water play item			item		\$–		item		\$–		item		\$–
6.47	Type PL04 – Nature Play			item	40,000	\$–		item	40,000	\$–		item	40,000	\$–
6.48	Steel hoop fence around garden bed type VE02			m	250	\$–		m	250	\$–		m	250	\$–
6.49	Allowance for multi-use court equipment			Item	15,000			Item	15,000			Item	15,000	
7	STREET LIGHTING					\$–				\$–				\$–
7.1	Type – LT01 street/park light	Includes luminaire and foundation	–	No.	12,500	\$–	19	No.	12,500	\$237,500.00	19	No.	12,500	\$237,500.00
7.2	Type – LT02 light	Large flood lights assumed		No.	30,000			No.	30,000			No.	30,000	
8	UTILITIES					\$–				\$–				\$–
8.1	Allowance for non-disruptive digging	Item required to facilitate both DCP and non-DCP works	1	Item	18,750	\$18,750.00	1	Item	18,750	\$18,750.00	1	Item	18,750	\$18,750.00
8.2	Relocate utilities (provisional sum)			PS		\$–		PS		\$–		PS		\$–
8.3	Protect utilities (provisional sum)		1	PS	25,000	\$25,000.00	1	PS	25,000	\$25,000.00	1	PS	25,000	\$25,000.00
8.4	Allowance for electrical services for street lighting		–	m	875		570	m	875	\$498,750.00	570	m	875	\$498,750.00
9	MISCELLANEOUS					\$–				\$–				\$–
9.1	Line marking			Item		\$–		Item		\$–		Item		\$–
9.2	Regulatory signage			no	–	\$–		no	–	\$–		no	–	\$–
9.3	Works maintenance – up to 1 year			Item		\$–		Item		\$–		Item		\$–
9.4	Landscape maintenance – 1 year/ 2 summers			Item	25,000	\$–	1	Item	25,000	\$25,000.00	1	Item	25,000	\$25,000.00
9.5	Traffic signals 10 year maintenance fee			Item		\$–		Item		\$–		Item		\$–
	SUB-TOTAL WORKS					\$2,460,000.00				\$2,406,000.00				\$2,406,000.00
12	DELIVERY													
12.1	Council fees		3.25	%		\$80,000.00	3.25	%		\$78,200.00	3.25	%		\$158,100.00
12.2	Other authority fees		1.00	%		\$24,600.00	1.00	%		\$24,100.00	1.00	%		\$48,700.00
12.3	Traffic management		7.00	%		\$172,200.00	7.00	%		\$168,400.00	7.00	%		\$340,600.00
12.4	Environmental management		0.50	%		\$12,300.00	0.50	%		\$12,000.00	0.50	%		\$24,300.00
12.5	Survey/design		5.00	%		\$123,000.00	5.00	%		\$120,300.00	5.00	%		\$243,300.00
12.6	Supervision/project management		9.00	%		\$221,400.00	9.00	%		\$216,500.00	9.00	%		\$437,900.00
12.7	Site establishment		2.50	%		\$61,500.00	2.50	%		\$60,200.00	2.50	%		\$121,700.00
12.8	Project contingency		25.00	%		\$615,000.00	25.00	%		\$601,500.00	25.00	%		\$1,216,500.00
	SUB-TOTAL DELIVERY					\$1,310,000.00				\$1,281,000.00				\$2,591,000.00
13	TOTAL ESTIMATED COST					\$3,770,000.00				\$3,687,000.00				\$7,457,000.00

NOTE: The cost difference between the cost sheet and [Table 15](#) of the DCP is due to the cost of the skate park being included within this project; within [Table 15](#) of the DCP the skate park is specified as individual infrastructure project and therefore its cost is deducted from project LP-06.

6.2.43 SR-01: Pavilion

Assumption: Facility to be a standalone single storey building.

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	COMMENTS
WORKS						
1	PRE-CONSTRUCTION					
1.1	Pre-construction		m ²	\$2.00	\$-	
1.1.1	Demolition & removal		m ²	\$5.00	\$-	
1.1.2	Site preparation		m ²	\$200.00	\$-	
1.1.3	Earthworks					
2	BUILDING					
	COMMUNITY BUILDING					
2.1	Change rooms with toilets and showers	120	m ²	\$3,000.00	\$360,000.00	
2.2	Umpire change rooms with toilets	40	m ²	\$3,000.00	\$120,000.00	
2.3	Storage	80	m ²	\$2,000.00	\$160,000.00	
2.4	Office / first aid	20	m ²	\$2,500.00	\$50,000.00	
2.5	Canteen and kitchen	20	m ²	\$3,000.00	\$60,000.00	Assumes domestic type appliances
2.6	Public toilets	40	m ²	\$3,300.00	\$132,000.00	
2.7	Multi-purpose community / social room	100	m ²	\$2,700.00	\$270,000.00	
2.8	Plant spaces	1	item	\$42,000.00	\$42,000.00	Allow 5% of building area
2.9	Piled foundations / extra for suspended ground slab	1	item	\$176,400.00	\$176,400.00	Raise floor above flood level
3	CANOPY & VERANDAH					
3.1	Canopy & verandah	80	m ²	\$2,000.00	\$160,000.00	
4	CAR PARK					
4.1	Car park					
4.1.1	Pavement		m ²		\$-	Rate includes pavement, kerb, drainage, linemarking
4.1.2	Kerb and channel		LM	\$-	\$-	Included
4.1.3	Drainage pipes		LM	\$-	\$-	Included
4.1.4	Drainage pits		No.	\$-	\$-	Included
4.1.5	Linemarking/signage		No.	\$-	\$-	Included
4.1.6	Other		item	\$-	\$-	
5	OUTDOOR PLAY					
5.1	Playground					
6	SITE WORKS					
6.1	Paths					
6.1.1	Pedestrian path		item		\$-	
6.2	Drainage					
6.2.1	Drainage pipes		LM	\$-	\$-	Included
6.2.2	Drainage pits		No.	\$-	\$-	Included
6.2.3	Subsoil drainage		LM	\$-	\$-	Included
6.2.4	Stormwater drainage	1	item	\$22,500.00	\$22,500.00	Allowance for pipes and pits including connection to authority mains
6.3	Landscaping					
6.3.1	Tree planting		No.	\$-	\$-	Included
6.3.2	Topsoil & turf only		m ²		\$-	Grassed areas
6.3.3	Landscape planting		m ²		\$-	Shrubs, plants
6.4	Site lighting					
6.4.1	Light poles & fittings		item		\$-	Building and car park lighting
6.5	Gates/entrances	1	item	\$-	\$-	
6.6	Fencing		item		\$-	
7	SERVICES					
7.1	Light & power					Allowances for connection of building to authority mains
7.2	Water					And including any external points / lights / hydrants etc.
7.3	Sewer					
7.4	Gas					
7.5	Communications					
7.6	Fire protection					
7.7	BWIC					
SUB TOTAL - WORKS					\$1,733,400.00	
8	DELIVERY					
8.1	Council fees	3.25%			\$56,335.50	Assume includes all council internal costs;
8.2	Authority fees	0.00%			\$17,334.00	assume includes any authority fees payable
8.3	Traffic management	7.00%			\$121,338.00	Assume includes any planning fees; assume includes any headworks charges
8.4	Environmental management	0.50%			\$8,667.00	Part of contractor preliminaries
8.5	Survey/design	10.00%			\$173,340.00	Part of contractor preliminaries
8.6	Supervision & project management	9.00%			\$156,006.00	8.5 - Assume is for design consultants
8.7	Site establishment	0.00%			\$43,335.00	Part of contractor preliminaries
8.8	Contingency	20.00%			\$346,680.00	Part of contractor preliminaries
8.9	Contingency for adverse soil conditions	5.00%			\$86,670.00	Includes both design and construction contingencies
8.10	Rounding				-105.5	Contingency for adverse soil conditions including rock excavation, soft spots and contaminated soil
SUB TOTAL - DELIVERY					\$1,009,600.00	
TOTAL ESTIMATED PROJECT COST					\$2,743,000.00	

6.2.44 SR-02: Active open space reserve

			NON-DCP				DCP				TOTAL			
ITEM	DESCRIPTION	COMMENTS	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
WORKS														
1	SITE WORKS AND EARTHWORKS													
1.1	Allowance for general demolition	Includes disposal		m ²	19	\$-		m ²	19	\$-	-	m ²	19	\$-
1.2	Earthworks	Disposal of Cat C	18,000	m ³	225	\$4,050,000.00	1,000	m ³	225	\$225,000.00	19,000	m ³	225	\$4,275,000.00
1.3	Allowance for feature mounds			m ³	75	\$-	800	m ³	75	\$60,000.00	800	m ³	75	\$60,000.00
1.4	Allowance for ponds	N/A		m ²	250	\$-		m ²	250	\$-	-	m ²	250	\$-
1.5	Allowance for demolition of existing asphalt car park		15,900	m ²	56	\$894,375.00		m ²	56	\$-	15,900	m ²	56	\$894,375.00
1.6	Allowance for demolition of existing buildings	<ul style="list-style-type: none">Demolition of all buildings between Greens Street, Langford street, Gracie Street & Henderson Street except Lost Dog HomeDemolition of all buildings Greens Street, Langford Street, Arden Street & Fogarty Street except 296 Arden Street assumed	20,400	m ²	80	\$1,632,000.00		m ²	80	\$-	20,400	m ²	80	\$1,632,000.00
1.7	Allowance for removal of existing trees	Includes disposal	86	No.	1,250	\$107,500.00		No.	1,250	\$-	86	No.	1,250	\$107,500.00
2	ROAD PAVEMENT													
2.1	New pavement		-	m ²		\$-	-	m ²		\$-	-	m ²		\$-
2.2	Bike path / shared path	100mm thick asphalt including sub-base allowance		m ²	135	\$-		m ²	135	\$-	-	m ²	135	\$-
3	CONCRETE WORKS													
3.1	Kerb and channel		-	LM		\$-	-	LM		\$-	-	LM		\$-
3.2	Kerbs		-	LM		\$-	-	LM		\$-	-	LM		\$-
4	DRAINAGE													
4.1	Drainage – pipes		-	LM		\$-	100	LM	580	\$58,000.00	100	LM	580	\$58,000.00
4.2	Drainage – pits		-	No.		\$-	4	No.	3,750	\$15,000.00	4	No.	3,750	\$15,000.00
4.3	Drainage – sub-soil drainage			LM		\$-	150	LM	150	\$22,500.00	150	LM	150	\$22,500.00
4.4	1200 × 900 × 2 culverts	Precast culverts assumed		LM	3,750	\$-		LM	3,750	\$-	-	LM	3,750	\$-
4.5	Culvert headwall			No.	3,750	\$-		No.	3,750	\$-	-	No.	3,750	\$-
4.6	Drainage – miscellaneous	Storm event discharge to MPC (allowance only)	1	Item	250,000	\$250,000.00		Item	250,000	\$-	1	Item	250,000	\$250,000.00
5	TRAFFIC													
5.1	Traffic signals			Item		\$-		Item		\$-	-	Item		\$-
5.2	Traffic safety			Item		\$-		Item		\$-	-	Item		\$-
6	LANDSCAPE													
Vegetation														
6.1	Trees – 45 litre			No.	250	\$-	145	No.	250	\$36,250.00	145	No.	250	\$36,250.00
6.2	Vegetation type VE01 – lawn	Includes soil preparation, seeding, edging where required	27,740	m ²	13	\$346,750.00		m ²	13	\$-	27,740	m ²	13	\$346,750.00
6.3	Vegetation Type VE01 – sports field					\$-	15,100	m ²	110	\$1,661,000.00	15,100	m ²	110	\$1,661,000.00
6.4	Vegetation type VE02 – garden mix 01	Includes garden beds, cultivation of soil, edging where required		m ²	88	\$-	2,412	m ²	88	\$211,050.00	2,412	m ²	88	\$211,050.00

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.5	Vegetation type VE03 – garden mix 02 wetland planting	Includes garden beds, cultivation of soil, edging where required		m ²	113	\$–		m ²	113	\$–	–	m ²	113	\$–
6.6	Vegetation type VE04 – garden mix 03 swale rain garden	Includes garden beds, cultivation of soil, edging where required	932	m ²	100	\$93,200.00		m ²	100	\$–	932	m ²	100	\$93,200.00
6.7	Vegetation type VE05 – garden mix 04 slope embankment	Includes garden beds, cultivation of soil, edging where required	930	m ²	100	\$93,000.00		m ²	100	\$–	930	m ²	100	\$93,000.00
Edges & paving														
6.8	Type PV01 – asphalt	includes 25mm asphalt wearing course, 35mm base course, compacted sub-base		m ²	125	\$–		m ²	125	\$–	–	m ²	125	\$–
6.9	Type PV02 – granitic sand	includes 50mm granitic sand over 90mm compacted crushed rock		m ²	19	\$–	3,370	m ²	19	\$63,187.50	3,370	m ²	19	\$63,187.50
6.10	Type PV03 – sawn bluestone paving (standard)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.11	Type PV04 – sawn bluestone paving (small)			m ²		\$–		m ²		\$–	–	m ²		\$–
6.12	Type PV05 – timber decking/ boardwalk			m ²	250	\$–	1,070	m ²	250	\$267,500.00	1,070	m ²	250	\$267,500.00
6.13	Type PV06 – 100x100x100 bluestone block paving	includes 40mm compacted bedding sand over 150mm compacted crushed rock		m ²	438	\$–		m ²	438	\$–	–	m ²	438	\$–
6.14	Type PV07 – permeable aggregate (tree)	40mm 'Spring Rockpave', woven fabric, 60mm drainage course		m ²	250	\$–		m ²	250	\$–	–	m ²	250	\$–
6.15	Type PV08 – concrete	100mm thick concrete and 150mm thick sub-base		m ²	150	\$–		m ²	150	\$–	–	m ²	150	\$–
6.16	Type PV09 – mulch	assumed 100mm thick		m ²	25	\$–	1,475	m ²	25	\$36,875.00	1,475	m ²	25	\$36,875.00
6.17	Type TG01 – hazard TGS			m ²		\$–		m ²		\$–	–	m ²		\$–
6.18	Type TG02 – directional			m ²		\$–		m ²		\$–	–	m ²		\$–
6.19	Type ED03 – timber edging			m	19	\$–	396	m	19	\$7,425.00	396	m	19	\$7,425.00
6.20	Multi-use court paving	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
6.21	Allowance for tennis court	Provisional allowance		m ²	313	\$–		m ²	313	\$–	–	m ²	313	\$–
Walls and fencing														
6.22	Wall type WL01 – brick retaining wall	Includes foundations		m	1,250	\$–	20	m	1,250	\$25,000.00	20	m	1,250	\$25,000.00
6.23	Wall type WL02 – bluestone wall			m		\$–		m		\$–	–	m		\$–
6.24	Fence type FN01 – fencing and gate	Includes posts		m	625	\$–		m	625	\$–	–	m	625	\$–
6.25	DSS levee wall	Excluded		m		\$–		m		\$–	–	m		\$–
6.26	High quality rail fence	Provisional allowance		m	3,750	\$–		m	3,750	\$–	–	m	3,750	\$–
Furniture, handrail & equipment														
6.27	Type FR01 – bench			No.	5,700	\$–		No.	5,700	\$–	–	No.	5,700	\$–
6.28	Type FR02 – seat			No.	5,300	\$–	9	No.	5,300	\$47,700.00	9	No.	5,300	\$47,700.00
6.29	Type FR03 – custom seat			m	2,600	\$–	28	m	2,600	\$71,760.00	28	m	2,600	\$71,760.00
6.30	Type FR04 – bins			No.	5,300	\$–	4	No.	5,300	\$21,200.00	4	No.	5,300	\$21,200.00
6.31	Type FR05 – drinking fountain	Including water supply connections		No.	7,500	\$–	2	No.	7,500	\$15,000.00	2	No.	7,500	\$15,000.00

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
6.32	Type FR06 – bike hoop			No.	805	\$–	3	No.	805	\$2,415.00	3	No.	805	\$2,415.00
6.33	Type FR07 – tree guard & grate (bio retention tree pit)			No.	1,625	\$–		No.	1,625	\$–	–	No.	1,625	\$–
6.34	Type FR08 – picnic table			No.	3,750	\$–	6	No.	3,750	\$22,500.00	6	No.	3,750	\$22,500.00
6.35	Type FR09 – picnic table (custom)			No.	3,750	\$–	1	No.	3,750	\$3,750.00	1	No.	3,750	\$3,750.00
6.36	Type FR10 – double BBQ set	Includes electrical connection and installation		No.	11,250	\$–	3	No.	11,250	\$33,750.00	3	No.	11,250	\$33,750.00
6.37	Type FR11-A – bollard (HVM fixed)			No.		\$–		No.		\$–	–	No.		\$–
6.38	Type FR11-B – bollard (HVM removable)			No.		\$–		No.		\$–	–	No.		\$–
6.39	Type FR12-A – bollard (non-HVM fixed)			No.	3,125	\$–		No.	3,125	\$–	–	No.	3,125	\$–
6.40	Type FR12-B – bollard (non-HVM removable)			No.	3,750	\$–		No.	3,750	\$–	–	No.	3,750	\$–
6.41	Type FR13 – rock feature		1	item	25,000	\$25,000.00		item	25,000	\$–	1	item	25,000	\$25,000.00
6.42	Type FR14 – shelter	Includes posts, foundations, pergolas		m²	1,250	\$–	50	m²	1,250	\$62,500.00	50	m²	1,250	\$62,500.00
6.43	Type FR15 – toilet	Exeloo		item	185,000	\$–	1	item	185,000	\$185,000.00	1	item	185,000	\$185,000.00
6.44	Type HR01 – handrail	Wetland custom balustrade		m	1,000	\$–		m	1,000	\$–	–	m	1,000	\$–
6.45	Type PL01 – skate park item area			item		\$–		item		\$–	–	item		\$–
6.46	Type PL02 – outdoor fitness equipment (provisional sum)			No.	6,000	\$–	3	No.	6,000	\$18,000.00	3	No.	6,000	\$18,000.00
6.47	Type PL03 – water play item			item		\$–		item		\$–	–	item		\$–
6.48	Type PL04 – nature play			item	40,000	\$–	1	item	40,000	\$40,000.00	1	item	40,000	\$40,000.00
6.49	Steel hoop fence around garden bed type VE02			m	250	\$–		m	250	\$–	–	m	250	\$–
6.50	Allowance for multi-use court equipment			Item	15,000	\$–	1	Item	15,000	\$15,000.00	1	Item	15,000	\$15,000.00
7	STREET LIGHTING										–			\$–
7.1	Type – LT01 street/park light	Includes luminaire and foundation		No.	12,500	\$–	45	No.	12,500	\$562,500.00	45	No.	12,500	\$562,500.00
7.2	Type – LT02 light	115 lux assumed		No.	30,000	\$–	4	No.	30,000	\$120,000.00	4	No.	30,000	\$120,000.00
8	UTILITIES										–			\$–
8.1	Allowance for non-disruptive digging	Required to facilitate both DCP and non-DCP works	1	Item	30,000	\$30,000.00	1	Item	30,000	\$30,000.00	2	Item	30,000	\$60,000.00
8.2	Relocate utilities (provisional sum)			item		\$–	1	PS	398,370	\$398,370.00	1	PS	398,370	\$398,370.00
8.3	Protect utilities (provisional sum)			PS	20,000	\$–	2	PS	20,000	\$40,000.00	2	PS	20,000	\$40,000.00
8.4	Allowance for electrical services for street lighting	Includes cable trenching	–	m	875	\$–	1,350	m	875	\$1,181,250.00	1,350	m	875	\$1,181,250.00
8.5	Gas protection works	Assumes pipeline is only recoated and protection via installation of an inverted culvert over, no allowance for lowering of the pipeline		m	10,000	\$–	245	m	10,250	\$2,511,250.00	245	m	10,250	\$2,511,250.00
9	MISCELLANEOUS										–			\$–
9.1	Line marking			no	–	\$–		Item		\$–	–	Item		\$–
9.2	Regulatory signage			Item		\$–		no	–	\$–		no	–	\$–
9.3	Works maintenance – up to 1 year			Item		\$–		Item		\$–		Item		\$–

ITEM	DESCRIPTION	COMMENTS	NON-DCP				DCP				TOTAL			
			QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT	QUANTITY	UNIT	RATE	AMOUNT
9.4	Landscape maintenance – 1 year/ 2 summers			Item		\$–	1	Item	35,000	\$35,000.00	1	Item	35,000	\$35,000.00
9.5	Traffic signals 10 year maintenance fee			Item				Item				Item		
SUB-TOTAL WORKS						\$7,522,000.00				\$8,106,000.00				\$15,628,000.00
12	DELIVERY													
12.1	Council fees		3.25	%		\$244,500.00	3.25	%		\$263,400.00	3.25	%		\$507,900.00
12.2	Other authority fees		1.00	%		\$75,200.00	1.00	%		\$81,100.00	1.00	%		\$156,300.00
12.3	Traffic management		7.00	%		\$526,500.00	7.00	%		\$567,400.00	7.00	%		\$1,094,000.00
12.4	Environmental management		0.50	%		\$37,600.00	0.50	%		\$40,500.00	0.50	%		\$78,100.00
12.5	Survey/design		5.00	%		\$376,100.00	5.00	%		\$405,300.00	5.00	%		\$781,400.00
12.6	Supervision/project management		9.00	%		\$677,000.00	9.00	%		\$729,500.00	9.00	%		\$1,406,500.00
12.7	Site establishment		2.50	%		\$188,100.00	2.50	%		\$202,700.00	2.50	%		\$390,700.00
12.8	Project contingency		25.00	%		\$1,880,500.00	25.00	%		\$2,026,500.00	25.00	%		\$3,907,000.00
SUB-TOTAL DELIVERY						\$4,006,000.00				\$4,316,000.00				\$8,322,000.00
13	TOTAL ESTIMATED COST					\$11,528,000.00				\$12,422,000.00				\$23,950,000.00

NOTE: The cost difference between the cost sheet and [Table 15](#) of the DCP is due to the cost of the gas pipeline being included within this project, within [Table 15](#) of the DCP the gas pipeline works are specified as an individual infrastructure project and therefore its cost is deducted from project SR-01.

6.3 Appendix 3 – Costs indexed for the 2022/23 financial year

The capital costs of all infrastructure items were estimated in 2021 dollars (March quarter). In relation to the costs of infrastructure items other than land, the estimates for the 2021 financial year have been adjusted according to the following methods:

- **Transport items** – in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria (series ID A2333706A).
- **All other infrastructure items** – in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria (series ID A2333700L).

Table 19 Original capital costs from 2021 indexed for the 2022/23 financial year

PROJECT	ESTIMATED PROJECT COST IN 2021 DOLLARS: CONSTRUCTION	ESTIMATED PROJECT COST IN 2022/23 DOLLARS: CONSTRUCTION
Community centres		
Arden North and Macaulay learning and cultural hub Construction of community facility.	\$13,190,000.00	\$13,492,494.62
Early learning facilities within proposed government school Construction of early years facilities.	\$3,118,000.00	\$3,189,507.07
Arden Central family and community hub Construction of community facility	\$3,349,000.00	\$3,425,804.74
Local park projects		
Fogarty Street linear reserve Construction of amenity improvements to public open space within street reserve.	\$3,157,450.00	\$3,229,861.80
Laurens Street/Arden Street linear open space Construction of amenity improvements to public open space.	\$1,422,000.00	\$1,454,611.63
Queensberry Street linear open space (uncredited) Construction of amenity improvements to ancillary open space encumbered by regular inundation and service easements.	\$7,062,000.00	\$7,223,957.32
Arden Central neighbourhood open space Construction of amenity improvements to public open space.	\$4,849,000.00	\$4,960,205.19
Drainage reserve, west of Langford Street (uncredited) Construction of amenity improvements to encumbered open space.	\$4,221,000.00	\$4,317,802.86
Drainage reserve, western edge of Arden Central (uncredited) Construction of amenity improvements to encumbered open space.	\$3,503,100.00	\$3,583,438.81
Sporting reserve projects		
Sports pavilion Construction of sports pavilion.	\$2,743,000.00	\$2,805,906.95
Active open space reserve Construction of sporting surface and associated works.	\$8,573,509.00	\$8,770,130.71
Gas pipeline within active sports reserve Construction of protection works to gas pipeline including recoating and installation of an inverted culvert over the pipeline within the active sports reserve.	\$3,848,491.00	\$3,936,750.88

PROJECT	ESTIMATED PROJECT COST IN 2021 DOLLARS: CONSTRUCTION	ESTIMATED PROJECT COST IN 2022/23 DOLLARS: CONSTRUCTION
Skate park Construction of skate park.	\$183,900.00	\$188,117.50
Street projects		
Macaulay Road between Langford Street and Boundary Road Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i>	\$3,969,000.00	\$4,144,440.10
Boundary Road between Macaulay Road and Gracie Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$2,317,000.00	\$2,419,417.41
Henderson Street between Gracie Street and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$3,422,000.00	\$3,573,261.28
Fogarty Street between Henderson Street and Arden Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$3,070,000.00	\$3,205,701.97
Arden Street between Moonee Ponds Creek and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$2,415,000.00	\$2,521,749.27
Arden Street between Fogarty Street and Laurens Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$3,763,000.00	\$3,929,334.37
Arden Street between Laurens Street and Munster Terrace Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$2,144,000.00	\$ 2,238,770.36
Fogarty Street between Arden Street and Barwise Street Construction of new carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$1,196,000.00	\$ 1,248,866.30
Barwise Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$4,553,700.00	\$ 4,754,985.36
Laurens Street, north of Queensberry Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$2,187,000.00	\$ 2,283,671.08
Laurens Street between Queensberry Street and Fogarty Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$3,008,000.00	\$ 3,140,961.41

PROJECT	ESTIMATED PROJECT COST IN 2021 DOLLARS: CONSTRUCTION	ESTIMATED PROJECT COST IN 2022/23 DOLLARS: CONSTRUCTION
Laurens Street between Fogarty Street and Miller Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> .	\$2,050,000.00	\$2,140,615.32
Munster Terrace between Arden Street and Queensberry Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> . No street widening or land acquisition is associated with this project. The uncredited open space illustrated in the future urban structure is a consequence of the re-designed carriageway within the existing width of the street reserve.	\$4,393,000.00	\$4,587,182.00
Munster Terrace between Queensberry Street and Victoria Street Construction of re-designed carriageway and street reserve in accordance with the relevant cross section as shown in the <i>Arden Precinct – Cross Sections – July 2022, Incorporated Document</i> . No street widening or land acquisition is associated with this project. The uncredited open space illustrated in the future urban structure is a consequence of the re-designed carriageway within the existing width of the street reserve.	\$4,497,000.00	\$4,695,779.07
Cycling projects		
Moonee Ponds Creek Trail Construction of an upgrade to the existing Moonee Ponds Creek Trail.	\$2,251,000.00	\$2,350,500.04
Cycling path, western edge of Arden Precinct Construction of new cycling path.	\$532,000	\$555,515.78
Cycling path, North Melbourne Recreation Reserve Construction of new cycling path.	\$267,000	\$278,802.09
Cycling path, Queensberry Street Construction of new cycling path.	\$203,000	\$211,973.13
Cycling path, Victoria Street Construction of new cycling path.	\$345,912	\$361,202.16
Pedestrian projects		
Pedestrian-operated signal, Arden Street Pedestrian-operated signal on Arden Street, located 100m west of Fogarty Street to improve north-south connections.	\$ 383,000.00	\$ 399,929.59
Intersection projects		
Boundary Road / Macaulay Road intersection Construction of redesigned intersection to accommodate new street designs.	\$2,526,000.00	\$2,637,655.76
Boundary Road / Henderson Street / Gracie Street intersection Construction of redesigned intersection to accommodate new street designs.	\$1,583,000.00	\$1,652,972.71
Henderson Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs.	\$2,037,000.00	\$2,127,040.69
Arden Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs.	\$2,974,000.00	\$3,105,458.52
Arden Street / Laurens Street intersection Construction of redesigned intersection to accommodate new street designs.	\$2,086,000.00	\$2,178,206.61

PROJECT	ESTIMATED PROJECT COST IN 2021 DOLLARS: CONSTRUCTION	ESTIMATED PROJECT COST IN 2022/23 DOLLARS: CONSTRUCTION
Arden Street / Munster Terrace intersection Construction of redesigned intersection to accommodate new street designs.	\$1,767,000.00	\$1,845,105.99
Fogarty Street / Barwise Street intersection Construction of redesigned intersection to accommodate new street designs.	\$818,000.00	\$854,157.72
Queensberry Street / Laurens Street intersection Construction of redesigned intersection to accommodate new street designs.	\$1,751,000.00	\$1,828,398.74
Queensberry Street / Munster Terrace intersection Construction of redesigned intersection to accommodate new street designs.	\$2,039,000.00	\$2,129,129.09
Laurens Street / Fogarty Street intersection Construction of redesigned intersection to accommodate new street designs.	\$1,302,000.00	\$1,359,551.78
Munster Terrace / Victoria Street intersection Construction of redesigned intersection to accommodate new street designs.	\$1,380,000.00	\$1,440,999.58
Laurens Street / Miller Street intersection Construction of redesigned intersection to accommodate new street designs.	\$1,226,000.00	\$1,280,192.38
Arden Street / Langford Street intersection Construction of redesigned intersection to accommodate new street designs.	\$4,818,000.00	\$5,030,968.10



Arden Precinct
WURUNDJERI WOI WURRUNG COUNTRY
Development Contributions Plan
July 2022 (Amended December 2023)