



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

St Leonards South Precinct Section 7.11 Contributions Estimate

St Leonards South Precinct Section 7.11 Contributions Estimate

Prepared for:

GLN Planning

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Partner

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Issue 1.0

1 INTRODUCTION

As requested, we have prepared an estimate of Section 7.11 contribution costs to undertake the public infrastructure works in connection with proposed rezoning of the St Leonards South Precinct.

The estimate is based on Oculus Master Plan Report dated October 2020 and documentation and discussions with Lane Cove Council.

The Section 7.11 contribution costs include the following:

- Land acquisition pertaining to the new local park;
- Local park between Berry Road and Park Road;
- Pocket parks at the end of Berry Road and Holdsworth Avenue;
- Extension of Newlands Park;
- Community facilities located at:
 - 13-17 Canberra Avenue;
 - 12-20 Berry Road;
- Berry Road and Holdsworth Avenue upgrades;
- Resurfacing Canberra Avenue and Duntroon Avenue including new stormwater drainage, kerb and gutter and street light to proposed development frontages;
- Resurfacing half road development frontage in Park Road and Marshall Avenue including new stormwater drainage, kerb and gutter and street light to development frontage;
- Shared paths to one side of Park Road, Berry Road, Holdsworth Avenue, Canberra Avenue and Marshall Avenue.

2 **INFORMATION USED**

The following documentation and information has been used in the preparation of the Section 7.11 Contributions Estimate;

- Oculus St Leonards South Landscape Master Plan dated October 2020;
- Lane Cove Council, road reserve, typical detail drawing;
- Lane Cove Council, St Leonards South – DRAFT Special Provision Area drawings and table;
- St Leonards Streetscape Guidelines;
- Lane Cove Council, St Leonards South DCP and Landscape Master Plan;
- Hill PDA Update of St Leonards South Masterplan Review dated March/September 2020;
- St Leonards Cumulative Transport and Accessibility Study dated 28 September 2017;
- IPART Local Infrastructure Benchmark Costs Final Report, dated April 2014.

3 **SCOPE OF WORKS**

The following table details the scope of direct construction costs included in the Section 7.11 Contributions Estimate;

Table 1 – Direct Construction Costs

LAND ACQUISITION	
Land Acquisition	Land values provided by Lane Cove Council have been used. The values have been applied to the new local park.
LOCAL OPEN PARKS	
Local Park	<p>Requirements have been estimated based on Oculus' 'Design Approach' for the proposed new park between Berry Road and Park Road.</p> <p>The area of the park is 3,804m², consisting of 3,538m² of acquired lots and 266m² of Berry Lane.</p> <p>Scope includes demolition of existing dwellings and laneway, stripping, clearing and grubbing area, new concrete footpaths, play equipment, softfall, shade, pergola, bubbler, turf, planting, trees, lighting, picnic tables and rubbish bins. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>

LOCAL OPEN PARKS (CONT.)	
Pocket Parks (end of Berry Road and Holdsworth Avenue)	<p>Requirements have been estimated based on Oculus' Masterplan Plan drawings.</p> <p>The combined area of the pocket parks is 2,319m². This land is currently council land.</p> <p>Scope includes demolition of existing footpath and stairs, stripping, clearing and grubbing area, new concrete footpaths, stairs and balustrades, retaining walls, turf, planting, trees.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
Extension of Newlands Park	<p>Requirements have been estimated based on instructions received from council.</p> <p>The area of the extension is 3,500m². This land is currently council land.</p> <p>Scope includes demolition of Canberra Avenue, stripping, clearing and grubbing area, new turf, planting, trees and picnic areas.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
COMMUNITY FACILITIES	
Fit-out of Community Facilities	<p>Requirements have been based on instructions from Lane Cove Council. The new facilities have been proposed to be delivered under planning agreements with developers. Council has included cost for the fit-out of these facilities only based on works they have recently undertaken.</p> <p>Scope includes for the fit-out of two 450m² child care facilities and the fit-out of two 150m² community facilities.</p>

ROADS	
Upgrade of Berry Road, Holdsworth Avenue and Park Road in part	<p>Requirements have been estimated based on Lane Cove Council, St Leonards South DCP and Landscape Master Plan. A new road has been included in these locations as the existing road is very old, not built for the traffic loading expected in medium and high density areas and will likely be extensively damaged during the development construction phase and when laying augmented underground service road crossings.</p> <p>Scope includes traffic and pedestrian management, demolition of the existing road from kerb to kerb, demolition of the existing round-about on Berry Road, 6m wide road corridor including road bases, asphaltic concrete, kerb and gutter, stormwater, subsoil drainage and street lighting.</p> <p>The road carriageway is to be 6m consisting of 2 x 3m travel lanes, 3m drop off blisters, including gutter and 2 x 150mm kerbs. Verges are 4m and 7m as per St Leonards South DCP and Landscape Master Plan.</p> <p>The composition is to be 50mm select fill subgrade, 150mm DGS20 subbase, 150mm DGB20 base and 100mm asphaltic concrete.</p> <p>Street trees, turf, footpaths, line marking, signage have been excluded.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
Resurfacing Full Road Width of Canberra Avenue and Duntrron Avenue	<p>Requirements have been estimated based on Lane Cove Council, St Leonards South DCP and Landscape Master Plan and discussion with Lane Cove Council regarding requirement for new kerb and gutter and drainage to development frontages to accommodate removing redundant vehicle entrances and connection of development on-site detention tanks with street pits.</p> <p>Scope includes milling full width of existing road pavement, demolition of kerb and gutter and breaking out existing stormwater, re-sheeting full road width with 40mm asphaltic concrete, kerb and gutter, stormwater drainage, kerb inlet pits and street lighting.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>

ROADS (CONT.)	
Resurfacing Half Road Width of Park Road and Marshall Avenue	<p>Requirements have been estimated based on Lane Cove Council, St Leonards South – DRAFT Special Provision Area drawings and discussion with Lane Cove Council regarding requirement for new kerb and gutter and drainage to development frontages to accommodate removing redundant vehicle entrances and connection of development on-site detention tanks with street pits.</p> <p>Scope includes milling half road width of existing road pavement fronting proposed development, demolition of kerb and gutter and breaking out existing stormwater, re-sheeting half road width with 40mm asphaltic concrete, kerb and gutter, stormwater drainage, kerb inlet pits and street lighting.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>

The following table details the scope of indirect costs included in the Section 7.11 Contributions Estimate;

Table 2 – Indirect Costs

LAND ACQUISITION		
Land Acquisition	1%	An allowance has been included in the Section 7.11 cost estimates for land acquisition costs associated with council administration costs, surveys, valuations, negotiations. Legal fees and conveyancing costs.
LOCAL OPEN PARKS (CONT.)		
Indirect Construction Costs and Margin	14% - 16%	<p>The following indirect construction costs and margin has been included in the Section 7.11 Contributions Estimate:</p> <ul style="list-style-type: none"> • Parks - 14% • Fit-out of community facilities - 16% • Road construction - 16% <p>These have been included for indirect construction costs associated with preparation of traffic and pedestrian management plans, contractor establishment on site, supervision and management of construction works, floating large plant to and from site, notices and fees, insurances, surveying and setting out, dust control, erosion and sediment control, safety fences, services searches, demobilisation and margin.</p>
Delivery, Design and Professional Fees	15% - 20%	<p>The following design and council on-costs has been included in the Section 7.11 Contributions Estimate:</p> <ul style="list-style-type: none"> • Parks - 15% • Fit-out of community facilities - 20% • Road construction - 15% • Resurfacing roads - 15% <p>These have been included for design and council on-costs associated with council administration costs, project management, architectural, structural, environment, engineering, geotechnical, electrical, civil, landscape, quantity surveyor, legal fees, other specialist consultants, council fees and charges, long service levy, superintendent and certification.</p>
Contingency	10% - 15%	<p>The following contingency has been included in the Section 7.11 Contributions Estimate:</p> <ul style="list-style-type: none"> • Parks - 10% • Fit-out of community facilities - 10% • Road construction - 15% • Resurfacing roads – 15%

4 SCHEDULE OF EXCLUSIONS

The following exclusions have been made in the preparation of the Section 7.11 Contributions Estimate:

- Removal of asbestos, restricted and hazardous waste including on-site stabilisation of contaminated material;
- 1.5m wide footpath, turf and street trees to Berry Road, Holdsworth Avenue, Park Road, Canberra and Marshall Way;
- Road resurfacing to River Road;
- Proposed east to west link road between Park Road and Berry Road;
- East to west pedestrian links;
- Line marking and signage;
- 2.5m shared path to River Road;
- Upgrade of drainage to Duntroon Avenue;
- Street trees in verges and blisters;
- Undergrounding, augmentation or relocation of existing authority mains except for drainage to Marshall Avenue, Park Road, Berry Road, Holdsworth Avenue and Canberra Avenue;
- Watering and maintenance of parks;
- Public art to local park;
- Escalation beyond November 2020;
- GST.

5 SCHEDULE OF ASSUMPTIONS

The following assumptions have been made in the preparation of the Section 7.11 Contributions Estimate:

- Work will be tendered on a competitive basis as the cost we have included have been benchmarked against similar projects;
- Community facility fit-out costs have been provided by Lane Cove Council based on similar projects;
- Raised pedestrian crossings to Berry Road and Holdsworth Avenue;
- Works can be undertaken under traffic and pedestrian control during business standard business hours;
- A small allowance has been included for removal of general solid waste where building roads and local parks over existing dwelling locations;

- Road composition to be as follows:
 - 50mm select fill;
 - 150mm DGS20;
 - 150mm DGB20;
 - 60mm AC20 and 40mm AC10;
- Shared pavement composition will be as follows:
 - 50mm select fill;
 - 100mm DGS20;
 - 150mm thick reinforced concrete pavement with exposed aggregate;
- Refer to Mitchell Brandtman estimates for full details of assumptions;
- Land acquisition rates have been based upon advice included in Hill PDA Update of St Leonards South Masterplan Review dated March/September 2020 and instructions received from Lane Cove Council;
- Indirect costs have been based on percentages outlined in IPART's Local Infrastructure Benchmark Costs Final Report, dated April 2014.

Yours Sincerely



MITCHELL BRANDTMAN

Matthew Kritzler
Partner

Attachment 1 – Estimate of Costs

The logo for the St Leonards South Precinct is a large, light green circle. Inside the circle are three vertical bars of varying heights and widths, also in light green. The bars are positioned such that they appear to be part of a larger, stylized architectural or urban design.

Attachment 1 Estimates

St Leonards South Precinct - Section 7.11 Contributions Plan
Contribution Plan Estimate - November 2020

Summary

Item	Qty	Unit	Rate	Direct Construction Costs	Indirect Construction Costs & Margin		Delivery, Design and Professional Fees		Contingency		Total
Land Acquisition											
Social											
New local park - acquisition of land for new local park	3,403	m²	\$ 8,500.00	\$ 28,925,500.00		N/A	1%	\$ 289,255.00		N/A	\$ 29,214,755.00
Sub Total				\$ 28,925,500.00		\$ -		\$ 289,255.00		\$ -	\$ 29,214,755.00
Works											
Social											
New Local Park - embellishment of acquired land	3,500	m²	\$ 635.00	\$ 2,223,302.00	14%	\$ 311,262.00	15%	\$ 380,185.00	10%	\$ 291,475.00	\$ 3,206,224.00
New Pocket Parks (x2) - embellishment of acquired land	2,345	m²	\$ 425.00	\$ 996,293.00	14%	\$ 139,481.00	15%	\$ 170,366.00	10%	\$ 130,614.00	\$ 1,436,754.00
New Community Facilities (x4) - fit-out to cold shells (built by others) for 2 new 450m² child care centres and 2 new 150m² community facilities	1,200	m²	\$ 1,635.00	\$ 1,962,000.00	16%	\$ 313,920.00	20%	\$ 455,184.00	10%	\$ 273,110.00	\$ 3,004,214.00
Newlands Park Expansion - closure of Canberra Ave adjoining Newslands Park and conversion to parkland to expand Newlands Park	3,500	m²	\$ 277.00	\$ 969,920.00	14%	\$ 135,789.00	15%	\$ 165,856.00	10%	\$ 127,157.00	\$ 1,398,722.00
Roads											
Berry Rd upgrade - including replacement of existing road, kerb and guttering	320	m	\$ 5,811.00	\$ 1,859,607.00	16%	\$ 297,537.00	15%	\$ 323,572.00	15%	\$ 372,107.00	\$ 2,852,823.00
Holdsworth Ave upgrade - including replacement of existing road, kerb and guttering	310	m	\$ 5,584.00	\$ 1,730,890.00	16%	\$ 276,942.00	15%	\$ 301,175.00	15%	\$ 346,351.00	\$ 2,655,358.00
Canberra Ave (north of Newlands Park) and Duntroon Ave upgrade - including replacing existing road, kerb and guttering	720	m	\$ 1,626.00	\$ 1,170,471.00	16%	\$ 187,275.00	15%	\$ 203,662.00	15%	\$ 234,211.00	\$ 1,795,619.00
Park Rd and Marshall Ave upgrade - including replacing existing road, kerb and guttering	465	m	\$ 1,961.00	\$ 911,761.00	16%	\$ 145,882.00	15%	\$ 158,646.00	15%	\$ 182,443.00	\$ 1,398,732.00
Shared paths - including demolition of existing footpaths and new shared pedestrian/cycling path to one side of Park Road, Berry Road, Holdsworth Road, Canberra Avenue and Marshall Avenue.	1,575	m	\$ 486.00	\$ 765,900.00	16%	\$ 122,544.00	15%	\$ 133,267.00	15%	\$ 153,257.00	\$ 1,174,968.00
Sub Total				\$ 12,590,144.00		\$ 1,930,632.00		\$ 2,291,913.00		\$ 2,110,725.00	\$ 18,923,414.00
Total				\$ 41,515,644.00		\$ 1,930,632.00		\$ 2,581,168.00		\$ 2,110,725.00	\$ 48,138,169.00

St Leonards South Precinct - Section 7.11 Contributions Plan
Contribution Plan Estimate - November 2020
New Local Park

Item	Qty	Unit	Rate	Sub-Total	Total
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 19,500.00	\$ 19,500.00	
Remove existing boundary fence and footing	8	Item	\$ 5,000.00	\$ 40,000.00	
Demolish existing medium size detached houses and clear lot (16 and 24 Park Road; and 19, 21, 23 and 25 Berry Road)	6	No	\$ 27,500.00	\$ 165,000.00	
Demolish existing small size attached and detached houses and clear lot (18, 18A and 20 Park Road)	3	No	\$ 19,000.00	\$ 57,000.00	
Clear lot without a dwelling (22 Park Road)	1	No	\$ 5,000.00	\$ 5,000.00	
Demolish Berry Lane	243	m ²	\$ 50.00	\$ 12,150.00	
Demolish kerb and gutter	97	m	\$ 27.00	\$ 2,619.00	
Strip topsoil over site and stockpile on site.	3,804	m ²	\$ 12.00	\$ 45,648.00	
Bulk earthworks allowance	1,902	m ³	\$ 40.00	\$ 76,080.00	
Respreading topsoil on site	3,804	m ²	\$ 16.00	\$ 60,864.00	
Allowance for removing debris, remediation and importing fill required for use as capping material (allow 40% of area)	3,044	t	\$ 140.00	\$ 426,160.00	
Allowance for retaining structures due to slope of the site	80	m	\$ 1,200.00	\$ 96,000.00	
Footpath Pavement					
Trim, regrade to required contours and compact	635	m ²	\$ 6.00	\$ 3,810.00	
Allow for base	635	m ²	\$ 16.00	\$ 10,160.00	
Concrete footpath including for exposed aggregate finish	622	m ²	\$ 145.00	\$ 90,190.00	
Bike path / shared zone marking to paths	622	m ²	\$ 12.00	\$ 7,464.00	
Extra over for 600mm concrete steeping pavers	23	m	\$ 420.00	\$ 9,660.00	
Playground Area Surface & Crushed Granite Surface					
Trim, regrade to required contours and compact	786	m ²	\$ 6.00	\$ 4,716.00	
Allow for base course	786	m ²	\$ 16.00	\$ 12,576.00	
Mix of hardstand and crushed granite surface	159	m ²	\$ 85.00	\$ 13,515.00	
Playground - older	272	m ²	\$ 85.00	\$ 23,120.00	
Natural play area	356	m ²	\$ 85.00	\$ 30,260.00	
Extra over for softfall to play areas	158	m ²	\$ 240.00	\$ 37,920.00	
Pergola					
Allow for pergola construction to complete.	65	m ²	\$ 550.00	\$ 35,750.00	
Stormwater					
Allow for stormwater drainage and pits complete, including excavation, bed, lay, joint, pipes, pits and backfill (may require line at low side of the park to stop water movement into adjacent dwellings.	1	Item	\$ 20,000.00	\$ 20,000.00	
Sewer					
Allow for sewer services complete, including excavation, bed, lay, joint, pipes, anchor blocks etc.	1	Item		Excluded	
Water					
Allow for connections to bubbler including connection to main and RZPD	1	Item	\$ 8,500.00	\$ 8,500.00	
Electricity					
Connection to main, main board and meter	1	Item	\$ 42,500.00	\$ 42,500.00	
Lighting to paths	10	No	\$ 12,500.00	\$ 125,000.00	
Lighting to playgrounds	1	Item	\$ 20,000.00	\$ 20,000.00	
Lighting to picnic area	1	Item	\$ 15,000.00	\$ 15,000.00	
Softscape					
Mounded turf including topsoil	1284	m ²	\$ 80.00	\$ 102,720.00	
Turf including topsoil	915	m ²	\$ 25.00	\$ 22,875.00	
Planted areas (allow extra over 20% to the above turf areas)	440	m ²	\$ 120.00	\$ 52,800.00	
Allowances for raingardens	120	m ²	\$ 650.00	\$ 78,000.00	
Edge	679	m	\$ 55.00	\$ 37,345.00	
Mature trees	28	No.	\$ 1,500.00	\$ 42,000.00	
Cultural					
Allowance for interpretive and public art	1	Item		Excluded	

St Leonards South Precinct - Section 7.11 Contributions Plan

Contribution Plan Estimate - November 2020

New Local Park

Item	Qty	Unit	Rate	Sub-Total	Total
Furniture					
Picnic table and bench seats	2	No.	\$ 5,500.00	\$ 11,000.00	
BBQs	2	No.	\$ 17,500.00	\$ 35,000.00	
Informal seats in playground	1	Item	\$ 15,000.00	\$ 15,000.00	
Children's play equipment	1	Item	\$ 85,000.00	\$ 85,000.00	
Informal/ natural playground	1	Item	\$ 110,000.00	\$ 110,000.00	
Shade structures	4	No.	\$ 20,000.00	\$ 80,000.00	
Rubbish bins	2	No.	\$ 5,500.00	\$ 11,000.00	
Miscellaneous park furniture	1	Item	\$ 15,000.00	\$ 15,000.00	
Bike racks	1	Item	\$ 4,400.00	\$ 4,400.00	
Signage	1	Item	\$ 5,000.00	\$ 5,000.00	
Subtotal Local Park	3,804	m²	\$ 584.46		\$ 2,223,302.00

St Leonards South Precinct - Section 7.11 Contributions Plan
Contribution Plan Estimate - November 2020
Pocket Parks

Item	Qty	Unit	Rate	Sub-Total	Total
Pocket Park 1 - Berry Road					
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 1,600.00	\$ 1,600.00	
Demolish existing footpath and stairs	45	m ²	\$ 120.00	\$ 5,400.00	
Strip topsoil over site and clear existing vegetation of weeds and unwanted trees	525	m ²	\$ 40.00	\$ 21,000.00	
Respreading topsoil on site	525	m ²	\$ 20.00	\$ 10,500.00	
Footpath Pavement					
Trim, regrade to required contours and compact	177	m ²	\$ 6.00	\$ 1,062.00	
Allow for base	177	m ²	\$ 16.00	\$ 2,832.00	
Concrete footpath including for exposed aggregate finish	177	m ²	\$ 145.00	\$ 25,665.00	
Extra over for concrete steps (4 sets of risers with restricted access)	6	m/r	\$ 3,500.00	\$ 21,000.00	
Allow for balustrades to steps	52	m	\$ 725.00	\$ 37,700.00	
Allow for retaining structures in steep terrain	52	m ²	\$ 1,625.00	\$ 84,500.00	
Landscaping					
Allow for upgrading turf area including topsoil and soil.	503	m ²	\$ 40.00	\$ 20,120.00	
New mature tree planting	5	No	\$ 1,500.00	\$ 7,500.00	
Allow for upgrading existing planting area.	539	m ²	\$ 120.00	\$ 64,680.00	
Electricity					
Allow for lighting to footpath	7	No	\$ 8,000.00	\$ 56,000.00	
Furniture					
Informal play equipment	1	Item	\$ 20,000.00	\$ 20,000.00	
Rubbish bins	1	No.	\$ 5,500.00	\$ 5,500.00	
Seating	2	No.	\$ 3,500.00	\$ 7,000.00	
Subtotal (Pocket Park 1)	525	m²	\$ 746.78		\$ 392,059.00
Pocket Park 2 - Holdsworth Avenue					
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 1,600.00	\$ 1,600.00	
Demolish existing footpath and stairs	113	m ²	\$ 120.00	\$ 13,560.00	
Strip topsoil over site and clear existing vegetation of weeds and unwanted trees	645	m ²	\$ 40.00	\$ 25,800.00	
Respreading topsoil on site	645	m ²	\$ 20.00	\$ 12,900.00	
Footpath Pavement					
Trim, regrade to required contours and compact	242	m ²	\$ 6.00	\$ 1,452.00	
Allow for base	242	m ²	\$ 16.00	\$ 3,872.00	
Concrete footpath including for exposed aggregate finish	242	m ²	\$ 145.00	\$ 35,090.00	
Extra over for concrete steps (6 sets of risers with restricted access)	9	m/r	\$ 3,500.00	\$ 31,500.00	
Allow for balustrades to steps	130	m	\$ 725.00	\$ 94,250.00	
Allow for retaining structures in steep terrain	130	m ²	\$ 1,625.00	\$ 211,250.00	
Landscaping					
Allow for upgrading turf area including topsoil and soil.	564	m ²	\$ 40.00	\$ 22,560.00	
New mature tree planting	5	No	\$ 1,500.00	\$ 7,500.00	
Allow for upgrading existing planting area.	320	m ²	\$ 120.00	\$ 38,400.00	
Electricity					
Allow for lighting to footpath	9	No	\$ 8,000.00	\$ 72,000.00	
Furniture					
Informal play equipment	1	Item	\$ 20,000.00	\$ 20,000.00	
Rubbish bins	1	No.	\$ 5,500.00	\$ 5,500.00	
Seating	2	No.	\$ 3,500.00	\$ 7,000.00	
Subtotal (Pocket Park 2)	645	m²	\$ 936.80		\$ 604,234.00

St Leonards South Precinct - Section 7.11 Contributions Plan
Contribution Plan Estimate - November 2020

Newlands Park Expansion

Item	Qty	Unit	Rate	Sub-Total	Total
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00
Demolish Canberra Avenue and remove road to natural subgrade	3,500	m ²	\$ 82.00	\$ 287,000.00	\$ 287,000.00
Demolish kerb and gutter	90	m	\$ 27.00	\$ 2,430.00	\$ 2,430.00
Bulk earthworks allowance	1,750	m ³	\$ 40.00	\$ 70,000.00	\$ 70,000.00
Hardstand					
Trim, regrade to required contours and compact for hardstand areas to picnic shelters	120	m ²	\$ 6.00	\$ 720.00	\$ 720.00
Allow for base course for hardstand areas to picnic shelters	120	m ²	\$ 16.00	\$ 1,920.00	\$ 1,920.00
Concrete for hardstand areas to picnic shelters	120	m ²	\$ 145.00	\$ 17,400.00	\$ 17,400.00
New kerb and gutter including deeplift asphalt	46	m	\$ 220.00	\$ 10,120.00	\$ 10,120.00
Stormwater					
Allow for stormwater drainage line including excavation, bed, lay, joint and backfill	70	m	\$ 600.00	\$ 42,000.00	\$ 42,000.00
New kerb inlet pits	3	No	\$ 5,500.00	\$ 16,500.00	\$ 16,500.00
Stormwater connection to existing pits	1	Item	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Subsoil drainage	46	m	\$ 55.00	\$ 2,530.00	\$ 2,530.00
Sewer					
Allow for sewer services complete, including excavation, bed, lay, joint, pipes, anchor blocks etc.	1	Item		Excluded	Excluded
Water					
Allow for connections to bubbler including connection to main and RZPD	2	No	\$ 8,500.00	\$ 17,000.00	\$ 17,000.00
Electricity					
Connection to main, main board and meter	1	Item	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00
Lighting to picnic area	2	No	\$ 15,000.00	\$ 30,000.00	\$ 30,000.00
Softscape					
Import clean fill to replace demolished road and bases	3500	m ²	\$ 35.00	\$ 122,500.00	\$ 122,500.00
Turf including topsoil	3500	m ²	\$ 25.00	\$ 87,500.00	\$ 87,500.00
Mature trees	59	No.	\$ 1,500.00	\$ 88,500.00	\$ 88,500.00
Furniture					
Picnic areas inclusive of shelter, picnic tables, BBQ and bubblers	2	No.	\$ 46,000.00	\$ 92,000.00	\$ 92,000.00
Rubbish bins	3	No.	\$ 5,500.00	\$ 16,500.00	\$ 16,500.00
Bike racks	1	Item	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00
Subtotal Local Park	3,500	m ²	\$ 277.12		\$ 969,920.00

St Leonards South Precinct - Section 7.11 Contributions Plan
Contribution Plan Estimate - November 2020
Roads and Stormwater

Item	Qty	Unit	Rate	Sub-Total	Total
Berry Road Reconstruction					
General					
Allowance for traffic management, pedestrian management, staging and maintaining access to lots during works	1	Item	\$ 242,558.00	\$ 242,558.00	
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 14,220.00	\$ 14,220.00	
Remove existing roundabout	1	Item	\$ 27,500.00	\$ 27,500.00	
Mill existing asphalt and excavate 400mm for new road (assume some material to be disposed as GSW)	3,360	m ²	\$ 108.00	\$ 362,880.00	
Demolish existing kerb and gutter	651	m	\$ 27.00	\$ 17,577.00	
Breakout and remove existing stormwater pipe and pits	490	m	\$ 160.00	\$ 78,400.00	
Road					
Trim, regrade to required contours and compact	3,360	m ²	\$ 5.00	\$ 16,800.00	
Allow for 50mm select fill subgrade (assume sourced from select excavated material)	3,360	m ²	\$ 12.00	\$ 40,320.00	
150mm thick DGS20 subbase	3,360	m ²	\$ 22.00	\$ 73,920.00	
150mm thick DGB20 base	3,264	m ²	\$ 22.00	\$ 71,808.00	
Primer seal	2,880	m ²	\$ 7.50	\$ 21,600.00	
60mm AC20 + 40mm thick AC10	692	t	\$ 272.00	\$ 188,224.00	
Extra over to construct cul-de-sac adjacent pocket park	1	Item	\$ 16,000.00	\$ 16,000.00	
Kerb and gutter including an allowance for vehicle crossings and backfilling	651	m	\$ 95.00	\$ 61,845.00	
Raised pedestrian crossing spanning 10.5m	53	m ²	\$ 240.00	\$ 12,600.00	
Upgrade intersection with Marshall Avenue (roundabout demolition measured elsewhere)	1	Item	\$ 50,000.00	\$ 50,000.00	
Stormwater					
Allow for stormwater drainage lines (allow for 1 length down the side of the road and crossovers every 25m on a diagonal) - assume average size 525mm dia RCP	490	m	\$ 465.00	\$ 227,850.00	
Kerb inlet pits	26	No	\$ 4,450.00	\$ 115,700.00	
Subsoil drainage behind kerb and gutter	651	m	\$ 55.00	\$ 35,805.00	
Street Lighting					
Street lights every 20m to one side of the road including conduits and 16mm ² cable	16	No	\$ 11,500.00	\$ 184,000.00	
Subtotal Berry Road	298	m	\$ 6,240.00		\$ 1,859,607.00

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Roads and Stormwater

Item	Qty	Unit	Rate	Sub-Total	Total
Holdsworth Avenue Reconstruction					
General					
Allowance for traffic management, pedestrian management, staging and maintaining access to lots during works	1	Item	\$ 225,769.00	\$ 225,769.00	
Demolition and Earthworks					
Sediment and erosion control	1	Item	\$ 13,920.00	\$ 13,920.00	
Mill existing asphalt and excavate 400mm for new road (assume some material to be disposed as GSW)	3,255	m ²	\$ 108.00	\$ 351,540.00	
Demolish existing kerb and gutter	631	m	\$ 27.00	\$ 17,037.00	
Breakout and remove existing stormwater pipe and pits	480	m	\$ 160.00	\$ 76,800.00	
Road					
Trim, regrade to required contours and compact	3,255	m ²	\$ 5.00	\$ 16,275.00	
Allow for 50mm select fill subgrade (assume sourced from select excavated material)	3,255	m ²	\$ 12.00	\$ 39,060.00	
150mm thick DGS20 subbase	3,255	m ²	\$ 22.00	\$ 71,610.00	
150mm thick DGB20 base	3,162	m ²	\$ 22.00	\$ 69,564.00	
Primer seal	2,790	m ²	\$ 7.50	\$ 20,925.00	
60mm AC20 + 40mm thick AC10	670	t	\$ 272.00	\$ 182,240.00	
Extra over to construct cul-de-sac adjacent pocket park	1	Item	\$ 16,000.00	\$ 16,000.00	
Kerb and gutter including an allowance for vehicle crossings and backfilling	631	m	\$ 95.00	\$ 59,945.00	
Raised pedestrian crossing spanning 10.5m	53	m ²	\$ 240.00	\$ 12,600.00	
Stormwater					
Allow for stormwater drainage lines (allow for 1 length down the side of the road and crossovers every 25m on a diagonal) - assume average size 525mm dia RCP	480	m	\$ 465.00	\$ 223,200.00	
Kerb inlet pits	26	No	\$ 4,450.00	\$ 115,700.00	
Subsoil drainage behind kerb and gutter	631	m	\$ 55.00	\$ 34,705.00	
Street Lighting					
Street lights every 20m to one side of the road including conduits and 16mm ² cable	16	No	\$ 11,500.00	\$ 184,000.00	
Subtotal Holdsworth Avenue	279	m	\$ 6,204.00		\$ 1,730,890.00

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Roads and Stormwater

Item	Qty	Unit	Rate	Sub-Total	Total
Asphalt Resurfacing of Full Road Width in Canberra Avenue and Duntroon Avenue Including New Stormwater Drainage, Kerb and Gutter and Street Lighting to Half Street Frontage of Canberra Avenue					
Demolition and Earthworks					
Mill - allow 40mm including traffic management	835	t	\$ 210.00	\$ 175,392.00	
Demolish kerb and gutter including sawcutting and removal of some asphalt to allow for constructing new	445	m	\$ 45.00	\$ 20,025.00	
Breakout and remove existing stormwater pipe and pits	445	m	\$ 150.00	\$ 66,750.00	
Road					
40mm thick AC10	835	t	\$ 270.00	\$ 225,504.00	
Kerb and gutter including deep asphalt pavement, allowance for vehicle crossings and backfilling	445	m	\$ 240.00	\$ 106,800.00	
Stormwater					
Allow for stormwater drainage lines (allow for 1 length down the side of the road and crossovers every 25m on a diagonal) - assume average size 525mm dia RCP	445	m	\$ 465.00	\$ 206,925.00	
Kerb inlet pits	18	No	\$ 4,450.00	\$ 80,100.00	
Subsoil drainage behind kerb and gutter	445	m	\$ 55.00	\$ 24,475.00	
Street Lighting					
Street lights every 20m to one side of the road including conduits and 16mm2 cable	23	No	\$ 11,500.00	\$ 264,500.00	
Subtotal Canberra Avenue and Duntroon Avenue					\$ 1,170,471.00
Asphalt resurfacing of Half Road Width in Park Road and Marshall Avenue Including New Stormwater Drainage, Kerb and Gutter and Street Lighting					
Demolition and Earthworks					
Mill - allow 40mm including traffic management	223	t	\$ 210.00	\$ 46,872.00	
Demolish kerb and gutter including sawcutting and removal of some asphalt to allow for constructing new	465	m	\$ 45.00	\$ 20,925.00	
Breakout and remove existing stormwater pipe and pits	465	m	\$ 150.00	\$ 69,750.00	
Road					
40mm thick AC10	223	t	\$ 270.00	\$ 60,264.00	
Kerb and gutter including deep asphalt pavement, allowance for vehicle crossings and backfilling	465	m	\$ 240.00	\$ 111,600.00	
Stormwater					
Allow for stormwater drainage lines (allow for 1 length down the side of the road and crossovers every 25m on a diagonal) - assume average size 525mm dia RCP	465	m	\$ 465.00	\$ 216,225.00	
Kerb inlet pits	19	No	\$ 4,450.00	\$ 84,550.00	
Subsoil drainage behind kerb and gutter	465	m	\$ 55.00	\$ 25,575.00	
Street Lighting					
Street lights every 20m to one side of the road including conduits and 16mm2 cable	24	No	\$ 11,500.00	\$ 276,000.00	
Subtotal Park Road and Marshall Avenue					\$ 911,761.00

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2.5m wide Shared Paths

Item	Qty	Unit	Rate	Sub-Total	Total
Berry Road Shared Way					
	335	m			
General					
Allowance for pedestrian management and maintaining access to lots during works	1	Item	\$ 7,899.00	\$ 7,899.00	
Demolition					
Demolish existing footpath	503	m ²	\$ 35.00	\$ 17,605.00	
Shared Way					
Trim, regrade to required contours and compact	838	m ²	\$ 8.50	\$ 7,123.00	
50mm select fill	838	m ²	\$ 6.00	\$ 5,028.00	
100mm thick DGS20 subbase	838	m ²	\$ 14.00	\$ 11,732.00	
2.5m wide shared way including an allowance for line marking	838	m ²	\$ 145.00	\$ 121,510.00	
Pram ramps for 2.5m wide shared path	1	No	\$ 1,250.00	\$ 1,250.00	
Subtotal Berry Road	838	m	\$ 199.00		\$ 167,119.00
Park Road Shared Way					
	330	m			
General					
Allowance for pedestrian management and maintaining access to lots during works	1	Item	\$ 7,446.00	\$ 7,446.00	
Demolition					
Demolish existing footpath	495	m ²	\$ 35.00	\$ 17,325.00	
Shared Way					
Trim, regrade to required contours and compact	825	m ²	\$ 8.50	\$ 7,012.50	
50mm select fill	825	m ²	\$ 6.00	\$ 4,950.00	
100mm thick DGS20 subbase	825	m ²	\$ 14.00	\$ 11,550.00	
2.5m wide shared way including an allowance for line marking	825	m ²	\$ 145.00	\$ 119,625.00	
Pram ramps for 2.5m wide shared path	2	No	\$ 1,250.00	\$ 2,500.00	
Subtotal Park Road	825	m	\$ 193.00		\$ 158,859.00
Holdsworth Avenue Shared Way					
	280	m			
General					
Allowance for pedestrian management and maintaining access to lots during works	1	Item	\$ 6,318.00	\$ 6,318.00	
Demolition					
Demolish existing footpath	420	m ²	\$ 35.00	\$ 14,700.00	
Shared Way					
Trim, regrade to required contours and compact	700	m ²	\$ 8.50	\$ 5,950.00	
50mm select fill	700	m ²	\$ 6.00	\$ 4,200.00	
100mm thick DGS20 subbase	700	m ²	\$ 14.00	\$ 9,800.00	
2.5m wide shared way including an allowance for line marking	700	m ²	\$ 145.00	\$ 101,500.00	
Pram ramps for 2.5m wide shared path	1	No	\$ 1,250.00	\$ 1,250.00	
Subtotal Holdsworth Avenue	700	m	\$ 191.00		\$ 133,918.00
Canberra Avenue Shared Way					
	450	m			
General					
Allowance for pedestrian management and maintaining access to lots during works	1	Item	\$ 10,154.00	\$ 10,154.00	
Demolition					
Demolish existing footpath	675	m ²	\$ 35.00	\$ 23,625.00	
Shared Way					
Trim, regrade to required contours and compact	1,125	m ²	\$ 8.50	\$ 9,562.50	
50mm select fill	1,125	m ²	\$ 6.00	\$ 6,750.00	
100mm thick DGS20 subbase	1,125	m ²	\$ 14.00	\$ 15,750.00	
2.5m wide shared way including an allowance for line marking	1,125	m ²	\$ 145.00	\$ 163,125.00	
Pram ramps for 2.5m wide shared path	2	No	\$ 1,250.00	\$ 2,500.00	
Subtotal Canberra Avenue	1,125	m	\$ 192.00		\$ 215,717.00

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2.5m wide Shared Paths

Item	Qty	Unit	Rate	Sub-Total	Total
Marshall Avenue Shared Way	180	m			
General					
Allowance for pedestrian management and maintaining access to lots during works	1	Item	\$ 4,062.00	\$ 4,062.00	
Demolition					
Demolish existing footpath	270	m ²	\$ 35.00	\$ 9,450.00	
Shared Way					
Trim, regrade to required contours and compact	450	m ²	\$ 8.50	\$ 3,825.00	
50mm select fill	450	m ²	\$ 6.00	\$ 2,700.00	
100mm thick DGS20 subbase	450	m ²	\$ 14.00	\$ 6,300.00	
2.5m wide shared way including an allowance for line marking	450	m ²	\$ 145.00	\$ 65,250.00	
Pram ramps for 2.5m wide shared path	4	No	\$ 1,250.00	\$ 5,000.00	
Subtotal Marshall Avenue	450	m	\$ 201.00		\$ 90,287.00