

DRAFT
DEVELOPMENT
CONTRIBUTIONS
PLAN

STRATHFIELD TRIANGLE DEVELOPMENT CONTRIBUTIONS PLAN

Date of Adoption: <<Enter Date>>
Effective Date: <<Enter Date>>

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PART A: INTRODUCTION AND SUMMARY SCHEDULES

Introduction

The City of Canada Bay Development Contributions Plan - Strathfield Triangle (the **Plan**) has been prepared to address anticipated demand for infrastructure generated by new development in the Strathfield Triangle.

This Plan has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation). In preparing the Plan Council has had regard to practice notes issued by the NSW Department of Planning in accordance with clause 26(1) of the EP&A Regulation.

Council has also taken into consideration the provisions of the Environmental Planning and Assessment Amendment Act 2008 (the EP&A Amendment Act) and the draft guidelines for local development contributions issued by the Department of Planning in December 2009. This Plan has been drafted to ensure compliance with the intent (but not the terminology) included in those draft amendments.

Summary of Contributions Rates

Table 1 below provides the summary schedule for contributions charges by development type. This table is provided as a summary table only, with more details contained in Part C of the Plan.

The contribution rates shown reflect the rates at the date that the Plan commenced. Rates are regularly adjusted for inflation in accordance with the provisions within Part B of this Plan. Applicants should inquire at the Council for information on the latest contribution rates.

Table 1: Development Contributions Strathfield Triangle - Summary table

Estimated Cost under Part 5 of the EP&A Act	Monetary Contribution Residential Development			
	Per Resident	Studio / One bedroom apartment	Two bedroom apartment	Three + bedroom apartment
Development Contribution (including sale of Chapman St)	\$6,565.26	\$8,469.18	\$12,473.99	\$16,610.10

Contributions rates included in this table must be paid in addition to those fees applicable under the Section 94 Development Contributions Plan for the Concord Area. The total development contribution per dwelling must not exceed \$20,000. Where the development contribution from the Concord Area and Strathfield Triangle Development Contribution Plans exceeds \$20,000, only a contribution of \$20,000 will be made.

This ensures consistency with the revised local development contributions policy, released by the State Government on the 4 June 2010. The Direction provides that a council must not impose a condition requiring a development contribution under section 94 of the EP&A Act that requires the payment of a monetary contribution of more than \$20,000 for each residential dwelling or for the purposes of residential subdivision, no more than \$20,000 for each lot.

Summary of Works Schedule

The facilities required as a consequence of, and to serve the demand generated by the anticipated development, together with the estimated cost of the identified works attributed to the s94 are summarised in Table 2. This table also indicates the staging of the works and priorities for expenditure. The Work Schedule Map in Part C indicates the location of the works.

Table 2 is compiled based on the draft amendment to the Canada Bay Local Environmental Plan for Strathfield Triangle, the subsequent Strathfield Triangle Development Control Plan and Public Domain Plan. These works should occur as part of the redevelopment of the precinct.

Table 2: Schedule of works

Item	Project Title	Description of works	Estimated cost	Staging/ threshold
Cooper Street & new link to Leicester Ave				
1	Civil Works	Demolish; waste disposal; construction; drainage; signage; line marking etc.	\$1,292,535	Stage 1
2	Service Adjustment	Service adjustments to water, gas main, electricity, telecommunication and sewer main	\$952,500	Stage 1
3	New road land acquisition	Acquisition of land for new road (1150m ²)	\$2,050,000	Stage 2
4	Civil works	Construction of road, traffic control device, pedestrian access etc.	\$313,320	Stage 2
Hills Road with laneways				
1	Land acquisition	Land acquisition for 6.0m wide access way (1150m ²)	\$2,179,076	Stage 3
2	Civil Works	Demolish; waste disposal; construction; drainage; signage; line marking etc.	\$290,300	Stage 3
New park incorporating Bakers Lane				
1	Land Acquisition	Purchase land for open space (1840m ²)	\$4,430,000	Stage 4
2	Civil works	Demolish, waste disposal, construct curb & gutter, topsoil & turf with suitable grass. (Excludes park embellishment)	\$65,550	Stage 4
Chapman Street				
1	Civil works	Demolish; waste disposal; construction; drainage; signage; line marking etc.	\$104,045	Stage 1
ESTIMATED TOTAL COSTS			\$11,677,326	

PART B: ADMINISTRATION

Name of the Plan

This contributions plan is the City of Canada Bay Contributions Plan - Strathfield Triangle.

Land to which this plan applies

This plan applies to land identified as the Strathfield Triangle, located within the Canada Bay local government area as shown on Map 1.

Map 1: Land to which this Plan applies



Purpose of the plan

The purpose of this plan is to:

- a) enable Council to levy a contribution under the Environmental Planning and Assessment Act to fund the proposed infrastructure works when granting consent to the carrying out of development on land to which this plan applies;
- b) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- c) ensure that adequate public facilities are provided for as part of any new development;
- d) authorise the council to impose conditions under section 94 (s94) of the Environmental Planning and Assessment Act 1979 when granting consent to development land to which this plan applies;
- e) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- f) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development;
- g) facilitate proper financial management and accountability for the expenditure of contributions received.

What plan does this contributions plan repeal?

This plan repeals the *City of Canada Bay Contributions Plan - Strathfield Triangle* adopted by Council on the 3 December 2002.

Commencement of the plan

This development contributions plan has been prepared pursuant to the provisions of s94 of the *EP&A Act* and Part 4 of the *EP&A Regulation* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

Payment of contributions

The payment of the development contribution must be made prior to the issuing of the Construction Certificate.

Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the EP&A Act and Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions had been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and that copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirements are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

Deferred/periodic payments

Council may accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- a) compliance with the provisions relating to when contributions are payable is considered unreasonable or unnecessary in the circumstances of the case;
- b) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works or land dedication; and
- c) deferment of payment or allowing periodic payments does not prejudice the timing or the manner of the provision of the public facility or service for which the contribution was required as outlined in the Capital Works Program.

The decision to accept a deferred or periodic payment is at the sole discretion of Council.

All requests to Council for deferred or periodic payments should be formulated in writing based on consultation with Council and forwarded to Council prior to the determination of a development application by Council.

Council may, if it decides to accept a deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian Bank for the contribution or the outstanding balance on condition that:

- a) The bank guarantee –
 - I. Requires the bank to pay the guaranteed amount unconditionally to Council where it so demands in writing not earlier than 6 months (or a term otherwise determined by Council) from provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates;
 - II. Prohibits the bank from having recourse to the applicant or other person entitled to act upon the consent or having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount;
 - III. Provides that the bank's obligations are discharged when either the payment is made to Council according to the terms of the bank guarantee, the related consent lapses or if Council otherwise notifies the bank in writing that the bank guarantee is no longer required; and
- b) The applicant pays interest to Council at the commercial interest rate on the total contribution required under this Plan on and from the date when the contribution would have been payable in accordance with this Plan.

Works in kind and the dedication of land

Council may accept an offer by an applicant to provide works in kind as full or partial payment of a contribution or the provision of a material public benefit in lieu of payment of a contribution.

Council may accept such alternatives in the following circumstances:

- a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- b) the standard of the works is to council's full satisfaction; and
- c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate the equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the council in determining the value of the works or land will be paid for by the applicant.

Monitoring and review

The contributions plan will be reviewed annually and amended as appropriate, with the review to include the proposed works and their cost. This review will include valuations sought for properties proposed for acquisition, to ensure that costs outlined in the Plan accurately reflect the expected cost at the time of purchase.

Contributions will be adjusted in accordance with the consumer price index (CPI).

Allowances for contributions paid

New works proposed replace works proposed under the existing Plan. Contributions levied under the *City of Canada Bay Contributions Plan - Strathfield Triangle* adopted by Council on the 3 December 2002, have been carried forward (including collected and approved funds) and deducted from required contributions under this Plan, prior to estimating development contributions payable.

Pooling of contributions

To provide a strategy for the orderly delivery of the infrastructure, this Plan authorises monetary s94 contributions paid for purposes within the Strathfield Triangle contributions plan to be pooled and applied (progressively or otherwise) to works outlined in the works schedule, provided in Part C of the Plan.

Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provision of the plan which applied at the date of determination of the application.

Administration

A Contributions Register will be maintained for this plan in accordance with the *Environmental Planning & Assessment Act Regulations 2000*, and may be inspected upon request. This Register will include:

- details of each consent for which contributions have been received;
- the date any contribution was received and its nature and extent; and
- the amounts spent in accordance with the plan.

At the end of each financial year, Council will make an annual statement available in respect of this Plan. This statement will include

- the opening and closing balances of money held by Council for the accounting period;
- the total amounts received by way of monetary contributions for the plans, and
- the total amounts spent in accordance with the plans.

In the instance that the cap of \$20,000 per dwelling, applied by State Government on the 4 June 2010 (Planning Circular PS 10-014) is exceeded, the full amount required by the Strathfield Triangle Development Contributions Plan will be allocated to this Plan. Contributions collected in addition to this Plan under the Concord Area Section 94 Development Contributions Plan will make up the balance.

PART C: STRATEGY PLANS

Need for the development contributions plan

The Strathfield Triangle has been nominated as a redevelopment area for medium to high density housing due to its strategic location close to transport and community facilities.

Amendments proposed under the Canada Bay Local Environment Plan and Development Control Plan for the Strathfield Triangle allows considerable growth in population within this precinct through these increased density provisions. The level of growth achievable under the new controls places additional significant demand on stormwater, road, transport facilities and open space. In order to ensure both existing and new residents from future development enjoy the same level of access to facilities and services, this Plan proposes the following works that are detailed in the Strathfield Triangle Public Domain Plan and Strathfield Triangle Development Control Plan:

- Construct a new section of Cooper Street running between Leicester Avenue and Chapman Street which includes the provision of traffic lights at the intersection of Leicester Avenue, widening of remaining section of Cooper Street and the closing of the redundant section at the bottom of Leicester Avenue;
- Upgrade Hilts Road with the provision of a pedestrian access way from Hilts Road to Leicester Avenue to provide increased permeability in and through the site;
- Acquire a new area of public open space at the corner of Hilts Road and Cooper Street with the inclusion of Bakers Lane;
- Construct a 6m wide rear lane to the properties that face Leicester Avenue to provide safe access to proposed development; and
- Drainage Works.

These works are all attributable to increased demand directly created by new development proposed in the Strathfield Triangle.

What development is subject to this contributions plan?

The Plan will levy new residential development located within the precinct outlined on Map 1.

Extensive consultation was undertaken with the local community to ensure the Strathfield Triangle is developed in accordance with community expectation. Community values and feedback gained through the consultation process have been incorporated into the Development Control Plan and Public Domain Plan, with infrastructure requirements detailed in the contributions plan.

To ensure existing residents are not hindered by additional population growth, and both existing and new residents from future development enjoy the same access to facilities, Council resolved to prepare this development contributions plan.

What formula is used to determine the contribution?

a) The formula used to determine the contributions for multi dwelling residential development are:

Total Contribution (CT) = \$Cap + \$Land - \$Econ - \$Road

THEN

Contribution per dwelling type (CDT) = CT/P*OR

Where:

Owner: Strategic Planning
Last Revised: 20/09/10

\$CAP = sum of capital costs for facilities which have been or which are to be provided.

\$Land = sum of land costs which have been or are to be acquired to provide the required facilities.

\$Econ = sum of any existing contributions which have been previously paid towards the provision of the public facility or are anticipated to be paid

\$Road = the sum received from the sale of Chapman Street

P = anticipated increase in population as a result of the new development.

OR = Occupancy rate for dwelling types.

b) For the purposes of calculating the contribution rates, the following components have been included:

- the capital costs of the proposed works;
- the cost of acquiring land at current average market prices; and
- the sale of land at current average market prices.

c) For the purposes of calculating contributions rates, the following components have been excluded:

- any development contributions which have been collected previously or are anticipated to be collected for the provision of work under the *City of Canada Bay Contributions Plan - Strathfield Triangle* which has not yet been expended;
- any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated work (deducted as \$Grant in the general formula);
- any recoverable work funding which has been provided for works which may have otherwise been provided under Section 94;
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service; and
- any facilities or services which may be required by the population, which another organisation or government agency is responsible for providing.

Assumptions

The following assumptions have been made under this Plan for the calculation of the development contributions:

Development yield

It is anticipated that there is opportunity for a maximum of 652 additional dwellings.

Table 3: Estimated apartment mix

Apartment mix	
Studio / one bedroom apartments	15%
Two bedroom apartments	70%
Three + bedroom apartments	15%

Table 4: Estimated apartment size

Apartment size	
Studio / one bedroom apartments	50m ²
Two bedroom apartments	70m ²
Three + bedroom apartments	95m ²

Table 5: Estimated occupancy rates

Occupancy rates per dwelling type	
Studio / one bedroom apartments	1.29
Two bedroom apartments	1.90
Three + bedroom apartments	2.53

Nexus and assessment of contributions

Causal nexus

The proposed infrastructure is an integral part of the redevelopment of the Strathfield Triangle and a requirement of the Roads and Traffic Authority.

The new vehicle and pedestrian intersection at Leicester Avenue will provide one of the main points of entry and exit to and from the Triangle, the new area of public open space, the rear lane adjacent to Leicester Avenue, the new pedestrian link from Hilts Road to Leicester and drainage works benefits all development within the Triangle and as such, a direct nexus between the development and the need for the proposed works is established.

Physical nexus

Development within the Triangle is neatly contained within Parramatta Road to the north, Leicester St to the east and Cooper Street to the south. As the proposed infrastructure benefits all proposed development within the Triangle a physical nexus is established.

Proposed Works

The proposed works are the:

- Acquisition of land.
- Construction of a new section of Cooper Street running between Leicester Avenue and Chapman Street which includes the provision of traffic lights at the intersection of Leicester Avenue, widening of remaining section of Cooper Street and the closing of the redundant section at the bottom of Leicester Avenue.
- Upgrade of Hilts Road with the provision of a pedestrian access way from Hilts Road to Leicester Avenue to provide increased permeability in and through the site.
- Construction of a new area of public open space at the corner of Hilts Road and Cooper Street with the inclusion of Bakers Lane.
- Construction of a 6m wide rear lane to the properties that face Leicester Avenue to provide safe access to proposed development.
- Drainage works.

The estimated cost of the proposed works, taking into consideration funds received from the sale of Chapman Street (estimated value \$2,600,000) is \$8,630,883.07 (excluding GST). Funds from the sale of Chapman Street will be directed specifically for the construction of road, as detailed on the schedule of works.

Apportionment

The full cost of the works is to be funded by development within the Strathfield Triangle and will be costed to the estimated development yield.

Funds received from development that was subject to the preceding *Section 94 Contributions Plan for the Strathfield Triangle (adopted by Council in 2002)*, have been carried forward and deducted from the total cost of this plan.

Land required for acquisition

The following map outlines those lots identified for compulsory acquisition, for works including:

- Lane way construction and new pedestrian path to link Leicester Avenue with Hills Road
- New recreational park including the consolidation of Bakers Lane
- Realignment of Cooper Street

Map 2: Land required for acquisition



Land proposed for sale

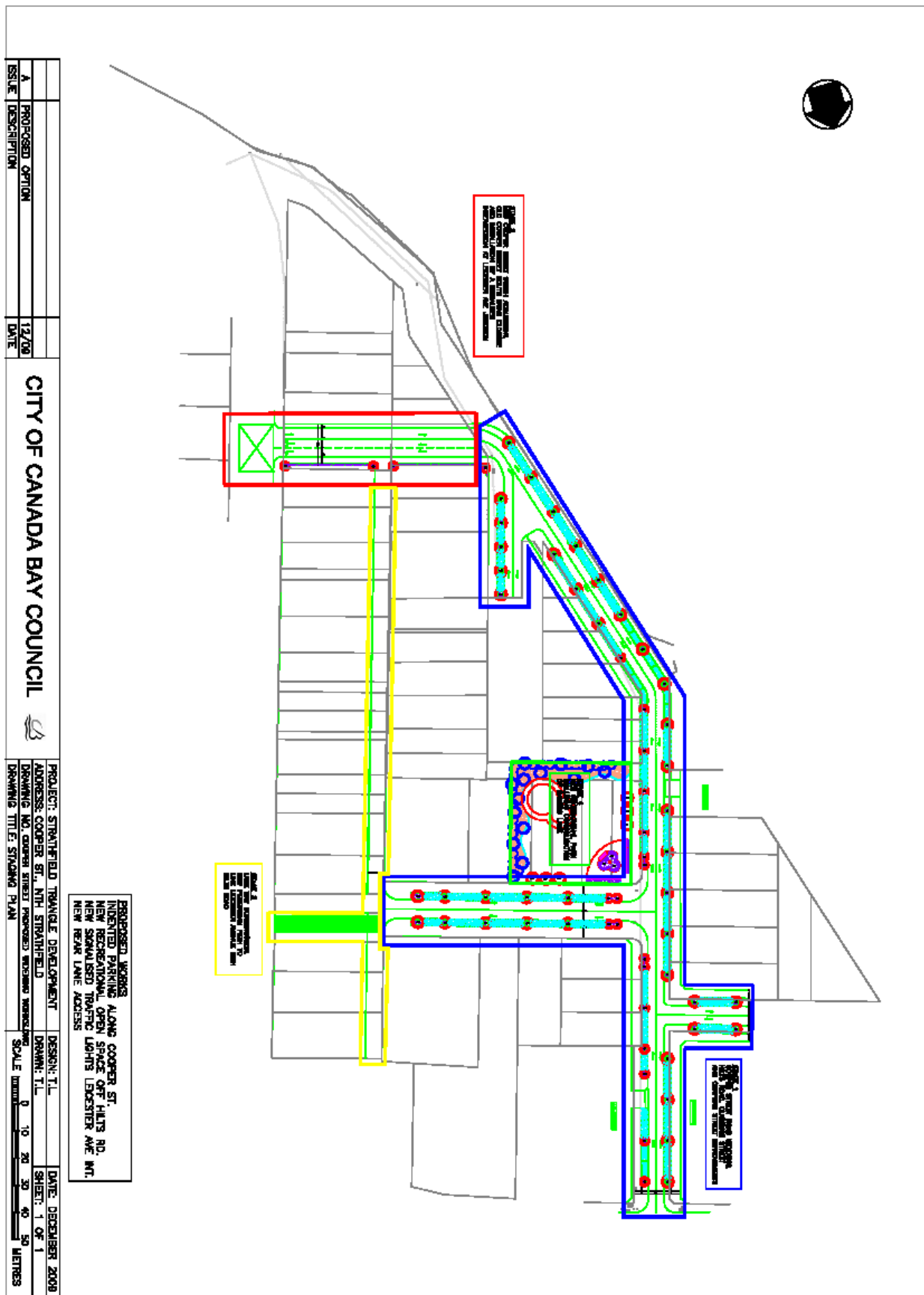
The following map outlines 1A Chapman Street, which has been closed and proposed for future sale:

Map 3: Land proposed for future sale



Strathfield Triangle Contributions Plan - Map

Map 4: Provides the location of works proposed under the Strathfield Triangle Development Contributions Plan



Schedule of works

The schedule lists the works to be funded by contributions collected under the provisions of this plan.

The works are proposed based on the draft amendment to the Canada Bay Local Environmental Plan for Strathfield Triangle, the subsequent Strathfield Triangle Development Control Plan and Public Domain Plan. These works should occur as part of the redevelopment of the precinct.

Table 6: Detailed schedule of works

				Revised 2/08/2010
Item	Description	Unit	Amount	Staging
COOPER STREET and NEW ROAD LINK TO LEICESTER AVE				
	COOPER STREET			
	CIVIL WORKS			
1	Establishment and De-establishment	Day	1000.00	Stage 1
2	Ongoing site costs	Day	18000.00	Stage 1
3	Pegging and Levelling	m	3850.00	Stage 1
4	Barricades and Safety Equipment	m	10000.00	Stage 1
5	Traffic Control	Day	108000.00	Stage 1
6	Sawcut (asphalt) 150mm deep	m	3100.00	Stage 1
7	Excavate and Stockpile (Other than rock)	m³	30000.00	Stage 1
8	Break up / remove existing bitumen pavement ROCK rates applied includes excavation but not disposal rate	m³	45000.00	Stage 1
9	Break up existing concrete footpath	m²	120000.00	Stage 1
10	Demolish and remove existing kerb and gutter	m	25550.00	Stage 1
11	Demolish and remove existing fences, walls	m³	11250.00	Stage 1
12	Remove existing significant trees	No	1400.00	Stage 1
13	Remove existing signs and stems	No	250.00	Stage 1
14	Load waste material excl. stockpile	m³	13250.00	Stage 1
15	Cart/remove excavated material to tip	m³	13250.00	Stage 1
16	Disposal charge (recyclable)	T	13875.00	Stage 1
17	Disposal charge (non-recyclable)	T	8500.00	Stage 1
18	Import clean fill, topsoil, mulch, mix	m²	5175.00	Stage 1
19	Plant new mature trees	No	15000.00	Stage 1
20	Topsoil and turf with suitable grass	m²	100000.00	Stage 1
21	Road base 150 thick DBG20 supply compact	m²	85000.00	Stage 1
22	Bitumen surfacing 50 thick AC10	m²	105000.00	Stage 1
23	Construct 150 high concrete kerb and gutter	m	55250.00	Stage 1
24	Construct concrete footpath slab standard width	m²	220000.00	Stage 1
25	Construct concrete driveways and laybacks	m²	17000.00	Stage 1
26	Install new regulatory signs and stems	No	3800.00	Stage 1
27	Linemarking	m	46500.00	Stage 1
28	Construct concrete pedestrian pram ramp	m²	3060.00	Stage 1
29	Supply, deliver, join, lay 375 RCP pipe	m	160000.00	Stage 1
30	Construct new kerb inlet pits 1.8 EKI	No	36000.00	Stage 1
31	House stormwater pipe connections	No	4400.00	Stage 1
32	Construct concrete dish drain or equivalent	m	10075.00	Stage 1
	CIVIL WORKS TOTAL		\$ 1,292,535.00	
	SERVICE ADJUSTMENT			
33	Service adjustments water main	Item	10000.00	Stage 1
34	Service adjustments o/h to u/g electricity	3	912500.00	Stage 1
35	Service adjustments gas main	Item	10000.00	Stage 1
36	Services adjustments telecommunication	Item	10000.00	Stage 1
37	Service adjustments sewer main	Item	10000.00	Stage 1
	SERVICE ADJUSTMENT TOTAL		\$ 952,500.00	

				Revised 2/08/2010
Item	Description	Unit	Amount	Staging
COOPER STREET and NEW ROAD LINK TO LEICESTER AVE				
	NEW ROAD			
	LAND ACQUISITION			
38	Land Acquisition for new road (1150m ²)	Item	\$ 2,050,000.00	
	CIVIL WORKS			
39	Topsoil and turf with suitable grass	m ²	9250.00	Stage 2
40	Road base 150 thick DBG20 supply compact	m ²	19500.00	Stage 2
41	Bitumen surfacing 50 thick AC10	m ²	23400.00	Stage 2
42	Linemarking	m	15000.00	Stage 2
43	Installation of signalised traffic control device	No	200000.00	Stage 2
44	Construct concrete pedestrian pram ramp	m ²	170.00	Stage 2
45	Supply, deliver, join, lay 375 RCP pipe	m	40000.00	Stage 2
46	Construct new kerb inlet pits 1.8 EKI	No	6000.00	Stage 2
	CIVIL WORKS TOTAL		\$ 313,320.00	
			\$ 4,608,355.00	

			Revised 2/08/2010	
Item	Description	Unit	Amount	Staging
HILTS ROAD WITH LANEWAYS				
	LAND ACQUISITION			
1	Land acquisition for 6.0m wide access way (1150m ²)	Item	\$ 2,179,076.00	Stage 3
	CIVIL WORKS			
2	Establishment and De-establishment	Day	500.00	Stage 3
3	Ongoing site costs	Day	2000.00	Stage 3
4	Pegging and Levelling	m	950.00	Stage 3
5	Barricades and Safety Equipment	m	400.00	Stage 3
6	Traffic Control	Day	12000.00	Stage 3
7	Excavate and Stockpile (Other than rock)	m ³	6000.00	Stage 3
8	Break up / remove existing bitumen pavement ROCK rates applied includes excavation but not disposal rate	m ³	11500.00	Stage 3
9	Break up existing concrete footpath	m ²	14250.00	Stage 3
10	Demolish and remove existing kerb and gutter	m	6650.00	Stage 3
11	Demolish and remove existing fences, walls	m ³	7500.00	Stage 3
12	Remove existing signs and stems	No	100.00	Stage 3
13	Load waste material excl. stockpile	m ³	3150.00	Stage 3
14	Cart/remove excavated material to tip	m ³	3150.00	Stage 3
15	Disposal charge (recyclable)	T	3000.00	Stage 3
16	Disposal charge (non-recyclable)	T	2000.00	Stage 3
17	Import clean fill, topsoil, mulch, mix	m ²	6000.00	Stage 3
18	Topsoil and turf with suitable grass	m ²	10000.00	Stage 3
19	Road base 150 thick DBG20 supply compact	m ²	28750.00	Stage 3
20	Bitumen surfacing 50 thick AC10	m ²	34500.00	Stage 3
21	Construct 150 high concrete kerb and gutter	m	12350.00	Stage 3
22	Construct concrete footpath slab standard width	m ²	19000.00	Stage 3
23	Construct concrete driveways and laybacks	m ²	1700.00	Stage 3
24	Install new regulatory signs and stems	No	1000.00	Stage 3
25	Linemarking	m	15000.00	Stage 3
26	Construct concrete pedestrian pram ramp	m ²	850.00	Stage 3
27	Supply, deliver, join, lay 375 RCP pipe	m	80000.00	Stage 3
28	Construct new kerb inlet pits 1.8 EKI	No	6000.00	Stage 3
29	House stormwater pipe connections	No	2000.00	Stage 3
	CIVIL WORKS TOTAL		\$ 290,300.00	
			\$ 2,469,376.00	

			Revised 2/08/2010	
Item	Description	Unit	Amount	Staging
	NEW PARK INCORPORATING BAKERS LANE			
	LAND ACQUISITION			
1	Purchase Land for open space (1840m²)	Item	\$ 4,430,000.00	
	CIVIL WORKS			
2	Establishment and De-establishment	Day	500.00	Stage 4
3	Ongoing site costs	Day	500.00	Stage 4
4	Barricades and Safety Equipment	m	800.00	Stage 4
5	Traffic Control	Day	10800.00	Stage 4
6	Excavate and Stockpile (Other than rock)	m³	2400.00	Stage 4
7	Break up / remove existing bitumen pavement ROCK rates applied includes excavation but not disposal rate	m³	4000.00	Stage 4
8	Demolish and remove existing kerb and gutter	m	4200.00	Stage 4
9	Demolish and remove existing fences, walls	m³	11250.00	Stage 4
10	Load waste material excl. stockpile	m³	500.00	Stage 4
11	Cart/remove excavated material to tip	m³	500.00	Stage 4
12	Disposal charge (recyclable)	T	600.00	Stage 4
13	Disposal charge (non-recyclable)	T	400.00	Stage 4
14	Topsoil and turf with suitable grass	m²	1500.00	Stage 4
15	Road base 150 thick DBG20 supply compact	m²	9000.00	Stage 4
16	Bitumen surfacing 50 thick AC10	m²	10800.00	Stage 4
17	Construct 150 high concrete kerb and gutter	m	7800.00	Stage 4
	CIVIL WORKS TOTAL		\$ 65,550.00	
			\$ 4,495,550.00	
	CHAPMAN STREET			
	CIVIL WORKS			
1	Establishment and De-establishment	Day	500.00	Stage 1
2	Ongoing site costs	Day	2000.00	Stage 1
3	Barricades and Safety Equipment	m	2500.00	Stage 1
4	Traffic Control	Day	120.00	Stage 1
5	Excavate and Stockpile (Other than rock)	m³	9000.00	Stage 1
6	Break up / remove existing bitumen pavement ROCK rates applied includes excavation but not disposal rate	m³	15000.00	Stage 1
7	Demolish and remove existing kerb and gutter	m	3850.00	Stage 1
8	Demolish and remove existing fences, walls	m³	8250.00	Stage 1
9	Load waste material excl. stockpile	m³	1500.00	Stage 1
10	Cart/remove excavated material to tip	m³	1500.00	Stage 1
11	Disposal charge (recyclable)	T	2250.00	Stage 1
12	Disposal charge (non-recyclable)	T	1500.00	Stage 1
13	Topsoil and turf with suitable grass	m²	3750.00	Stage 1
14	Road base 150 thick DBG20 supply compact	m²	10000.00	Stage 1
15	Bitumen surfacing 50 thick AC10	m²	12000.00	Stage 1
16	Construct 150 high concrete kerb and gutter	m	7150.00	Stage 1
17	Construct concrete footpath slab standard width	m²	11000.00	Stage 1
18	Construct concrete driveways and laybacks	m²	425.00	Stage 1
19	Install new regulatory signs and stems	No	500.00	Stage 1
20	Linemarking	m	11250.00	Stage 1
	Total Chapman Lane	\$	104,045.00	