



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

Strathfield Triangle Contributions Estimate

Strathfield Triangle Contributions Estimate

Prepared for:
Ethos Urban

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Contents

1	INTRODUCTION	3
2	INFORMATION USED	3
3	COST SUMMARY	4
4	SCOPE OF WORKS	5
5	INDIRECT COSTS	8
6	SCHEDULE OF EXCLUSIONS	9
7	SCHEDULE OF ASSUMPTIONS	9
	APPENDIX A – COST ESTIMATE	10



1 INTRODUCTION

As requested by Ethos Urban, Mitchell Brandtman has developed the cost estimates for Strathfield Triangle to be included in the contribution plan. The estimates are based on design requirements provided to Mitchell Brandtman including council strategies, design manuals, plans and specifications.

The local council contribution costs include the following:

- Phase 1 – Central Park Works
- Phase 2 – Bakers Lane Shared Zone
- Phase 3 – Through-Site Links
- Phase 4 – Cooper Street North
- Phase 5 – Cooper Street South
- Phase 6 – Signalised Intersection between Cooper St & Leicester Ave

2 INFORMATION USED

The following documentation and information has been used in the preparation of the Contribution Estimate:

- Ethos Urban – Strathfield Triangle Public Domain Plan Concept Design, dated 9 January 2020 (L-101 through to 105);
- Ethos Urban – Public Domain Plan, dated 20 December 2019;
- City of Canada Bay – Strathfield Triangle Planning and Urban Design Review, dated 1 May 2019;
- AEC Group – Strathfield Triangle Land Economics Analysis, dated January 2019;
- Stowe Australia – Network Augmentation in Cooper Street, Strathfield, Revision 0, dated 28 February 2018 (SC13060- Sheets 1 through to 7);
- Stowe Australia – Preliminary Lighting Concept Design, Revision 1, dated 27 February 2018 (369709- Sheets 1 through to 3);
- Taylor Thomson Whitting – Strathfield Triangle Civil Drawings, dated 1 July 2016, (131373-C00 through to C26);
- Silk Consulting Landscape Architects – Strathfield Triangle Sketch Design dated 17 December 2015 (L-100 through to -104);
- City of Canada Bay – Strathfield Triangle Public Domain Plan, dated 30 May 2014;
- City of Canada Bay – Strathfield Triangle Development Contributions Plan, dated 30 May 2014;
- Ethos Urban Email dated 01/04/2020 with a request to include treatments for an Urban Plaza on Cooper St;
- Ethos Urban Email dated 22 October 2020 detailing examples for the pavilion and amenity block proposed for Central Park.



3 COST SUMMARY

Work Phases	Direct Cost + Preliminaries	Delivery and Design Fees	Contingency	Cost Including Contingency
Phase 1 - Central Park Works	\$ 2,093,321	\$ 160,000	\$ 337,998	\$ 2,591,319
Phase 2 - Bakers Lane Shared Zone (including North-South Through-Site Links)	\$ 2,742,336	\$ 297,000	\$ 607,867	\$ 3,647,204
Phase 3 - Through-Site Links (including Leicester Street)	\$ 1,210,411	\$ 183,000	\$ 278,682	\$ 1,672,093
Phase 4 - Cooper Street North (including Clarence Street & Hiltz Road)	\$ 3,581,653	\$ 389,000	\$ 794,131	\$ 4,764,784
Phase 5 - Cooper Street South	\$ 4,445,850	\$ 347,000	\$ 958,570	\$ 5,751,420
Phase 6 - Cooper Street & Leicester Street Intersection	\$ 2,815,469	\$ 290,000	\$ 621,094	\$ 3,726,562
Total (excluding GST)	\$ 16,889,041	\$ 1,666,000	\$ 3,598,342	\$ 22,153,383



4 SCOPE OF WORKS

The following table details the scope of direct construction costs included in the Contribution Estimate:

Phase 1 – Central Park Works	Requirements have been based on the Ethos Urban 'Phase 1 Central Park Concept Plan' dated 9th January 2020. The works include soil and water management, clearing, stripping topsoil, bulk earthworks, subsoil drainage, park lighting and landscaping. Playground equipment and shade sails have been allowed within the playground area. Furniture and fixtures including picnic shelters, tables, benches, BBQ unit, drinking fountain, bins have been included. A 2m footpath have been included within the park for the circuit path. Softworks include imported topsoil, trees and shrubs and groundcover plantings. Architectural designed pavilion shelter and amenity block will be installed in the park. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.
Phase 2 – Bakers Lane Shared Zone	Requirements have been based on the Ethos Urban 'Phase 2 Bakers Lane Shared Zone' dated 9th January 2020. The works include demolition of existing residential structures, soil and water management, clearing, stripping topsoil, bulk earthworks, subsoil drainage, street lighting and landscaping. Works within the shared zone includes a permeable unit pavement for vehicles. A pedestrian grade permeable concrete unit pavement including subbase and base works has been allowed for the shared pedestrian and bicycle laneway. 5m high street poles have been allowed. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.
Phase 3 – Through-Site Links	Requirements have been based on the Ethos Urban 'Phase 3 Through-Site Links' dated 9th January 2020.



Strathfield Triangle Cost Estimate

	The works include demolition of existing residential structures, soil and water management, clearing, stripping topsoil, bulk earthworks, subsoil drainage, street lighting and landscaping. A pedestrian grade permeable concrete unit pavement including subbase and base works has been allowed for the shared pedestrian and bicycle laneway. 5m high street poles have been allowed. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.
Phase 4 – Cooper Street North	Requirements have been based on the Ethos Urban 'Phase 4 Cooper Street North Concept Plan' dated 9th January 2020. The works include soil and water management, clearing, stripping topsoil, bulk earthworks, road bases, asphaltic concrete, line marking, signage, kerb and gutter, stormwater, subsoil drainage, street lighting and landscaping. The road carriageway is to be 11.1m consisting of 2 x 3.25m travel lanes, 2 x 2.3m parking lanes including kerb and gutter. The composition is to be subgrade replacement where required, 350mm subbase, 150mm base, single coat low cutter seal and 50mm asphaltic concrete. Roads are to be line marked and street signage is to be installed. 5m high street poles have been allowed. Street trees and garden plantings have been included. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.



Strathfield Triangle Cost Estimate

Phase 5 – Cooper Street South	Requirements have been based on the Ethos Urban 'Phase 5 Cooper Street South Concept Plan' dated 9th January 2020. The works include demolition of existing residential structures, soil and water management, clearing, stripping topsoil, bulk earthworks, road bases, asphaltic concrete, line marking, signage, kerb and gutter, stormwater, subsoil drainage, street lighting and landscaping. The road carriageway is to be 8.8m consisting of 2 x 3.25m travel lanes, 1 x 2.3m parking lanes including kerb and gutter. The composition is to be subgrade replacement where required, 350mm subbase, 150mm base, single coat low cutter seal and 50mm asphaltic concrete. Roads are to be line marked and street signage is to be installed. 5m high street poles have been allowed. Street trees and garden plantings have been included. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.
Phase 6 – Signalised Intersection between Cooper St & Leicester Ave	Requirements have been based on the Ethos Urban 'Phase 6 Signalised Intersection' dated 9th January 2020. The works include demolition of existing residential houses, soil and water management, clearing, stripping topsoil, bulk earthworks, road bases, asphaltic concrete, line marking, signage, kerb and gutter, storm water, subsoil drainage, street lighting and landscaping. The road carriageway is to be 11m consisting of 2 x 3.25m travel lanes, 2 x 2.3m parking lanes including kerb and gutter. The composition is to be subgrade replacement where required, 350mm subbase, 150mm base, single coat low cutter seal and 50mm asphaltic concrete. Roads are to be line marked and street signage is to be installed. A 3-way traffic signalisation has been allowed including supply of power, RMS design and WAD fees. 5m high street poles have been allowed. Street trees and garden plantings have been included. Refer to Mitchell Brandtman detailed estimate for full details of inclusions.



5 INDIRECT COSTS

The following table details the scope of indirect costs included in the Contribution Estimate:

Preliminaries	Preliminaries have been included for indirect construction costs associated with preparation of traffic and pedestrian management plans and control, site fencing and barriers, 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, insurances, craneage, scaffolding, supervision, subcontractor management, management and demobilisation.
Margin	Margin has been included for all profit to procure works.
Long Service Levy (LSL)*	0.35% has been included for all long service levy payable on all construction projects.
Professional Fees*	Professional fees includes for the contracting of consultants including surveyors, planners, architects, civil engineers, structural engineers, landscape architects, services engineers, geotechnical engineers and other specialists.
Environmental Approvals *	An allowance for work required under the EPA Act, including planning assessments, to gain approvals through local council and NSW Government if required.
Project Management*	Project management fees has been allowed for delivering the project.
Contingency	Contingency has been based on IPART benchmark cost guide.

* Indirect costs have been based upon advice provided by Council



6 SCHEDULE OF EXCLUSIONS

The following exclusions have been made in the preparation of the Contribution Estimate:

- Acquisition costs;
- Costs associated with archaeology and heritage;
- Removal of excess spoil from the site;
- Non-destructive excavation;
- Excavation in rock;
- Remediation of the site including removal of asbestos, restricted and hazardous waste including on-site stabilisation of contaminated material;
- Water management including gross pollutant traps, wetlands, water quality devices, swales, connecting pipework and culverts;
- Authority services to roads other than street lighting;
- Authority fees and charges;
- Escalation beyond November 2020;
- GST.

7 SCHEDULE OF ASSUMPTIONS

The following assumptions have been made in the preparation of the Contribution Estimate:

- Work will be tendered on a competitive basis as the cost we have included have been benchmarked against similar projects;
- Bulk earthworks quantities to form levels;
- Allowance for subgrade replacement;
- Street lighting requirements;
- Allowance for services relocation and protection on existing road upgrades;
- Refer to Mitchell Brandtman estimates for full details of assumptions;
- Indirect costs have been based upon advice provided by Council.



APPENDIX A COST ESTIMATE

COST SUMMARY

Strathfield Triangle Precinct - Public Domain Plan

Work Phases	Direct Cost + Preliminaries	Delivery and Design Fees	Contingency	Cost Including Contingency
Phase 1 - Central Park Works	\$ 2,093,321	\$ 160,000	\$ 337,998	\$ 2,591,319
Phase 2 - Bakers Lane Shared Zone (including North-South Through-Site Links)	\$ 2,742,336	\$ 297,000	\$ 607,867	\$ 3,647,204
Phase 3 - Through-Site Links (including Leicester Street)	\$ 1,210,411	\$ 183,000	\$ 278,682	\$ 1,672,093
Phase 4 - Cooper Street North (including Clarence Street & Hiltz Road)	\$ 3,581,653	\$ 389,000	\$ 794,131	\$ 4,764,784
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Total (excluding GST)	\$ 16,889,041	\$ 1,666,000	\$ 3,598,342	\$ 22,153,383

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
Phase 1 - Central Park Works						
CP1	1.0	Preliminaries				
CP1.01	1.1	Site establishment and set out of works	1	item	\$ 125,983.62	\$ 125,983.62
CP1.02	1.2	Traffic management as required	1	item	\$ 14,040.00	\$ 14,040.00
CP1.03	1.3	Night work as required	1	item	\$ -	\$ -
CP1.04	1.4	Protection fencing and barriers as required	1	item	\$ 7,916.40	\$ 7,916.40
CP1.05	1.5	Soil and water management	1	item	\$ 6,987.60	\$ 6,987.60
CP2	2.0	Demolition & Groundworks				
CP2.01	2.1	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 280,000.00	\$ 280,000.00
CP2.02	2.2	Tree removal as required	1	item	\$ 11,450.70	\$ 11,450.70
CP2.03	2.3	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 92,367.00	\$ 92,367.00
CP3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
CP3.01	3.1	All works required for the relocation of existing services.	1	item	\$ 116,198.93	\$ 116,198.93
CP3.02	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ 5,884.52	\$ 5,884.52
CP3.03	3.3	All works required for the installation of street lighting.	1	item	\$ -	\$ -
CP3.04	3.4	All works required for road line markings, signalised crossings, driveway laybacks, pram crossings and street signage.	1	item	\$ 1,566.00	\$ 1,566.00
CP4	4.0	Pavements				
CP4.01	4.1	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to Council Standards	475	m2	\$ 122.27	\$ 58,077.00
CP4.02	4.2	Supply and install rubber softfall pavement to playground area including all sub-base and subgrade works to future detail and specification. Assume EPDM Rubber Wet Pour Surfacing.	203	m2	\$ 221.40	\$ 44,944.20

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CP5	5.0	Furniture & Fixtures				
CP5.01	5.1	Supply and install picnic shelters to manufacturers specification. Assume 'K-303, 5x5m, Landmark Peninsula series shelter'. Include supply and install 5x5m pedestrian grade concrete slab.	2	item	\$ 32,340.60	\$ 64,681.20
CP5.02	5.2	Supply and install table and bench picnic settings to Council and manufacturers specification: Product Name: Emerdyn VALLETTA SETTINGS Product id: EM077, EM078 and EM079 Standard Specifications: Length: 1800mm Battens: hardwood timber 63 x 30mm,oiled Frame: steel Finish: powder coated frame Fixture: surface, sub-surface, inground Armrests: No	2	item	\$ 4,500.00	\$ 9,000.00
CP5.03	5.3	Supply and install BBQ unit to manufacturers specification. Assume 'MOD-G-2.2 - Christie Modular Series Double Barbecue'. Include supply and install concrete slab.	1	item	\$ 11,085.66	\$ 11,085.66
CP5.04	5.4	Supply and install park seats to Council and manufacturers specification: Product Name: Emerdyn VALLETTA SEAT Product id: EM078 Standard Specifications: Length: 1800mm Battens: composite battens 63 x 30mm Frame: steel Finish: powder coated frame Fixture: surface, sub-surface, inground Armrests: yes	5	item	\$ 2,012.58	\$ 10,062.90
CP5.05	5.5	Supply and install drinking fountain manufacturers specification. Assume 'Landmark Foreshore Drinking Fountain'. Include water supply and drainage works.	1	item	\$ 9,000.00	\$ 9,000.00
CP5.06	5.6	Supply and install bin surrounds to manufacturers specification. Assume 'Landmark 240L Roadside Bin Surround - Standard & Recycle)	2	item	\$ 3,743.17	\$ 7,486.34
CP5.07	5.7	Supply and install playground equipment to future detail & specification.	1	item	\$ 378,000.00	\$ 378,000.00
CP5.08	5.8	Supply and install playground shade sail structure to future detail & specification. Assume 5x5m engineered shade structure.	2	item	\$ 22,500.00	\$ 45,000.00
CP5.09	5.9	Supply and install park signage to future detail & specification.	1	item	\$ 10,000.00	\$ 10,000.00
CP5.10	5.10	Supply and install park lights to future detail and specification. Include all footings, fixtures and electrical works.	5	item	\$ 6,438.53	\$ 32,192.64

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CP5.11	5.11	Architectural designed pavilion shelter including lighting	125	m2	\$ 1,530.00	\$ 191,250.00
CP5.12	5.12	Architectural designed amenity block including storage, accessibl toilet, sink and tap, hydraulic and electrical connection	32	m2	\$ 8,950.00	\$ 286,400.00
CP6	6.0	Softscape Works				
CP6.01	6.1	Supply and install Buffalo Turf to Australian Standard. Include 150mm depth imported organic top soil to Australian Standard. Include trim and cultivation and subgrade preparation by ripping to 100mm depth.	1051	m2	\$ 20.52	\$ 21,566.52
CP6.02	6.2	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	1155	m2	\$ 39.42	\$ 45,530.10
CP6.03	6.3	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	1155	m2	\$ 35.10	\$ 40,540.50
CP6.04	6.4	Supply and install 400L trees	21	no.	\$ 2,700.00	\$ 56,700.00
CP6.05	6.5	Supply and install 200L trees	4	no.	\$ 1,296.00	\$ 5,184.00
CP6.06	6.6	Supply and install 75L trees	15	no.	\$ 864.00	\$ 12,960.00
CP6.07	6.7	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	1155	m2	\$ 71.28	\$ 82,328.40
CP10	10.0	Establishment & Maintenance				
CP10.01	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 8,936.95	\$ 8,936.95
		Phase 1 - Central Park Works Direct Construction Costs				\$ 2,093,321.17
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 160,000.00	\$ 160,000.00
		Plan Administration	1.5%	Perc		Included
		Contingency (IPART Page 51 - 15%)	15%	Perc	\$ 2,253,321.17	\$ 337,998.18
		Phase 1 - Central Park Works Total (excl. GST)				\$ 2,591,319.35
		Phase 2 - Bakers Lane Shared Zone (including North-South Through-Site Links)				
BL1	1.0	Preliminaries				
BL1.1	1.1	Site establishment and set out of works	1	item	\$ 134,844.48	\$ 134,844.48
BL1.2	1.2	Traffic management as required	1	item	\$ 25,000.00	\$ 25,000.00
BL1.3	1.3	Night work as required	1	item	\$ -	\$ -
BL1.4	1.4	Protection fencing and barriers as required	1	item	\$ 23,954.40	\$ 23,954.40
BL1.5	1.5	Soil and water management	1	item	\$ 17,722.80	\$ 17,722.80

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
BL2	2.0	Demolition & Groundworks				
BL2.1	2.1	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 320,000.00	\$ 320,000.00
BL2.2	2.2	Tree removal as required	1	item	\$ 19,010.70	\$ 19,010.70
BL2.3	2.3	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 77,733.68	\$ 77,733.68
BL3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
BL3.1	3.1	All works required for the relocation of existing services.	1	item	\$ 293,166.00	\$ 293,166.00
BL3.2	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ 79,737.41	\$ 79,737.41
BL3.3	3.3	Supply and install street lighting to Council standard and specification: Product Type: AuSwitch Lights to match Rhodes Lights Model No.: Aus-GL-002 Power: 70W LED Type: Bridgelux Driver brand: Meanwell/SAA approval Material: Aluminium 1.5mm thickness Screw: Stainless Steel Fixtures and Fittings: 4100K or 5600k; asymmetric wide, asymmetric forward or symmetric as suits the location and intended use. Pole: Material shall be hot dipped galvanised steel, aluminium or stainless steel. Mounting shall be by rag bolt assembly on a plinth projecting at least 150mm above the adjacent natural surface level. Height shall be minimum 5m.	24	item	\$ 8,000.00	\$ 192,000.00
BL3.4	3.4	All works required for road line markings, signalised crossings, driveway laybacks, pram crossings and street signage.	1	item	\$ 10,054.80	\$ 10,054.80
BL4	4.0	Edges				
BL4.1	4.1	Supply and install concrete kerb and channel to Council Standards.	448	lin. m	\$ 74.77	\$ 33,497.73
BL4.2	4.2	Supply and install tree planter box walls.	1	item	\$ 40,435.20	\$ 40,435.20

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
BL5	5.0	Pavements				
BL5.1	5.1	Supply and install vehicular grade concrete pavement ramp including all sub- base and subgrade works to Ausroads and Council Standards.	42	m2	\$ 192.60	\$ 8,089.20
BL5.2	5.2	Supply and install vehicular grade permeable concrete unit pavement including all sub-base and subgrade works to Ausroads and Council Standards	2820	m2	\$ 400.00	\$ 1,128,000.00
BL5.3	5.3	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to pedestrian footpaths to Council Standards	94	m2	\$ 91.02	\$ 8,555.76
BL5.4	5.4	Supply and install pedestrian grade permeable concrete unit pavement including all sub-base and subgrade works to shared pedestrian and bicycle laneway to Council Standards	462	m2	\$ 350.00	\$ 161,700.00
BL6	6.0	Furniture & Fixtures				
BL6.1	6.1	Allowance to supply and install park seats	4	no.	\$ 2,022.30	\$ 8,089.20
BL6.2	6.2	Allowance to supply and install park lights	6	no.	\$ 7,000.00	\$ 42,000.00
BL6.3	6.3	Allowance to supply and install bollards	12	no.	\$ 810.00	\$ 9,720.00
BL7	7.0	Softscape Works				
BL7.1	7.1	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	411	m2	\$ 39.42	\$ 16,201.62
BL7.2	7.2	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	411	m2	\$ 35.10	\$ 14,426.10
BL7.3	7.3	Supply and install 400L trees	7	no.	\$ 5,000.00	\$ 35,000.00
BL7.4	7.4	Supply and install 200L trees	8	no.	\$ 1,296.00	\$ 10,368.00
BL7.5	7.5	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	411	m2	\$ 71.28	\$ 29,296.08
BL10	10.0	Establishment & Maintenance				
BL10.1	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 3,733.20	\$ 3,733.20
Phase 2 - Bakers Lane Shared Zone Direct Construction Costs						\$ 2,742,336.36
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 297,000.00	\$ 297,000.00
		Plan Administration	1.5%	Perc		Included
		Contingency (IPART Page 51 - 20%)	20%	Perc	\$ 3,039,336.36	\$ 607,867.27
Phase 2 - Bakers Lane Shared Zone Total						\$ 3,647,203.63

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
		Phase 3 - Through-Site Links (including Leicester Street)				
SL1	1.0	Preliminaries				
SL1.01	1.1	Site establishment and set out of works	1	item	\$ 112,511.16	\$ 112,511.16
SL1.02	1.2	Traffic management as required	1	item	\$ 22,183.20	\$ 22,183.20
SL1.03	1.3	Night work as required	1	item	\$ -	\$ -
SL1.04	1.4	Protection fencing and barriers as required	1	item	\$ 18,900.00	\$ 18,900.00
SL1.05	1.5	Soil and water management	1	item	\$ 10,513.80	\$ 10,513.80
SL2	2.0	Demolition & Groundworks				
SL2.01	2.1	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 195,865.56	\$ 195,865.56
SL2.02	2.2	Tree removal as required	1	item	\$ 17,390.70	\$ 17,390.70
SL2.03	2.3	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 69,759.69	\$ 69,759.69
SL3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
SL3.01	3.1	All works required for the relocation of existing services.	1	item	\$ -	\$ -
SL3.02	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ 31,814.91	\$ 31,814.91
SL3.03	3.3	Supply and install street lighting to Council standard and specification: Product Type: AuSwitch Lights to match Rhodes Lights Model No.: Aus-GL-002 Power: 70W LED Type: Bridgelux Driver brand: Meanwell/SAA approval Material: Aluminium 1.5mm thickness Screw: Stainless Steel Fixtures and Fittings: 4100K or 5600k; asymmetric wide, asymmetric forward or symmetric as suits the location and intended use. Pole: Material shall be hot dipped galvanised steel, aluminium or stainless steel. Mounting shall be by rag bolt assembly on a plinth projecting at least 150mm above the adjacent natural surface level. Height shall be minimum 5m.	7	item	\$ 6,000.00	\$ 42,000.00
SL3.04	3.4	All works required for road line markings, signalised crossings, driveway laybacks, pram crossings and street signage.	1	item	\$ 939.60	\$ 939.60

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
SL4	4.0	Edges				
SL4.1	4.1	Supply and install tree planter box walls.	1	item	\$ 52,099.20	\$ 52,099.20
SL5	5.0	Pavements				
SL5.01	5.1	Supply and install pedestrian grade permeable concrete unit pavement including all sub-base and subgrade works to shared pedestrian and bicycle laneway to Council Standards	866	m2	\$ 350.00	\$ 303,100.00
SL5.02	5.2	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to pedestrian footpaths to Council Standards	472	m2	\$ 93.25	\$ 44,012.16
SL6	6.0	Furniture & Fixtures				
SL6.01	6.1	Allowance to supply and install park seats	6	no.	\$ 1,959.30	\$ 11,755.80
SL6.02	6.2	Allowance to supply and install park lights	4	no.	\$ 3,780.00	\$ 15,120.00
SL6.03	6.3	Allowance to supply and install bin surrounds	4	no.	\$ 3,672.97	\$ 14,691.89
SL6.04	6.4	Allowance to supply and install bollards	6	no.	\$ 810.00	\$ 4,860.00
SL7	7.0	Softscape Works				
SL7.01	7.1	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	1030	m2	\$ 39.42	\$ 40,602.60
SL7.02	7.2	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	1030	m2	\$ 35.10	\$ 36,153.00
SL7.03	7.3	Supply and install 400L trees	11	no.	\$ 5,000.00	\$ 55,000.00
SL7.04	7.4	Supply and install 200L trees	11	no.	\$ 1,296.00	\$ 14,256.00
SL7.05	7.5	Supply and install 45L trees	24	no.	\$ 648.00	\$ 15,552.00
SL7.06	7.6	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	1030	m2	\$ 71.28	\$ 73,418.40
SL10	10.0	Establishment & Maintenance				
SL10.01	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 7,911.32	\$ 7,911.32
Phase 3 - Through-Site Links Direct Construction Costs						\$ 1,210,410.99
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 183,000.00	\$ 183,000.00
		Plan Administration	1.5%	Perc		Included
		Contingency (IPART Page 51 - 20%)	20%	Perc	\$ 1,393,410.99	\$ 278,682.20
Phase 3 - Through-Site Links Total						\$ 1,672,093.19

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
		Phase 4 - Cooper Street North (including Clarence Street & Hiltz Road)				
CSN1	1.0	Preliminaries				
CSN1.01	1.1	Site establishment and set out of works	1	item	\$ 120,000.00	\$ 120,000.00
CSN1.02	1.2	Traffic management as required	1	item	\$ 200,000.00	\$ 200,000.00
CSN1.03	1.3	Night work as required	1	item	\$ -	\$ -
CSN1.04	1.4	Protection fencing and barriers as required	1	item	\$ 8,000.00	\$ 8,000.00
CSN1.05	1.5	Soil and water management	1	item	\$ 15,255.00	\$ 15,255.00
CSN2	2.0	Demolition & Groundworks				
CSN2.01	2.1	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 365,666.40	\$ 365,666.40
CSN2.02	2.2	Tree removal as required	1	item	\$ 13,070.70	\$ 13,070.70
CSN2.03	2.3	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 27,734.40	\$ 27,734.40
CSN3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
CSN3.01	3.1	All works required for the relocation of existing services.	1	item	\$ 691,848.00	\$ 691,848.00
CSN3.02	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ -	\$ -
CSN3.03	3.3	Supply and install street lighting to Council standard and specification: Product Type: AuSwitch Lights to match Rhodes Lights Model No.: Aus-GL-002 Power: 70W LED Type: Bridgelux Driver brand: Meanwell/SAA approval Material: Aluminium 1.5mm thickness Screw: Stainless Steel Fixtures and Fittings: 4100K or 5600k; asymmetric wide, asymmetric forward or symmetric as suits the location and intended use. Pole: Material shall be hot dipped galvanised steel, aluminium or stainless steel. Mounting shall be by rag bolt assembly on a plinth projecting at least 150mm above the adjacent natural surface level. Height shall be minimum 5m.	13	item	\$ 25,000.00	\$ 325,000.00
CSN3.04	3.4	All works required for road line markings, driveway laybacks, pram crossings and street signage.	1	item	\$ 50,000.00	\$ 50,000.00
CSN3.05	3.5	All works required for the installation of smart poles, parking meters & charging stations to Council standard and specification.	1	item	\$ 100,000.00	\$ 100,000.00

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CSN4	4.0	Edges				
CSN4.01	4.1	Supply and install concrete kerb and channel to Council Standards.	652	lin. m	\$ 170.00	\$ 110,840.00
CSN4.02	4.2	Supply and install concrete dish drain to Council Standards.	220	lin. m	\$ 250.00	\$ 55,000.00
CSN5	5.0	Pavements				
CSN5.01	5.1	Supply and install vehicular grade asphalt pavement including all sub-base and subgrade works to Ausroads and Council Standards. Allow for rigid concrete pavement and subgrade treatment.	2340	m2	\$ 550.00	\$ 1,287,000.00
CSN5.02	5.2	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to pedestrian footpaths to Council Standards	1070	m2	\$ 90.00	\$ 96,300.00
CSN7	6.0	Softscape Works				
CSN7.01	7.1	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	392	m2	\$ 39.42	\$ 15,452.64
CSN7.02	7.2	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	392	m2	\$ 35.10	\$ 13,759.20
CSN7.03	7.3	Supply and install 400L trees	20	no.	\$ 2,700.00	\$ 54,000.00
CSN7.04	7.5	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	392	m2	\$ 71.28	\$ 27,941.76
CSN10	10.0	Establishment & Maintenance				
CSN10.01	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 4,785.05	\$ 4,785.05
Phase 4 - Cooper Street North Direct Construction Costs						\$ 3,581,653.15
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 389,000.00	\$ 389,000.00
		Plan Administration	1.5%	Perc		\$ -
		Contingency (IPART Page 51 - 20%)	20%	Perc	\$ 3,970,653.15	\$ 794,130.63
Phase 4 - Cooper Street North Total						\$ 4,764,783.78
Phase 5 - Cooper Street South						
CSS1	1.0	Preliminaries				
CSS1.01	1.1	Site establishment and set out of works	1	item	\$ 286,542.90	\$ 286,542.90
CSS1.02	1.2	Traffic management as required	1	item	\$ 350,562.60	\$ 350,562.60
CSS1.03	1.3	Night work as required	1	item	\$ -	\$ -
CSS1.04	1.4	Protection fencing and barriers as required	1	item	\$ 71,436.60	\$ 71,436.60
CSS1.05	1.5	Soil and water management	1	item	\$ 19,510.20	\$ 19,510.20

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CSS2	2.0	Demolition & Groundworks				
CSS2.01	2.1	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 332,430.06	\$ 332,430.06
CSS2.02	2.2	Tree removal as required	1	item	\$ 14,690.70	\$ 14,690.70
CSS2.03	2.3	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 27,734.40	\$ 27,734.40
CSS3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
CSS3.01	3.1	All works required for the relocation of existing services.	1	item	\$ 684,774.00	\$ 684,774.00
CSS3.02	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ 210,607.84	\$ 210,607.84
CSS3.03	3.3	Supply and install street lighting to Council standard and specification: Product Type: AuSwitch Lights to match Rhodes Lights Model No.: Aus-GL-002 Power: 70W LED Type: Bridgelux Driver brand: Meanwell/SAA approval Material: Aluminium 1.5mm thickness Screw: Stainless Steel Fixtures and Fittings: 4100K or 5600k; asymmetric wide, asymmetric forward or symmetric as suits the location and intended use. Pole: Material shall be hot dipped galvanised steel, aluminium or stainless steel. Mounting shall be by rag bolt assembly on a plinth projecting at least 150mm above the adjacent natural surface level. Height shall be minimum 5m.	1	item	\$ 175,000.00	\$ 175,000.00
CSS3.04	3.4	All works required for road line markings, signalised crossings, driveway laybacks, pram crossings and street signage.	1	item	\$ 6,000.00	\$ 6,000.00
CSS3.05	3.5	All works required for the installation of smart poles, parking meters & charging stations to Council standard and specification.	1	item	\$ 135,000.00	\$ 135,000.00
CSS4	4.0	Edges				
CSS4.01	4.1	Supply and install concrete kerb and channel to Council Standards.	300	lin. m	\$ 170.00	\$ 51,000.00
CSS4.02	4.2	Supply and install concrete dish drain to Council Standards.	75	lin. m	\$ 250.00	\$ 18,750.00

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CSS5	5.0	Pavements				
CSS5.01	5.1	Supply and install vehicular grade asphalt pavement including all sub-base and subgrade works to Ausroads and Council Standards. Allow for rigid concrete pavement and subgrade treatment.	1360	m2	\$ 550.00	\$ 748,000.00
CSS5.02	5.2	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to pedestrian footpaths to Council Standards	455	m2	\$ 90.00	\$ 40,950.00
CSS7	6.0	Softscape Works				
CSS7.01	7.1	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	1250	m2	\$ 39.42	\$ 49,275.00
CSS7.02	7.2	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	1250	m2	\$ 35.10	\$ 43,875.00
CSS7.03	7.3	Supply and install 400L trees	21	no.	\$ 2,700.00	\$ 56,700.00
CSS7.04	7.4	Supply and install 200L trees	11	no.	\$ 1,296.00	\$ 14,256.00
CSS7.05	7.5	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	1250	m2	\$ 71.28	\$ 89,100.00
CSS10	10.0	Establishment & Maintenance				
CSS10.01	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 1,019,655.00	\$ 1,019,655.00
Phase 5 - Cooper Street South Direct Construction Costs						\$ 4,445,850.30
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 347,000.00	\$ 347,000.00
		Plan Administration	1.5%	Perc		\$ -
		Contingency (IPART Page 51 - 20%)	20%	Perc	\$ 4,792,850.30	\$ 958,570.06
Phase 5 - Cooper Street South Total						\$ 5,751,420.36
Phase 6 - Cooper Street & Leicester Street Intersection						
CSL1	1.0	Preliminaries				
CSL1.01	1.1	Site establishment and set out of works	1	item	\$ 200,000.00	\$ 200,000.00
CSL1.02	1.2	Traffic management as required	1	item	\$ 300,000.00	\$ 300,000.00
CSL1.03	1.3	Night work as required	1	item	\$ -	\$ -
CSL1.04	1.4	Protection fencing and barriers as required	1	item	\$ 12,614.40	\$ 12,614.40
CSL1.05	1.5	Soil and water management	1	item	\$ 16,248.60	\$ 16,248.60

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CSL2	2.0	Demolition & Groundworks				
CSL2.01	2.1	Minor trimming and cut & fill to achieve finished surface levels (assumes bulk earthworks and grading adequately completed by civil contractor)	1	item	\$ 310,800.16	\$ 310,800.16
CSL2.02	2.2	Tree removal as required	1	item	\$ 15,770.70	\$ 15,770.70
CSL2.03	2.3	Demolition, removal and disposal of any existing features, items and spoil not part of proposed public domain works.	1	item	\$ 102,692.88	\$ 102,692.88
CSL3	3.0	Utilities, Electrical, Lighting, Traffic, Civil & Stormwater Drainage				
CSL3.01	3.1	All works required for the relocation of existing services.	1	item	\$ 270,864.00	\$ 270,864.00
CSL3.02	3.2	All works required for the relocation of stormwater drainage pipes and pits. Includes installation of subsoil drainage works to complete.	1	item	\$ 174,870.38	\$ 174,870.38
CSL3.03	3.3	Supply and install street lighting to Council standard and specification: Product Type: AuSwitch Lights to match Rhodes Lights Model No.: Aus-GL-002 Power: 70W LED Type: Bridgelux Driver brand: Meanwell/SAA approval Material: Aluminium 1.5mm thickness Screw: Stainless Steel Fixtures and Fittings: 4100K or 5600k; asymmetric wide, asymmetric forward or symmetric as suits the location and intended use. Pole: Material shall be hot dipped galvanised steel, aluminium or stainless steel. Mounting shall be by rag bolt assembly on a plinth projecting at least 150mm above the adjacent natural surface level. Height shall be minimum 5m.	1	item	\$ 175,000.00	\$ 175,000.00
CSL3.04	3.4	All works required for road line markings, signalised crossings, driveway laybacks, pram crossings and street signage.	1	item	\$ 400,000.00	\$ 400,000.00
CSL4	4.0	Edges				
CSL4.01	4.1	Supply and install concrete kerb and channel to Council Standards.	255	lin. m	\$ 170.00	\$ 43,350.00
CSL4.02	4.2	Supply and install concrete median island to Council Standards.	135	lin. m	\$ 500.00	\$ 67,500.00

Strathfield Triangle Precinct - Public Domain Plan
Schedule of Works

04 November 2020

	Item No.	Description	Qty	Unit	Rate	Total
CSL5	5.0	Pavements				
CSL5.01	5.1	Supply and install vehicular grade asphalt pavement including all sub-base and subgrade works to Ausroads and Council Standards. Allow for rigid concrete pavement and subgrade treatment.	1000	m2	\$ 550.00	\$ 550,000.00
CSL5.02	5.2	Supply and install pedestrian grade insitu concrete pavement including all sub-base and subgrade works to pedestrian footpaths to Council Standards	520	m2	\$ 120.00	\$ 62,400.00
CSL7	6.0	Softscape Works				
CSL7.01	7.1	Excavate 200mm depth tree and garden planting areas and cultivate subgrade by ripping to 200mm depth. Remove and dispose of all weeds and excess spoil.	525	m2	\$ 39.42	\$ 20,695.50
CSL7.02	7.2	Supply and install 200mm depth imported top soil and 50mm depth pine bark mulch to tree and garden bed areas to Australian Standard	525	m2	\$ 35.10	\$ 18,427.50
CSL7.03	7.3	Supply and install 400L trees	12	no.	\$ 2,700.00	\$ 32,400.00
CSL7.04	7.5	Supply and install a mix of 2.5L & 5L shrub and groundcover plantings	525	m2	\$ 71.28	\$ 37,422.00
CSL10	10.0	Establishment & Maintenance				
CSL10.01	10.1	26 weeks establishment maintenance of softscape works	1	item	\$ 4,412.48	\$ 4,412.48
Phase 6 - Cooper Street & Leicester Street Intersection Direct Construction Costs						\$ 2,815,468.59
		Consultant Design Project Management and Authority Fees - Provided by council	1	Item	\$ 290,000.00	\$ 290,000.00
		Plan Administration	1.5%	Perc		\$ -
		Contingency (IPART Page 51 - 20%)	20%	Perc	\$ 3,105,468.59	\$ 621,093.72
Phase 6 - Cooper Street & Leicester Street Intersection Total						\$ 3,726,562.31
Public Domain Works Total (excl. GST)						\$ 22,153,382.62