

Revised Section 7.11 Development Contribution Plan

Strathfield Triangle Precinct

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1.0 Introduction and summary schedules

1.1 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 Precinct.

This Plan has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (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* (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.

1.2 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 Section 3.0 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 Section 2.0 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	\$3,261.28	\$4,207.06	\$6,196.44	\$8,251.05

Contributions rates included in this table must be paid in addition to those fees applicable under the City of Canada Bay Section 7.11 Contributions Plan.

While historically the total development contribution per dwelling was not to exceed the cap of \$20,000 per residential dwelling. From 1 July 2020, contributions may exceed an amount based on the caps of \$20,000 per dwellings in infill areas if imposed in accordance with an 'IPART reviewed contributions plan'.¹

As shown in **Table 1**, the contribution rates to apply to development within the precinct does not exceed the \$20,000 the cap of \$20,000 per residential dwelling. Where the development contribution from the City of Canada Bay Section 7.11 Contributions Plan and Strathfield Triangle Development Contribution Plan exceeds \$20,000, only a contribution of \$20,000 will be made.

Over time, should the review of this contribution plan require rates above \$20,000 per dwelling, this Plan will be reviewed by IPART in accordance with assessment criteria set out in any applicable practice note, including whether the facilities to which the contributions plan relates are on any essential works list set out in the practice note. Should IPART be satisfied that this contribution plan meets the requirements set out for an IPART reviewed contributions plan, the proposed rates within **Table 1** will apply.

¹ Secretary's Practice Note: Local Infrastructure Contributions (January 2019), <https://www.ipart.nsw.gov.au/files/sharedassets/website/shared-files/local-government-contribution-plans-review-of-plans-review-process-and-policy/practice-notes/local-infrastructure-contributions-practice-note-january-2019.pdf>

1.3 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 s7.11 are summarised in **Table 2**. This table also indicates the staging of the works and priorities for expenditure. The Work Schedule Map in Section 3.0 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 related Strathfield Triangle Development Control Plan and Infrastructure Strategy. These works should occur as part of the redevelopment of the precinct.

Table 2 Summary of schedule of works for Strathfield Triangle Precinct

	Cost Estimate
Phase 1 - Central Park Works	\$2,591,319
Phase 2 - Bakers Lane Shared Zone (including North-South Through-Site Links)	\$3,647,204
Phase 3 - Through-Site Links (including Leicester Street)	\$1,672,093
Phase 4 - Cooper Street North (including Clarence Street & Hilts Road)	\$4,764,784
Phase 5 - Cooper Street South	\$5,751,420
Phase 6 - Cooper Street & Leicester Street Intersection	\$3,726,562
Total (excluding GST)	\$22,153,383

Source: Mitchell Brandtmann, April 2020

1.4 Summary of Estimated Costs Levied under the Plan

This Strathfield Triangle Development Contributions Plan replaces the existing contributions plan for the Strathfield Triangle (adopted by Council in 2013). The City of Canada Bay Section 7.11 Plan for the City of Canada Bay does not apply for the purpose of levying contributions in the Strathfield Triangle Precinct.

Funds received from development that was subject to the preceding Section 7.11 Contributions Plan for the Strathfield Triangle have been carried forward and deducted from the total cost of this plan. Council will also contribute the sum of funds retrieved from the sale of Council-owned lands toward deducting from the total cost of this plan.

Costs being levied under the plan are summarised below:

Summary of schedule of works for Strathfield Triangle Precinct

	Cost Estimate
Total Estimated Cost of Civil Works	-\$22,153,383
Compulsory Acquisition for Open Space	-\$3,500,000
Estimated Income Collected and/or Expected Under Existing Contributions Plan	\$2,000,000
Estimated revenue from proposed sale of Council-owned lands	\$16,690,000
Estimated Total Costs to be Levied under the Plan	\$6,963,383

2.0 Administration

2.1 Name of the plan

This contributions plan is the Section 7.11 City of Canada Bay Contributions Plan - Strathfield Triangle.

2.2 Land to which this plan applies

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



Figure 1 The Strathfield Triangle – Land to which this Plan applies

2.3 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 1979 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 7.11 (s7.11) 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.

2.4 What does this contributions plan repeal?

This plan repeals the *City of Canada Bay Contributions Plan - Strathfield Triangle* adopted by Council on the 16 April 2013.

2.5 Commencement of the plan

This development contributions plan has been prepared pursuant to the provisions of s7.11 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*.

2.6 Payment of contributions

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

2.7 Construction certificates and the obligation of accredited certifiers

In accordance with section 7.21 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 works in kind, a 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.

2.8 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.

2.9 Works in kind

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 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.

2.10 Dedication of Land (not identified within this Contributions Plan)

As development within the Precinct occurs, a number of areas identified for roads, open space, through-site links must be dedicated to Council by Developers. This plan does not include any value for the acquisition of these parcels. In recognition of this, Clause <insert LEP clause upon gazettal> (Site area of proposed development includes dedicated land) of CBLEP 2013 provides that where land for the purpose of roads, drainage or open space is dedicated to Council, at no cost, this land can be included for the purpose of calculating site area and the application of floor space ratio under Clause 4.5 of CBLEP 2013. Essentially, gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

2.11 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.

Contributions will be adjusted in accordance with the works value index and land value index.

2.12 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 16 April 2013, have been carried forward (including collected and approved funds) and deducted from required contributions under this Plan, prior to estimating development contributions payable.

2.13 Pooling of contributions

To provide a strategy for the orderly delivery of the infrastructure, this Plan authorises monetary s7.11 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 3.0 of the Plan.

2.14 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 provisions of the plan which applied at the date of determination of the application.

2.15 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:

- a. details of each consent for which contributions have been received;
- b. the date any contribution was received and its nature and extent; and
- c. 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:

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

3.0 Strategy plans

3.1 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 2013 and Development Control Plan for the Strathfield Triangle allows considerable growth in population within this precinct as a result of planning controls that allow increased residential density. The population growth achievable under the new controls will place significant additional demands 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 Development Control Plan:

- a. Construct a new park area that will be 2,470 square metres and will provide much needed open space amenity to the area with opportunities for play, leisure, recreation and exercise for residents within the Strathfield Triangle Precinct.
- b. Construct a new urban plaza as part of the closure of Chapman Street on the corner of Cooper Street.
- c. Creation of a new shared zone that will be an extension of existing Bakers Lane to create a one-way loop along the periphery of Central Park connecting Cooper Street North to Cooper Street South. The shared zone will be finished with permeable unit pavements.
- d. Construct new pedestrian through-site links between Leicester Avenue and the new shared zone to facilitate north-south and east-west connections across the precinct.
- e. 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;
- f. Construct a new pedestrian link between Hilts Road and Leicester Avenue;
- g. Drainage Works.

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

3.2 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 has previously been 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.

3.3 What formula is used to determine the contribution?

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

$$\text{Total Contribution (CT)} = \$\text{Cap} + \$\text{Land} - \$\text{Econ} - \$\text{CL}$$

THEN

$$\text{Contribution per dwelling type (CDT)} = \text{CT}/\text{P} \times \text{OR}$$

Where:

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

\$Land = sum of land costs which have been acquired to provide the required facilities (i.e. 36 Leicester Avenue).

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

\$CL = the sum received from the sale of Council-owned lands

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

OR = Occupancy rate for dwelling types.

For the purposes of calculating the contributions rates, the following components have been included:

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

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 7.11;
- 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.

3.3.1 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 1,122 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

3.4 Nexus and assessment of contributions

3.4.1 Causal nexus

The proposed infrastructure is an integral part of the redevelopment of the Strathfield Triangle.

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 shared zone bounding the public open space, the new pedestrian through-site links from Hilts Road and the new shared zone to Leicester Avenue 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.

3.4.2 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.

3.4.3 Proposed works

The proposed works are the:

- Embellishment of a new public park that will be 2,470 square metres and will provide much needed open space amenity to the area with opportunities for play, leisure, recreation and exercise for residents within the Strathfield Triangle Precinct.
- Construction a new urban plaza as part of the closure of Chapman Street on the corner of Cooper Street.
- Creation of a new shared zone that will be an extension of existing Bakers Lane to create a one-way loop along the periphery of Central Park connecting Cooper Street North to Cooper Street South. The shared zone will be finished with permeable unit pavements.
- Construction of new pedestrian through-site links between Leicester Avenue and the new shared zone to facilitate north-south and east-west connections across the precinct.
- 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;
- Construction of a new pedestrian link between Hilts Road and Leicester Avenue;
- Drainage Works.

3.4.4 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 7.11 Contributions Plan for the Strathfield Triangle (adopted by Council in 2013)*, have been carried forward and deducted from the total cost of this plan.

3.5 Council-owned land proposed for sale

The following map outlines Council-owned lands that are subject to future sale development rights to the theoretical gross floor space that may be harvested. It is noted that Clause <insert LEP clause upon gazettal> of the Canada Bay LEP 2013 outlines minimum lot sizes for residential flat buildings and shop top housing in Strathfield Triangle Precinct that will require the inclusion of Council-owned lands to satisfy this provision.

This may require a transactional arrangement (i.e. purchase of development rights, joint-venture) to be agreed between Council and a developer. This transaction will include a financial benefit (that will go toward funding public infrastructure within Strathfield Triangle Precinct) in exchange for Council's owner's consent for a development application.

For certain Council-owned lands, a transactional arrangement may be for the harvesting of the development floorspace attributed to Council-owned lands, that may be transferred to other land within the development site (with the physical land retained under Council ownership for public purposes). This would be appropriate for Council-owned lands that are identified to support public domain improvements (i.e. public open space, road widenings) in the draft Strathfield Triangle DCP that are intended to be owned and managed by Council.

While for other Council-owned lands, a transactional agreement will be for the outright purchase of the land and its development rights. This would be appropriate for Council-owned lands that are identified as developable areas for future buildings within the precinct, as identified in the draft Strathfield Triangle DCP and identified in Figure 2 below, which would require the sale of the physical land.

The value of the proposed sale of the Council-owned lands would be subject to an independent valuation. In these cases, all costs and expenses borne by the Council in determining the value of the Council-owned land will be paid for by the applicant.

A summary of council-owned lands in the Strathfield Triangle Precinct, its future role and suggested approach to purchase is provided in the table below. The location of council-owned lands is provided in Figure 2 below.

Table 6 Proposed approach to the sale of council-owned lands

Site	Site Area (sqm)	Future role in accordance with DCP	Approach to purchase offer
Site 4 - Former Cooper Street	1,392	Private domain - Part of developable area for future building	Purchase of land and developable floorspace
Site 5 - 1A Chapman Street	1,366	Public domain - Part of Central Park and new vehicular and pedestrian connections	Purchase of developable floorspace
Site 6 - Former Chapman Street	580	Private domain - Part of developable area for future building	Purchase of land and developable floorspace



Figure 2 Council-owned land proposed for sale

3.6 Strathfield Triangle Contributions Plan – Map

Map 4 provides the location of works proposed under the Strathfield Triangle Development Contributions Plan.



Figure 3 The Strathfield Triangle – Works proposed under the Strathfield Triangle Development Contributions Plan

3.7 Schedule of works

The schedule lists the works to be funded by contributions collected under the provisions of this plan. The cost summary is outlined in Table 7 below.

Table 7 Cost summary

	Direct Cost + Preliminaries Excluding Contingency	Consultant Design Project Management and Authority 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 & Hilts 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

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 Infrastructure Strategy. These works should occur as part of the redevelopment of the precinct.

Table 8 Detailed schedule of works

	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
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
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, accessible 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
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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
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
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

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
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

	Phase 4 - Cooper Street North (including Clarence Street & Hilts 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
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
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 RhodesLights 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
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
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
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