

1st October 2021

Department of Planning, Industry and Environment
4 Parramatta Square
Parramatta NSW 2150

Attention: Peter Kim, Team Leader, Infrastructure Partnerships and Agreements

Without Prejudice

Dear Peter,

**Telopea State Voluntary Planning Agreement SVPA2021-220
Letter of Offer**

1.1 Summary

Further to our recent discussions, we are providing this letter of offer to formally request commencement of the negotiation of terms of a state planning agreement in order to provide satisfactory arrangements for the provision of state public infrastructure for the Communities Plus Telopea Concept Plan Area (CPA). The land that this SVPA is to be applied to is described in Appendix 1.

Fraser's and LAHC lodged the proposed SSDA with the Department of Planning on the 30th July 2021 and are awaiting assessment. The SSDA seeks Concept approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept proposal sets out the maximum building envelopes and gross floor area (GFA) that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept proposal will establish the planning and development framework from which any future development application will be assessed against.

The Telopea CPA proposal is comprised of:

- A mixed-use development including:
 - Approximately 4,700 dwellings, including 740 social, 256 affordable and 3,704 market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Proposed childcare facility
 - Proposed regional combined library and community centre
 - Proposed combined Church, Residential Aged Care Facility (RACF) and Independent living unit's (ILU) facility
- Delivery of new public open space, including:

- A new light rail plaza
- Hill top park
- Eyles pedestrian link
- Open space associated with the proposed library
- Pocket parks
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services

Many of these items that are of significant scale and public benefit are also forming the proposed items for the Council Voluntary Planning Agreement (VPA). Please refer to appendix 2 for the letter of offer to council dated 1st October 2021.

1.2 Parties to the state planning agreement.

Relationship to project	Company	ABN
Landowner and beneficiary of the development approval	New South Wales Land and Housing Corporation	24 960 729 253
Developer (carrying out the works)	Frasers Property Telopea Developer Pty Ltd as trustee for Telopea Development Trust	50 637 732 079

1.3 Proposed Offer

Item	Description	Value
1	Works in kind - Increase to the total number of social housing dwellings to 740, owned by the state and managed by a registered community housing provider. The value claimed is the cost to deliver an additional 254 dwellings only.	\$92,126,900
3	Works in kind – Funding for the Social Housing Outcomes Programs (SHOP) for 20 years, run by a CHP in parallel with Department of Justice and communities to support of social housing residents, linking them to education, employment, training and to transition out of social housing.	\$11,655,000
4	Works in kind - Delivery of 256 x affordable housing dwellings privately owned with caveat on title and managed by a registered community housing provider (as per the SEPP).	\$23,882,600

	The value claimed is the 20% discounted revenue required under the ARH SEPP to qualify as affordable housing.	
5	Augmentation of existing and installation of new sewer and watermain. These will serve more than the immediate development on the land reference in appendix 1. The value claimed is only 30% of the total cost of these assets.	\$1,170,000
6	Cash contribution - to deliver a communal facility for use by the school and wider community on the Telopea school site.	\$5,000,000
7	Cash contribution - to accelerate the upgrade of the Telopea public school	\$5,000,000
8	Cash contribution towards TNSW upgrades in Telopea	\$8,000,000
9	Cash contribution towards other government services (health, police, fire, ambulance)	\$2,000,000
Total proposed works in kind (EX GST)		\$148,834,500

Other items of public benefit for consideration:

- The proposed council VPA attached in **appendix 2**
- Inclusion of a Residential Aged Care Facility with 80-90 market ILUs that adds to housing diversity and supplements the aged care sector;
- Inclusion of a Private childcare facility of 75 – 90 places
- New Church that supports the local community culture, spirituality and provides additional social enterprise and outcomes for the community;
- New neighbourhood retail centre;
- Community housing provider office to provide support services for the local community;

Rationalised public benefit position including the above:

Public benefit item	Value	Value per market dwelling (3,700)	Value per market GFA m2 (303,000)
State VPA offer (works in kind)	\$128,834,500	\$34,820	\$425.20
State VPA offer (cash contribution)	\$20,000,000	\$5,405	\$66.01
Local VPA offer (works in kind)	\$45,870,759	\$12,398	\$151.39
Total public benefit offer	\$194,705,259	\$52,623	\$642.59

1.4 Indicative Timeframe for Delivery of Works in Kind

Item	Description	Proposed Timing
1	Social housing progressive delivered throughout the development; indicative timing as follows: <ul style="list-style-type: none"> - 143 social dwellings - 124 social dwellings - 81 social dwellings - 118 social dwellings - 118 social dwellings - 83 social dwellings - 83 social dwellings 	2026-2030 2029-2032 2030-2033 2034-2036 2035-2038 2035-2039 2037-2040
2	Works in kind – Funding for the Social Housing Outcomes Programs (SHOP) for 20 years, run by a CHP in parallel with Department of Justice and communities to support of social housing residents, linking them to education, employment, training and to transition out of social housing	\$15,750 per dwelling issued CHP prior to Occupation of Social dwellings
3	Affordable housing progressively delivered throughout the development; indicative timing as follows: <ul style="list-style-type: none"> - 95 affordable dwellings - 54 affordable dwellings - 107 affordable dwellings 	2026-2030 2029-2033 2036-2040
4	Cash contribution - to deliver a communal facility for use by the school and wider community on the Telopea school site.	Prior to occupation of dwelling no 500
5	Augmentation of existing and installation of new sewer and watermain. These will serve more than the immediate development on the land reference in appendix 1.	Progressively as required by the development in consultation with the Sydney Water
6	Cash contribution - to accelerate the upgrade of the Telopea public school	Prior to occupation of dwelling no 500
7	Cash contribution towards TNSW upgrades in Telopea	Per dwelling prior to occupation progressively
8	Cash contribution towards other government services (health, police, fire, ambulance)	Per dwelling prior to occupation progressively

1.5 Security arrangements.

Nil – as public benefit items are linked into delivery milestones of development (i.e occupation cannot be achieved without payment or delivery of works in kind)

1.6 Ministers Costs

We hereby confirm agreement to pay the Minister's costs for the preparation and notification of the planning agreement.

1.7 Summary

The proposed Telopea CPA is delivering a whole new community with an immense amount of public benefit. The combined VPA and SVPA offer of **\$194,704,259 (or \$53k per dwelling)** is a significant number and does not include the other items such as Residential Aged Care Facility with 80-90 market ILUs that adds to housing diversity and supplements the aged care sector, the private childcare facility of 75 – 90 places, the new Church that supports the local community culture, spirituality and provides additional social enterprise and outcomes for the community or the new neighbourhood retail centre.

We look forward to commencing the negotiation of terms of a state planning agreement in order to provide satisfactory arrangements for the provision of state public infrastructure for the Communities Plus Telopea Concept Plan Area (CPA).

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,



Cameron Jackson
Development Director
Fraser's Property Australia

Appendix 1 – Address and details of the land (Lot and DP)

LOCATION	LOT(S)	DP	ADDRESS
CORE	1	811709	14 SHORTLAND ST, TELOPEA NSW 2117
CORE	2	811709	10-12 SHORTLAND ST, TELOPEA NSW 2117 18 SHORTLAND ST, TELOPEA NSW 2117 5 EYLES ST, TELOPEA NSW 2117
PARK ZONE	5, 6, and 7	128229	6 STURT ST, TELOPEA NSW 2117 12 STURT ST, TELOPEA NSW 2117 14 STURT ST, TELOPEA NSW 2117 1 POLDING PLACE, TELOPEA NSW 2117 3 POLDING PLACE, TELOPEA NSW 2117 5 POLDING PLACE, TELOPEA NSW 2117
LOWER CORE	1	596499	2 EVANS RD, TELOPEA NSW 2117
LOWER CORE	2	596499	27 MOFFATTS DR, DUNDAS VALLEY NSW 2117
LOWER CORE	Part 100	1169946	4 MOFFATTS DR, TELOPEA NSW 2117 6 MOFFATTS DR, TELOPEA NSW 2117 8 MOFFATTS DR, TELOPEA NSW 2117 2 EVANS RD, TELOPEA NSW 2117 2A EVANS RD, TELOPEA NSW 2117
LOWER CORE	171	1186793	29-33 STURT STREET, TELOPEA NSW 2117
LOWER CORE	1715	213180	27 STURT ST, TELOPEA NSW 2117 12 EYLES ST, TELOPEA NSW 2117 13 EYLES ST, TELOPEA NSW 2117 14 EYLES ST, TELOPEA NSW 2117 15 EYLES ST, TELOPEA NSW 2117
	1716	213180	19 STURT ST, TELOPEA NSW 2117 6 EYLES ST, TELOPEA NSW 2117

			7 EYLES ST, TELOPEA NSW 2117 8 EYLES ST, TELOPEA NSW 2117 9 EYLES ST, TELOPEA NSW 2117 10 EYLES ST, TELOPEA NSW 2117 11 EYLES ST, TELOPEA NSW 2117 6 SHORTLAND ST, TELOPEA NSW 2117 8 SHORTLAND ST, TELOPEA NSW 2117
NORTH	227	36743	14 FIELD PL, TELOPEA NSW 2117
NORTH	228	36743	16 FIELD PL, TELOPEA NSW 2117
NORTH	229	36743	18 FIELD PL, TELOPEA NSW 2117
NORTH	245	36743	33 MARSHALL RD, TELOPEA NSW 2117
NORTH	246	36743	35 MARSHALL RD, TELOPEA NSW 2117
NORTH	248	36743	23 THE PARADE, TELOPEA NSW 2117
NORTH	249	36743	21 THE PARADE, TELOPEA NSW 2117
NORTH	250	36743	28 MARSHALL RD, TELOPEA NSW 2117
NORTH	251	36743	26 MARSHALL RD, TELOPEA NSW 2117
NORTH	252	36743	24 MARSHALL RD, TELOPEA NSW 2117
NORTH	254	36743	20 MARSHALL RD, TELOPEA NSW 2117
NORTH	255	36743	18 MARSHALL RD, TELOPEA NSW 2117
NORTH	256	36743	16 MARSHALL RD, TELOPEA NSW 2117
NORTH	262	36743	7-9 SHORTLAND ST, TELOPEA NSW 2117
NORTH	263		
NORTH	264		
NORTH	265		
NORTH	266		
NORTH	267		
NORTH	268		

NORTH	275	36743	17 FIG TREE AVE, TELOPEA NSW 2117
NORTH	276	36743	19 FIG TREE AVE, TELOPEA NSW 2117
NORTH	280	36743	20 FIG TREE AVE, TELOPEA NSW 2117
NORTH	281	36743	18 FIG TREE AVE, TELOPEA NSW 2117
NORTH	282	36743	16 FIG TREE AVE, TELOPEA NSW 2117
NORTH	283	36743	14 FIG TREE AVE, TELOPEA NSW 2117
NORTH	284	36743	12 FIG TREE AVE, TELOPEA NSW 2117
NORTH	285	36743	10 FIG TREE AVE, TELOPEA NSW 2117
NORTH	287	36743	6 FIG TREE AVE, TELOPEA NSW 2117
NORTH	288	36743	4 FIG TREE AVE, TELOPEA NSW 2117
NORTH	290	36743	19 SHORTLAND ST, TELOPEA NSW 2117
NORTH	291	36743	21 SHORTLAND ST, TELOPEA NSW 2117
NORTH	292	36743	1 THE PARADE, TELOPEA NSW 2117
NORTH	293	36743	3 THE PARADE, TELOPEA NSW 2117
NORTH	294	36743	5 THE PARADE, TELOPEA NSW 2117
NORTH	295	36743	7 THE PARADE, TELOPEA NSW 2117
NORTH	296	36743	9 THE PARADE, TELOPEA NSW 2117
NORTH	297	36743	11 THE PARADE, TELOPEA NSW 2117
NORTH	298	36743	13 THE PARADE, TELOPEA NSW 2117
NORTH	299	36743	15 THE PARADE, TELOPEA NSW 2117
NORTH	304	36743	32 THE PARADE, TELOPEA NSW 2117
NORTH	305	36743	30 THE PARADE, TELOPEA NSW 2117
NORTH	306	36743	28 THE PARADE, TELOPEA NSW 2117
NORTH	308	36743	24 THE PARADE, TELOPEA NSW 2117
NORTH	309	36743	22 THE PARADE, TELOPEA NSW 2117
NORTH	310	36743	20 THE PARADE, TELOPEA NSW 2117

NORTH	311	36743	18 THE PARADE, TELOPEA NSW 2117
NORTH	312	36743	16 THE PARADE, TELOPEA NSW 2117
NORTH	313	36743	14 THE PARADE, TELOPEA NSW 2117
NORTH	314	36743	12 THE PARADE, TELOPEA NSW 2117
NORTH	315	36743	10 THE PARADE, TELOPEA NSW 2117
NORTH	316	36743	8 THE PARADE, TELOPEA NSW 2117
NORTH	317	36743	6 THE PARADE, TELOPEA NSW 2117
NORTH	318	36743	4 THE PARADE, TELOPEA NSW 2117
NORTH	319	36743	2 THE PARADE, TELOPEA NSW 2117
SOUTH - SITE H	89	36691	20 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE H	90	36691	18 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE H	91	36691	16 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE H	92	36691	14 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	96	36691	6 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	97	36691	4 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	98	36691	2 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE G	100	36691	4 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE F	108	36691	15 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	109	36691	17 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	110	36691	19 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE F	111	36691	21 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE E	119	36691	4 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE E	120	36691	2 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE E	121	36691	12 BURKE ST, TELOPEA NSW 2117

SOUTH - SITE E	122	36691	10 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	126	36691	1 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	127	36691	3 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	128	36691	5 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE B	129	36691	7 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	136	36691	21 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	137	36691	23 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	138	36691	25 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	139	36691	27 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	140	36691	29 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE A	141	36691	31 BURKE ST, TELOPEA NSW 2117
SOUTH - SITE C	149	36691	3 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	150	36691	5 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	151	36691	7 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE C	152	36691	9 CUNNINGHAM ST, TELOPEA NSW 2117
SOUTH - SITE D	154	36691	25 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE D	155	36691	27 CHESTNUT AVE, TELOPEA NSW 2117
SOUTH - SITE D	156	36691	29 CHESTNUT AVE, TELOPEA NSW 2117
CHURCH	1720	213180	(CHURCH) 16-18 SHORTLAND RD, TELOPEA NSW 2117
CHURCH	1721	213180	(CHURCH) 16-18 SHORTLAND RD, TELOPEA NSW 2117
LIBRARY	1713	213180	DUNDAS LIBRARY & CENTRE, 21 STURT ST, TELOPEA NSW 2117
LIBRARY	1714	213180	Substation Lot adjoining library reserve

Appendix 2 – Council VPA letter of offer

1 October 2021

The General Manager
City of Parramatta Council
PO Box 32,
Parramatta NSW 2124

Via email: council@cityofparramatta.nsw.gov.au

Attention: Robert Cologna, Acting Service Manager – Land Use Planning
Annette Crkovski, Senior Development Manager – Property Development Group

Dear Robert and Annette,

Fraser's Property Australia Pty Limited (ABN 89 600 448 726)
Voluntary Planning Agreement Revised Considerations and key terms for a Public Benefit Offer
For the Renewal of LAHC Land at Telopea

1. Introduction

Fraser's Property Australia (Fraser's) secured a contract to develop Land and Housing Corporation (LAHC) landholdings at Telopea. As part of the bid process, Fraser's reviewed the adopted Telopea Master Plan prepared by LAHC in partnership with the City of Parramatta Council (Council), and included budgets for delivery of a package of infrastructure upgrades in that Plan that it believes, not only satisfies, but well exceeds the reasonable infrastructure requirements that would be proportioned to the development of this land as part of the renewal of Telopea.

The purpose of this letter is to put forward a formal offer for a subsequent Voluntary Planning Agreement (VPA) for the provision of public infrastructure that supports the Fraser's development as part of the overall renewal of Telopea.

2. Fraser's redevelopment of LAHC Land in the Telopea Master Plan Area

The Telopea Master Plan applies generally to land within 800m distance of the PLR stop on the south eastern side of the light rail corridor. There are some 1,300 existing dwellings in this area and the Telopea Master Plan anticipates that the new planning controls would enable the redevelopment of some 800 dwellings. The LAHC owned land contains 486 of these existing dwellings.

Fraser's has been contracted by LAHC to redevelop 486 of its dwellings in Telopea, for a total of 4,500 dwellings incorporating a minimum 740 social dwellings and 256 affordable housing dwellings. In addition to this, Fraser's have incorporated the Telopea Christian Centre (Hope Connect) land and Dundas Branch library into the development, which increases the total dwellings proposed to 4,700. Supporting the redevelopment will be approximately 7,000m² of commercial and retail floorspace, reconstructed Telopea Christian Centre (Hope Connect), new community facilities, new parks, streetscape upgrades and public domain areas including the arrival plaza adjacent to the PLR, and new roads, upgraded intersections and cycleways.

There is also other land owned by LAHC or Council which has been assumed to be incorporated in the project whereby existing LAHC sites will be used for new open space, roads and pedestrian connections and existing Council pathways and roads are added to development sites. Previous work has shown that these generally offset each other but this will need to be reviewed based on the final Concept Plan. Refer to **Attachment 5** which identifies the land swap required between LAHC and council to achieve the masterplan objectives.

Fraser's submitted the Concept Development Application and Stage 1A application to the Department of Planning on the 30th July 2021. The LAHC land which will be included in the Concept Application is shown in the Map at **Attachment 1**.

3. Matters for consideration in determining the VPA offer

In preparing this letter, Fraser's has been cognisant of the accepted principles for the preparation of Planning Agreements and Local Contributions Plans including The Planning Agreements Practice Note, Exhibition Draft, April 2020. A summary of the principles in the draft Planning Agreement Practice Note is at **Attachment 2**.

It is Fraser's understanding that the key matters that need to be recognized in determining a VPA offer include:

- a) The strategic framework created by the Telopea Master Plan which identified the local infrastructure requirements for the new population in the Master plan area including expansion of existing community facilities.
- b) At the time of entering into this development with LAHC, Fraser's were aware of Council's work toward preparing a new S7.11 Plan across the Local Government Area, including Telopea, largely replacing the previous Section 7.12 Plans, however this plan was not available prior to Fraser's commencing negotiations with council. This VPA will need to recognize:
 - Fraser's will not be the only developer in Telopea and hence any VPA offer should be based on delivering a package of infrastructure which will be required by the development. Fraser's will develop 4,700 dwellings. As per the City of Parramatta current contributions framework Social and Affordable housing are exempt from paying contributions.
 - Whilst Council can seek contributions for the expansion of existing Dundas Branch Library facilities it will need to separately fund the existing floor space component if the facility is rebuilt on another site (or use the sale of the land);

- It is also understood, based on the draft CIS, that Council intends to deliver significantly larger childcare, library and community facilities than that nominated in the Telopea Master Plan. Refer to **Attachment 4** for the summary. This increase is over and above the infrastructure requirement included within the Master Plan and will need to be funded by a broader contribution catchment.
 - At the time of entering this development with LAHC, the City of Parramatta contribution plan was set at 1% of construction cost. The forecast construction cost for this project is \$1.8b and would equate to a contribution value of ~\$18m.
 - The first detailed development application of this project was lodged prior to the City of Parramatta (Outside Parramatta CBD) Contributions Plan 2021, and therefore the above 1% would otherwise apply to this application.
- c) The land components of any contributions plan for the new infrastructure identified in the Telopea Master Plan can be addressed in a VPA or separate but linked deed outlining land transfers between LAHC and Council. Refer to **Attachment 5** for an indicative plan. This includes Council's Dundas Branch library land.
- d) The costing (verified by a QS) of the Telopea Master Plan Infrastructure by both LAHC and Frasers provides a robust estimate for the delivery of the nominated infrastructure to underpin both local contributions planning and VPA negotiations.

The framework above has been used to assist Frasers to select a package of infrastructure improvements from the Telopea Master Plan, representing the base offer that Frasers would have to provide to offset the likely \$7.11 Contributions based on the principles discussed above.

4. Revised VPA offer

As the first and most significant developer in Telopea, Frasers proposes to deliver the following public benefit items, under a Voluntary Planning Agreement with the City of Parramatta Council in lieu of any contributions.

No.	Description	Value including 30% on-costs
1	Stage 1A roadworks (Sturt St north and east, Shortland St, new link road and Adderton Rd signalised intersection)	\$4,876,513
2	Stage 1A - Streetscapes (footpaths, landscaping street furniture within road reserve)	\$1,821,622
2A	Item 2A - Streetscapes (missing portions in Stage1A, adj. Eyles St Link)	\$1,170,459
3	Light Rail Arrival Plaza	\$9,006,451

4	Neighbourhood Park	\$2,281,932
5	Pedestrian Connection - Manson Road to light rail	\$234,970
6	Eyles Street open space link – 24/7 connection through to light rail arrival plaza	\$4,018,589
7	New Marshall Road extension and portion of Manson Street with signalised intersection	\$2,740,907
8	Streetscapes - New Marshall Road	\$1,159,264
9	Adderton Road and Manson Street signalised intersection	\$1,131,468
10	Delivery of a multipurpose community centre and library - floor space of 4,150m2 combined, including 40 car spaces located in the basement (Fraser's offer is to provide \$9.7m of funding towards the indicative QS cost of ~\$36m, Council to fund the difference)	\$9,700,000
11	Open space associated with the Multifunction centre and library.	\$799,865
12	Shortland Street and Evans Road signalised intersection	\$1,311,073
13	Eyles Street open space link – Deep soil section	\$2,849,224
14	Cycleway - Sturt Street on road	\$195,088
15	Cycleway - Shortland Street on road	\$122,850
16	Streetscapes - Shortland street	\$1,443,570
17	Streetscapes - Sturt Street (West of Benaud Lane)	\$684,229
18	Pedestrian Connection - Marshall Road and Greenway Reserve	\$157,187
19	<i>*Streetscapes - Sturt Street (East of Benaud Lane)</i>	\$1,151,472
20	<i>*Adderton Road shops upgrades</i>	\$724,431
21	<i>*General Vandalism allowance</i>	\$200,000

22	Not used	-
23	Shortland street pocket park	\$693,925
24	Sturt Street pocket park (adj. library)	\$542,288
25	Streetscapes - north precinct	\$3,124,856
26	Streetscapes - south precinct	\$2,965,914
27	Streetscapes (Evans road and Moffatts drive only, Core & East Precinct	\$462,613
	SUB TOTAL	\$55,570,759
	Existing library site valuation	-\$9,700,000
	TOTAL	\$45,870,759

*Fraser's believe the items with an asterisks are not essential, and the value (~\$2m) associated with these items could be better allocated by increasing Fraser's contribution towards the community centre and library cost, from \$9.7m to ~\$11.7m

Refer to **attachment 6** for the QS cost report to support these values in the above table.

The total delivery proposed by Fraser's of \$55,570,759, or \$45,870,759 when considering the library land value offset and this is some \$19m in excess of the previous offer issued to council in Jun 2020. These figures all exclude the additional items listed in section 5.

5. Other Masterplan Public Benefit Items to be Noted

In addition to both the proposed public benefit items in the VPA offer, it must be noted and acknowledged that Fraser's will also be providing the following items as part of the Telopea Concept Plan, although will not form part of the VPA, will have significant public benefit:

- 256 Affordable housing dwellings that adds to housing diversity to be managed by CHPs as per the ARH SEPP);
- 740 social housing dwellings incl 128 ILUs, that adds to housing diversity to be owned by LAHC and managed by a CHP;
- Residential Aged Care Facility with 80-90 market ILUs that adds to housing diversity and supplements the aged care sector;

- New Church that supports the local community culture, spirituality and provides additional social enterprise and outcomes for the community;
- Private childcare facility of 75 – 90 places
- New neighborhood retail centre;
- Community housing provider office to provide support services for the local community;
- Tree retention and new tree planting, which was not contemplated to the extent proposed at the time of the Master Plan and rezoning;
- Sustainability initiatives, that are beyond current mandatory requirements:
 - 50% green roofs
 - 50% solar PV roofs
 - 6 star rated green star community
 - 5 star rated buildings
 - 100% carbon neutral in operation
 - WELLS community rating (first of the scale in Australia)

As requested by Council in previous correspondence to LAHC, this letter sets out the framework to commence negotiations with Council on the VPA. The VPA is considered the most suitable mechanism to implement the agreed public infrastructure. Having regard to the range and scale of public benefits proposed, it is proposed to turn off the application of Section 7.11 and 7.12 in the VPA for the Frasers Telopea Urban Renewal Site.

Fraser Property Australia looks forward to progressing discussions of the listed items of public benefit and looks forward to discuss this as soon as practical.

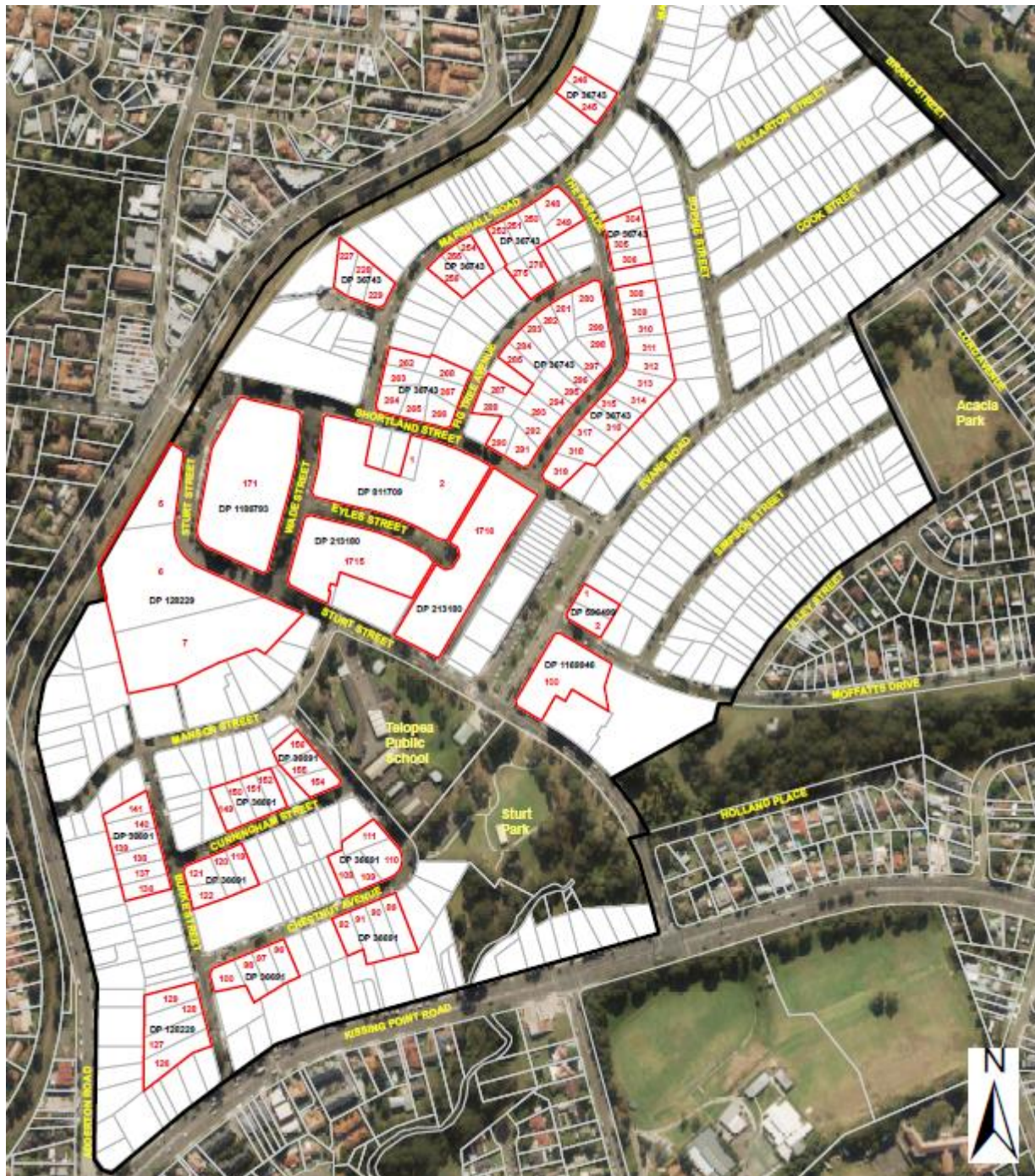
If you wish to discuss any aspect of this correspondence, seek any clarifications or require any further information prior to meeting, please do not hesitate to contact the undersigned.

Yours faithfully,



Cameron Jackson
Development Director
Fraser Property Australia

Attachment 1 – LAHC owned Land subject to this DA



Attachment 2 – The Planning Agreements Practice Note, Exhibition Draft, April 2020.

1. Planning authorities should always consider a proposal on its merits, not on the basis of a planning agreement.
 - a. The public benefit offer is to be considered by Council separately to the development proposals for the Land.
2. Planning agreements must be underpinned by proper strategic land use and infrastructure planning carried out on a regular basis and must address expected growth and the associated infrastructure demand.
3. Strategic planning should ensure that development is supported by the infrastructure needed to meet the needs of the growing population.
 - a. The Strategic Planning for the Land has been completed with the Telopea Master Plan and rezoning in place, and the VPA will provide a framework for the delivery of the identified public infrastructure needs.
4. The progression of a planning proposal or the approval of a development application should never be contingent on entering into a planning agreement.
 - a. As above, the public benefit offer is to be considered by Council separately to the development proposals for the Land.
5. Planning agreements should not be used as a means of general revenue raising or to overcome revenue shortfalls.
 - a. The replacement of existing dwellings should not contribute to new infrastructure. Existing dwellings are deducted from the projected development required to contribute to new infrastructure; and
 - b. Similar to the principle above, wherever it is proposed to expand or replace existing facilities, the new development is not responsible for replacing the floor space associated with the existing facility. Wherever Council has existing facilities, it needs to provide funds from other sources for the replacement of this component of floor space in any redevelopment of that facility. The existing floor space of the neighbourhood community centre and library need to be apportioned in the final costings.
6. Planning agreements must not include public benefits wholly unrelated to the particular development.
 - a. Works should be for the infrastructure upgrades as identified in the Telopea Master Plan and Rezoning stage and costed to include preliminaries and profit and make reasonable allowances for contingency and professional fees; and
 - b. If Council propose larger facilities to serve a broader contributions catchment, then the increased cost above that identified in the Telopea Master Plan and Rezoning should be funded from contributions from the additional catchment outside the Telopea Concept Plan Area.
7. Value capture should not be the primary purpose of a planning agreement.
 - a. As above, the VPA offer is to be for the provision of public infrastructure needs identified in the Telopea Master Plan and Rezoning.
8. Social and affordable housing are exempt from developer contributions.

Attachment 4 – Recommendations - Community and Social Infrastructure Needs Assessment, 2017

Recommendations	Description
1. A new multipurpose community centre is provided, with a floor space up to approximately 2,000 sqm. The Master Plan adopted 2,100sqm.	The multipurpose centre could potentially include flexible meeting rooms and spaces for a range of uses and groups, including community support services, cultural and arts activities, function space, a gym, kitchen, a space for young people, and commercial uses.
2. A new branch library with a floor space of up to approximately 900 sqm	The new library should include flexible spaces for study, meetings and print resources, as well as new models for digital engagement and e-learning.
3. A new 40 place childcare centre (children aged 0 – 4 years) with a floorspace up to 400 sqm	The childcare centre could potentially be located as part of the new retail hub, or as part of an early years, child and family support hub at the Telopea Public School.
4. A new after school care service catering for up to 25 children (aged 5 – 9 years) located at Telopea Public School with floorspace up to 200 sqm.	
5. Further discussions with Department of Education to explore the opportunities at Telopea Public School for co-location of facilities and shared use arrangements.	Such as a multipurpose hall (for performances, music and indoor sports and recreation), childcare centre, and playing fields.
6. Examine opportunities to review the role and function of Sir Thomas Mitchell Reserve and Upjohn Park outside the master plan area, to cater for additional sports and regional competitions.	

Attachment 5 – Proposed land swap between LAHC and council



Attachment 6 – WT partners cost plan



30 September 2021

Scott Clohessy
Suite 11 Lumiere Commercial
Level 12, 101 Bathurst Street, Sydney NSW 2000

Email: Scott.Clohessy@frasersproperty.com.au

Dear Sir,

TELOPEA VPA ESTIMATE

Please find enclosed the VPA Estimate for the above project in the amount of **\$63,203,061 excluding Design, Contingencies and GST** or **\$82,103,979 including Design Fees and Contingency** excluding GST at current prices.

The estimated cost has been based on the documents listed in the attached Schedule of Information Used.

The above estimate is based on conceptual design information, listed in the report, made available to WT at this point and therefore we have made a number of assumptions in relation to the project requirements.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully

BRENDAN BROWNE
Associate

WT

WT REF: 210930 - TELOPEA VPA WT ESTIMATE - SEPTEMBER 2021



TELOPEA – VPA WORKS

WT ESTIMATE

30 September 2021

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APPENDIX B WT DETAILED ESTIMATE
APPENDIX C ROADS ESTIMATE & COMPARISON TO JWP

CONTACT

DETAIL	DESCRIPTION
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Position	Associate Director
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	JACK SUN	30.09.21
REVIEWED BY	BRENDAN BROWNE	30.09.21
E-SIGNATURE APPROVED	BRENDAN BROWNE	30.09.21

REVISION NO.	REVISION DATE	DRAFT.FINAL
Revision No.0	30.09.21	Final

1 SUMMARY OF ESTIMATED COSTS

No.	Item	Base Cost Estimate (refer to WT Detailed Estimates)	Design fees and contingency (30% as per lpart)	Total
1	Stage 1A roadworks (Sturt St north and east, Shortland St, new link road and Adderton Rd signalised intersection)	\$ 3,751,164	\$ 1,125,349	\$ 4,876,513
2	Stage 1A - Streetscapes (footpaths, landscaping street furniture within road reserve)	\$ 1,401,247	\$ 420,374	\$ 1,821,622
2A	Item 2A - Streetscapes (missing portions in Stage1A, adj. Eyles St Link)	\$ 900,353	\$ 270,106	\$ 1,170,459
3	Light Rail Arrival Plaza	\$ 6,928,039	\$ 2,078,412	\$ 9,006,451
4	Neighbourhood Park	\$ 1,755,332	\$ 526,600	\$ 2,281,932
5	Pedestrian Connection - Manson Road to light rail	\$ 180,746	\$ 54,224	\$ 234,970
6	Eyles Street open space link - 24/7 connection through to light rail arrival plaza	\$ 3,091,222	\$ 927,367	\$ 4,018,589
7	New Marshall Road extension and portion of Manson Street with signalised intersection	\$ 2,108,390	\$ 632,517	\$ 2,740,907
8	Streetscapes - New Marshall Road	\$ 891,741	\$ 267,522	\$ 1,159,264
9	Adderton Road and Manson Street signalised intersection	\$ 870,360	\$ 261,108	\$ 1,131,468
10	Multipurpose community centre including 40 Carspaces located in the basement - floor space up to approximately 4,150m2 combined with a branch library	\$ 27,871,707	\$ 8,361,512	\$ 36,233,219
11	Open space associated with the Multifunction centre and library.	\$ 615,281	\$ 184,584	\$ 799,865
12	Shortland Street and Evans Road signalised intersection	\$ 1,008,518	\$ 302,555	\$ 1,311,073
13	Eyles Street open space link - Deep soil section	\$ 2,191,711	\$ 657,513	\$ 2,849,224
14	Cycleway - Sturt Street on road	\$ 150,068	\$ 45,020	\$ 195,088
15	Cycleway - Shortland Street on road	\$ 94,500	\$ 28,350	\$ 122,850
16	Streetscapes - Shortland street	\$ 1,110,439	\$ 333,132	\$ 1,443,570
17	Streetscapes - Sturt Street (West of Benaud Lane)	\$ 526,330	\$ 157,899	\$ 684,229
18	Pedestrian Connection - Marshall Road and Greenway Reserve	\$ 120,913	\$ 36,274	\$ 157,187
19	Streetscapes - Sturt Street (East of Benaud Lane)	\$ 885,748	\$ 265,724	\$ 1,151,472
20	Adderton Road shops upgrades	\$ 557,255	\$ 167,176	\$ 724,431
21	General Vandalism allowance	\$ 200,000	Nil	\$ 200,000
23	Shortland street pocket park	\$ 533,788	\$ 160,136	\$ 693,925
24	Sturt Street pocket park (adj. library)	\$ 417,144	\$ 125,143	\$ 542,288
25	Streetscapes - north precinct	\$ 2,403,735	\$ 721,121	\$ 3,124,856
26	Streetscapes - south precinct	\$ 2,281,472	\$ 684,442	\$ 2,965,914
27	Item 27 - Streetscapes (Evans road and Moffatts drive only, Core&East Precinct)	\$ 355,856	\$ 106,757	\$ 462,613
	SUB TOTAL	\$ 63,203,061	\$ 18,900,918	\$ 82,103,979

2 INFORMATION USED

VPA Package issued to WT 01/09/2021

VPA Plan – Frasers Markup

3 SCHEDULE OF ASSUMPTIONS & EXCLUSIONS

Assumptions and Notes

- a) For Streetscape works scope of works, it has been agreed that only grey and green area indicated on Streetscape plans is part of this VPA estimate exercise. This excludes any works on Wade Lane, Fig Tree Lane, and Benaud Lane.
- b) All footpath and verge work assumed as similar to Stage 1A nature and have been estimated accordingly
- c) The streetscape demarcation is based on VPA Plan - Fraser and WT- Streetscape demarcation markup
- d) "Smart light poles are assumed to be one in 30 meters to both sides of street except for Marshall Road, Evans Road and Moffats drive (one side). Assumptions based on section 3.9 Street typologies of Concept Design Report
- e) WT have assumed all Street Poles are Smart Poles at \$10k each. If to be standard 10m high streetlights, they would be \$4k each
- f) It has been agreed that on-road bike lanes are without physical separation. The cost allowance includes double lanes with asphalt coating, line marking and signage to Sturt and Shortland Street
- g) Lifts and Escalators included to Elyes St
- h) No Demolition Costs included unless noted otherwise

Exclusions

- a) Statutory and Authority Fees
- b) GST
- c) Escalation beyond current day pricing (Being September 2021);
- d) Archaeological dig
- e) Contamination, removal of hazardous materials and site remediation
- f) Abnormal and unforeseen ground conditions
- g) Water table issues
- h) Artwork and Sculptures
- i) Loose furniture, fittings and equipment
- j) Site access restrictions
- k) Infrastructure services other than identified in Estimate
- l) Staging of the works / work out of normal working hours
- m) Negotiated contracts / construction management
- n) Consultant fees excluded from Detailed Estimate but added in Summary as instructed
- o) Client contingency excluded from Detailed Estimate but added in Summary as instructed
- p) Any non-construction development cost
- q) Delay and prolongation allowances
- r) Financing costs
- s) Land / legal and holding costs
- t) Marketing / leasing and pre-opening expenses
- u) Services Diversions or Amplifications
- v) Demolition Costs unless noted otherwise
- w) Land costs (including any costs of marketing and selling land)



APPENDIX A

ESTIAMTE SUMMARY

No.	Item	Base Cost Estimate (refer to WT Detailed Estimates)	Design fees and contingency (30% as per lpart)	Total
1	Stage 1A roadworks (Sturt St north and east, Shortland St, new link road and Adderton Rd signalised intersection)	\$ 3,751,164	\$ 1,125,349	\$ 4,876,513
2	Stage 1A - Streetscapes (footpaths, landscaping street furniture within road reserve)	\$ 1,401,247	\$ 420,374	\$ 1,821,622
2A	Item 2A - Streetscapes (missing portions in Stage1A, adj. Eyles St Link)	\$ 900,353	\$ 270,106	\$ 1,170,459
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	SUB TOTAL	\$ 63,203,061	\$ 18,900,918	\$ 82,103,979



APPENDIX B

WT DETAILED ESTIMATE



TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Summary

REF.	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL
	VPA ESTIMATE 2021				
	STAGE 1A				
	Item 1 – Stage 1A roadworks (Sturt St north and east, Shortland St, new link road and Adderton Rd signalised intersection)				3,751,164
1/A	Item 2 – Stage 1A – Streetscapes (footpaths, landscaping street furniture within road reserve)	m2	2,900	483.23	1,401,247
1/B	Item 2A – Streetscapes (missing portions in Stage1A, adj. Eyles St Link)	m2	1,536	586.17	900,353
1/C	Item 3 – Light Rail Arrival Plaza	m2	4,723	1,466.96	6,928,039
1/D	Item 4 – Neighbourhood Park	m2	2,506	700.50	1,755,332
1/E	Item 5 – Pedestrian Connection – Manson Road to light rail	m2	169.41	1,066.92	180,746
	STAGE 1B&C				
1/F	Item 6 – Eyles Street open space link – 24/7 connection through to light rail arrival plaza	m2	1,692	1,826.96	3,091,222
	STAGE 1D				
	Item 7 – New Marshall Road extension and portion of Manson Street with signalised intersection				2,108,390
1/G	Item 8 – Streetscapes – New Marshall Road	m2	1,617	551.48	891,741
	Item 9 – Adderton Road and Manson Street signalised intersection				870,360
1/H	Item 10 – Multipurpose community centre – floor space up to approximately 4,150m2 combined with a branch library	m2	4,150	6,716.07	27,871,707
1/J	Item 11 – Open space associated with the Multifunction centre and library.	m2	982	626.56	615,281
	STAGE 1F				
	Item 12 – Shortland Street and Evans Road signalised intersection				1,008,518
1/K	Item 13 – Eyles Street open space link – Deep soil section	m2	2,129	1,029.46	2,191,711
1/L	Item 14 – Cycleway – Sturt Street on road	m	875	171.51	150,068
1/M	Item 15 – Cycleway – Shortland Street on road	m	382	247.38	94,500
1/N	Item 16 – Streetscapes – Shortland street	m2	1,856	598.30	1,110,439
1/P	Item 17 – Streetscapes – Sturt Street (West of Benaud Lane)	m2	914	575.85	526,330
	STAGE 2B				
1/Q	Item 18 – Pedestrian Connection – Marshall Road and Greenway Reserve	m2	164	737.28	120,913
	STAGE N/A				
1/R	Item 19 – Streetscapes – Sturt Street (East of Benaud Lane)	m2	1,131	783.15	885,748
1/S	Item 20 – Adderton Road shops upgrades	Item	1	557,254.55	557,255
1/T	Item 21 – General Vandalism allowance (30% contingency and design fees incl. here)	Item	1	200,000.00	200,000
1/U	Item 23 – Shortland street pocket park	m2	1,116	478.30	533,788
1/V	Item 24 – Sturt Street pocket park (adj. library)	m2	855	487.89	417,144
1/W	Item 25 – Streetscapes – north precinct	m2	5,534	434.36	2,403,735

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Summary

REF.	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL
2/A	Item 26 – Streetscapes – south precinct	m2	3,813	598.34	2,281,472
2/B	Item 27 – Streetscapes (Evans road and Moffatts drive only, Core&East Precinct)	m2	531	670.16	355,856
	Information Used		0		
	Assumptions, Notes and Exclusions		0		
Total Cost					63,203,061

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 1 - STAGE 1A ROADWORKS (STURT ST NORTH AND EAST, SHORTLAND ST, NEW LINK ROAD AND ADDERTON RD SIGNALISED INTERSECTION)</u>				
	Core Area roads covering: Sturt St East and North, Shortland St portion, Stage 1A new road new link road between Adderton Rd and Sturt St, Adderton Rd intersection with new link road				
3/A	Preliminaries	1	item	5,000	5,000
3/B	Environmental Impact Assessment & community consultation – Estimated at 2% of Infrastructure construction – roadworks	1	item	77,552	77,552
3/C	Survey – allowance only for unexpected design details. Survey already available for road design	1	item	20,000	20,000
3/D	Geotechnical – new link road	1	item	30,000	30,000
3/E	Geotechnical – Sturt St and Stage 1A road	1	item	40,000	40,000
3/F	Geotechnical – Shortland St	1	item	6,000	6,000
	Total				178,552
	Utilities adjustments				
3/G	Watermains – covered in separate utilities cost estimate	0	item		
3/H	Sewer – covered in separate utilities cost estimate	0	item		
3/J	Gas – covered by Jemena	0	item		
3/K	Electrical – undergrounding of power covered in separate utilities cost esti	0	item		
3/L	Electrical – new streetlights every 40m (maximum) "WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole" Telecoms – Telstra cabling – covered in separate utilities cost estimate Telecoms – Optus cabling – covered in separate utilities cost estimate	30	item		Incl In Street Scapes
3/M	Other utilities works – provisional allowance for extra works	1	item	50,000	50,000
	Total utilities				50,000
	Infrastructure Construction				
	Site Establishment				
3/N	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	199,380	199,380
3/P	Clearing of site & trees removal	1	item	120,000	120,000
3/Q	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	279,132	279,132
	Total Site Establishment				598,512
	Roadworks				
3/R	Demolish and dispose of existing road asphalt, kerb in Sturt St and Shortland St and Adderton Rd	877	tonne s	300	263,100
3/S	Demolish kerbs and drainage	0	item	100	0
3/T	New concrete footpath 1.5m wide for both sides of Sturt St, Shortland St, new link road. One side of Adderton Rd = 1530m	2,295	m2	100	Incl in Steetscapes
3/U	Safety barrier – W Beam	0	item		

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
4/A	Safety barrier – terminals	0	item		
4/B	Mill & resheet – not applicable	0	m2	60	0
4/C	Relocate bus stops – covered in road reconstruction		item		
4/D	Road reconstruction with kerb & gutter and drainage for Sturt St east & north, Shortland St portion. Road construction for new link road	690	m	2,600	1,794,000
4/E	Half road reconstruction with K&G and drainage for Adderton Rd intersection	155	m	1,400	217,000
4/F	New (public) road construction for Stage 1A access road with connection to Sturt St at each end of the road.	260	m	2,400	Excl as advised
4/G	Signals controller for light rail line. Assume provided by Parramatta Light Rail but developer funded	1	item	200,000	200,000
4/H	Drainage adjustments in kerb	0	item		
4/J	Median –		Item	180	
4/K	Median –		item	180	
4/L	Pavement sections for vehicle detector loops. Use 100mm deeplift AC. Covered in road reconstruction cost		m2	150	
4/M	Traffic control signals – new. Adderton Rd and new link road intersection	1	Item	300,000	300,000
4/N	Traffic control signals Sturt St & Manson St – new. Allowed for in Marshall St extension – See separate cost sheet.	0	Item	400,000	0
4/P	Signage & linemarking changes	1	item	150,000	150,000
	Total Roadworks				2,924,100
	Total Infrastructure Construction				3,751,164
4/Q	Professional fees including roads and utilities designs	3,751,164	%	12%	Incl Elsewhere
4/R	Authority fees	3,751,164	%	5%	Incl Elsewhere
4/S	Contingencies	3,751,164	%	30%	Incl Elsewhere
	Total fees and contingencies				0
	TOTAL				3,751,164
	Total - Item 1 - Stage 1a Roadworks (sturt St North And East, Sh...				3,751,164

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 2 - STAGE 1A - STREETSCAPES (FOOTPATHS, LANDSCAPING STREET FURNITURE WITHIN ROAD RESERVE)</u>				
5/A	ROADS, FOOTPATHS AND PAVED AREAS	2,900	m2	188.68	547,158
5/B	OUTBUILDINGS AND COVERED WAYS	2,900	m2	6.90	20,000
5/C	LANDSCAPING AND IMPROVEMENTS	2,900	m2	138.98	403,030
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
5/D	EXTERNAL ELECTRIC LIGHT AND POWER	2,900	m2	39.58	114,789
	EXTERNAL COMMUNICATIONS				N/A
5/E	Subtotal Trade	2,900	m2	374.13	1,084,977
5/F	Preliminaries	20.00	%		216,995
5/G	Contractor's D&C Design Works	2.50	%		32,549
5/H	Margin	5.00	%		66,726
5/J	Subtotal Construction	2,900	m2	483.19	1,401,247
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
5/K	Total	2,900	m2	483.19	1,401,247
	Total - Item 2 - Stage 1a - Streetscapes (footpaths, Landscaping...				1,401,247
	<u>ITEM 2 - STAGE 1A - STREETSCAPES (FOOTPATHS, LANDSCAPING (STREET FURNITURE WITHIN ROAD RESERVE)</u>				
	<u>Roads, Footpaths And Paved Areas</u>				
	Site Preparation				
5/L	Level and compaction	2,900	m2	2.50	7,249
	Site Clearance				
5/M	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	2,900	m2	2.50	7,249
	Removal of Top Soil and Stockpile				
5/N	Remove existing vegetable topsoil average 150mm depth	2,900	m2	12.50	36,247
	Stone Paving				
5/P	PV11 - Stone paving - Footpath	1,191	m2	350.00	416,787
5/Q	PV11 - Stone paving - Crossovers	41	m2	500.00	20,475
5/R	PV12 - Stone paving - Trafficable	91	m2	650.00	59,150
5/S	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works	88	m2		Excluded

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
6/A	Allow for Kerb To Footpaths – Excluded as advised completed as part of road works not footpaths		m		Excluded
	Total - Roads, Footpaths And Paved Areas				547,158
	<u>ITEM 2 - STAGE 1A - STREETSCAPES (FOOTPATHS, LANDSCAPING (STREET FURNITURE WITHIN ROAD RESERVE)</u>				
	<u>Outbuildings And Covered Ways</u>				
	Bus Sheter				
6/B	FN09 – Bus shelter including roof covering, supporing posts, wall panelling and the like	1	Item	20,000.00	20,000
	Total - Outbuildings And Covered Ways				20,000
	<u>ITEM 2 - STAGE 1A - STREETSCAPES (FOOTPATHS, LANDSCAPING (STREET FURNITURE WITHIN ROAD RESERVE)</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
6/C	TR01 – Tree 1000L	67	No	2,500.00	167,500
	Planting mix including mulch, soil mix, drainage layer and the like				
6/D	PL01A – Mass planting mix type 01A; Street type A – Sturt Street	473	m2	150.00	70,884
6/E	PL01B – Mass planting mix type 01B; Street type B – Shortland	1,031	m2	150.00	154,646
6/F	Establishment and Maintenance	1	Item	10,000.00	10,000
6/G	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				403,030
	<u>ITEM 2 - STAGE 1A - STREETSCAPES (FOOTPATHS, LANDSCAPING (STREET FURNITURE WITHIN ROAD RESERVE)</u>				
	<u>External Electric Light And Power</u>				
6/H	Street Light Poles (Assumed Smart Poles)	8	No.	10,000.00	80,000
6/I	Allow to Run LV to Light Poles	348	m	100.00	34,789
	Total - External Electric Light And Power				114,789

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 2A - STREETSCAPES (MISSING PORTIONS IN STAGE1A, ADJ. EYLES ST LINK)</u>				
7/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	1,536	m2	214.46	329,407
7/B	LANDSCAPING AND IMPROVEMENTS	1,536	m2	146.47	224,974
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
7/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS TO ONE SIDE OF STREET)	1,536	m2	92.94	142,757
	EXTERNAL COMMUNICATIONS				N/A
7/D	Subtotal Trade	1,536	m2	453.87	697,138
7/E	Preliminaries	20.00	%		139,428
7/F	Contractor's D&C Design Works	2.50	%		20,914
7/G	Margin	5.00	%		42,874
7/H	Subtotal Construction	1,536	m2	586.17	900,353
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
7/J	Total	1,536	m2	586.17	900,353
Total - Item 2a - Streetscapes (missing Portions In Stage1a, Adj...					900,353
	<u>ITEM 2A - STREETSCAPES (MISSING PORTIONS IN STAGE1A, ADJ. EYLES ST LINK)</u>				
	<u>Roads, Footpaths And Paved Areas (laid On Slab)</u>				
	Site Preparation				
7/K	Level and compaction	1,536	m2	2.50	3,840
	Site Clearance				
7/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	1,536	m2	2.50	3,840
	Removal of Top Soil and Stockpile				
7/M	Remove existing vegetable topsoil average 150mm depth	1,536	m2	12.50	19,200
	Stone Paving				
7/N	PV11 - Stone paving - Footpath	697	m2	350.00	244,027
7/P	PV12 - Stone paving - Trafficable	90	m2	650.00	58,500
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
Total - Roads, Footpaths And Paved Areas (laid On Slab)					329,407

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 2A - STREETSCAPES (MISSING PORTIONS IN STAGE1A, ADJ (EYLES ST LINK</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
8/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	34	No	2,500.00	85,500
8/B	Ditto but small tree allowance (400L)	4	No	950.00	3,610
	Planting mix including mulch, soil mix, drainage layer and the like				
8/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	839	m2	150.00	125,864
8/D	Establishment and Maintenance	1	Item	10,000.00	10,000
8/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				224,974
	<u>ITEM 2A - STREETSCAPES (MISSING PORTIONS IN STAGE1A, ADJ (EYLES ST LINK</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters To (One Side Of Street</u>				
8/F	Street Light Poles; one side	11	No.	10,000.00	110,000
8/G	Allow to Run LV to Light Poles	328	m	100.00	32,757
	Total - External Electric Light And Power (assumed One In 30 Met...				142,757

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 3 - LIGHT RAIL ARRIVAL PLAZA				
9/A	ROADS, FOOTPATHS AND PAVED AREAS	4,723	m2	256.59	1,211,870
9/B	BOUNDARY WALLS, FENCING AND GATES	4,723	m2	33.38	157,662
9/C	OUTBUILDINGS AND COVERED WAYS	4,723	m2	121.92	575,840
9/D	LANDSCAPING AND IMPROVEMENTS	4,723	m2	664.61	3,138,963
9/E	EXTERNAL STORMWATER DRAINAGE	4,723	m2	31.76	150,000
	EXTERNAL SEWER DRAINAGE				N/A
9/F	EXTERNAL WATER SUPPLY	4,723	m2	6.35	30,000
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
9/G	EXTERNAL ELECTRIC LIGHT AND POWER	4,723	m2	21.17	100,000
	EXTERNAL COMMUNICATIONS				N/A
9/H	Subtotal Trade	4,723	m2	1,135.79	5,364,335
9/J	Preliminaries	20.00	%		1,072,867
9/K	Contractor's D&C Design Works	2.50	%		160,930
9/L	Margin	5.00	%		329,907
9/M	Subtotal Construction	4,723	m2	1,466.87	6,928,039
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
9/N	Total	4,723	m2	1,466.87	6,928,039
	Total - Item 3 - Light Rail Arrival Plaza				6,928,039
	ITEM 3 - LIGHT RAIL ARRIVAL PLAZA				
	<u>Roads, Footpaths And Paved Areas</u>				
	Site Preparation				
9/P	Cap off, excavation and remove redundant parts and make safe of redundant services	4,723	m2		Excluded
9/Q	Repair, divert or relocate existing services as required	4,723	m2		Excluded
9/R	Site clearance including remove existing footpath, surface vegetation, grubbing up roots, external furniture and the like	4,723	m2	17.50	82,647
9/S	Excavate, balance cut and fill over site average 500mm deep to suit formation level	4,723	m2	25.00	118,068
9/T	Level and compaction	4,723	m2	2.50	11,807
9/U	Erosion and sediment control	4,723	m2	5.00	23,614
9/V	Disposal of Soil as anything ther than VENM		Note		Excluded
	Stone Paving				
9/W	PV10 – Stone Paving and ramps; Granite; public circulation links	1,972.03	m2	450.00	887,414
9/X	Extra over for image etching to PV10	15.00	m2	500.00	7,500
9/Y	Extra over for steps to PV10	15.98	m2	150.00	2,397

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
10/A	Allow for Kerbs Softfall Pavement		Item		Excluded as Part of Civil
10/B	PV08 – Softfall; Tan Rubber; Neighbourhood Park	436	m2	180.00	78,424
Total - Roads, Footpaths And Paved Areas					1,211,870
ITEM 3 - LIGHT RAIL ARRIVAL PLAZA					
<u>Boundary Walls, Fencing And Gates</u>					
Boundary Walls					
10/C	200mm thick x 1000mm high face brick boundary wall including coping and footings to East and South Elevation	200	m2	450.00	89,942
Ramp Walls					
10/D	200mm thick x 1000mm high face brick ramp wall including coping and footings	60	m2	450.00	27,221
Boundary fencing					
10/E	Allow for boundary chain link fencing to west elevation	203	m	200.00	40,500
Play Fence					
10/F	PE08 – Vertical play and fencing custom		Note		Incl im Equipment
Total - Boundary Walls, Fencing And Gates					157,662
ITEM 3 - LIGHT RAIL ARRIVAL PLAZA					
<u>Outbuildings And Covered Ways</u>					
Custom Shade Canopy					
10/G	PE04 – Shade canopy including stainless steel supporting posts – including lighting etc.	144	m2	4,000.00	575,840
Total - Outbuildings And Covered Ways					575,840
ITEM 3 - LIGHT RAIL ARRIVAL PLAZA					
<u>Landscaping And Improvements</u>					
Drink Fountain					
10/H	FN13 – Drink fountain with dog bowl	1	Item	15,000.00	15,000
Planter Walls					
10/J	WA02 – Average 450mm high in-situ concrete planter walls including coping and footings	462	m2	450.00	207,990
10/K	External rendering and painting to outer face of planter walls	462	m2	60.00	27,732
10/L	Waterproofing membrane to planter base and walls	2,825	m2	45.00	127,134
Grassing and Turfing					
Lawn					
10/M	PL-08 – Turf including soil mix	821	m2	80.00	65,643
Pole Top Light					
10/N	FN01 – In-direct pole-top luminaire; timber post / brass top	11	No	5,000.00	55,000
Bicycle Hoop					
10/P	FN06 – Bicycle hoop	7	No	1,000.00	7,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Bin				
11/A	FN07 – Stainless steel bin; General Waste / Recycling	4	No	450.00	1,800
	Playground Equipment				
11/B	PE01 – Springer; FSC certified robinia hardwood	2	No	5,000.00	10,000
11/C	PE02 – Slide with turret and ladder; Elevated play – slide, nets & platforms includes PE08 – Costs advised by Frasers	1	Item	2,000,000.00	2,000,000
11/D	PE03 – Parkour balance beams; FSC certified robinia hardwood	1	Set	5,000.00	5,000
11/E	PE04 – See saw; 4 person	1	No	2,500.00	2,500
11/F	PE05 – Water lilies; balance posts; FSC certified robinia hardwood	1	Set	25,000.00	25,000
11/G	PE07 – Hammock swing; FSC certified robinia hardwoodf	3	No	5,000.00	15,000
11/H	PE09 – Spinner; FSC certified robinia hardwood	1	No	5,000.00	5,000
11/J	PE10 – Table Tennis Set; steel	2	Set	10,000.00	20,000
11/K	PE11 – Outdoor Chess Set; paving and loose pieces	1	Set	5,000.00	5,000
	Planter Bench Seat				
11/L	FN03 – 3 person bench seat; timber and stainless steel (12 no.)	25	m	500.00	12,625
11/M	FN10 – Planter bench seat (12 no.)	87	m	500.00	43,490
11/N	FN11 – Timber bench – daybed	9	No	2,000.00	18,000
	Signs and Naming				
11/P	Allow for external and directional signage	1	Item	20,000.00	20,000
	Trees				
11/Q	TR01 – Tree 1000L	80.00	No	2,500.00	200,000
11/R	TR02 – Tree 750L	5.00	No	1,500.00	7,500
11/S	TR03 – Tree 400L	1.00	No	950.00	950
	Planting mix including mulch, soil mix, drainage layer and the like				
11/T	PL02 – Mass planting mix tyoe 02; Light rail plaza	1,544	m2	120.00	185,279
11/U	Establishment and Maintenance	1	ltme	10,000.00	10,000
11/V	Irrigation system	1,544	m2	30.00	46,320
	Total - Landscaping And Improvements				3,138,963
	<u>ITEM 3 - LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>External Stormwater Drainage</u>				
11/W	Provisional Allowance for Stormwater Drainage	1	Item	150,000.00	150,000
	Total - External Stormwater Drainage				150,000
	<u>ITEM 3 - LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>External Water Supply</u>				
11/X	Allow for Water Supply for Water Feature and Fountains and conexions etc	1	Item	30,000.00	30,000
	Total - External Water Supply				30,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 3 - LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>External Electric Light And Power</u>				
12/A	Provisional Allowance for External Lighting	1	Item	100,000.00	100,000
	Total - External Electric Light And Power				100,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 4 - NEIGHBOURHOOD PARK				
13/A	ROADS, FOOTPATHS AND PAVED AREAS	983	m2	196.81	193,443
13/B	BOUNDARY WALLS, FENCING AND GATES	983	m2	10.13	9,959
13/C	LANDSCAPING AND IMPROVEMENTS	983	m2	223.74	219,908
13/D	EXTERNAL STORMWATER DRAINAGE	983	m2	20.35	20,000
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
13/E	EXTERNAL ELECTRIC LIGHT AND POWER	983	m2	25.44	25,000
	EXTERNAL COMMUNICATIONS				N/A
13/F	Subtotal Trade	983	m2	476.47	468,310
13/G	Preliminaries	20.00	%		93,662
13/H	Contractor's D&C Design Works	2.50	%		14,049
13/J	Margin	5.00	%		28,801
13/K	Subtotal Construction	983	m2	615.36	604,822
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
13/L	Total	983	m2	615.36	604,822
13/M	ROADS, FOOTPATHS AND PAVED AREAS	1,523	m2	88.19	134,308
13/N	BOUNDARY WALLS, FENCING AND GATES	1,523	m2	11.04	16,808
13/P	LANDSCAPING AND IMPROVEMENTS	1,523	m2	456.16	694,717
13/Q	EXTERNAL STORMWATER DRAINAGE	1,523	m2	13.13	20,000
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
13/R	EXTERNAL ELECTRIC LIGHT AND POWER	1,523	m2	16.42	25,000
	EXTERNAL COMMUNICATIONS				N/A
13/S	Subtotal Trade	1,523	m2	584.93	890,832
13/T	Preliminaries	20.00	%		178,166
13/U	Contractor's D&C Design Works	2.50	%		26,725
13/V	Margin	5.00	%		54,786
13/W	Subtotal Construction	1,523	m2	755.44	1,150,510
	Design Consultants				Excluded
	Authority Fees				Excluded

TELOPEA - FRASERS

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
14/A	Total	1,523	m2	755.44	1,150,510
	Total - Item 4 - Neighbourhood Park				1,755,332
	<u>ITEM 4 - NEIGHBOURHOOD PARK</u>				
	<u>Roads, Footpaths And Paved Areas</u>				
	Concrete Footpath				
14/B	PV09 – 120mm thick concrete footpath including formwork, mesh reinforcement, surface finish and the like	30.54	m2	135.00	4,123
14/C	Vapour barrier	30.54	m2	5.00	153
14/D	50mm sand blinding	30.54	m2	16.00	489
	Stone Paving				
14/E	PV01 – Public links stone paving; Granite	355.95	m2	450.00	160,178
14/F	Extra over for steps to PV01	10.21	m2	150.00	1,532
14/G	PV02 – Residential links stone paving; Granite	30.82	m2	350.00	10,787
14/H	PV03 – Garden paths; informal stone paving; Granite	41.87	m2	350.00	14,653
	Stepping Stones				
14/J	PV12 – Stepping stones; steppers in planting; sandstones	6	m2	250.00	1,530
	Total - Roads, Footpaths And Paved Areas				193,443
	<u>ITEM 4 - NEIGHBOURHOOD PARK</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
	Boundary Face Brick Walls				
14/K	WA03 – Average 200mm thick x 550mm high boundary face brick wall including coping and footings	22	m2	450.00	9,959
	Total - Boundary Walls, Fencing And Gates				9,959
	<u>ITEM 4 - NEIGHBOURHOOD PARK</u>				
	<u>Landscaping And Improvements</u>				
	Grassing and Turfing				
	Turfing including soil mix and the like				
14/L	PL08 – Planting mix 08; Turf	54	m2	80.00	4,294
	Playground Equipment				
14/M	PE04 – Balance Beams	1	Set	10,000.00	10,000
14/N	PE05 – Water Lilies Balance posts	1	Set	10,000.00	10,000
14/P	PE06 – Foosball table	2	No	10,000.00	20,000
	Planter Bench				
14/Q	FN04 – Bench seat	18	m	1,000.00	18,380
14/R	FN10 – Planter bench seat	8	m	500.00	3,950
	Signs and Naming				

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
15/A	Allow for external and directional signage	1	Item	5,000.00	5,000
	Trees and Shrubs				
	Trees				
15/B	TR01 – Tree 1000L	14	No	2,500.00	35,000
	Mass planting including mulch, soil mix, drainage layer and the like				
15/C	PL03 – Planting mix 03; neighbourhood park	352	m2	200.00	70,402
15/D	PL06 – Planting mix 06; sturt street garden	97	m2	200.00	19,410
15/E	Establishment and Maintenance	1	Item	10,000.00	10,000
15/F	Irrigation system	449	m2	30.00	13,472
	Total - Landscaping And Improvements				219,908
	ITEM 4 - NEIGHBOURHOOD PARK				
	External Stormwater Drainage				
15/G	Allow for Misc Stormwater Drainage	1	Item	20,000.00	20,000
	Total - External Stormwater Drainage				20,000
	ITEM 4 - NEIGHBOURHOOD PARK				
	External Electric Light And Power				
15/H	Allow for Misc External Lighting in Park	1	Item	25,000.00	25,000
	Total - External Electric Light And Power				25,000
	ITEM 4 - NEIGHBOURHOOD PARK				
	Roads, Footpaths And Paved Areas				
	Concrete Footpath				
15/J	PV09 – 120mm thick concrete footpath including formwork, mesh reinforcement, surface finish and the like	106.74	m2	135.00	14,410
15/K	Vapour barrier	106.74	m2	5.00	534
15/L	50mm sand blinding	106.74	m2	16.00	1,708
	Stone Paving				
15/M	PV02 – Residential links stone paving; Granite	172	m2	350.00	60,050
15/N	PV03 – Garden paths; informal stone paving; Granite	35.88	m2	350.00	12,558
15/P	PV04 – Lobbies and Entrances; stone paving; porphyry set; Grante	83	m2	500.00	41,590
	Gravel Paving				
15/Q	PV07 – Gravel garden path; Wild Honey	1	m2	90.00	74
	Stepping Stones				
15/R	PV12 – Stepping stones; steppers in planting; sandstones	14	m2	250.00	3,385
	Total - Roads, Footpaths And Paved Areas				134,308
	ITEM 4 - NEIGHBOURHOOD PARK				
	Boundary Walls, Fencing And Gates				

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Boundary Face Brick Walls				
16/A	WA03 – Average 200mm thick x 550mm high boundary face brick wall including coping and footings	37	m2	450.00	16,808
	Total - Boundary Walls, Fencing And Gates				16,808
	ITEM 4 - NEIGHBOURHOOD PARK				
	Landscaping And Improvements				
	Water Feature				
16/B	WF01 – 3500mm dia water feature including structure, tanks, pumps etc.	1	Item	150,000.00	150,000
	Planter Walls				
16/C	WA02 – Average 450mm high in-situ concrete planter walls including coping and footings	97	m2	450.00	43,574
16/D	Average 1200mm high in-situ concrete planter walls including coping and footings	56	m2	450.00	25,214
16/E	External rendering and painting to outer face of planter walls	153	m2	60.00	9,172
16/F	Waterproofing membrane to planter base and walls	309	m2	45.00	13,920
	Grassing and Turfing				
	Turfing including soil mix and the like				
16/G	PL08 – Planting mix 08; Turf	205.56	m2	80.00	16,445
	SunShade Canopy				
16/H	Sun shade canopy including supporting posts above FN04 bench	31	m2	2,500.00	77,325
	Playground Equipment				
16/J	PE03 – Parkour Balance Beams	1	Set	10,000.00	10,000
	Bench				
16/K	FN04 – Bench seat	49	m	1,000.00	49,380
16/L	FN10 – Planter bench seat	11	m	500.00	5,535
	Signs and Naming				
16/M	Allow for external and directional signage	1	Item	5,000.00	5,000
	Trees				
16/N	TR01 – Tree 1000L	25	No	2,500.00	62,500
16/P	TR02 – Tree 750L	8	No	1,500.00	12,000
16/Q	TR03 – Tree 400L	23	No	950.00	21,850
	Mass planting including mulch, soil mix, drainage layer and the like				
16/R	PL03 – Planting mix 03; neighbourhood park	716.63	m2	200.00	143,327
16/S	PL05 – Planting mix 05; shared backyard	20.94	m2	200.00	4,188
16/T	PL09 – Planting mix 09; private open spaces	87.74	m2	120.00	10,529
16/U	Establishment and Maintenance	1	Item	10,000.00	10,000
16/V	Irrigation system	825	m2	30.00	24,759
	Total - Landscaping And Improvements				694,717

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 4 - NEIGHBOURHOOD PARK</u>				
	<u>External Stormwater Drainage</u>				
17/A	Allow for Misc Stormwater Drainage	1	Item	20,000.00	20,000
	Total - External Stormwater Drainage				20,000
	<u>ITEM 4 - NEIGHBOURHOOD PARK</u>				
	<u>External Electric Light And Power</u>				
17/B	Allow for Misc External Lighting in Park	1	Item	25,000.00	25,000
	Total - External Electric Light And Power				25,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 5 - PEDESTRIAN CONNECTION - MANSON ROAD TO LIGHT RAIL</u>				
18/A	ROADS, FOOTPATHS AND PAVED AREAS	169.41	m2	575.00	97,411
18/B	BOUNDARY WALLS, FENCING AND GATES	169.41	m2	162.56	27,540
18/C	LANDSCAPING AND IMPROVEMENTS	169.41	m2	0.00	0
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
18/D	EXTERNAL ELECTRIC LIGHT AND POWER	169.41	m2	88.54	15,000
	EXTERNAL COMMUNICATIONS				N/A
18/E	Subtotal Trade	169	m2	826.11	139,951
18/F	Preliminaries	20.00	%		27,990
18/G	Contractor's D&C Design Works	2.50	%		4,199
18/H	Margin	5.00	%		8,607
18/J	Subtotal Construction	169	m2	1,066.92	180,746
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
18/K	Total	169	m2	1,066.92	180,746
	Total - Item 5 - Pedestrian Connection - Manson Road To Light Ra...				180,746
	<u>ITEM 5 - PEDESTRIAN CONNECTION - MANSON ROAD TO LIGHT RAIL</u>				
	<u>Roads, Footpaths And Paved Areas</u>				
	Demolition				
	Site Preparation				
18/L	Cap off, excavation and remove redundant parts and make safe of redundant services	169.41	m2		Excluded
18/M	Repair, divert or relocate existing services as required	169.41	m2		Excluded
18/N	Allow to demo and strip existing concrete pavement	169.41	m2	25.00	4,235
18/P	Site clearance including remove existing footpath, surface vegetation, grubbing up roots, external furniture and the like	169.41	m2	17.50	2,965
18/Q	Excavate, balance cut and fill over site average 500mm deep to suit formation level	169.41	m2	25.00	4,235
18/R	Level and compaction	169.41	m2	2.50	424
18/S	Erosion and sediment control	169.41	m2	5.00	847
18/T	Disposal of Soil as anything ther than VENM		Note		Excluded
	Stone Paving				

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
19/A	Allow for new PV01 stone paving to Manson St Link	169.41	m2	500.00	84,705
	Total - Roads, Footpaths And Paved Areas				97,411
	<u>ITEM 5 - PEDESTRIAN CONNECTION - MANSON ROAD TO LIGHT RAIL</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
	Fenceing				
19/B	Allow for new Fencing along Manson Link – assume 1.8m high palisade type	92	m	300.00	27,540
	Total - Boundary Walls, Fencing And Gates				27,540
	<u>ITEM 5 - PEDESTRIAN CONNECTION - MANSON ROAD TO LIGHT RAIL</u>				
	<u>Landscaping And Improvements</u>				
19/C	Assume no landcaping required.		Note		Excluded
	<u>ITEM 5 - PEDESTRIAN CONNECTION - MANSON ROAD TO LIGHT RAIL</u>				
	<u>External Electric Light And Power</u>				
19/D	Provisional Allowance for Lighting	1	Item	15,000.00	15,000
	Total - External Electric Light And Power				15,000

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VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 6 - EYLES STREET OPEN SPACE LINK – 24/7 CONNECTION THROUGH TO LIGHT RAIL ARRIVAL PLAZA</u>				
20/A	ROADS, FOOTPATHS AND PAVED AREAS (assumed 70% Paved Area)	1,692	m2	700.20	1,184,432
20/B	BOUNDARY WALLS, FENCING AND GATES	1,692	m2	134.49	227,500
20/C	LANDSCAPING AND IMPROVEMENTS	1,692	m2	164.70	278,594
20/D	EXTERNAL STORMWATER DRAINAGE	1,692	m2	20.00	33,831
	EXTERNAL SEWER DRAINAGE				
	EXTERNAL WATER SUPPLY				
	EXTERNAL GAS				
	EXTERNAL FIRE PROTECTION				
20/E	EXTERNAL ELECTRIC LIGHT AND POWER	1,692	m2	100.00	169,156
	EXTERNAL COMMUNICATIONS				
20/F	E.O. ALLOWANCE FOR WATER FEATURE AS ADVISED	1	Item	500,000.00	500,000
20/G	Subtotal Trade	1,692	m2	1,414.97	2,393,513
20/H	Preliminaries	20.00	%		478,703
20/J	Contractor's D&C Design Works	2.50	%		71,805
20/K	Margin	5.00	%		147,201
20/L	Subtotal Construction	1,692	m2	1,827.44	3,091,222
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
20/M	Total	1,692	m2	1,827.44	3,091,222
	Total - Item 6 - Eyles Street Open Space Link – 24/7 Connection ...				3,091,222
	<u>ITEM 6 - EYLES STREET OPEN SPACE LINK – 24/7 CONNECTION THROUGH TO LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>Roads, Footpaths And Paved Areas (assumed 70% Paved Area)</u>				
	Site Preparation				
20/N	Level and compaction	1,692	m2	2.50	N/A as over basement
	Site Clearance				
20/P	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	1,692	m2	2.50	N/A
	Removal of Top Soil and Stockpile				
20/Q	Remove existing vegetable topsoil average 150mm depth	1,692	m2	12.50	N/A
	Hardscape				
20/R	Allow for Paving – PC Supply Rate of Paving at \$90/m2	1,184	m2	350.00	414,432
20/S	Allow for Stairs including Finishes, Tactiles, Structure, Balustrades etc.	1	Item	200,000.00	200,000
20/T	Allow for Escalators	1	Pair	350,000.00	350,000
20/U	External Lift including shaft etc.	1	Item	220,000.00	220,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Total - Roads, Footpaths And Paved Areas (assumed 70% Paved Area...				1,184,432
	<u>ITEM 6 - EYLES STREET OPEN SPACE LINK – 24/7 CONNECTION THROUGH TO LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
	Retaining Walls				
21/A	Allow for concrete retaining walls along length of stairs	250	m2	550.00	137,500
	Planter Box Walls				
21/B	Assumed length of palnter box walls – no detials to measure	200	m2	450.00	90,000
	Total - Boundary Walls, Fencing And Gates				227,500
	<u>ITEM 6 - EYLES STREET OPEN SPACE LINK – 24/7 CONNECTION THROUGH TO LIGHT RAIL ARRIVAL PLAZA</u>				
	<u>Landscaping And Improvements</u>				
21/C	Allow for Landscaping to assumed 30% of area	507	m2	200.00	101,494
21/D	Allow for Trees – assume 50/50 1000l and 400l	14	No.	2,500.00	35,000
21/E	Allow for Trees – assume 50/50 1000l and 400l	14	No.	950.00	13,300
21/F	Allowance for Street Furniture	1	Item	100,000.00	100,000
	Bicycle Hoop				
21/G	FN06 – Bicycle hoop – assumed numner	6	No	1,000.00	7,000
	Bin				
21/H	FN07 – Stainless steel bin; General Waste / Recycling – assumed numner	6	No	450.00	1,800
	Signage				
21/I	Allow for Signage	1	Item	20,000.00	20,000
	Total - Landscaping And Improvements				278,594

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 7 - NEW MARSHALL ROAD EXTENSION AND PORTION OF MANSON STREET WITH SIGNALISED INTERSECTION</u>				
	Core Area roads covering:				
	Wade St relocated, Marshall St extension, Manson St intersection				
22/A	Preliminaries	1	item	5,000	5,000
22/B	Environmental Impact Assessment & community consultation – Estimated at 2% of Infrastructure construction – roadworks	1	item	37,098	37,098
22/C	Survey – nominal allowance only for unexpected design details. Survey already available for road design	1	item	5,000	5,000
22/D	Geotechnical – Wade St & Marshall St	1	item	30,000	30,000
	Total				77,098
	Utilities adjustments				
22/E	Watermains – covered in separate utilities cost estimate	0	item		
	Sewer – covered in separate utilities cost estimate but include allowance	1			
22/F	for relocation of sewer out of Sturt St & Manson St signalised intersection	1	item	20,000	20,000
22/G	Gas – mostly covered by Jemena but allow for relocation of gas mains out of Sturt St & Manson St signalised intersection	0	item		
22/H	Electrical – undergrounding of power covered in separate utilities cost estimate	1	item	40,000	40,000
22/J	Electrical – new streetlights every 40m	10	item		Incl In Street Scapes
	"WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole"				
	Telecoms – Telstra cabling – covered in separate utilities cost estimate				
	Telecoms – Optus cabling – covered in separate utilities cost estimate				
22/K	Other utilities works – provisional allowance for extra works	1	item	20,000	20,000
	Total utilities				80,000
	Infrastructure Construction				
	Site Establishment				
22/L	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	97,745	97,745
22/M	Clearing of site & trees removal	1	item	40,000	40,000
22/N	Traffic control. Estimated at 3% of Utilities & Roadworks	1	item	58,647	58,647
	Total Site Establishment				196,392
	Roadworks				
22/P	Demolish existing road, kerb and drainage in Wade St. South side of Man	265	tonne	300	79,500
22/Q	Demolish kerbs and drainage	0	item	100	0
22/R	New concrete footpath 1.5m wide for both sides of Wade St and Marshall St. One side of Manson St portion = 765m	1,150	m2	100	115,000
22/S	Safety barrier – W Beam at Manson St corner with Sturt St south side	20	m	180	3,600
22/T	Safety barrier – terminals	2	item	3,000	6,000
22/U	Mill & resheet – not applicable	0	m2	60	0

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
23/A	Relocate bus stops – covered in road reconstruction		item		
23/B	New road construction with kerb & gutter and drainage for Wade St and Marshall St	370	m	2,600	962,000
23/C	Half road reconstruction with K&G and drainage for Manson St portion	30	m	1,400	42,000
23/D	Drainage adjustments in kerb	0	item		
23/E	Median – Wade St 1.5m wide x 160m	240	m2	180.00	43,200
23/F	Median –	0	item	180.00	0
23/G	Underground OSD in Marshall St (Rd) south end	1	item	163,600	163,600
23/H	Pavement sections for vehicle detector loops. Use 100mm deeplift AC. Covered in road reconstruction cost		m2	150	
23/J	Traffic control signals Sturt St & Manson St – new.	1	Item	300,000	300,000
23/K	Signage & linemarking changes	1	item	40,000	40,000
	Total Roadworks				1,754,900
	Total Infrastructure Construction				2,108,390
23/L	Professional fees including roads and utilities designs	2,108,390	%	12%	Incl Elsewhere
23/M	Authority fees	2,108,390	%	5%	Incl Elsewhere
23/N	Contingencies	2,108,390	%	30%	Incl Elsewhere
	Total fees and contingencies				0
	TOTAL				2,108,390
	Total - Item 7 - New Marshall Road Extension And Portion Of Mans...				2,108,390

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 8 - STREETSCAPES - NEW MARSHALL ROAD</u>				
24/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	1,617	m2	227.75	368,274
24/B	LANDSCAPING AND IMPROVEMENTS	1,617	m2	144.40	233,494
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
24/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS TO ONE SIDE OF STREET AS PER CONCEPT DESIGN)	1,617	m2	54.86	88,702
	EXTERNAL COMMUNICATIONS				N/A
24/D	Subtotal Trade	1,617	m2	427.01	690,470
24/E	Preliminaries	20.00	%		138,094
24/F	Contractor's D&C Design Works	2.50	%		20,714
24/G	Margin	5.00	%		42,464
24/H	Subtotal Construction	1,617	m2	551.48	891,741
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
24/J	Total	1,617	m2	551.48	891,741
	Total - Item 8 - Streetscapes - New Marshall Road				891,741
	<u>ITEM 8 - STREETSCAPES - NEW MARSHALL ROAD</u>				
	<u>Roads, Footpaths And Paved Areas (laid On Slab)</u>				
	Site Preparation				
24/K	Level and compaction	1,617	m2	2.50	4,043
	Site Clearance				
24/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	1,617	m2	2.50	4,043
	Removal of Top Soil and Stockpile				
24/M	Remove existing vegetable topsoil average 150mm depth	1,617	m2	12.50	20,213
	Stone Paving				
24/N	PV11 - Stone paving - Footpath	971	m2	350.00	339,976
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				368,274

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 8 - STREETSCAPES - NEW MARSHALL ROAD</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
25/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	49	No	2,500.00	121,500
25/B	Ditto but small tree allowance (400L)	5	No	950.00	5,130
	Planting mix including mulch, soil mix, drainage layer and the like				
25/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	646	m2	150.00	96,864
25/D	Establishment and Maintenance	1	Item	10,000.00	10,000
25/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				233,494
	<u>ITEM 8 - STREETSCAPES - NEW MARSHALL ROAD</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters To One Side Of Street As Per Concept Design)</u>				
25/F	Street Light Poles	7	No.	10,000.00	70,000
25/G	Allow to Run LV to Light Poles	187	m	100.00	18,702
	Total - External Electric Light And Power (assumed One In 30 Met...				88,702

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 9 - ADDERTON ROAD AND MANSON STREET SIGNALISED INTERSECTION</u>				
	Adderton Rd & Manson St signalised intersection				
26/A	Preliminaries	1	Item	5,000	5,000
26/B	Environmental Impact Assessment & community consultation – Estimated at 5% of Infrastructure construction – roadworks	1	item	32,775	32,775
26/C	Survey	1	Item	10,000	10,000
26/D	Geotechnical		item		0
	Total				47,775
	Utilities adjustments				
	Watermains				0
	Sewer				
	Gas				
26/E	Electrical – Relocate HV power pole at Manson St intersection	2	Item	80,000	160,000
	Electrical – Relocate streetlights – included in power pole relocation				0
	Telecoms – Telstra cabling				
	Telecoms – Optus cabling				
26/F	Other utilities works	1	Item	5,000	5,000
	Total utilities				165,000
	Infrastructure Construction				
	Site Establishment				
26/G	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	41,025	41,025
26/H	Clearing of site & trees removal	1	item	5,000	5,000
26/J	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	57,435	57,435
	Total Site Establishment				103,460
	Roadworks				
26/K	Demolish kerb between Winter St & Manson St	25	m	45	1,125
26/L	Demolish kerbs and drainage	0	Item	100	0
26/M	Retaining wall – between Winter St & Manson St. Ave 20m x 0.75m	25	m2	900	22,500
26/N	Safety barrier – W Beam on retaining wall area – Winter St to Manson St	25	item	200.00	5,000
26/P	Safety barrier – terminals	2	item	3,000	6,000
26/Q	Mill & resheet – Adderton Rd	1,500	m2	60	90,000
26/R	Mill & resheet – Manson St	0	m2	500	0
26/S	Drainage adjustments in median	0	Item		0
26/T	Drainage adjustments in kerb	0	item		
26/U	Road widening between Winter St and Manson St	30	m	1,400	42,000
26/V	Median adjustments – Adderton Rd	1	Item	15,000	15,000
26/W	Median – Winter St	1	item	10,000	10,000
26/X	Pavement reconstruction sections for vehicle detector loops. Use 100mm deeplift AC	150	m2	150	22,500

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
27/A	Traffic signals – new	1	Item	300,000	300,000
27/B	Signage & linemarking changes	1	item	40,000	40,000
	Total Roadworks				554,125
	Total Infrastructure Construction				870,360
27/C	Professional fees including roads and utilities designs	870,360	%	12%	Incl Elsewhere
27/D	Authority fees	870,360	%	5%	Incl Elsewhere
27/E	Contingencies	870,360	%	30%	Incl Elsewhere
	Total fees and contingencies				0
	Total				870,360
	Total - Item 9 - Adderton Road And Manson Street Signalised Inte...				870,360

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 10 - MULTIPURPOSE COMMUNITY CENTRE - FLOOR SPACE UP TO APPROXIMATELY 4,150M2 COMBINED WITH A BRANCH LIBRARY</u>				
28/A	CARPARKING – 40 Cars	40	Cars	58,072.01	2,322,880
28/B	MULTIPURPOSE COMMUNITY CENTRE COMPLETE INCLUDING LIBRARY, COMMUNITY CENTRE, SHOPFRONT, ETC. 4150m2	4,150	m2	4,640.48	19,258,000
	LANDSCAPING AND IMPROVEMENTS				N/A
	EXTERNAL STORMWATER DRAINAGE				N/A
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS TO BOTH SIDES OF STREET)				N/A
	EXTERNAL COMMUNICATIONS				N/A
28/C	Subtotal Trade	4,150	m2	5,200.21	21,580,880
28/D	Preliminaries	20.00	%		4,316,176
28/E	Contractor's D&C Design Works	2.50	%		647,426
28/F	Margin	5.00	%		1,327,224
28/G	Subtotal Construction	4,150	m2	6,716.07	27,871,707
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
28/H	Total	4,150	m2	6,716.07	27,871,707
	Total - Item 10 - Multipurpose Community Centre - Floor Space Up...				27,871,707
	<u>ITEM 10 - MULTIPURPOSE COMMUNITY CENTRE - FLOOR SPACE UP TO APPROXIMATELY 4,150M2 COMBINED WITH A BRANCH LIBRARY</u>				
	<u>.Multipurpose Community Centre Complete Including Library Community Centre, Shopfront, Etc. 4150m2</u>				
28/J	Library (Warm Shell)	2,100	m2	3,250.00	6,825,000
28/K	E.O. Last for Fitout	2,100	m2	1,250.00	2,625,000
28/L	Adaptable Office Space (Warm Shell)	150	m2	2,000.00	300,000
28/M	Community Centre (Cold Shell)	1,900	m2	3,200.00	6,080,000
28/N	E.O. Last for Fitout	1,900	m2	1,200.00	2,280,000
28/P	E.O. last for Shopfront	Incl	m2		
28/Q	Lift – Passenger	12	levels	65,000.00	780,000
28/R	Colonade Area – Assumed Area TBA design	184	m2	2,000.00	368,000
	Total - Multipurpose Community Centre Complete Including Library...				19,258,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 11 - OPEN SPACE ASSOCIATED WITH THE MULTIFUNCTION CENTRE AND LIBRARY.</u>				
29/A	ROADS, FOOTPATHS AND PAVED AREAS (assumed 20% Paved Area)	982	m2	161.63	158,756
29/B	BOUNDARY WALLS, FENCING AND GATES	982	m2	50.90	50,000
29/C	LANDSCAPING AND IMPROVEMENTS	982	m2	207.49	203,807
29/D	EXTERNAL STORMWATER DRAINAGE	982	m2	15.00	14,733
	EXTERNAL SEWER DRAINAGE				
	EXTERNAL WATER SUPPLY				
	EXTERNAL GAS				
	EXTERNAL FIRE PROTECTION				
29/E	EXTERNAL ELECTRIC LIGHT AND POWER	982	m2	50.00	49,112
	EXTERNAL COMMUNICATIONS				
29/F	Subtotal Trade	982	m2	485.03	476,408
29/G	Preliminaries	20.00	%		95,282
29/H	Contractor's D&C Design Works	2.50	%		14,292
29/J	Margin	5.00	%		29,299
29/K	Subtotal Construction	982	m2	626.41	615,281
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
29/L	Total	982	m2	626.41	615,281
	Total - Item 11 - Open Space Associated With The Multifunction C...				615,281
	<u>ITEM 11 - OPEN SPACE ASSOCIATED WITH THE MULTIFUNCTION CENTRE AND LIBRARY</u>				
	<u>Roads, Footpaths And Paved Areas (assumed 20% Paved Area)</u>				
	Site Preparation				
29/M	Level and compaction	196	m2	2.50	N/A as over basement
	Site Clearance				
29/N	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	196	m2	2.50	N/A
	Removal of Top Soil and Stockpile				
29/P	Remove existing vegetable topsoil average 150mm depth	196	m2	12.50	N/A
	Hardscape				
29/Q	Allow for Paving – PC Supply Rate of Paving at \$90/m2	196	m2	350.00	68,756
29/R	Allow for multipurpose landscape platforms	2	No.	20,000.00	40,000
29/S	Allow for Stairs/Steps	1	Item	50,000.00	50,000
	Total - Roads, Footpaths And Paved Areas (assumed 20% Paved Area...				158,756

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 11 - OPEN SPACE ASSOCIATED WITH THE MULTIFUNCTION CENTRE AND LIBRARY</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
	<u>Retaining Walls</u>				
30/A	Allow for concrete retaining walls along length of stairs	50	m2	550.00	27,500
	<u>Planter Box Walls</u>				
30/B	Assumed length of planter box walls – no details to measure	50	m2	450.00	22,500
	Total - Boundary Walls, Fencing And Gates				50,000
	<u>ITEM 11 - OPEN SPACE ASSOCIATED WITH THE MULTIFUNCTION CENTRE AND LIBRARY</u>				
	<u>Landscaping And Improvements</u>				
30/C	Allow for Landscaping to assumed 30% of area	786	m2	200.00	157,157
30/D	Allow for Trees – assume 50/50 1000l and 400l	2	No.	2,500.00	5,000
30/E	Allow for Trees – assume 50/50 1000l and 400l	3	No.	950.00	2,850
30/F	Allowance for Street Furniture (including day beds)	1	Item	20,000.00	20,000
	<u>Bicycle Hoop</u>				
30/G	FN06 – Bicycle hoop – assumed number	2	No	1,000.00	7,000
	<u>Bin</u>				
30/H	FN07 – Stainless steel bin; General Waste / Recycling – assumed number	2	No	450.00	1,800
	<u>Signage</u>				
30/I	Allow for Signage	1	Item	10,000.00	10,000
	Total - Landscaping And Improvements				203,807

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 12 - SHORTLAND STREET AND EVANS ROAD SIGNALISED INTERSECTION</u>				
	Shortland St & Evans Rd signalised intersection				
31/A	Preliminaries	1	Item	5,000	5,000
31/B	Environmental Impact Assessment & community consultation – Estimated at 5% of Infrastructure construction – roadworks	1	Item	32,073	32,073
31/C	Survey	1	item	15,000	15,000
31/D	Geotechnical	1	item	8,000	8,000
	Total				60,073
	Utilities adjustments				
31/E	Watermains relocation for widening in Shortland St	1	Item	35,000	35,000
	Sewer – no adjustments				
	Gas – no adjustments				
31/F	Electrical – undergrounding of power on 3 poles	5	Item	50,000	250,000
31/G	Electrical – new streetlights	3	item		Incl In Street Scapes
	"WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole"				
	Telecoms – Telstra cabling				
	Telecoms – Optus cabling				
31/H	Other utilities works	1	Item	5,000	5,000
	Total utilities				290,000
	Infrastructure Construction				
	Site Establishment				
31/J	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	46,873	46,873
31/K	Clearing of site & trees removal	1	item	10,000	10,000
31/L	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	65,622	65,622
	Total Site Establishment				122,495
	Roadworks				
31/M	Demolish kerb and concrete footpath on south side of Shortland St	100	m2	75.00	7,500
31/N	Demolish kerbs and drainage	0	item	100.00	0
31/P	New concrete footpath on south side of Shortland St 1.5m wide x 50m	75	m2	100.00	7,500
31/Q	Safety barrier – W Beam on retaining wall area – Winter St to Manson St	0	item	0.00	0
31/R	Safety barrier – terminals	0	item		
31/S	Mill & resheet – Evans Rd & Shortland St	300	m2	60	18,000
31/T	Relocate bus stop on south side of Shortland St	1	m2	7,000.00	7,000
31/U	Road widening on south edge section of Shortland St	60	m	1,400.00	84,000
31/V	Drainage adjustments in kerb	0	item		
31/W	Median – Shortland St, 1.5m wide x 50m	75	Item	180	13,500
31/X	Median – Evans Rd. 1.5m wide x 80m east + 30m west	165	item	180	29,700

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
32/A	Pavement reconstruction sections for vehicle detector loops. Use 100mm deeplift AC	125	m2	150	18,750
32/B	Traffic signals – new	1	Item	300,000	300,000
32/C	Signage & linemarking changes	1	item	50,000	50,000
	Total Roadworks				535,950
	Total Infrastructure Construction				1,008,518
32/D	Professional fees including roads and utilities designs	1,008,518	%	12%	Incl Elsewhere
32/E	Authority fees	1,008,518	%	5%	Incl Elsewhere
32/F	Contingencies	1,008,518	%	30%	Incl Elsewhere
	Total fees and contingencies				0
	Total				1,008,518
	Total - Item 12 - Shortland Street And Evans Road Signalised Int...				1,008,518

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 13 - EYLES STREET OPEN SPACE LINK – DEEP SOIL SECTION</u>				
33/A	ROADS, FOOTPATHS AND PAVED AREAS (assumed 70% Paved Area)	2,129	m2	389.74	829,910
33/B	BOUNDARY WALLS, FENCING AND GATES	2,129	m2	106.84	227,500
33/C	LANDSCAPING AND IMPROVEMENTS	2,129	m2	180.37	384,090
33/D	EXTERNAL STORMWATER DRAINAGE	2,129	m2	20.00	42,588
	EXTERNAL SEWER DRAINAGE				
	EXTERNAL WATER SUPPLY				
	EXTERNAL GAS				
	EXTERNAL FIRE PROTECTION				
33/E	EXTERNAL ELECTRIC LIGHT AND POWER	2,129	m2	100.00	212,940
	EXTERNAL COMMUNICATIONS				
33/F	Subtotal Trade	2,129	m2	796.95	1,697,028
33/G	Preliminaries	20.00	%		339,406
33/H	Contractor's D&C Design Works	2.50	%		50,911
33/I	Margin	5.00	%		104,367
33/K	Subtotal Construction	2,129	m2	1,029.26	2,191,711
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
33/L	Total	2,129	m2	1,029.26	2,191,711
	Total - Item 13 - Eyles Street Open Space Link – Deep Soil Secti...				2,191,711
	<u>ITEM 13 - EYLES STREET OPEN SPACE LINK – DEEP SOIL SECTION</u>				
	<u>Roads, Footpaths And Paved Areas (assumed 70% Paved Area)</u>				
	Site Preparation				
33/M	Level and compaction	2,129	m2	2.50	5,324
	Site Clearance				
33/N	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	2,129	m2	2.50	5,324
	Removal of Top Soil and Stockpile				
33/P	Remove existing vegetable topsoil average 150mm depth	2,129	m2	12.50	26,618
	Hardscape				
33/Q	Allow for Paving – PC Supply Rate of Paving at \$90/m2	1,065	m2	350.00	372,645
33/R	Allow for Stairs	1	Item	200,000.00	200,000
33/S	Allow for Escalators	1	Pair	350,000.00	Assume Not Required
33/T	Exteral Lift including shaft etc. – Assume 1 required	1	Item	220,000.00	220,000
	Total - Roads, Footpaths And Paved Areas (assumed 70% Paved Area...				829,910

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Estimate Details



REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 13 - EYLES STREET OPEN SPACE LINK – DEEP SOIL SECTION</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
	Retaining Walls				
34/A	Allow for concrete retaining walls along length of stairs	250	m2	550.00	137,500
	Planter Box Walls				
34/B	Assumed length of palnter box walls – no detials to measure	200	m2	450.00	90,000
	Total - Boundary Walls, Fencing And Gates				227,500
	<u>ITEM 13 - EYLES STREET OPEN SPACE LINK – DEEP SOIL SECTION</u>				
	<u>Landscaping And Improvements</u>				
34/C	Allow for Landscaping to assumed 50% of area	1,065	m2	200.00	212,940
34/D	Allow for Trees – assume 50/50 1000l and 400l	12	No.	2,500.00	30,000
34/E	Allow for Trees – assume 50/50 1000l and 400l	13	No.	950.00	12,350
34/F	Allowance for Street Furniture	1	Item	100,000.00	100,000
	Bicycle Hoop				
34/G	FN06 – Bicycle hoop – assumed numner	6	No	1,000.00	7,000
	Bin				
34/H	FN07 – Stainless steel bin; General Waste / Recycling – assumed numner	6	No	450.00	1,800
	Signage				
34/I	Allow for Signage	1	Item	20,000.00	20,000
	Total - Landscaping And Improvements				384,090

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 14 - CYCLEWAY - STURT STREET ON ROAD				
35/A	ON ROAD CYCLE WAY INCLUDING SIGNAGE, LINE MARKING, ETC. AS REQUIRED (NO PHYSICAL SEPARATIONS)	875	m	132.72	116,197
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
	EXTERNAL COMMUNICATIONS				N/A
35/B	Subtotal Trade	875	m	132.72	116,197
35/C	Preliminaries	20.00	%		23,239
35/D	Contractor's D&C Design Works	2.50	%		3,486
35/E	Margin	5.00	%		7,146
35/F	Subtotal Construction	875	m	171.41	150,068
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
35/G	Total	875	m	171.41	150,068
	Total - Item 14 - Cycleway - Sturt Street On Road				150,068
	ITEM 14 - CYCLEWAY - STURT STREET ON ROAD				
	<u>On Road Cycle Way Including Signage, Line Marking, Etc. As Required (no Physical Separations)</u>				
	Asphalt				Incl. in road works
35/H	Asphalt coating allowance (assume 2.5m wide for double lane)	2,189	m2	10.00	21,887
35/J	Line marking allowance	875	m	20.00	17,510
35/K	Line marking symbols allowance at intersections	8	Item	1,800.00	14,400
35/L	Vertical signage on steel posts allowance	8	Item	7,800.00	62,400
	Total - On Road Cycle Way Including Signage, Line Marking, Etc. ...				116,197

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 15 - CYCLEWAY - SHORTLAND STREET ON ROAD</u>				
36/A	ON ROAD CYCLE WAY INCLUDING SIGNAGE, LINE MARKING, ETC. AS REQUIRED (NO PHYSICAL SEPARATIONS)	382	m	191.76	73,171
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
	EXTERNAL COMMUNICATIONS				N/A
36/B	Subtotal Trade	382	m	191.76	73,171
36/C	Preliminaries	20.00	%		14,634
36/D	Contractor's D&C Design Works	2.50	%		2,195
36/E	Margin	5.00	%		4,500
36/F	Subtotal Construction	382	m	247.66	94,500
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
36/G	Total	382	m	247.66	94,500
	Total - Item 15 - Cycleway - Shortland Street On Road				94,500
	<u>ITEM 15 - CYCLEWAY - SHORTLAND STREET ON ROAD</u>				
	<u>On Road Cycle Way Including Signage, Line Marking, Etc. As Required (no Physical Separations)</u>				
	Asphalt				Incl. in road works
36/H	Asphalt coating allowance (assume 2.5m wide for double lane)	954	m2	10.00	9,539
36/J	Line marking allowance	382	m	20.00	7,631
36/K	Line marking symbols allowance at intersections	7	Item	1,500.00	10,500
36/L	Vertical signage on steel posts allowance	7	Item	6,500.00	45,500
	Total - On Road Cycle Way Including Signage, Line Marking, Etc. ...				73,171

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 16 - STREETSCAPES - SHORTLAND STREET				
37/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	1,856	m2	178.69	331,650
37/B	LANDSCAPING AND IMPROVEMENTS	1,856	m2	159.56	296,136
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
37/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS AT FOOTPATH/VEGE AREA - TO BOTH SIDES OF ROAD)	1,856	m2	125.01	232,020
	EXTERNAL COMMUNICATIONS				N/A
37/D	Subtotal Trade	1,856	m2	463.26	859,806
37/E	Preliminaries	20.00	%		171,961
37/F	Contractor's D&C Design Works	2.50	%		25,794
37/G	Margin	5.00	%		52,878
37/H	Subtotal Construction	1,856	m2	598.30	1,110,439
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
37/J	Total	1,856	m2	598.30	1,110,439
	Total - Item 16 - Streetscapes - Shortland Street				1,110,439
	ITEM 16 - STREETSCAPES - SHORTLAND STREET				
	Roads, Footpaths And Paved Areas (laid On Slab)				
	Site Preparation				
37/K	Level and compaction	1,856	m2	2.50	4,640
	Site Clearance				
37/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	1,856	m2	2.50	4,640
	Removal of Top Soil and Stockpile				
37/M	Remove existing vegetable topsoil average 150mm depth	1,856	m2	12.50	23,200
	Stone Paving				
37/N	PV11 - Stone paving - Footpath	855	m2	350.00	299,170
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				331,650

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 16 - STREETSCAPES - SHORTLAND STREET</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
38/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	52	No	2,500.00	130,500
38/B	Ditto but small tree allowance (400L)	6	No	950.00	5,510
	Planting mix including mulch, soil mix, drainage layer and the like				
38/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	1,001	m2	150.00	150,126
38/D	Establishment and Maintenance	1	Item	10,000.00	10,000
38/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				296,136
	<u>ITEM 16 - STREETSCAPES - SHORTLAND STREET</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters At Footpath/vege Area - To Both Sides Of Road</u>				
38/F	Street Light Poles	18	No.	10,000.00	180,000
38/G	Allow to Run LV to Light Poles	520	m	100.00	52,020
	Total - External Electric Light And Power (assumed One In 30 Met...				232,020

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 17 - STREETSCAPES - STURT STREET (WEST OF BENAUD LANE)</u>				
39/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	914	m2	199.42	182,273
39/B	LANDSCAPING AND IMPROVEMENTS	914	m2	147.08	134,433
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
39/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS AT FOOTPATH/VEGE AREA - TO BOTH SIDES OF ROAD)	914	m2	99.37	90,828
	EXTERNAL COMMUNICATIONS				N/A
39/D	Subtotal Trade	914	m2	445.88	407,534
39/E	Preliminaries	20.00	%		81,507
39/F	Contractor's D&C Design Works	2.50	%		12,226
39/G	Margin	5.00	%		25,063
39/H	Subtotal Construction	914	m2	575.85	526,330
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
39/I	Total	914	m2	575.85	526,330
	Total - Item 17 - Streetscapes - Sturt Street (west Of Benaud La...				526,330
	<u>ITEM 17 - STREETSCAPES - STURT STREET (WEST OF BENAUD LANE)</u>				
	<u>Roads, Footpaths And Paved Areas (laid On Slab)</u>				
	Site Preparation				
39/K	Level and compaction	914	m2	2.50	2,285
	Site Clearance				
39/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	914	m2	2.50	2,285
	Removal of Top Soil and Stockpile				
39/M	Remove existing vegetable topsoil average 150mm depth	914	m2	12.50	11,425
	Stone Paving				
39/N	PV11 - Stone paving - Footpath	475	m2	350.00	166,278
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				182,273

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 17 - STREETSCAPES - STURT STREET (WEST OF BENAUD LANE)</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
40/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	23	No	2,500.00	56,250
40/B	Ditto but small tree allowance (400L)	3	No	950.00	2,375
	Planting mix including mulch, soil mix, drainage layer and the like				
40/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	439	m2	150.00	65,808
40/D	Establishment and Maintenance	1	Item	10,000.00	10,000
40/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				134,433
	<u>ITEM 17 - STREETSCAPES - STURT STREET (WEST OF BENAUD LANE)</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters At Footpath/vege Area - To Both Sides Of Road)</u>				
40/F	Street Light Poles	7	No.	10,000.00	70,000
40/G	Allow to Run LV to Light Poles	208	m	100.00	20,828
	Total - External Electric Light And Power (assumed One In 30 Met...				90,828

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 18 - PEDESTRIAN CONNECTION - MARSHALL ROAD AND GREENWAY RESERVE</u>				
41/A	PEDESTRIAN CONNECTION – MARSHALL ROAD AND GREENWAY REVERSE COMPLETE INCLUDING PAVERS, LANDSCAPING, STORMWATER DRAINAGE, FENCING AND GATES, ETC. AS REQUIRED	164	m2	570.00	93,623
	Note average rate as per Neighborhood Park				
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
	EXTERNAL COMMUNICATIONS				N/A
41/B	Subtotal Trade	164	m2	570.00	93,623
41/C	Preliminaries	20.00	%		18,725
41/D	Contractor's D&C Design Works	2.50	%		2,809
41/E	Margin	5.00	%		5,758
41/F	Subtotal Construction	164	m2	736.16	120,913
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
41/G	Total	164	m2	736.16	120,913
	Total - Item 18 - Pedestrian Connection - Marshall Road And Gree...				120,913

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 19 - STREETSCAPES - STURT STREET (EAST OF BENAUD LANE)</u>				
42/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	1,131	m2	17.50	19,793
42/B	LANDSCAPING AND IMPROVEMENTS	1,131	m2	372.46	421,248
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
42/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS AT FOOTPATH/VEGE AREA - TO BOTH SIDES OF ROAD)	1,131	m2	216.44	244,788
	EXTERNAL COMMUNICATIONS				N/A
42/D	Subtotal Trade	1,131	m2	606.39	685,829
42/E	Preliminaries	20.00	%		137,166
42/F	Contractor's D&C Design Works	2.50	%		20,575
42/G	Margin	5.00	%		42,178
42/H	Subtotal Construction	1,131	m2	783.15	885,748
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
42/J	Total	1,131	m2	783.15	885,748
	Total - Item 19 - Streetscapes - Sturt Street (east Of Benaud La...				885,748
	<u>ITEM 19 - STREETSCAPES - STURT STREET (EAST OF BENAUD LANE)</u>				
	<u>Roads, Footpaths And Paved Areas (laid On Slab)</u>				
	Site Preparation				
42/K	Level and compaction	1,131	m2	2.50	2,828
	Site Clearance				
42/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	1,131	m2	2.50	2,828
	Removal of Top Soil and Stockpile				
42/M	Remove existing vegetable topsoil average 150mm depth	1,131	m2	12.50	14,138
	Stone Paving				
42/N	PV11 - Stone paving - Footpath (not indicated on plan, subject to further council comments)	0	m2	350.00	0
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				19,793

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 19 - STREETSCAPES - STURT STREET (EAST OF BENAUD LANE)</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
43/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	93	No	2,500.00	231,750
43/B	Ditto but small tree allowance (400L)	10	No	950.00	9,785
	Planting mix including mulch, soil mix, drainage layer and the like				
43/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	1,131	m2	150.00	169,713
43/D	Establishment and Maintenance	1	Item	10,000.00	10,000
43/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				421,248
	<u>ITEM 19 - STREETSCAPES - STURT STREET (EAST OF BENAUD LANE)</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters At Footpath/vege Area - To Both Sides Of Road)</u>				
43/F	Street Light Poles	19	No.	10,000.00	190,000
44/A	Allow to Run LV to Light Poles	548	m	100.00	54,788
	Total - External Electric Light And Power (assumed One In 30 Met...				244,788

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 20 - ADDERTON ROAD SHOPS UPGRADES				
45/A	Lump sum cost indicated in 17762 Telopea Shops EOC including preliminary, demolition, material, finishes, services, FF&E, contingency, etc. GST EXCL.)	1	Item	557,254.55	557,255
	Total - Item 20 - Adderton Road Shops Upgrades				557,255

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 21 - GENERAL VANDALISM ALLOWANCE (30% CONTINGENCY AND DESIGN FEES INCL. HERE)</u>				
45/B	General Vandalism Allowance	1	Item	200,000.00	200,000
	Total - Item 21 - General Vandalism Allowance (30% Contingency A...				200,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 23 - SHORTLAND STREET POCKET PARK</u>				
46/A	ROADS, FOOTPATHS AND PAVED AREAS (assumed 50% Paved Area)	1,116	m2	153.12	170,847
46/B	BOUNDARY WALLS, FENCING AND GATES	1,116	m2	37.02	41,310
46/C	LANDSCAPING AND IMPROVEMENTS	1,116	m2	110.29	123,050
46/D	EXTERNAL STORMWATER DRAINAGE	1,116	m2	20.00	22,315
	EXTERNAL SEWER DRAINAGE				
	EXTERNAL WATER SUPPLY				
	EXTERNAL GAS				
	EXTERNAL FIRE PROTECTION				
46/E	EXTERNAL ELECTRIC LIGHT AND POWER	1,116	m2	50.00	55,787
	EXTERNAL COMMUNICATIONS				
46/F	Subtotal Trade	1,116	m2	370.43	413,309
46/G	Preliminaries	20.00	%		82,662
46/H	Contractor's D&C Design Works	2.50	%		12,399
46/J	Margin	5.00	%		25,418
46/K	Subtotal Construction	1,116	m2	478.42	533,788
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
46/L	Total	1,116	m2	478.42	533,788
	Total - Item 23 - Shortland Street Pocket Park				533,788
	<u>ITEM 23 - SHORTLAND STREET POCKET PARK</u>				
	<u>Roads, Footpaths And Paved Areas (assumed 50% Paved Area)</u>				
46/M	Allow for Paving – PC Supply Rate of Paving at \$90/m2	402	m2	350.00	140,847
46/N	Allow for 3 sets of steps	3	Item	10,000.00	30,000
	Total - Roads, Footpaths And Paved Areas (assumed 50% Paved Area...				170,847
	<u>ITEM 23 - SHORTLAND STREET POCKET PARK</u>				
	<u>Boundary Walls, Fencing And Gates</u>				
46/P	Allow for retaining / planter walls	81	m2	510.00	41,310
	Total - Boundary Walls, Fencing And Gates				41,310
	<u>ITEM 23 - SHORTLAND STREET POCKET PARK</u>				
	<u>Landscaping And Improvements</u>				
46/Q	Allow for Landscaping – assumed mix type 2 to 50% of landsaped area	357	m2	120.00	42,840
46/R	Allow for Landscaping – assumed turf to 50% of landsaped area	357	m2	80.00	28,560
46/S	Allow for Trees – assume 50/50 1000l and 400l	2	No.	2,500.00	5,000

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
47/A	Allow for Trees – assume 50/50 1000l and 400l	3	No.	950.00	2,850
47/B	Allowance for Street Furniture	1	Item	25,000.00	25,000
	Bicycle Hoop				
47/C	FN06 – Bicycle hoop – assumed numner	2	No	1,000.00	7,000
	Bin				
47/D	FN07 – Stainless steel bin; General Waste / Recycling – assumed numner	2	No	450.00	1,800
	Signage				
47/E	Allow for Signage	1	Item	10,000.00	10,000
	Total - Landscaping And Improvements				123,050

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 24 - STURT STREET POCKET PARK (ADJ. LIBRARY)				
48/A	ROADS, FOOTPATHS AND PAVED AREAS (assumed 50% Paved Area)	855	m2	175.00	149,664
48/B	BOUNDARY WALLS, FENCING AND GATES	855	m2	29.82	25,500
48/C	LANDSCAPING AND IMPROVEMENTS	855	m2	102.85	87,963
48/D	EXTERNAL STORMWATER DRAINAGE	855	m2	20.00	17,104
	EXTERNAL SEWER DRAINAGE				
	EXTERNAL WATER SUPPLY				
	EXTERNAL GAS				
	EXTERNAL FIRE PROTECTION				
48/E	EXTERNAL ELECTRIC LIGHT AND POWER	855	m2	50.00	42,761
	EXTERNAL COMMUNICATIONS				
48/F	Subtotal Trade	855	m2	377.67	322,992
48/G	Preliminaries	20.00	%		64,598
48/H	Contractor's D&C Design Works	2.50	%		9,690
48/J	Margin	5.00	%		19,864
48/K	Subtotal Construction	855	m2	487.76	417,144
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency – held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
48/L	Total	855	m2	487.76	417,144
	Total - Item 24 - Sturt Street Pocket Park (adj. Library)				417,144
	ITEM 24 - STURT STREET POCKET PARK (ADJ. LIBRARY)				
	<u>Roads, Footpaths And Paved Areas (assumed 50% Paved Area)</u>				
48/M	Allow for Paving to assumed 20% of area – PC Supply allowane of \$90/m2	428	m2	350.00	149,664
48/N	Allow for Stairs – assume no stairs	1	Item		Excl
	Total - Roads, Footpaths And Paved Areas (assumed 50% Paved Area...				149,664
	ITEM 24 - STURT STREET POCKET PARK (ADJ. LIBRARY)				
	<u>Boundary Walls, Fencing And Gates</u>				
48/P	Allow for retaining / planter walls	50	m2	510.00	25,500
	Total - Boundary Walls, Fencing And Gates				25,500
	ITEM 24 - STURT STREET POCKET PARK (ADJ. LIBRARY)				
	<u>Landscaping And Improvements</u>				
48/Q	Allow for Landscaping to assumed 80% of area	428	m2	120.00	51,313
48/R	Allow for Trees – assume 50/50 1000l and 400l	2	No.	2,500.00	5,000
48/S	Allow for Trees – assume 50/50 1000l and 400l	3	No.	950.00	2,850

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
49/A	Allowance for Street Furniture Bicycle Hoop	1	Item	10,000.00	10,000
49/B	FN06 – Bicycle hoop – assumed numner Bin	2	No	1,000.00	7,000
49/C	FN07 – Stainless steel bin; General Waste / Recycling – assumed numner Signage	2	No	450.00	1,800
49/D	Allow for Signage	1	Item	10,000.00	10,000
	Total - Landscaping And Improvements				87,963

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 25 - STREETSCAPES - NORTH PRECINCT				
50/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	5,534	m2	120.93	669,214
50/B	LANDSCAPING AND IMPROVEMENTS	5,534	m2	149.70	828,418
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
50/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS AT FOOTPATH/VEGE AREA - BUT ONLY 1 PER STREET)	5,534	m2	65.70	363,565
	EXTERNAL COMMUNICATIONS				N/A
50/D	Subtotal Trade	5,534	m2	336.32	1,861,197
50/E	Preliminaries	20.00	%		372,239
50/F	Contractor's D&C Design Works	2.50	%		55,836
50/G	Margin	5.00	%		114,464
50/H	Subtotal Construction	5,534	m2	434.36	2,403,735
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
50/J	Total	5,534	m2	434.36	2,403,735
	Total - Item 25 - Streetscapes - North Precinct				2,403,735
	ITEM 25 - STREETSCAPES - NORTH PRECINCT				
	Roads, Footpaths And Paved Areas (laid On Slab)				
	Site Preparation				
50/K	Level and compaction	5,534	m2	2.50	13,835
	Site Clearance				
50/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	5,534	m2	2.50	13,835
	Removal of Top Soil and Stockpile				
50/M	Remove existing vegetable topsoil average 150mm depth	5,534	m2	12.50	69,175
	Stone Paving				
50/N	PV11 - Stone paving - Footpath	1,635	m2	350.00	572,369
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				669,214

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 25 - STREETSCAPES - NORTH PRECINCT</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
51/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	146	No	2,500.00	364,500
51/B	Ditto but small tree allowance (400L)	16	No	950.00	15,390
	Planting mix including mulch, soil mix, drainage layer and the like				
51/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	2,657	m2	150.00	398,528
51/D	Establishment and Maintenance	1	Item	50,000.00	50,000
51/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				828,418
	<u>ITEM 25 - STREETSCAPES - NORTH PRECINCT</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters At Footpath/vege Area - But Only 1 Per Street</u>				
51/F	Street Light Poles – Assume 1 pole per street (i.e. not one both side of the street)	28	No.	10,000.00	280,000
51/G	Allow to Run LV to Light Poles	836	m	100.00	83,565
	Total - External Electric Light And Power (assumed One In 30 Met...				363,565

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ITEM 26 - STREETSCAPES - SOUTH PRECINCT				
52/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	3,813	m2	130.82	498,827
52/B	LANDSCAPING AND IMPROVEMENTS	3,813	m2	227.45	867,259
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
52/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS AT FOOTPATH/VEGE AREA - BUT ONLY 1 PER STREET)	3,813	m2	105.02	400,443
	EXTERNAL COMMUNICATIONS				N/A
52/D	Subtotal Trade	3,813	m2	463.29	1,766,529
52/E	Preliminaries	20.00	%		353,306
52/F	Contractor's D&C Design Works	2.50	%		52,996
52/G	Margin	5.00	%		108,642
52/H	Subtotal Construction	3,813	m2	598.34	2,281,472
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
52/J	Total	3,813	m2	598.34	2,281,472
	Total - Item 26 - Streetscapes - South Precinct				2,281,472
	ITEM 26 - STREETSCAPES - SOUTH PRECINCT				
	Roads, Footpaths And Paved Areas (laid On Slab)				
	Site Preparation				
52/K	Level and compaction	3,813	m2	2.50	9,533
	Site Clearance				
52/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	3,813	m2	2.50	9,533
	Removal of Top Soil and Stockpile				
52/M	Remove existing vegetable topsoil average 150mm depth	3,813	m2	12.50	47,663
	Stone Paving				
52/N	PV11 - Stone paving - Footpath	1,235	m2	350.00	432,100
	PV12 - Stone paving - Trafficable - Raised in Roadway - Excluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				498,827

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 26 - STREETSCAPES - SOUTH PRECINCT</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
53/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	171	No	2,500.00	427,500
53/B	Ditto but small tree allowance (400L)	19	No	950.00	18,050
	Planting mix including mulch, soil mix, drainage layer and the like				
53/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	2,578	m2	150.00	386,709
53/D	Establishment and Maintenance	1	Item	35,000.00	35,000
53/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				867,259
	<u>ITEM 26 - STREETSCAPES - SOUTH PRECINCT</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters At Footpath/vege Area - But Only 1 Per Street</u>				
53/F	Street Light Poles	31	No.	10,000.00	310,000
53/G	Allow to Run LV to Light Poles	904	m	100.00	90,443
	Total - External Electric Light And Power (assumed One In 30 Met...				400,443

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 27 - STREETSCAPES (EVANS ROAD AND MOFFATTS DRIVE ONLY, CORE&EAST PRECINCT)</u>				
54/A	ROADS, FOOTPATHS AND PAVED AREAS (LAID ON SLAB)	531	m2	72.29	38,385
54/B	LANDSCAPING AND IMPROVEMENTS	531	m2	299.84	159,217
	EXTERNAL STORMWATER DRAINAGE				EXCL - PART OF CIVL
	EXTERNAL SEWER DRAINAGE				N/A
	EXTERNAL WATER SUPPLY				N/A
	EXTERNAL GAS				N/A
	EXTERNAL FIRE PROTECTION				N/A
54/C	EXTERNAL ELECTRIC LIGHT AND POWER (ASSUMED ONE IN 30 METERS TO ONE SIDE OF STREET AS PER DESIGN CONCEPT)	531	m2	146.77	77,936
	EXTERNAL COMMUNICATIONS				N/A
54/D	Subtotal Trade	531	m2	518.90	275,537
54/E	Preliminaries	20.00	%		55,107
54/F	Contractor's D&C Design Works	2.50	%		8,266
54/G	Margin	5.00	%		16,946
54/H	Subtotal Construction	531	m2	670.16	355,856
	Design Consultants				Excluded
	Authority Fees				Excluded
	Construction Contingency - held by client				Excluded
	Escalation (Base Date September 2021)				Excluded
54/J	Total	531	m2	670.16	355,856
	Total - Item 27 - Streetscapes (evans Road And Moffatts Drive On...				355,856
	<u>ITEM 27 - STREETSCAPES (EVANS ROAD AND MOFFATTS DRIVE (ONLY, CORE&EAST PRECINCT)</u>				
	<u>Roads, Footpaths And Paved Areas (laid On Slab)</u>				
	Site Preparation				
54/K	Level and compaction	531	m2	2.50	1,328
	Site Clearance				
54/L	Clear site of any surface vegetation including grubbing up roots and backfilling and compacting with suitable material	531	m2	2.50	1,328
	Removal of Top Soil and Stockpile				
54/M	Remove existing vegetable topsoil average 150mm depth	531	m2	12.50	6,638
	Stone Paving				
54/N	PV11 - Stone paving - Footpath	83	m2	350.00	29,092
	PV12 - Stone paving - Trafficable - Raised in Roadway - Exluded assumed Civil Works				Excluded
	Allow for Kerb To Footpaths - Excluded as advised completed as part of road works not footpaths				Excluded
	Total - Roads, Footpaths And Paved Areas (laid On Slab)				38,385

TELOPEA - FRASERS

VPA ESTIMATE - SEPTEMBER 2021



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>ITEM 27 - STREETSCAPES (EVANS ROAD AND MOFFATTS DRIVE (ONLY, CORE&EAST PRECINCT</u>				
	<u>Landscaping And Improvements</u>				
	Trees				
55/A	Standard tree allowance (1000L) including excavation, placing tree, backfilling, topsoil, tree ties, fertilizers, watering, etc. as required (assume 90% of total tree is standard, 10% is small)	32	No	2,500.00	78,750
55/B	Ditto but small tree allowance (400L)	4	No	950.00	3,325
	Planting mix including mulch, soil mix, drainage layer and the like				
55/C	Groundcovers/shurbs planting including excavation, placing planting, backfilling, fertilizers, watering, etc. as required (PL01A/01B)	448	m2	150.00	67,142
55/D	Establishment and Maintenance	1	Item	10,000.00	10,000
55/E	Irrigation system		Item		Excluded
	Total - Landscaping And Improvements				159,217
	<u>ITEM 27 - STREETSCAPES (EVANS ROAD AND MOFFATTS DRIVE (ONLY, CORE&EAST PRECINCT</u>				
	<u>External Electric Light And Power (assumed One In 30 Meters To (One Side Of Street As Per Design Concept</u>				
55/F	Street Light Poles	6	No.	10,000.00	60,000
55/G	Allow to Run LV to Light Poles	179	m	100.00	17,936
	Total - External Electric Light And Power (assumed One In 30 Met...				77,936



APPENDIX C

ROADS ESTIMATE & COMPARISON TO JWP



DRAWING REF: DA001 - DA603, then DA1010-7

	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	
	ITEM 1 From VPA					
	Core Area roads covering:					
	Sturt St East and North, Shortland St portion, Stage 1A new road					
	new link road between Adderton Rd and Sturt St,					
	Adderton Rd intersection with new link road					
1.01	Preliminaries	1	item	\$ 5,000	\$ 5,000	All preliminaries should be amalgamated
1.02	Environmental Impact Assessment & community consultation -	1	item	\$ 77,552	\$ 77,552	ok
1.03	Survey - allowance only for unexpected design details. Survey	1	item	\$ 20,000	\$ 20,000	ok
1.04	Geotechnical - new link road	1	item	\$ 30,000	\$ 30,000	ok
1.05	Geotechnical - Sturt St and Stage 1A road	1	item	\$ 40,000	\$ 40,000	ok
1.06	Geotechnical - Shortland St	1	item	\$ 6,000	\$ 6,000	ok
	Total				\$ 178,552	
2	Utilities adjustments				\$	
2.01	Watermains - covered in separate utilities cost estimate	0	item	\$	\$	
2.02	Sewer - covered in separate utilities cost estimate	0	item	\$	\$	
2.03	Gas - covered by Jemena	0	item	\$	\$	
2.04	Electrical - undergrounding of power covered in separate utilities	0	item	\$	\$	
2.05	Electrical - new streetlights every 40m (maximum)	30	item	\$ 2,000	\$ 60,000	WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole
2.06	Telecoms - Telstra cabling - covered in separate utilities cost				\$	
2.07	Telecoms - Optus cabling - covered in separate utilities cost				\$	
2.08	Other utilities works - provisional allowance for extra works	1	item	\$ 50,000	\$ 50,000	not sure what is covered
	Total utilities				\$ 110,000	
3	Infrastructure Construction					
	Site Establishment					
3.01	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	\$ 199,380	\$ 199,380	ok
3.02	Clearing of site & trees removal	1	item	\$ 120,000	\$ 120,000	ok
3.03	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	\$ 279,132	\$ 279,132	ok
	Total Site Establishment				\$ 598,512	
	Roadworks					
3.04	Demolish and dispose of existing road asphalt, kerb in Sturt St and Shortland St and Adderton Rd	877	tonnes	\$ 300	\$ 263,100	Too high - demo kerb is \$45 l/m - road around \$45 per sqm
3.05	Demolish kerbs and drainage	0	item	\$ 100		
3.06	New concrete footpath 1.5m wide for both sides of Sturt St, Shortland St, new link road. One side of Adderton Rd = 1530m	2295	m ²	\$ 100	\$ 229,500	
3.07	Safety barrier - W Beam	0	item			
3.08	Safety barrier - terminals	0	item			
3.09	Mill & resheet - not applicable	0	m ²	\$ 60		
3.10	Relocate bus stops - covered in road reconstruction		item			
3.11	Road reconstruction with kerb & gutter and drainage for Sturt St	690	m	\$ 2,600	\$ 1,794,000	ok-ish rate, see breakdown provided in row 87
3.12	Half road reconstruction with K&G and drainage for Adderton Rd	155	m	\$ 1,400	\$ 217,000	ok-ish rate, see breakdown provided in row 87
3.13	New (public) road construction for Stage 1A access road with connection to Sturt St at each end of the road.	260	m	\$ 2,400	\$ 624,000	ok-ish rate, see breakdown provided in row 87
3.14	Signals controller for light rail line. Assume provided by Parramatta Light Rail but developer funded	1	item	\$ 200,000	\$ 200,000	Unknown scope
3.15	Drainage adjustments in kerb	0	item			
3.16	Median -		Item	\$ 180		
3.17	Median -		item	\$ 180		
3.18	Pavement sections for vehicle detector loops. Use 100mm deep lift		m ²	\$ 150		
3.19	Traffic control signals - new, Adderton Rd and new link road	1	Item	\$ 400,000	\$ 400,000	T-intersection? Might be too high
3.20	Traffic control signals Sturt St & Manson St - new. Allowed for in	0	Item	\$ 400,000		
3.21	Signage & linemarking changes	1	item	\$ 150,000	\$ 150,000	seems high for linemarking
	Total Roadworks				\$ 3,877,600	
	Total Infrastructure Construction				\$ 4,476,112	
4.01	Professional fees including roads and utilities designs	\$ 4,166,152	%	12%	\$ 499,938	ok
4.02	Authority fees	\$ 4,166,152	%	5%	\$ 208,308	ok
4.03	Contingencies	\$ 4,166,152	%	30%	\$ 1,249,846	ok
	Total fees and contingencies				\$ 1,958,091	
	Total				\$ 6,722,755	

QTY	UNIT	RATE	AMOUNT	Difference
1	item	\$ 5,000	\$ 5,000	\$ 0
1	item	\$ 77,552	\$ 77,552	\$ 0
1	item	\$ 20,000	\$ 20,000	\$ 0
1	item	\$ 30,000	\$ 30,000	\$ 0
1	item	\$ 40,000	\$ 40,000	\$ 0
1	item	\$ 6,000	\$ 6,000	\$ 0
			\$ 178,552	\$ 0
0	item		\$	
0	item		\$	
0	item		\$	
0	item		\$	
30	item	included in Streetscapte estimates		\$ 60,000
			\$	
			\$	
1	item	\$ 50,000	\$ 50,000	\$ 0
			\$ 50,000	\$ 60,000
1	item	\$ 199,380	\$ 199,380	\$ 0
1	item	\$ 120,000	\$ 120,000	\$ 0
1	item	\$ 279,132	\$ 279,132	\$ 0
			\$ 598,512	\$ 0
877	tonnes	\$ 300	\$ 263,100	\$ 0
0	item	\$ 100		0
2295	m ²	included in Streetscapte estimates		\$ 229,500
0	item			0
0	item			0
0	m ²	\$ 60		0
690	m	\$ 2,600	\$ 1,794,000	\$ 0
155	m	\$ 1,400	\$ 217,000	\$ 0
260	m	\$ 2,400	Excluded from Scope	
1	item	\$ 200,000	\$ 200,000	\$ 0
0	item			0
	Item	\$ 180		0
	item	\$ 180		0
	m ²	\$ 150		0
1	Item	\$ 300,000	\$ 300,000	\$ 100,000
0	Item	\$ 400,000		0
1	item	\$ 150,000	\$ 150,000	\$ 0
			\$ 2,924,100	\$ 953,500
			\$ 3,751,164	\$ 724,948
\$ 3,751,164	%	Elsewhere		\$ 499,938
\$ 3,751,164	%	Elsewhere		\$ 208,308
\$ 3,751,164	%	Elsewhere		\$ 1,249,846
			\$ 0	\$ 1,958,091
			\$ 3,751,164	\$ 2,971,591



DRAWING REF: DA001 - DA603

	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	
	ITEM 7 From VPA					
	Core Area roads covering: Wade St relocated, Marshall St extension, Manson St intersection					
1.01	Preliminaries	1	item	\$ 5,000	\$ 5,000	All preliminaries should be amalgamated
1.02	Environmental Impact Assessment & community consultation - Estimated at 2% of Infrastructure construction - roadworks	1	item	\$ 37,098	\$ 37,098	ok
1.03	Survey - nominal allowance only for unexpected design details.	1	item	\$ 5,000	\$ 5,000	ok
1.04	Geotechnical - Wade St & Marshall St	1	item	\$ 30,000	\$ 30,000	ok
	Total				\$ 77,098	
2	Utilities adjustments				\$	
2.01	Watermains - covered in separate utilities cost estimate	0	item		\$	
2.02	Sewer - covered in separate utilities cost estimate but include for relocation of sewer out of Sturt St & Manson St signalised intersection	1	item	\$ 20,000	\$ 20,000	might not be enough if temporary pumping is required
2.03	Gas - mostly covered by Jemena but allow for relocation of gas	0	item		\$	
2.04	Electrical - undergrounding of power covered in separate utilities cost estimate	1	item	\$ 40,000	\$ 40,000	
2.05	Electrical - new streetlights every 40m	10	item	\$ 2,000	\$ 20,000	WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole
2.06	Telecoms - Telstra cabling - covered in separate utilities cost				\$	
2.07	Telecoms - Optus cabling - covered in separate utilities cost				\$	
2.08	Other utilities works - provisional allowance for extra works	1	item	\$ 20,000	\$ 20,000	not sure what is included
	Total utilities				\$ 100,000	
3	Infrastructure Construction					
	Site Establishment					
3.01	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	\$ 97,745	\$ 97,745	ok
3.02	Clearing of site & trees removal	1	item	\$ 40,000	\$ 40,000	ok
3.03	Traffic control. Estimated at 3% of Utilities & Roadworks	1	item	\$ 58,647	\$ 58,647	ok
	Total Site Establishment				\$ 196,392	
	Roadworks					
3.04	Demolish existing road, kerb and drainage in Wade St. South side of	265	tonnes	\$ 300	\$ 79,500	Too high - demo kerb is \$45 l/m - road around \$45 per sqm
3.05	Demolish kerbs and drainage	0	item	\$ 100	\$	
3.06	New concrete footpath 1.5m wide for both sides of Wade St and	1150	m ²	\$ 100	\$ 115,000	
3.07	Safety barrier - W Beam at Manson St corner with Sturt St south	20	m	\$ 180	\$ 3,600	
3.08	Safety barrier - terminals	2	item	\$ 3,000	\$ 6,000	
3.09	Mill & resheet - not applicable	0	m ²	\$ 60	\$	
3.10	Relocate bus stops - covered in road reconstruction		item		\$	
3.11	New road construction with kerb & gutter and drainage for Wade St	370	m	\$ 2,600	\$ 962,000	ok-ish rate, see breakdown provided in row 87
3.12	Half road reconstruction with K&G and drainage for Manson St	30	m	\$ 1,400	\$ 42,000	ok-ish rate, see breakdown provided in row 87
3.13	Drainage adjustments in kerb	0	item			ok-ish rate, see breakdown provided in row 87
3.14	Median - Wade St 1.5m wide x 160m	240	m ²	\$ 180	\$ 43,200	ok
3.15	Median -	0	item	\$ 180		ok
3.16	Underground OSD in Marshall St (Rd) south end	1	item	\$ 163,600	\$ 163,600	not able to locate
3.17	Pavement sections for vehicle detector loops. Use 100mm deep lift		m ²	\$ 150	\$	
3.18	Traffic control signals Sturt St & Manson St - new.	1	Item	\$ 400,000	\$ 400,000	high
3.19	Signage & linemarking changes	1	item	\$ 40,000	\$ 40,000	
	Total Roadworks				\$ 1,854,900	
	Total Infrastructure Construction				\$ 2,051,292	
4.01	Professional fees including roads and utilities designs	\$ 2,031,998	%	12%	\$ 243,840	
4.02	Authority fees	\$ 2,031,998	%	5%	\$ 101,600	
4.03	Contingencies	\$ 2,031,998	%	30%	\$ 609,599	
	Total fees and contingencies				\$ 955,039	
	Total				\$ 3,183,429	

QTY	UNIT	RATE	AMOUNT	Difference
1	item	\$ 5,000	\$ 5,000	\$ 0
1	item	\$ 37,098	\$ 37,098	\$ 0
1	item	\$ 5,000	\$ 5,000	\$ 0
1	item	\$ 30,000	\$ 30,000	\$ 0
			\$ 77,098	\$ 0
			\$	
0	item		\$	
1	item	\$ 20,000	\$ 20,000	\$ 0
0	item		\$	
1	item	\$ 40,000	\$ 40,000	\$ 0
10	item	included in Streetscapte estimates		\$ 20,000
			\$	
			\$	
1	item	\$ 20,000	\$ 20,000	\$ 0
			\$ 80,000	\$ 20,000
1	item	\$ 97,745	\$ 97,745	\$ 0
1	item	\$ 40,000	\$ 40,000	\$ 0
1	item	\$ 58,647	\$ 58,647	\$ 0
			\$ 196,392	\$ 0
265	tonnes	\$ 300	\$ 79,500	\$ 0
0	item	\$ 100	\$	
1150	m ²	\$ 100	\$ 115,000	\$ 0
20	m	\$ 180	\$ 3,600	\$ 0
2	item	\$ 3,000	\$ 6,000	\$ 0
0	m ²	\$ 60	\$	
	item		\$	
370	m	\$ 2,600	\$ 962,000	\$ 0
30	m	\$ 1,400	\$ 42,000	\$ 0
0	item			
240	m ²	180	\$ 43,200	\$ 0
0	item	\$ 180	\$ 0	\$ 0
1	item	\$ 163,600	\$ 163,600	\$ 0
	m ²	\$ 150	\$	
1	Item	\$ 300,000	\$ 300,000	\$ 100,000
1	item	\$ 40,000	\$ 40,000	\$ 0
			\$ 1,754,900	\$ 100,000
			\$ 2,108,390	-\$ 57,098
\$ 2,108,390	%	Elsewhere		\$ 243,840
\$ 2,108,390	%	Elsewhere		\$ 101,600
\$ 2,108,390	%	Elsewhere		\$ 609,599
			\$ 0	\$ 955,039
			\$ 2,108,390	\$ 1,075,039



DRAWING REF: SK104-C

	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	WT COMMENTS
ITEM 09 From VPA						
1	Adderton Rd & Manson St signalised intersection					
1.01	Preliminaries	1	Item	\$ 5,000	\$ 5,000	All preliminaries should be amalgamated
1.02	Environmental Impact Assessment & community consultation - Estimated at 5% of Infrastructure construction - roadworks	1	item	\$ 32,775	\$ 32,775	OK
1.03	Survey	1	Item	\$ 10,000	\$ 10,000	OK
1.04	Geotechnical		item			
	Total				\$ 47,775	
2	Utilities adjustments				\$	
2.01	Watermains				\$	
2.02	Sewer				\$	
2.03	Gas				\$	
2.04	Electrical - Relocate HV power pole at Manson St intersection	2	item	\$ 80,000	\$ 160,000	OK - high level allowance
2.05	Electrical - Relocate streetlights - included in power pole relocation				\$	
2.06	Telecoms - Telstra cabling				\$	
2.07	Telecoms - Optus cabling				\$	
2.08	Other utilities works	1	item	\$ 5,000	\$ 5,000	Unable to verify what is this for. \$5k doesn't cover much
	Total utilities				\$ 165,000	
3	Infrastructure Construction				\$	
	Site Establishment					
3.01	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	\$ 41,025	\$ 41,025	OK
3.02	Clearing of site & trees removal	1	item	\$ 5,000	\$ 5,000	OK
3.03	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	\$ 57,435	\$ 57,435	OK
	Total Site Establishment				\$ 103,460	
	Roadworks					
3.04	Demolish kerb between Winter St & Manson St	25	m	\$ 100	\$ 2,500	Too high - demo kerb is \$45 l/m
3.05	Demolish kerbs and drainage	0	item	\$ 100		ok-ish if by drainage means to rip out UG RCP's and pits
3.06	Retaining wall - between Winter St & Manson St. Ave 20m x 0.75m	25	m2	\$ 900	\$ 22,500	OK
3.07	Safety barrier - W Beam on retaining wall area - Winter St to Manson St	25	item	200	\$ 5,000	OK
3.08	Safety barrier - terminals	2	item	\$ 3,000	\$ 6,000	OK
3.09	Mill & resheet - Adderton Rd	1500	m2	\$ 60	\$ 90,000	OK
3.10	Mill & resheet - Manson St	0	m2	\$ 500		
3.11	Drainage adjustments in median	0	Item			
3.12	Drainage adjustments in kerb	0	item			
3.13	Road widening between Winter St and Manson St	30	m	\$ 1,400	\$ 42,000	Could be not sufficient if drainage adjustments are required
3.14	Median adjustments - Adderton Rd	1	Item	\$ 15,000	\$ 15,000	OK
3.15	Median - Winter St	1	item	\$ 10,000	\$ 10,000	OK
3.16	Pavement reconstruction sections for vehicle detector loops. Use	150	m2	\$ 150	\$ 22,500	OK
3.17	Traffic signals - new	1	Item	\$ 400,000	\$ 400,000	too high - signalised T intersection costs around \$300,000
3.18	Signage & linemarking changes	1	item	\$ 40,000	\$ 40,000	Not able to verify but feels high
	Total Roadworks				\$ 655,500	
	Total Infrastructure Construction				\$ 758,960	
4.01	Professional fees including roads and utilities designs	\$ 868,275	%	12%	\$ 104,193	ok
4.02	Authority fees	\$ 868,275	%	5%	\$ 43,414	ok
4.03	Contingencies	\$ 868,275	%	30%	\$ 260,483	ok
	Total fees and contingencies				\$ 408,089	
	Total				\$ 1,379,824	

WT Estimate				
QTY	UNIT	RATE	AMOUNT	Difference
1	Item	\$ 5,000	\$ 5,000	\$ 0
1	item	\$ 32,775	\$ 32,775	\$ 0
1	Item	\$ 10,000	\$ 10,000	\$ 0
	item		\$ 0	\$ 0
			\$ 47,775	\$ 0
			\$	
			\$	
			\$	
			\$	
2	Item	\$ 80,000	\$ 160,000	\$ 0
			\$	
			\$	
			\$	
1	Item	\$ 5,000	\$ 5,000	\$ 0
			\$ 165,000	\$ 0
			\$	
1	item	\$ 41,025	\$ 41,025	\$ 0
1	item	\$ 5,000	\$ 5,000	\$ 0
1	item	\$ 57,435	\$ 57,435	\$ 0
			\$ 103,460	\$ 0
25	m	\$ 45	\$ 1,125	\$ 1,375
0	Item	\$ 100		\$ 0
25	m2	\$ 900	\$ 22,500	\$ 0
25	item	200	\$ 5,000	\$ 0
2	item	\$ 3,000	\$ 6,000	\$ 0
1500	m2	\$ 60	\$ 90,000	\$ 0
0	m2	\$ 500		\$ 0
0	Item			\$ 0
0	item			\$ 0
30	m	\$ 1,400	\$ 42,000	\$ 0
1	Item	\$ 15,000	\$ 15,000	\$ 0
1	item	\$ 10,000	\$ 10,000	\$ 0
150	m2	\$ 150	\$ 22,500	\$ 0
1	Item	\$ 300,000	\$ 300,000	\$ 100,000
1	item	\$ 40,000	\$ 40,000	\$ 0
			\$ 554,125	\$ 101,375
			\$ 870,360	-\$ 111,400
\$ 870,360	%	Elsewhere		\$ 104,193
\$ 870,360	%	Elsewhere		\$ 43,414
\$ 870,360	%	Elsewhere		\$ 260,483
			\$ 0	\$ 408,089
			\$ 870,360	\$ 509,464

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Frasers Property



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DRAWING REF: SK105-1

	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	
	ITEM 12 From VPA					
1.01	Shortland St & Evans Rd signalised intersection Preliminaries	1	Item	\$ 5,000	\$ 5,000	All preliminaries should be amalgamated
1.02	Environmental Impact Assessment & community consultation - Estimated at 5% of Infrastructure construction - roadworks	1	Item	\$ 32,073	\$ 32,073	OK
1.03	Survey	1	item	\$ 15,000	\$ 15,000	OK
1.04	Geotechnical	1	item	\$ 8,000	\$ 8,000	OK
2	Total				\$ 60,073	
2.01	Utilities adjustments				\$	
2.01	Watermains relocation for widening in Shortland St	1	item	\$ 35,000	\$ 35,000	
2.02	Sewer - no adjustments				\$	
2.03	Gas - no adjustments				\$	
2.04	Electrical - undergrounding of power on 3 poles	5	item	\$ 50,000	\$ 250,000	OK - high level allowance but on the high side
2.05	Electrical - new streetlights	3	item	\$ 2,000	\$ 6,000	WT assume Smart poles at \$10k each. \$2,000 per street light is a bit low. \$2,000 for the pole + \$1,500 for luminaire + \$500 for arm if not smart pole
2.06	Telecoms - Telstra cabling				\$	
2.07	Telecoms - Optus cabling				\$	
2.08	Other utilities works	1	item	\$ 5,000	\$ 5,000	Unable to verify what is this for. \$5k doesn't cover much
	Total utilities				\$ 296,000	
3	Infrastructure Construction				\$	
	Site Establishment					
3.01	Site establishment. Estimated at 5% of Roadworks & utilities	1	item	\$ 46,873	\$ 46,873	OK
3.02	Clearing of site & trees removal	1	item	\$ 10,000	\$ 10,000	OK
3.03	Traffic control. Estimated at 7% of Utilities & Roadworks	1	item	\$ 65,622	\$ 65,622	OK
	Total Site Establishment				\$ 122,494	
	Roadworks					
3.04	Demolish kerb and concrete footpath on south side of Shortland St	100	m2	\$ 130	\$ 13,000	Too high - demo kerb is \$45 l/m and footpath \$30 sqm
3.05	Demolish kerbs and drainage	0	item	\$ 100		
3.06	New concrete footpath on south side of Shortland St 1.5m wide x 50m	75	m2	\$ 100	\$ 7,500	OK
3.07	Safety barrier - W Beam on retaining wall area - Winter St to Manson St	0	item	0		
3.08	Safety barrier - terminals	0	item		\$	
3.09	Mill & resheet - Evans Rd & Shortland St	300	m2	\$ 60	\$ 18,000	OK
3.10	Relocate bus stop on south side of Shortland St	1		\$ 7,000	\$ 7,000	ok
3.11			m2			
3.11	Road widening on south edge section of Shortland St	60		\$ 1,400	\$ 84,000	Could be not sufficient if drainage adjustments are required
3.12	Drainage adjustments in kerb	0	item		\$	
3.13	Median - Shortland St, 1.5m wide x 50m	75	Item	\$ 180	\$ 13,500	ok
3.14	Median - Evans Rd. 1.5m wide x 80m east + 30m west	165	item	\$ 180	\$ 29,700	ok
3.15	Pavement reconstruction sections for vehicle detector loops. Use 100mm deep lift AC	125	m2	\$ 150	\$ 18,750	ok
3.16	Traffic signals - new	1	Item	\$ 400,000	\$ 400,000	too high - signalised T intersection costs around \$300,000
3.17	Signage & linemarking changes	1	item	\$ 50,000	\$ 50,000	high
	Total Roadworks				\$ 641,450	
	Total Infrastructure Construction				\$ 763,944	
4.01	Professional fees including roads and utilities designs	\$ 997,523	%	12%	\$ 119,703	ok
4.02	Authority fees	\$ 997,523	%	5%	\$ 49,876	ok
4.03	Contingencies	\$ 997,523	%	30%	\$ 299,257	ok
	Total fees and contingencies				\$ 468,836	
	Total				\$ 1,588,852	

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QTY	UNIT	RATE	AMOUNT	Difference
1	Item	\$ 5,000	\$ 5,000	\$ 0
1	Item	\$ 32,073	\$ 32,073	\$ 0
1	item	\$ 15,000	\$ 15,000	\$ 0
1	item	\$ 8,000	\$ 8,000	\$ 0
			\$ 60,073	\$ 0
1	Item	\$ 35,000	\$ 35,000	\$ 0
5	Item	\$ 50,000	\$ 250,000	\$ 0
3	item	included in Streetscape estimates		\$ 6,000
1	Item	\$ 5,000	\$ 5,000	\$ 0
			\$ 290,000	\$ 6,000
1	item	\$ 46,873	\$ 46,873	\$ 0
1	item	\$ 10,000	\$ 10,000	\$ 0
1	item	\$ 65,622	\$ 65,622	\$ 0
			\$ 122,495	-\$ 1
100	m2	75	7500	5500
0	item	\$ 100		
75	m2	100	7500	0
0	item	0		
0	item		\$	
300	m2	\$ 60	18000	0
1		\$ 7,000	7000	0
60	m2	\$ 1,400	84000	0
0	item		\$	
75	Item	\$ 180	\$ 13,500	\$ 0
165	item	\$ 180	\$ 29,700	\$ 0
125	m2	\$ 150	\$ 18,750	\$ 0
1	Item	\$ 300,000	\$ 300,000	\$ 100,000
1	item	\$ 50,000	\$ 50,000	\$ 0
			\$ 535,950	\$ 105,500
			\$ 1,008,518	-\$ 244,574
\$ 1,008,518	%	Elsewhere		\$ 119,703
\$ 1,008,518	%	Elsewhere		\$ 49,876
\$ 1,008,518	%	Elsewhere		\$ 299,257
			\$ 0	\$ 468,836
			\$ 1,008,518	\$ 580,334

