

Preliminary Cost Plan No 1 Rev 4

Proposed Public Domain Works
Kogarah, NSW

for

Atlas Urban

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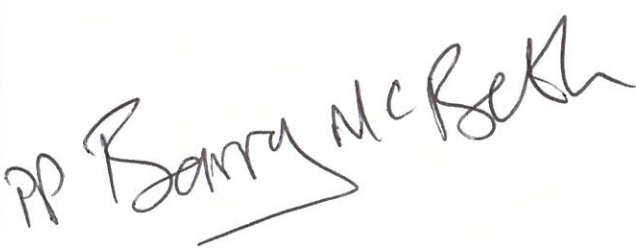
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DOCUMENT CONTROL:

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1. Executive Summary

Altus Group has been requested by Atlas Urban to prepare a Preliminary Cost Plan based on the following input:

- Public Domain Open Spaces Concept Drawings/Reports dated August 2018 for the proposed re-development of the Kogarah North Public Domain.
- Cost feedback from Georges River Council in email dated 17 October 2018
- Further cost feedback from Georges River Council in email dated 28 and 29 November 2018
- Information on the number of trees from Sydney Design Collective in email dated 03 December 2018

The site currently has existing streetscapes for which upgrades are proposed to “align the existing urban conditions with both the projected needs and future aspirations” of the Kogarah community.

The proposed streetscape upgrades comprise amongst others:

- Demolition of existing footpaths and pavements
- Construction of new streetscapes including:
 - Various types of pavements and foot paths with associated kerbs, line marking, etc.
 - Shared ways and raised pedestrian thresholds outside school areas
 - Street lighting for roadways, crossings and pathways
 - Activity zones e.g. multi-use half-courts, exercise equipment, children’s play areas, community planting boxes
 - Extensive landscaping with plantings and trees utilizing Water Sensitive Urban Design elements (WSUD)
 - Undergrounding of existing power lines and communications cables
 - Outdoor fixed furniture for community use
 - Drinking fountains

The following Kogarah streets form part of this proposal:

- Victor Street
- Stanley Street
- Victoria Street
- Palmerstone Street
- Regent Street
- Gladstone Street
- Harrow Road
- Railway Parade
- Princes Highway
- Stanley Lane
- Various other smaller lane ways

2. Cost Summary

After incorporation of the Georges River Council cost advice and Sydney Design Collective advice on the number of trees, the total estimated construction cost as at 03 December 2018 has increased from \$30,722,753 to **\$37,219,300 (excluding GST and contingencies)** as broken down below:

KOGARAH PUBLIC DOMAIN WORKS TO:	AMOUNT
Victor Street	\$ 2,146,796
Stanley Street	\$ 2,393,742
Victoria Street	\$ 4,545,124
Palmerston Street	\$ 2,898,148
Regent Street	\$ 3,458,286
Gladstone Street	\$ 6,568,019
Harrow Road	\$ 1,592,467
Railway Parade	\$ 2,665,282
Princes Highway	\$ 660,435
Stanley Lane	\$ 1,578,558
Various smaller lane ways	\$ 2,316,580
SUBTOTAL (Excluding GST)	\$30,823,437
Preliminaries	\$ 4,623,516
Margin	\$ 1,772,348
TOTAL (Excluding Contingency and GST)	\$37,219,300
Contingency	\$ 5,582,895
OVERALL TOTAL (Excluding GST)	\$42,802,195

3. Basis of Cost Estimate

This Preliminary Cost Plan has been prepared based on the following information:

- Kogarah North Public Domain Plan Report dated 21 August 2018 and noted as Revision E (Items 1.1 – 2.7) by Atlas Urban
- Design Strategies (Items 3.1 - 3.11)
- Public Domain Space Network (Items 4.1 – 4.8.6)
- Appendices A – C (Noted as Rev E)
- Information provided by Sydney Design Collective
- Cost advice from Georges River Council as per email dated 17 October 2018
- Further cost feedback from Georges River Council in email dated 28 and 29 November 2018
- Information on the number of trees from Sydney Design Collective in email dated 03 December 2018

This preliminary cost estimate is priced at market rates on the basis of competitive lump sum tenders, with escalation during the construction period included in the cost.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including civil design, schematic services design, specifications and development consent conditions are available.

4. List of Exclusions

- Interest/ Finance/ Legal Fees
- DA and CC fees, Section 94 Contribution, Long Service Leave Levy, other authority charges and contributions
- Sydney Water Development Plan Charges/ Section 73 Contributions
- Relocation, diversion or upgrading existing site services
- Removal of contaminants and hazardous materials (if discovered)
- Loose external furniture, fittings and/or equipment
- Works outside boundaries (except as shown on drawings)
- Hogben Park and the park between Kogarah Public School and Gladstone Street
- Two entry lanes to the St Georges Girls High School
- Bus stop shelter upgrades
- Goods and Service Tax
- Future increase in costs from date of this estimate to date of actual commencement of construction

APPENDIX A
TABLE OF WORKS for Cost Plan No 1 Rev 4

18 December 2018

PUBLIC DOMAIN WORKS, KOGARAH, NSW

Location	Description	Estimated Construction Cost	Total Cost
Victor Street			
	Demolish all roads and pavements and replace with various new footpaths, verges, pavers and the like.	\$457,165	
	Community activity centres with outdoor furniture and landscaping	\$409,620	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$830,900	
	Electrical & Comms reticulation upgrade and street lights	\$449,110	\$2,146,795
Stanley Street			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs and the like. Traffic management during construction period.	\$828,023	
	Landscaping and outdoor street furniture	\$218,114	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$625,150	
	Electrical & Comms reticulation upgrade and street lights	\$722,455	\$2,393,742
Victoria Street			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs adjacent St Georges Girls High School. Traffic management during construction period.	\$2,024,868	
	Landscaping and outdoor street furniture	\$335,106	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$909,500	
	Electrical & Comms reticulation upgrade and street lights	\$1,275,650	\$4,545,124
Palmerston Street			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs adjacent St Georges Girls High School. Traffic management during construction period.	\$1,287,693	
	Landscaping and outdoor street furniture	\$165,180	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$666,000	
	Electrical & Comms reticulation upgrade and street lights	\$779,275	\$2,898,148
Regent Street			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs to enhance commercial opportunity at the corner of Princess Highway. Traffic management during construction period.	\$1,357,368	
	Landscaping and outdoor street furniture	\$184,618	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$854,000	
	Electrical & Comms reticulation upgrade and street lights	\$1,062,300	\$3,458,286
Gladstone Street			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs to enhance safety around Kogarah High and Kogarah Primary Schools. Traffic management during construction period.	\$2,996,561	
	Landscaping and outdoor street furniture	\$282,333	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$1,343,000	
	Electrical reticulation upgrade and street lights	\$1,946,125	\$6,568,019
Harrow Road			
	Demolish existing pavements and foot paths and replace with various new footpaths, bike path, parking areas, pedestrian cross-overs etc to one side of the road only. Traffic and pedestrian management during construction period.	\$884,487	
	Landscaping and outdoor street furniture	\$98,780	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$609,200	\$1,592,467
Railway Parade			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, bike path, pedestrian cross-overs to enhance safety around school area. Traffic management during construction period.	\$1,921,432	
	Landscaping and outdoor street furniture	\$115,500	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$628,350	\$2,665,282
Princes Highway			
	Minor Landscaping and tree planting works including traffic management during construction period	\$94,435	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$566,000	\$660,435
Stanley Lane			
	Demolish all existing pavements and foot paths and replace with various new footpaths, parking areas, pedestrian cross-overs to enhance commercial opportunity at the corner of Princess Highway. Traffic management during construction period.	\$488,908	
	Landscaping and outdoor street furniture	\$114,750	
	Bioswales, WSUD tree pits, stormwater and erosion control	\$282,400	
	Electrical reticulation upgrade and street lights	\$692,500	\$1,578,558
Smaller Laneways	Undetailed work		
Regent Lane	Allowances made for basic new footpaths with some landscaping and tree planting	\$303,555	\$303,555
Regent Lane Extension	Allowances made for basic new footpaths with some landscaping and tree planting	\$324,485	\$324,485
Little Regent Lane	Allowances made for basic new footpaths with some landscaping and tree planting	\$209,160	\$209,160
Post Office Lane	Allowances made for some landscaping and tree planting	\$98,980	\$98,980
Bank Lane	Allowances made for some landscaping and tree planting	\$487,220	\$487,220
Little Railway Lane	Allowances made for basic new footpaths with some landscaping and tree planting	\$356,195	\$356,195
Primary School footpath	Allowances made for general new footpaths with some landscaping and tree planting as well as lighting to foot path	\$536,986	\$536,986
TOTAL NET COST excluding margin, preliminaries, contingency & GST		\$30,823,437	\$30,823,437

Ref.	Description	Quantity	Unit	Rate	Total
KOGARAH NORTH PUBLIC DOMAIN WORKS					
	VICTOR STREET				2,146,796
	STANLEY STREET				2,393,742
	VICTORIA STREET				4,545,124
	PALMERSTON STREET				2,898,148
	REGENT STREET				3,458,286
	GLADSTONE STREET				6,568,019
	HARROW ROAD				1,592,467
	RAILWAY PARADE				2,665,282
	PRINCES HIGHWAY				660,435
	STANLEY LANE				1,578,558
	UNDETAILED LANEWAYS				2,316,580
	SUBTOTAL				30,823,437
	Preliminaries (15%)				4,623,516
	Margin (5%)				1,772,348
	TOTAL				37,219,300
	Contingency (15%)				5,582,895
	OVERALL TOTAL (EXCL GST)				42,802,195

EXCLUSIONS:

- Hogben Park and Kogarah Public School/Gladstone Street parks
- 2 x Entry lanes into St Georges Girls High School
- Council bus shelter upgrade & others as noted on Page 5 of the Report

Ref.	Description	Quantity	Unit	Rate	Total
	VICTOR STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	1,901	m2	50	95,050
	Cut down and remove existing Bottle Brush bush/tree	8	no	400	3,200
	PAVEMENTS				
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	210	m2	300	63,011
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Paver pavements	420	m2	300	126,000
	Type PV6 Austral Hamlet clay pavers, suitable for slow through traffic zones Victor Street linear parking including base and sub-base courses, compaction, excavation if required and junction with other pavement types				
	Paver pavements including mortar beds - banded with stone detailing	377	m2	300	113,100
	Soft play - or equal approved				
	Games area in Soft play or similar approved finish	279	m2	195	54,405
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	LANDSCAPING				
	Prepare, rip and place the following material in garden beds to receive plants including mulching as required				
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	424	m2	180	76,320
	Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required				
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Large	20	no	2,000	40,000
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Medium	9	no	1,750	15,750
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Small	20	no	1,500	30,000
	Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified				
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
	OUTDOOR FURNITURE, FITMENTS & EQUIPMENT				
	Street Furniture Australia or equal approved				
	3-seater Forum timber bench with back rest including aluminium framework and arm rests	3	no	2,250	6,750

Ref.	Description	Quantity	Unit	Rate	Total
	3-seater bench or low table	3	no	2,000	6,000
	1-seater bench or low table	3	no	1,200	3,600
	Bespoke custom bench with LED lighting below	12	no	5,000	60,000
	Hardwood				
	Timber wharf bollard with powdercoated steel base 1200mm high	4	no	1,600	6,400
	Hardwood timber beams 500 x 500 x 2200mm long	1	no	2,500	2,500
	Urban Fountains or equal approved				
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water recticulation system	1	item	3,000	3,000
	Approved type				
	BBQ	2	no	5,000	10,000
	Allow for connection to existing electrical recticulation system	1	item	3,000	3,000
	Bins	2	no	2,500	5,000
	Kompan Multi-programme streetside workout equipment	2	no	23,500	47,000
	Kompan streetside play activity set	3	no	5,600	16,800
	POPP or equal approved galvanised steel with powdercoated finish framed ping pong table	2	no	5,000	10,000
	Multi-use half-court for variety of ball games with acrylic surfacing	1	no	50,000	50,000
	Small scale community garden for food or ornamentals	1	no	1,500	1,500
	Slimline galvanised steel bicycle goop in differing sizes	10	no	500	5,000
	EXTERNAL STORMWATER DRAINAGE				
	Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity including connection to existing system				
	Victor Street	2	no	15,000	30,000
	Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales				
	Victor Street	2	no	5,000	10,000
	WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing system				
	Victor Street - suitable for large trees	20	no	18,000	360,000
	Victor Street - suitable for medium trees	9	no	16,000	144,000
	Victor Street - suitable for for small trees	20	no	14,000	280,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	1,900	1,900
	ELECTRICAL RETICULATION				
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	95	m	2,500	236,250
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				

Ref.	Description	Quantity	Unit	Rate	Total
	Category 2 pedestrian pathway lighting	7	no	15,000	105,000
	Seat lighting				
	Flexible ID rated LED strip light to underside of seat	16	m	85	1,360
	Feature tree up-lighting				
	Tree up-lighting	12	no	1,000	12,000
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	95	m	1,000	94,500
	VICTOR STREET TOTAL				2,146,796

Ref.	Description	Quantity	Unit	Rate	Total
	STANLEY STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	2,161	m2	50	108,050
	Cut down and remove existing Bottle Brush bush/tree	13	no	400	5,200
	PAVEMENTS		head1		
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like		head2		
	Insitu concrete footpath	827	m2	300	248,100
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	455	m2	300	136,500
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total road area 891m2 - allow 30%)	268	m2	130	34,840
	Raised pedestrian cross-over (1 No)	1	no	40,000	40,000
	Cross-over ramp	6	no	1,100	6,600
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements	463	m2	300	138,900
	Kerbs	267	m	200	53,400
	Soft play - or equal approved				
	Games area in Soft play or similar approved finish	132	m2	195	25,740
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous line marking	267	m	4	1,068
	Pedestrian cross-over hatching	49	m2	25	1,225
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	10	no	450	4,500
	Traffic management during construction	1	item	21,000	21,000
	LANDSCAPING				
	Prepare, rip and place the following material in garden beds to receive plants including mulching as required				

Ref.	Description	Quantity	Unit	Rate	Total
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	284	m2	180	51,120
	Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required				
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Large	14	no	2,000	28,000
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Medium	5	no	1,750	8,750
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Small	10	no	1,500	15,000
	Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified				
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
	OUTDOOR FURNITURE				
	Street Furniture Australia or equal approved				
	3-seater Forum timber bench with back rest including aluminium framework and arm rests	10	no	2,250	22,500
	1-seater Forum chair, ditto	4	no	1,200	4,800
	3-seater bench or low table	1	no	2,000	2,000
	Leda or equal approved				
	Precast concrete Cube seat 500 x 500 x 500 high	10	no	1,085	10,845
	Precast concrete long seats 1900 long x 500 x 500mm high	4	no	1,980	7,919
	Slimline galvanised steel bicycle goop in differing sizes	4	no	500	2,000
	Precast concrete wheel stop 1650mm long	9	no	120	1,080
	Hardwood				
	Timber wharf bollard with powdercoated steel base 1200mm high	10	no	1,600	16,000
	Urban Fountains or equal approved				
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
	Approved type				
	Bins	2	no	2,500	5,000
	Kompan Multi-programme streetside workout equipment	1	no	23,500	23,500
	Kompan streetside play activity set	1	no	5,600	5,600
	EXTERNAL STORMWATER DRAINAGE		head1		
	Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity				
	Stanley Street	9	no	15,000	135,000
	Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales				
	Stanley Street	2	no	5,000	10,000
	WSUD tree pits comprising WSUD pits including tree grates to Council standard				
	Stanley Street - suitable for large trees	14	no	18,000	252,000

Ref.	Description	Quantity	Unit	Rate	Total
	Stanley Street - suitable for medium trees	5	no	16,000	80,000
	Stanley Street - suitable for for small trees	10	no	14,000	140,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	3,150	3,150
	ELECTRICAL RETICULATION				
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	176	m	2,500	440,325
	Street lighting comprising functional Fytrim smart pole and functional roadway LED light with marine grade die cast aluminium alloy factory sealed light suitable for roads including foundations				
	Category V5 roadway lighting	4		15,000	60,000
	Category V5/PX2 combination lighting	1		15,000	15,000
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				
	Category PX2 pedestrian crossing lighting	2		12,500	25,000
	Feature tree up-lighting				
	Tree up-lighting	6	no	1,000	6,000
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	176	m	1,000	176,130
	STANLEY STREET TOTAL				2,393,742

Ref.	Description	Quantity	Unit	Rate	Total
	VICTORIA STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	5,504	m2	50	275,200
	Retain and protect existing Tallowood trees	4	no	100	400
	Remove existing bottlebrushes	6	no	400	2,400
	PAVEMENTS		head1		
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	2,104	m2	300	631,200
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	485	m2	300	145,500
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (total road area 1,004m2 - allow 30% rework)	302	m2	130	39,260
	Raised pedestrian cross-over	4	no	40,000	160,000
	Cross over ramp	6	no	1,100	6,600
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements	1,232	m2	300	369,600
	Kerbs	714	m	200	142,742
	Pram cross over	4	no	1,100	4,400
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Paver pavements	660	m2	300	198,000
	Soft play - or equal approved				
	Games area in Soft play or similar approved finish	11	m2	195	2,145
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	649	m	4	2,596
	Pedestrian cross-over hatching	81	m2	25	2,025
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	STREET SIGNS & TRAFFIC MANAGEMENT				

Ref.	Description	Quantity	Unit	Rate	Total
	Allow street signs in accordance with Council requirement (allowance)	12	no	450	5,400
	Traffic management during construction	1	item	22,500	22,500
	Pedestrian management during construction around school zones	1	item	12,000	12,000
LANDSCAPING					
Prepare, rip and place the following material in garden beds to receive plants including mulching as required					
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	1,012	m2	180	182,160
Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required					
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Large	16	no	2,000	32,000
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Medium	5	no	1,750	8,750
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Small	20	no	1,500	30,000
Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified					
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
OUTDOOR FURNITURE					
Leda or equal approved					
	Precast concrete Cube seat 500 x 500 x 500 high	13	no	1,085	14,099
	Precast concrete long seats 1900 long x 500 x 500mm high	10	no	1,980	19,798
	Slimline galvanised steel bicycle goop in differing sizes	10	no	500	5,000
	Precast concrete wheel stop 1650mm long	40	no	120	4,800
Hardwood					
	Timber wharf bollard with powdercoated steel base 1200mm high	4	no	1,600	6,400
Urban Fountains or equal approved					
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
Approved type					
	Bins	3	no	2,500	7,500
	Kompan streetside play activity set	1	no	5,600	5,600
	POPP or equal approved galvanised steel with powdercoated finish framed ping pong table	1	no	5,000	5,000
EXTERNAL STORMWATER DRAINAGE					
Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity					
	Victoria Street West	14	no	15,000	210,000
Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales					
	Victoria Street	8	no	5,000	40,000

Ref.	Description	Quantity	Unit	Rate	Total
	WSUD tree pits comprising WSUD pits including tree grates to Council standard				
	Victor Street - suitable for large trees	16	no	18,000	288,000
	Victor Street - suitable for medium trees	5	no	16,000	80,000
	Victore Street - suitable for for small trees	20	no	14,000	280,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	6,500	6,500
	ELECTRICAL RETICULATION				
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	304	m	2,500	761,150
	Street lighting comprising functional Fytrim smart pole and functional roadway LED light with marine grade die cast aluminium alloy factory sealed light suitable for roads including foundations				
	Category V5 roadway lighting	8	no	15,000	120,000
	Category V5/PX2 combination lighting	3	no	15,000	45,000
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				
	Category 2 pedestrian pathway lighting	3	no	12,500	37,500
	Feature tree up-lighting				
	Tree up-lighting	8	no	1,000	8,000
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	304	m	1,000	304,000
	VICTORIA STREET TOTAL				4,545,124

Ref.	Description	Quantity	Unit	Rate	Total
	PALMERSTON STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	3,431	m2	50	171,550
	Retain and protect existing Tallowood trees	4	no	100	400
	Cut down and remove existing Bottle Brush bush/tree	11	no	400	4,400
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	1,353	m2	300	405,900
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like		head2		
	Insitu porous concrete footpath/garden verge	724	m2	300	217,200
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total area of road 564m2 - allow 30% rework)	170	m2	130	22,100
	Pedestrian cross-over	4	no	1,100	4,400
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements	651	m2	300	195,300
	Kerbs	376	m	200	75,200
	Cross-overs	5	no	1,100	5,500
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Paver pavements	449	m2	300	134,700
	LINEMARKING		head1		
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint		head2		
	80mm wide continuous centre line marking (allowance) on asphalt	361	m	4	1,443
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS		head1		
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4		head2		
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	10	no	450	4,500
	Traffic management during construction	1	item	28,200	28,200
	Pedestrian management during construction around school zones	1	item	14,000	14,000

Ref.	Description	Quantity	Unit	Rate	Total
	LANDSCAPING				
	Prepare, rip and place the following material in garden beds to receive plants including mulching as required				
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	254	m2	180	45,720
	Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required				
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Large	12	no	2,000	24,000
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Medium	8	no	1,750	14,000
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Small	12	no	1,500	18,000
	Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified				
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
	OUTDOOR FURNITURE				
	Street Furniture Australia or equal approved				
	3-seater Forum timber bench with back rest including aluminium framework and arm rests	6	no	2,250	13,500
	3-seater bench or low table	2	no	2,000	4,000
	Hardwood				
	Timber wharf bollard with powdercoated steel base 1200mm high	10	no	1,600	16,000
	Urban Fountains or equal approved				
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
	Approved type				
	Bins	6	no	2,500	15,000
	Precast concrete wheel stop 1650mm long	8	no	120	960
	EXTERNAL STORMWATER DRAINAGE				
	Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity				
	Palmerston Street	9	no	15,000	135,000
	Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales				
	Palmerston Street	2	no	5,000	10,000
	WSUD tree pits comprising WSUD pits including tree grates to Council standard				
	Palmerston Street - suitable for large trees	12	no	18,000	216,000
	Ditto, medium trees	8	no	16,000	128,000
	Ditto small trees	12	no	14,000	168,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000

Ref.	Description	Quantity	Unit	Rate	Total
	Allow for erosion control whilst works are in process	1	item	4,000	4,000
ELECTRICAL RETICULATION					
Undergrounding of existing electrical network					
	Allow for taking down existing power lines and poles and convert into an underground installation complete	197	m	2,500	492,275
Street lighting comprising functional Fytrim smart pole and functional roadway LED light with marine grade die cast aluminium alloy factory sealed light suitable for roads including foundations					
	Category V5 roadway lighting	6	no	15,000	90,000
RELOCATION OF OPTUS/TELSTRA CABLES					
Undergrounding of existing comms network					
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	197	m	1,000	197,000
PALMERSTON STREET TOTAL					2,898,148

Ref.	Description	Quantity	Unit	Rate	Total
	REGENT STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	3,009	m2	50	150,450
	Cut down and remove existing Bottle Brush bush/tree	21	no	400	8,400
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	1,101	m2	300	330,300
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	1,146	m2	300	343,800
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total road area 1,979m2 - allow 30% rework)	594	m2	130	77,220
	Raised pedestrian cross-over	2	no	40,000	80,000
	Cross-over ramp	4	no	800	3,200
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements	619	m2	300	185,700
	Kerbs	516	m	200	103,152
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Paver pavements	80	m2	300	24,000
	Soft play - or equal approved				
	Games area in Soft play or similar approved finish	5	m2	195	975
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	318	m	4	1,270
	Pedestrian cross-over hatching	52	m2	25	1,300
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	3	m2	1,200	3,600
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	10	no	450	4,500
	Traffic management during construction	1	item	22,500	22,500

Ref.	Description	Quantity	Unit	Rate	Total
	Pedestrian management during construction around school zones	1	item	16,500	16,500
LANDSCAPING					
Prepare, rip and place the following material in garden beds to receive plants including mulching as required					
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	75	m2	180	13,500
Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required					
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - Large	25	no	2,000	50,000
	Ditto, medium	6	no	1,750	10,500
	Ditto, small	12	no	1,500	18,000
Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified					
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
OUTDOOR FURNITURE					
Street Furniture Australia or equal approved					
	3-seater Forum timber bench with back rest including aluminium framework and arm rests	11	no	2,250	24,750
	1-seater Forum chair, ditto	2	no	1,200	2,400
	3-seater bench or low table	2	no	2,000	4,000
Leda or equal approved					
	Precast concrete Cube seat 500 x 500 x 500 high	11	no	1,085	11,930
	Precast concrete long seats 1900 long x 500 x 500mm high	4	no	1,980	7,919
	Slimline galvanised steel bicycle goop in differing sizes	10	no	500	5,000
Hardwood					
	Timber wharf bollard with powdercoated steel base 1200mm high	4	no	1,600	6,400
Urban Fountains or equal approved					
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
Approved type					
	Bins	3	no	2,500	7,500
	Kompan streetside play activity set	1	no	5,600	5,600
	Precast concrete wheel stop 1650mm long	26	no	120	3,120
EXTERNAL STORMWATER DRAINAGE					
Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity					
	Regent Street	8	no	15,000	120,000
Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales					
	Regent Street	2	no	5,000	10,000

Ref.	Description	Quantity	Unit	Rate	Total
	WSUD tree pits comprising WSUD pits including tree grates to Council standard				
	Regent Street - large trees	25	no	18,000	450,000
	Ditto, medium	6	no	16,000	96,000
	Ditto, small	12	no	14,000	168,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	5,000	5,000
	ELECTRICAL RETICULATION				
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	248	m	2,500	620,800
	Street lighting comprising functional Fytrim smart pole and functional roadway LED light with marine grade die cast aluminium alloy factory sealed light suitable for roads including foundations				
	Category V5 roadway lighting	7	no	15,000	105,000
	Category V5/PX2 combination lighting	3	no	15,000	45,000
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				
	Category 2 pedestrian pathway lighting	3	no	12,500	37,500
	Feature tree up-lighting				
	Tree up-lighting	6	no	1,000	6,000
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	248	m	1,000	248,000
	REGENT STREET TOTAL				3,458,286

Ref.	Description	Quantity	Unit	Rate	Total
	GLADSTONE STREET				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	7,570	m2	50	378,500
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	2,569	m2	300	770,700
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	1,448	m2	300	434,400
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total road area 2,435m3 - allow 30% rework)	731	m2	130	95,030
	Raised pedestrian cross-over	2	no	40,000	80,000
	Cross-over ramps	6	no	1,100	6,600
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Porous pavers	1,849	m2	300	554,700
	Kerbs	999	m	200	199,834
	Cross-overs	9	no	1,100	9,900
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Brick Pavers pavements including mortar beds	1,332	m2	300	399,600
	Soft play - or equal approved				
	Games area in Soft play or similar approved finish	41	m2	195	7,995
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	957	m	4	3,827
	Pedestrian cross-over hatching	55	m2	25	1,375
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Tactile ground surface indicator				
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	10	no	450	4,500
	Traffic management during construction	1	item	28,200	28,200
	Pedestrian management during construction around school zones	1	item	18,500	18,500

Ref.	Description	Quantity	Unit	Rate	Total
LANDSCAPING					
Prepare, rip and place the following material in garden beds to receive plants including mulching as required					
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	331	m2	180	59,580
Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required					
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree	25	no	2,000	50,000
	Ditto, medium	18	no	1,750	31,500
	Ditto, small	25	no	1,500	37,500
Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified					
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
OUTDOOR FURNITURE					
Leda or equal approved					
	Precast concrete Cube seat 500 x 500 x 500 high including hoisting into position	12	no	1,085	13,014
	Precast concrete long seats 1900 long x 500 x 500mm high including hoisting into position	4	no	1,980	7,919
	Slimline galvanised steel bicycle goop in differing sizes	20	no	500	10,000
	Precast concrete wheel stop 1650mm long	36	no	120	4,320
Hardwood					
	Timber wharf bollard with powdercoated steel base 1200mm high	14	no	1,600	22,400
Urban Fountains or equal approved					
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	3	no	5,000	15,000
	Allow for connection to existing water system	1	item	3,000	3,000
Approved type					
	Bins	6	no	2,500	15,000
	Kompan streetside play activity set	1	no	5,600	5,600
	POPP or equal approved galvanised steel with powdercoated finish framed ping pong table	1	no	5,000	5,000
	Small scale community garden for food or ornamentals	1	no	1,500	1,500
EXTERNAL STORMWATER DRAINAGE					
Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity including connection to existing stormwater system					
	Gladstone Street	14	no	15,000	210,000
Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales					
	Gladstone Street	6	no	5,000	30,000
WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing stormwater system					

Ref.	Description	Quantity	Unit	Rate	Total
	Gladstone Street	25	no	18,000	450,000
	Ditto, medium	18	no	16,000	288,000
	Ditto, small	25	no	14,000	350,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	10,000	10,000
	ELECTRICAL RETICULATION				
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	518	m	2,500	1,295,625
	Street lighting comprising functional Fytrim smart pole and functional roadway LED light with marine grade die cast aluminium alloy factory sealed light suitable for roads including foundations				
	Category V5 roadway lighting	7	no	15,000	105,000
	Category V5/PX2 combination lighting	1	no	15,000	15,000
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				
	Category 2 pedestrian pathway lighting	1	no	12,500	12,500
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	518	m	1,000	518,000
	GLADSTONE STREET TOTAL				6,568,019

Ref.	Description	Quantity	Unit	Rate	Total
	HARROW ROAD				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	2,213	m2	50	110,650
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	1,401	m2	300	420,300
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	In-situ porous concrete dedicated bike path	426	m2	300	127,800
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total road area 958m2 - allow 30% rework)	287	m2	130	37,362
	Raised pedestrian cross-over	1	no	40,000	40,000
	Cross-over ramps	2	no	1,100	2,200
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements including mortar beds	246	m2	300	73,800
	Kerbs	189	m	200	37,790
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	130	m	2	260
	Pedestrian cross-over hatching	25	m2	25	625
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	1	m2	1,200	1,200
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	8	no	450	3,600
	Traffic management during construction	1	item	20,300	20,300
	Pedestrian management during construction around school zones	1	item	8,100	8,100
	LANDSCAPING				
	Prepare, rip and place the following material in garden beds to receive plants including mulching as required				
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	140	m2	180	25,200

Ref.	Description	Quantity	Unit	Rate	Total
	Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required				
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree	10	no	2,000	20,000
	Ditto, medium	6	no	1,750	10,500
	Ditto, small	10	no	1,500	15,000
	Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified				
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
	OUTDOOR FURNITURE				
	Hardwood				
	Timber wharf bollard with powdercoated steel base 1200mm high	2	no	1,600	3,200
	Hardwood timber beams 500 x 500 x 2200mm long	2	no	1,500	3,000
	Urban Fountains or equal approved				
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
	Approved type				
	Bins	2	no	2,500	5,000
	Precast concrete wheel stop 1650mm long	24	no	120	2,880
	EXTERNAL STORMWATER DRAINAGE				
	Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity including connection to existing system				
	Harrow Road	12	no	15,000	180,000
	Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales				
	Harrow Road	1	no	5,000	5,000
	WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing system				
	Harrow Road -for Large trees	10	no	18,000	180,000
	Ditto, medium	6	no	16,000	96,000
	Ditto, small	10	no	14,000	140,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	3,200	3,200
	HARROW ROAD TOTAL				1,592,467

Ref.	Description	Quantity	Unit	Rate	Total
	RAILWAY PARADE				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	4,281	m2	50	214,050
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	1,980	m2	300	594,000
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Porous concrete bike path	1,160	m2	300	348,000
	Type PV3 asphaltic pavements to Council requirements Roads) including base and sub-base courses, compaction and the like				
	Asphaltic roads - make good existing road way including junction to new finishes (Total road area 3,041m2 - allow 30% rework)	913	m2	130	118,690
	Raised pedestrian cross-over	1	no	40,000	40,000
	Cross-over ramps	2	no	1,100	2,200
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements including mortar beds	1,270	m2	300	381,000
	Kerbs	750	m	200	149,946
	Cross-over ramps	7	no	1,100	7,700
	Type PV5 Adbri Trupave 80mm thick masonry brick pavers, suitable for special, school and shared zones including base and sub-base courses, compaction and excavation if required				
	Paver pavements including mortar beds	40	m2	300	12,000
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	662	m	4	2,646
	Pedestrian cross-over hatching	28	m2	25	700
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	2	m2	1,200	2,400
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	12	no	450	5,400
	Traffic management during construction	1	item	28,200	28,200
	Pedestrian management during construction around school zones	1	item	14,000	14,000

Ref.	Description	Quantity	Unit	Rate	Total
LANDSCAPING					
Prepare, rip and place the following material in garden beds to receive plants including mulching as required					
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	150	m2	180	27,000
Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required					
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree	10	no	2,000	20,000
	Ditto, medium	6	no	1,750	10,500
	Ditto, small	10	no	1,500	15,000
Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified					
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
OUTDOOR FURNITURE					
Hardwood					
	Timber wharf bollard with powdercoated steel base 1200mm high	8	no	1,600	12,800
Urban Fountains or equal approved					
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
Approved type					
	Bins	6	no	2,500	15,000
	Precast concrete wheel stop 1650mm long	10	no	120	1,200
EXTERNAL STORMWATER DRAINAGE					
Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity including connection to existing system					
	Railway Parade	12	no	15,000	180,000
Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales					
	Railway Parade	4	no	5,000	20,000
WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing system					
	Railway Parade	10	no	18,000	180,000
	Ditto, medium	6	no	16,000	96,000
	Ditto, small	10	no	14,000	140,000
Existing Stormwater Services					
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	7,350	7,350
RAILWAY PARADE TOTAL					2,665,282

Ref.	Description	Quantity	Unit	Rate	Total
PRINCES HIGHWAY					
DEMOLITION					
	Saw cut, hack up remove small parts within existing pavement areas to allow for the planting of new trees	35	m2	150	5,250
	Make good junction of existing road with new finishes where required	297	m	20	5,935
LANDSCAPING					
Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required					
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree	15	no	2,000	30,000
	Ditto, medium	5	no	1,750	8,750
	Ditto, small	15	no	1,500	22,500
Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified					
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
TRAFFIC MANAGEMENT					
	Traffic management during construction	1	item	6,750	6,750
	Pedestrian management during construction around school zones	1	item	14,250	14,250
EXTERNAL STORMWATER DRAINAGE					
WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing system					
	Princess Highway	15	no	18,000	270,000
	Ditto, medium	5	no	16,000	80,000
	Ditto, small	15	no	14,000	210,000
Existing Stormwater Services					
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	1,000	1,000
PRINCES HIGHWAY TOTAL					660,435

Ref.	Description	Quantity	Unit	Rate	Total
	STANLEY LANE				
	DEMOLITION				
	Hack up remove existing parking areas, pavements, footpaths and the like	1,356	m2	50	67,800
	PAVEMENTS				
	Type PV1 general footpath pavement of insitu 'Greenside' concrete including base and sub-base courses, compaction and the like				
	Insitu concrete footpath	529	m2	300	158,700
	Type PV2 porous paving in pedestrian verge between trees comprising Metromix Porous No Fines 15 MPa insitu concrete including base and sub-base courses, compaction and the like				
	Insitu porous concrete footpath/garden verge	607	m2	300	182,100
	Type PV4 Hydroston H80 porous paving 206 x136 x 80mm thick, suitable for vehicle parking including base and sub-base courses, compaction and the like				
	Paver pavements including mortar beds	159	m2	300	47,700
	Kerbs	10	m	200	2,000
	Cross over ramp	1	no	5,000	5,000
	LINEMARKING				
	Prepare and apply one coat of yellow Roadmaster or equal approved line marking paint				
	80mm wide continuous centre line marking (allowance) on asphalt	77	m	4	308
	Allow for any other external line marking as may be required	1	item	500	500
	TACTILE INDICATORS				
	Approved type tactile ground surface indicator with black carborundum insert to AS 1428.4				
	Fixed to to pavement (allowance)	1	m2	1,200	1,200
	STREET SIGNS & TRAFFIC MANAGEMENT				
	Allow street signs in accordance with Council requirement (allowance)	8	no	450	3,600
	Traffic management during construction	1	item	20,000	20,000
	LANDSCAPING				
	Prepare, rip and place the following material in garden beds to receive plants including mulching as required				
	300mm thick layer of approved planting mix with fertilizer and approved ground covers, plants, scrubs etc	75	m2	180	13,500
	Prepare tree pit and place the following material in garden beds to receive trees including fertilizer and mulching as required				
	700mm thick layer of 'Organic Garden Mix' planting mix including approved type tree - large	7	no	2,000	14,000
	Ditto, medium	2	no	1,750	3,500
	Ditto, small	7	no	1,500	10,500

Ref.	Description	Quantity	Unit	Rate	Total
	Maintain planting and turfing; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering all as specified				
	Allow for maintenance of turf, plants and trees during plant establishment	1	item	1,000	1,000
	OUTDOOR FURNITURE				
	Street Furniture Australia or equal approved				
	3-seater Forum timber bench with back rest including aluminium framework and arm rests	5	no	2,250	11,250
	1-seater Forum chair, ditto	18	no	1,200	21,600
	3-seater bench or low table	2	no	2,000	4,000
	Draffin or equal approved				
	Draffin hardwood low day bed or platform approx 2100 x 2100mm in plan	1	no	3,000	3,000
	Leda or equal approved				
	Slimline galvanised steel bicycle goop in differing sizes	6	no	500	3,000
	Precast concrete wheel stop 1650mm long	10	no	120	1,200
	Hardwood				
	Timber wharf bollard with powdercoated steel base 1200mm high	6	no	1,600	9,600
	Urban Fountains or equal approved				
	Apollo 280 Stainless steel/powdercoated water fountain and drink fill receptacle with dog drinking option	2	no	5,000	10,000
	Allow for connection to existing water system	1	item	3,000	3,000
	Approved type				
	Bins	2	no	2,500	5,000
	Precast concrete wheel stop 1650mm long	5	no	120	600
	EXTERNAL STORMWATER DRAINAGE				
	Bio-filtration basins in parking lanes comprising flow through kerb design, inlets & surcharge pits, invert capacity including connection to existing system				
	Stanley Lane	1	no	15,000	15,000
	Bio-filtration basins in kerb extension or behind kerb face comprising upstand kerbs for WSUD rain gardens & bioswales				
	Stanley Lane	1	no	5,000	5,000
	WSUD tree pits comprising WSUD pits including tree grates to Council standard including connection to existing system				
	Stanley Lane	7	no	18,000	126,000
	Ditto, medium	2	no	16,000	32,000
	Ditto, small	7	no	14,000	98,000
	Existing Stormwater Services				
	Allow for retaining and protecting existing stormwater services during the work	1	item	5,000	5,000
	Allow for erosion control whilst works are in process	1	item	1,400	1,400
	ELECTRICAL RETICULATION				

Ref.	Description	Quantity	Unit	Rate	Total
	Undergrounding of existing electrical network				
	Allow for taking down existing power lines and poles and convert into an underground installation complete	161	m	2,500	402,500
	Pedestrian type lighting comprising pedestrian Multipole or similar and functional LED light				
	Category 2 pedestrian pathway lighting	10	no	12,500	125,000
	Feature tree up-lighting				
	Tree up-lighting	4	no	1,000	4,000
	RELOCATION OF OPTUS/TELSTRA CABLES				
	Undergrounding of existing comms network				
	Allow for taking down existing overhead comms lines and poles and convert into an underground installation complete	161	m	1,000	161,000
				STANLEY LANE TOTAL	1,578,558
	UNDETAILED LANEWAYS				
	LANEWAYS				
	Allowances based on average prices of other streets & lane ways		Note		
	Regent Lane	87	m	3,500	303,555
	Regent Lane extension	93	m	3,500	324,485
	Little Regent Lane	60	m	3,500	209,160
	Post office Lane	49	m	2,000	98,980
	Bank Lane	244	m	2,000	487,220
	Little Railway Lane	102	m	3,500	356,195
	Kogarah Primary School Lane including lane way lighting	119	m	4,500	536,985
				UNDETAILED LANEWAYS TOTAL	2,316,580