



Report Revision 8

Ordinary Council Meeting

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Revision Schedule

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DCP 3	06-Sep-2016	J Ellis
DCP 4	07-Jun-2017	J Ellis
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1 Purpose

The purpose of this development contribution plan (DCP) report is to:

- enable the application of infrastructure contributions for the development of new, and the upgrade of existing infrastructure, which is required because of increased demand generated in the Development Contribution Area (DCA)
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners.
- ensure that cost contributions are reasonably required because of the subdivision, and development of land in the DCA,
- coordinate the timely provision of infrastructure.

The following documents are relevant documents which coordinate the timely provision of the infrastructure items:

- Community Infrastructure Implementation Plan
- Corporate Business Plan
- Long Term Financial Plan
- Local Planning Strategy (LPS3)
- Byford District Structure Plan

2 Development Contribution Area

The Development Contribution Area (DCA) for this DCP is known as DCA1. The DCA area is shown on the scheme map and included in Figure 1.

3 Period of the plan

20 years: From 21-Jan-2014 to 21-Jan-1934.

4 Operation of the DCP

The DCP and associated report have been prepared in accordance with the provisions of State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6).

The plan will operate in accordance with the provisions of the most recent DCP Amendment to LPS3 (being Amendment 2), and Part 5 clause 36A and Schedule 7.1 of LPS3.

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5 Application requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on, or determining, that application.

5.1 Items included in the Plan

This section of the DCP Report identifies the items for which development contributions will be collected in the DCA. Infrastructure items included in the DCP reflect the provisions of the latest Structure Plan(s). The Need and Nexus, as well as the scope for each of the infrastructure inclusions, is in Appendix A.

5.2 Estimated Costs

The costs allocated to this DCP have been derived based on the capital investment required for infrastructure and/or facilities generated by additional development in the DCA.

Initial cost estimates are undertaken by a suitably qualified professional and will be reviewed by a suitably qualified professional at each Major Review (as a minimum).

At each Minor Review the costs may be indexed using the previous year's annual escalation rate for "Road and Bridge Construction" in the latest WALGA Quarterly Economic Briefing available at the time the DCP Report is adopted. Where deemed pertinent, some items may be reviewed by a suitably qualified professional.

The associated costs for each DCP item exclude:

- Ongoing maintenance costs
- Demand for infrastructure that is generated by the current population
- Demand created by external usage (the proportion of the use drawn from outside the DCA)
- Future usage (the proportion of usage that will be generated by future development outside the development contribution plan timeframe).

Where there is more than one Precinct in the DCA, development within each precinct will be required to contribute to a certain set of infrastructure and land items based on the perceived need for, and use of, those items within the precinct.

This DCA is divided into 4 Precincts (Precincts A, B, C & D). Figure 4 provides a geographical representation of the DCP Precinct area(s).

Appendix B shows the DCP item(s) each precinct is contributing towards, and details of the cost apportionment can be seen in the Cost Apportionment Schedule in Appendix C.

The cost breakdown of all included items in this DCP are included in the appendices as follows:

Appendix F: Administration Costs

Appendix G: Infrastructure Costs

Appendix H: Land for Infrastructure

Appendix I: Land for Public Open Space and/or Drainage

Appendix J: Water Monitoring

Further context for the above cost appendices are provided within:

Appendix D: Example Contribution calculations

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Appendix E: Capital Expenditure Plan (timing of anticipated delivery)

The Cost Review Reconciliation, which adjusts future costs based on historic development, is included in Appendix K.

Note: Grants or other external Funding shall be shown as a deduction against the applicable item in Appendix C: Cost Apportionment Schedule.

6 Infrastructure Items to be constructed or upgraded

The Need and Nexus, as well as the scope for each of the infrastructure inclusions, is in Appendix A.

6.1 Roads

It is noted that costs associated with land to be acquired for infrastructure items within this DCP are costed separately to construction costs, due to different indexation rates applied to the Construction component and the Land Value component.

The cost of Roads undertaking district functions is shared equally across the DCA.

All other road costs will be allocated to the Precinct in which they are located (where more than one Precinct exists within the DCA), being infrastructure envisaged to predominantly service that Precinct.

The amenity of urban areas can be substantially enhanced through public realm improvement works such as vegetation, hard landscaping, public art, and higher design standards of infrastructure. Road reserves provide significant opportunities for amenity enhancement, especially in the case of wider reserves such as distributor roads and in the instance of splitcarriageways. There is, however, not a clear nexus between development in a new urban area and its associated increase in traffic, and the need for general road reserve improvements.

Nonetheless, it should be noted that most developers undertake works to provide attractive streetscapes as a marketing feature, especially in the context of distributor and connector roads leading into new estates. As such, road reserve improvements, such as hard and soft landscaping and higher design standards of infrastructure, are not included in the DCP. See Figure 2 for map.

6.2 District Open Space to be constructed or upgraded

The Shire's Community Infrastructure and Public Open Space Strategy (CIPOS) outlines the general approach and philosophy in planning for community infrastructure and public open space in the Shire of Serpentine Jarrahdale. It provides a guiding document for current and future development relevant to this purpose.

The types of community infrastructure include sport, recreation, community, emergency, tourism and Shire administration requirements. These facilities are to cater for the growing pressures on local clubs, community groups and service providers, where the increasing population increases service delivery requirements. See Figure 3 for map.

The scope of construction included in this DCP is confined to land and at/below surface works including drainage, irrigation and grassing. Further above ground works may be included within the Shire's Community Infrastructure Development Contribution Plan (CIDCP).

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7 Non-Infrastructure Items Included within the DCP

7.1 Administration costs

Administrative costs of the DCP including:

- Costs to prepare and administer the DCP
- Costs associated with the annual review of cost estimates
- Costs associated with the review of the cost apportionment schedules based on land development undertaken since the last review
- Costs for undertaking valuations
- Fees for professional services directly linked to the preparation and implementation of the DCP.
- Costs for computer software and/or hardware upgrades necessary to enable DCP preparation.
- Proportion of staff salaries directly related to DCP administration.
- Financial institution fees and charges associated with the administration of DCP funds
- Interest charged on loans taken out to pre-fund items included in the DCP.

In general, Administration costs of the DCP are broken down into Legal Expenses, expenses associated with advertising & consultancy, and proportional salary allocations for overhead personnel whose are involved in the general operation of the DCP(s). This allocation is reflective of the percentage of time the employee is expected to spend on work associated with the general running of the DCP. This does <u>not</u> include time spent on specific DCP funded infrastructure projects, which is captured within the individual project costings).

The Technical Specialist Infrastructure Contributions (previously titled "DCP Coordinator") is the only employee whose cost is 100% allocated across the DCPs.

It is noted that staff may also be required to spend time on specific DCP funded projects as part of the design and/or project delivery phase. Any such time/cost allocation is recorded separately and where allowable under the scope/costing for the project, will be recovered under those project costings.

Administration Costs are shared equally across the DCA.

A detailed breakdown of the administrative costs is provided in Appendix F.

7.2 Land

Many traditional infrastructure items include a land component. It is noted that costs associated with land to be acquired for infrastructure items within this DCP are costed separately, due to different indexation rates applied to the Construction and Land Value components.

7.2.1 Land for Infrastructure (Roads and/or District Open Space)

The DCP takes responsibility for acquiring land for District Open Space and Road Reserves (such as road widening or for new roads) associated with DCP infrastructure items.

The associated value of this land is credited to the DCP account of the landowner at the time of ceding. In respect of land for road reserves, DCP Credits only apply to the area in excess of the

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standard 20m. For example, if the road is 30m wide, only 10m width will be compensated for through this Development Contribution Plan.

This approach ensures transparency, equity (particularly in instances of fragmented ownership) and simplicity of calculation.

The cost of land associated with road widening and/or district open space is shared equally across the DCA.

All land included within the DCP for Infrastructure Items (Roads and District Open Space), is detailed in Appendix H.

7.2.2 Land for Public Open Space and/or Drainage

Land will be provided within the DCA for Public Open Space and Drainage. This includes land required for: public open space and drainage where accessible to the general public (as prescribed within Liveable Neighbourhoods, drainage only and multiple-use corridors with a dual drainage and recreation function, community public open space, and district and neighbourhood-level playing fields including where provided to complement school playing fields.

The associated value of this land is credited to the DCP account of the landowner at the time of ceding. This approach ensures transparency, equity (particularly in instances of fragmented ownership) and simplicity of calculation.

A significant amount of detailed planning has been completed for the DCA, in the form of LSPs. This level of planning allows for the specific identification of land areas required for drainage and/or Public Open Space.

There are however areas within the DCA which have not yet been subject to the preparation of LSPs. To ensure that appropriate funds are collected to allow for the future purchase of land required for POS and drainage within these areas, it has been necessary to determine an estimated amount for some LSPs.

The following methodology has been applied:

- 1. A review of LSPs and spatial data has been undertaken to identify the total amount of land covered by each LSP and the total amount of land required for Public Open Space and drainage.
- 2. From these totals, the percentage of land required for Public Open Space and drainage has been calculated.
- 3. Spatial data has been used to identify the total land area of areas in the DCA for which LSPs have yet to be prepared.
- 4. The percentage identified in step 2 has then been applied to the total identified in step 3 to generate an estimated amount of land required for Public Open Space and drainage in these areas.

The Public Open Space and drainage land areas identified in steps 1 and 4 are then added to identify a total estimate of land required for POS and drainage within the DCA.

Council has resolved not to require Public Open Space contributions from subdivision and development in the existing Byford Town site, identified as Precinct C. This is due to the absence of a Public Open Space strategy or LSP identifying strategic locations for additional recreation lands. A strategy or LSP is necessary, as it is difficult to achieve reasonably sized and consolidated areas of Public Open Space in the context of small and fragmented landholdings. Precinct C will, however, be required to contribute to District Open Space land and associated

below surface improvements. Costs associated with POS and Drainage are shared equally across the DCA.

Appendix I details the calculations for Public Open Space and Drainage land.

POS Items not included

State Policy provides a clear indication that the development of POS to a minimum standard, and maintenance for a minimum period, is at the developer's expense. As such, the development and initial maintenance of Public Open Space is not included within the Development Contribution Plan and will be the responsibility of the subdivider.

In addition, land identified as having conservation value, for example Bush forever sites or protected Wetlands, is excluded from the Development Contribution Plan.

While the Development Contribution Plan includes land for drainage purposes, it does not include drainage works themselves (i.e. earthworks, drainage infrastructure such as piping, pits, mechanical treatments, water sensitive urban design treatments or similar). These are considered subdivisional works, generally required by local water management strategies and urban water management plans.

Such drainage works are very difficult to calculate given the varying nature of drainage infrastructure and developers may treat drainage works in various ways to benefit their development. The requirement to provide optimal certainty in costing Development Contribution Plan items to achieve equity between developers, reinforces the need to exclude drainage works.

7.2.3 Land Valuation

To determine the total cost of the items, an estimate of land value needs to be identified. Land to be acquired may be required for areas which can be categorised (through the land use zoning) as residential or non-residential. There is therefore a requirement for two separate rates; one for 'Residential' and one for 'Mixed Use/Non-Residential.

Residential (Standard and Non-Standard):

This rate is based on current valuation advice for an indicative residential zoned 5-hectare lot typical for the DCP area, with no servicing constraints.

Non-Residential and/or Mixed Use:

This rate is based on a Mixed Use R60 zoned area. It has been assumed the typical land parcel is a regular shaped 5-hectare area with no major servicing constraints and no major geotechnical/environmental issues.

The net land value is to be determined having general regard to the International Valuation Standards Committee's definition of market value as adopted by the Australian Property Institute. To account for the direct transfer of land, the fair market value does not include for standard marketing costs such as fees, commissions, and advertising cost. The estimated land value will be reviewed at least annually.

The rates for land are included in Appendix M.

7.3 Water Monitoring

The Shire has in place Drainage and Water Management Plans (DWMPs) which establish the framework for water management in the new urban development areas. This ensures that water quantity and quality design objectives can be achieved and that concerns and risks identified by the Department of Water (DoW) and the Water Corporation can be addressed. The DWMP reinforces the Shire's commitment to ensuring that water sensitive urban design principles are incorporated into new urban development.

The Shire will implement water quality and quantity monitoring within the DCA. The Sampling and Analysis Plan prepared for the Shire, identifies the sampling and analysis requirements and will allow term trends in water quality and quantity to be identified and monitored as the DCA is developed. Suitable remediation works or structural controls may be implemented to rectify any identified problems.

It is likely that subdivision and development would not be approved within the area without the approval and ongoing implementation of the DWMP. As such, it is considered reasonable that all costs of, and associated with, the required water monitoring be funded by developers within the DCA.

Details of the Water Monitoring Plan and associated costs are contained within Appendix J.

8 Method of calculating contributions

Appendix B shows the DCP item(s) each precinct is contributing towards.

8.1 Calculating the Developable Potential of each Precinct

It is necessary to estimate the potential number of additional lots/dwellings to be created in each Precinct within the DCA. This estimate will be used to determine the development contribution rate(s). A review of LSPs and spatial data has been undertaken to identify the number of additional lots/dwellings estimated for each area covered by an LSP or approved subdivision application. As lots extinguish their liability to pay contributions, and/or an LSP is revised, the future lot count is updated accordingly at the next DCP Report Review.

The yield estimate calculated for mixed development is based on 15 lots per gross hectare to provide for infrastructure of subdivision works such as roads and drainage facilities to be transferred to the state / local government. Where individual lots do not require land to be transferred to the state / local government, 20 lots per gross hectare has been applied.

There are some instances where an LSP is not prepared for an area within the DCA. In those areas, the following approach has been taken to assess the lot yield and public open space considerations:

- 1. Due to the nature of infill development, lot/dwelling estimates in such areas have been made based on manual calculations of the subdivision/development potential of each lot. The yield has been discounted by 50% in recognition of the likelihood some existing lots may not be redeveloped.
- 2. Land for public purposes (i.e. Roads, Public Open Space, drainage and similar) is expected to be provided within non-structure planned areas. As such, a 40 percent deduction has been applied to the total site area of each precinct, other than areas where it is expected that no land will be provided for public purposes.

3. In the absence of finalised (or draft) LSPs depicting residential densities, an R20 code for Byford has been utilised to determine the lot/dwelling estimates for the Residential yield in non-structure planned areas.

See Appendix L for details on completed and remaining anticipated development at this DCP Report revision.

Using the Total Cost allocated per Precinct and dividing this figure by the estimated number of future lots per Precinct, gives the Contribution Per Lot Value for each Precinct in the DCA.

Allocated Cost (Precinct) / anticipated future Lots to be developed = Precinct Contribution per Lot Value

The "Cost Apportionment Schedule" shows the split of costs by item and Precinct and shows the Contribution Per Lot value for each Precinct – See Appendix C.

8.2 Calculating the Contribution Rate between Cost Reviews

To ensure costs are current during the time between cost reviews, all costs will be escalated daily, calculated from the number of days since the last cost review (being the latest adopted DCP revision), using an annual escalation rate.

The annual escalation rates for Administration and Infrastructure reflect the forecasts in latest WALGA Quarterly Economic Briefing (the LGCI Forecasts table) available at the time the DCP Report is adopted.

- The Administration index reflects the LGCI Component "Employee Costs"
- The Infrastructure index reflects the LGCI Component "Road and Bridge Construction".
- The Land Value index is provided as part of the independent Land Valuation.

Escalation rates will separately apply to infrastructure costs, land costs and administration costs. The escalation rates will be set at each cost review.

Given that the contribution rate entails items with different escalation rates, it is necessary to calculate a weighted escalation rate as follows:

ER = (%IC/TC x IER)+ (%LV/TC x LVER) + (%AC/TC x AER), where for each precinct:

ER - is the weighted annual Escalation Rate

TC - is the Total Cost being AC + IC + LV

AC - is the estimated Administration and Water Monitoring Cost

AER - is the Administration Escalation Rate;

IC - is the estimated Infrastructure Cost

IER - is the Infrastructure Escalation Rate

LV - is the estimated Land Value

LVER - is the Land Value Escalation Rate

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Using the annual Escalation Rate (ER) we can then break this down into a Daily Escalation Rate where DER = ER/365.

To ensure costs remain current between Cost Reviews, all costs will be calculated daily based upon an annual escalation rate to be established through the Cost Review. The start date for daily escalation is the approval date for the prevailing Cost Review.

The Contribution Rate is to be applied as follows where the DER is the daily escalation rate and D is the number of days since the last cost review:

Starting Contribution Rate x (D x DER) = Escalated Contribution Rate at a particular date.

The daily indexing of costs described above, means that at any point in time, the Precinct contribution per Lot value will vary according to the number of days since the last Cost Review.

8.3 Calculating the Contribution liability for Landowners/Developers

DCA1 is divided into 4 Precincts.

The Cost Contribution rate is to be calculated based on the remaining developable Lot in the Precinct. The remaining DCP cost is shared proportionally across the remaining Lot in the DCP Precinct as follows:

(Remaining Cost / Remaining Lot = \$ contribution rate per Lot).

For simplicity of calculation, all Residential lots/dwellings will be calculated as an average R20 (450m2) lot.For Non-Residential subdivision or development, the actual lot area is used for the calculation.

A cost review is to be undertaken at least annually, at which time the Contribution rate will be reviewed based on the future value of remaining DCP items and remaining anticipated area to be developed.

Appendix D gives examples of the respective calculations for the below development types.

8.3.1 Residential subdivision or development:

The number of additional dwellings/lots being created at the time of subdivision/development, less the parent lot discount if applicable, multiplied by the applicable development contribution rate. Non-standard residential development (such as Lifestyle village, retirement village, caravan park, park home estate or similar) is treated the same as standard residential development, where each dwelling, residential unit or similar, is deemed to be a residential lot.

(Precinct contribution rate per lot/dwelling x DER x D x number of additional lots or dwellings being created = Required development contribution).

It is acknowledged that land within the DCA may be developed to a residential density lower than that envisaged within the yield calculations. Such development may however allow for additional subdivision and/or development in the future. In addition, should there be subsequent residential development above a non-residential development footprint; additional contribution liability will be incurred for the additional residential dwellings.

Contributions will be required for the creation of additional lots/dwellings post-initial development at the time that those additional lots/dwellings are created. Such additional contributions will be required in accordance with the Development Contribution Plan.

8.3.2 Mixed-use development

The development contribution calculation will be based on the R20 subdivision/development potential of the site OR the actual number of lots/dwellings being created at the time of subdivision/ development, whichever is the greater (less the parent lot discount if applicable), multiplied by the applicable development contribution rate.

Where based on dwelling potential:

(Precinct contribution rate per lot/dwelling x DER x D x subdivision/development potential of the site = Required contribution rate).

Where based on the actual number of dwellings:

(Precinct contribution rate per lot/dwelling x DER x D x actual number of residential lots/dwellings being created = Required development contribution).

8.3.3 Non-residential subdivision or development

A development contribution is required for the creation of non-residential lots based on the actual size and number of lots created, multiplied by the applicable development contribution rate. Where a subdivision creates a lot that accommodates an existing approved non-residential development, that lot shall be exempt from the requirement for a development contribution to be made. For clarity purposes, the area of the lot accommodating the existing approved non-residential development is to be subtracted from the overall subdivision area, before calculating the development contribution for the remaining balance of the subdivision area.

New non-residential development (including alterations and additions to existing non-residential development) will not be required to make a development contribution unless the new non-residential development results in increased traffic to the subject land, as identified by the information provided by the applicant in support of the development application for that new non-residential development. Where increased traffic is identified to occur, the applicable development contribution is to be calculated as follows:

Square metre rate x square metre size of land being developed = Required development contribution (less a one time, one lot discount for the Parent Lot)

It is important to note that where the land use is non-residential, the DCP liability will be incurred only once on any site area (footprint) provided the liability discharged is based on the full development potential of the lot. Subsequent non-residential development will not be liable for additional DCP contributions.

For example, multilevel non-residential development or ongoing development on the nonresidential site will be exempt from further DCP liability; liability is based on the non-residential land footprint.

For new private education establishments and associated development, provided a shared use agreement for public access to district open space is agreed to the satisfaction of the Local Government, development contributions shall be levied at 0.3 percent of the total development costs of the site, as agreed with the Local Government based on the building licence application.

9 Priority and timing of infrastructure delivery

Details of the priority/timing of infrastructure items can be seen in the Capital Expenditure Plan in Appendix C.

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Timelines are based on the forecast rate of development and expected DCP funds from forecast contributions to be paid. This is reviewed annually and may be adjusted depending upon the rate of development and available DCA funds.

Appendix N contains the Infrastructure Delivery Status Report, which details the planned timelines and any variation to these from the previous DCP revision.

10 Payment of contributions

An owner's liability to pay the owner's cost contribution to the local government arises on the earlier of:

- 1. the local government recommending its approval on the deposited plan or survey strata plan of the subdivision of the owner's land within the development contribution area (subdivision/strata clearance);
- 2. the commencement of any development on the owner's land within the development contribution area (typically triggered at Building Permit application); or
- 3. the approval of a change or extension of use by the local government on the owner's land within the development contribution area.

Where a subdivision is staged, the development contribution is payable only on those stages being cleared.

10.1 Form of Contributions

Conditions relating to development contribution requirements can, to the satisfaction of the Shire, be satisfied by:

- 4. Cheque or cash
- 5. Transferring to the local government or a public authority land in satisfaction of the cost contribution
- 6. The provision of physical infrastructure
- 7. Some other method acceptable to the local government, or
- 8. Any combination of these methods.

10.2 Exemptions

Clause 36A 5(c) of LPS3 details specific exemptions for which a development contribution is not required.

11 DCP Credits

11.1 DCP Credits to offset Contributions

A landowner may gain DCP credits for provision of DCP infrastructure items (known as "Pre-Funding") and/or land ceded for road widening, POS/Drainage, and DOS.

DCP Credits can be used to offset DCP Contributions (within the same DCA). Credits must be "banked" (through ceding land or completion of pre-funded infrastructure) before they can be used to offset Contributions.

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DCP Credits will always be allocated to the registered landowner, as likewise, the liability for DCP Contributions is a liability of the landowner. Credits do not transfer upon sale of the land, unless a legal agreement between the seller, purchaser and the Shire is in place to enable this.

11.2 Credits for DCP Land Ceded

Credits are applicable for land included in the DCP for POS/Drainage, DOS and Road Reserves. The land value applied to credits, will be the land value published in the DCP Report Revision at the time the land is ceded (i.e. Subdivision Clearance).

11.3 Credits for Pre-Funding of DCP Infrastructure

11.3.1 Pre-Funding Agreement

The Shire will support pre-funding and delivery of the infrastructure, provided there are good reasons for doing so and in instances where:

- The works are necessary for the progression of an approved subdivision; or,
- The Developer wishes to undertake works specified in the DCP and the Shire does not hold enough DCP funds to undertake the works and/or has not prioritised such works.

By way of an exchange of letters, the Shire and the Developer will agree the extent, composition and timing of the infrastructure works to be pre-funded. Once agreed, the works become the Approved Works. The Approved Works must be identified sufficiently to ensure the cost and quantities of completed and remaining works in that item can be quantified.

11.3.2 Acceptance of Works

The Developer shall ensure the works are:

- Undertaken in a proper and workmanlike manner
- In accordance with plans and specifications constituting the Approved Works
- Completed within the agreed period.

Following written notification from the Developer, that the Approved Works are complete as above, the Shire will confirm the delivery of the Approved Works to its satisfaction.

The Shire can modify, accept, or reject the claim where justified, following review of standard and cost. Referral should be made to the Byford Industry Reference Group for comment, where rejection of the claim is proposed.

11.3.3 Principles for Cost Recoupment

The recoup is to be based on the current Cost Schedule in accordance with the latest revision of the DCP Report whereby the current cost estimate (including the applicable contingency allowance) as described in the prevailing DCP Report, shall constitute the maximum claimable amount for the completed Approved Works.

Once Approved, costs claimed by the Developer/Landowner for the pre-funded works will be independently verified by the Shire as reasonable and in line with DCP inclusions/exclusions. DCP credits will only be allocated once agreement is reached on the final claim value for such works after the independent review has occurred.

The value of DCP Credits allocated is *exclusive* of GST.

11.4 Repayment of DCP Credit Balance

Where a developer or landowner has completed all their developments within the DCA and has no further holdings in the DCA, any resulting credit balance amount is held by the local government as a credit to the developer or landowner until sufficient funds are available in the DCP fund to cover the credited amount, taking consideration of planned or committed expenditure at that time.

All credit balance repayment requests during the operation of the DCP, and which qualify for consideration (as per above), will be subject to a council report, and determined by Council. The credit is then reimbursed to the developer or landowner as soon as circumstances permit.

Requests for repayment of a credit balance, once development and landholdings applicable to that developer/landowner within the DCA are complete, should be made in writing to <u>developmentcontributions@sjshire.wa.gov.au</u>.

At the completion of the DCP, all credit balances are to be repaid no later than 90 days from the end date of the DCP.

12 Review

12.1 Major Review (5 Yearly)

In addition to the Annual Review provisions identified below, the Development Contribution Plan will be reviewed five years from the date of gazettal of the local planning scheme, or amendment to the local planning scheme to incorporate or amend the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.

There is a statutory obligation for the Shire to advertise and seek comment on a major review of a DCP report. In addition to the statutory provisions, the Shire will consult with the Byford Industry Reference Group.

12.2 Annual (Minor) Review

The DCP Report which accompanies the Plan, is to be reviewed at least annually. The following contribution rate inputs will be revised as part of this review:

- Actual and remaining infrastructure and water monitoring costs
- Actual and remaining administration costs
- Actual and remaining lots and/or m2 developable area
- The latest Cost Review Reconciliation surplus or deficit
- Actual and remaining land acquisition costs

There is no statutory obligation for the Shire to advertise or seek comment on the minor annual review of a DCP report, however where the costing and details of the DCP Report are:

- revised based on accounting for completed works
- revised based on construction cost increases/decreases
- revised based on land value increases/decreases

- revised based on revisions to the anticipated undeveloped lot yield; and
- not subject to other material change

the Shire will consult with the Byford Industry Reference Group.

It is noted that SPP 3.6 requires an Annual Status Report to be prepared by the local government providing an overview of progress of the delivery of infrastructure specified in the DCP, which is to be published on the local government's website, within 6 months of Financial Year End. It therefore does not form part of this DCP Report.

The Annual Report will be available on the Shire's website for each respective DCP, by no later than end December of each Financial Year: <u>Infrastructure Contributions » Shire of Serpentine</u> <u>Jarrahdale (sjshire.wa.gov.au)</u>.

12.2.1 Updates to Infrastructure Cost Estimates

Cost estimates will be updated annually. For the purposes of the cost reviews, infrastructure costs may be reviewed in full by an appropriately qualified person or may be indexed based on the Building Cost Index or other appropriate index.

The Cost Apportionment Schedule will identify and adjust/apportion any funding received/required from non-DCP sources (e.g. grants or any "Shire-Share" portion of costs).

12.2.2 Cost Review Reconciliation

The Cost Review Reconciliation is an adjustment made in each revision to adjust for any overcollection or under-collection of DCP contributions versus DCP expenditure. DCP contributions are always based on an estimate of future costs, whereas DCP expenditure is based on actual values. Any variance at the end of the prevailing DCP Report revision, is therefore adjusted on the "Reconciliation" line in the Cost Apportionment Spreadsheet, to assist the DCP in achieving the goal of breaking-even at its closure.

At each Cost Review, the net balance of contributions and expenditure will be calculated.

This net balance accounts for all contributions due from development in the previous development periods (no account is taken of contributions paid, i.e. cash received) and all expenditure (including credits earnt, whether reimbursed or held on account).

A Cost Review can result in a surplus or deficit at the date of review. A surplus means the total contributions arising from development has exceeded the total costs incurred at the review date. A deficit means that the total contributions arising from development were less than the total costs incurred at the review date.

Future Development Contribution Plan contribution rates account for this surplus or deficit, as well as future costs and lots yet to be developed.

Over the life of the Development Contribution Plan, the methodology employed should see the annual surpluses and deficits cancel out, to result in a break-even position for the DCP at the end of its lifespan.

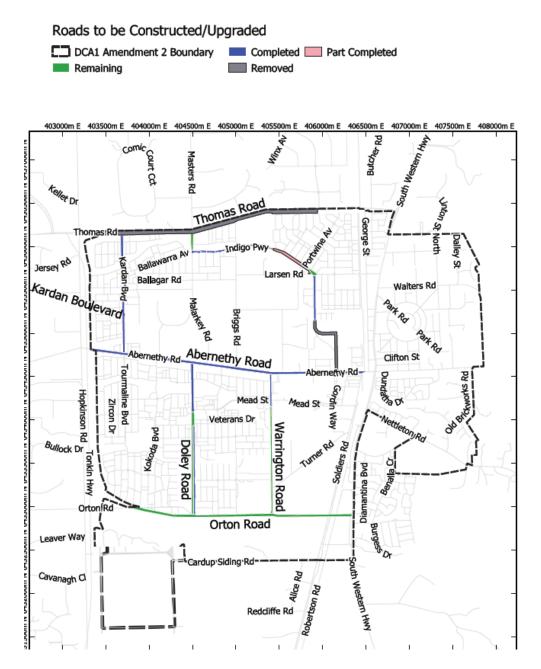
Appendix K details the annual cost review outcomes from the latest review and any adjustment required for the following DCP Report period.

Figure 1 – Map of Development Contribution Area Boundary

DCA1 Boundary



Figure 2 – Map of Roads to be constructed/upgraded



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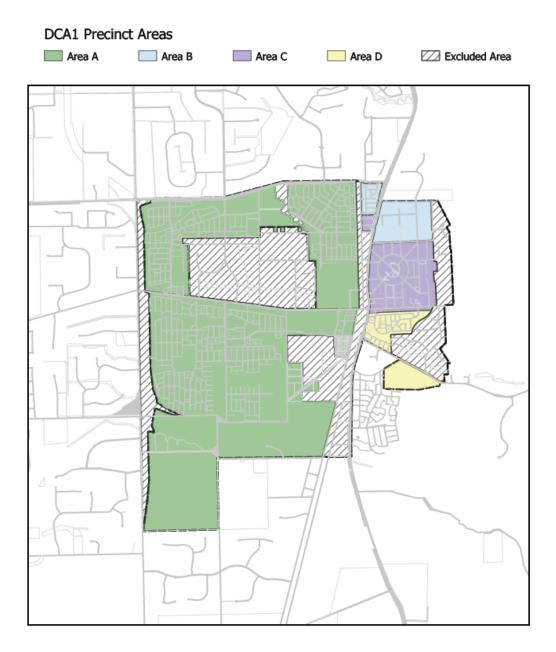
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Figure 3 – Map of District Open Space to be constructed/upgraded

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Figure 4 – Map of DCP Precinct(s)



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APPENDICES

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Appendix A: Project Inclusions (Need & Nexus)

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Appendix A: Project Inclusions: Need and Nexus

Abernethy Road – Integrator A (Completed)

It is noted that the Byford Traditional Infrastructure DCP funded works for this infrastructure item have been completed.

Abernethy Road is located centrally within DCA1, providing an east-west connection and linking in with the proposed expansion of the Byford Town Centre. Abernethy Road is a Shire controlled road and is not reserved under the MRS. The existing state of Abernethy Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. The road is not proposed to provide a direct connection to the future extension of Tonkin Highway and will ultimately become a grade separated underpass beneath Tonkin Highway, once extended.

The width of Abernethy Road will generally be 30 metres.

The upgrade of Abernethy Road will occur between the Tonkin Highway reserve to the west and the railway reserve to the east. The portion of Abernethy Road adjacent to the Byford Trotting Complex will have half the cost of road widening, construction and upgrade borne by the DCP. The portion of Abernethy Road between Kardan Boulevard and Hopkinson Road will be retained as a single carriageway. The overall portion of costs borne by the Byford Development Contribution Plan is 71.25%.

The following items are included in the Byford Development Contribution Plan for Abernethy Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Integrator A standard;
- Intersection treatments as required for the following intersections:
 - Kardan Boulevard (Roundabout)
 - Doley Road (Roundabout)
 - Briggs Road (Roundabout)
 - Warrington Road (Roundabout)
 - Sansimeon Boulevard (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The Byford Development Contribution Plan proportionate share is 71.25%, with the Shire's share being 28.75% of the full cost.

The following items are not included in the Byford Development Contribution Plan for Abernethy Road:

- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement;
- In accordance with normal subdivision cost apportionment, half the cost share associated with the portion of road adjacent to the Byford Trotting Complex is excluded from the Byford Development Contribution Plan, as it is the responsibility of future development within the Trotting Complex. The excluded 50% cost share includes the land for widening, earthworks, drainage, construction and associated works; and
- Modifications to the current railway crossing configuration, as this may change in the future when detailed planning is undertaken by the Public Transport Authority for the future electrification of the railway line to Byford.

Doley Road – Neighbourhood Connector A

Doley Road is in the southern portion of DCA1, providing a north-south connection between Abernethy Road and Cardup Siding Road. The DCP funded upgrade of Doley Road will occur between Abernethy Road and Orton Road.

Doley Road will play an important district role by providing vehicle access into the proposed local centre, which will cater for a wide catchment population.

Considering the function of Doley Road, the Shire requires a 30m road reserve between Abernethy Road and Orton Road.

The following items are included in the Byford Development Contribution Plan for Doley Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Neighbourhood Connector A standard;
- Intersection treatments as required for the following intersection;
- Mead Street (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Doley Road:

• Minor intersections treatments into the adjoining subdivisional road network. These will

be subject to a standard truncation requirement.

Indigo Parkway – Integrator B

Indigo Parkway is in the northern portion of the DCA, providing a northwest- southeast connection between Thomas Road and Larsen Road.

Originally part of the "Sansimeon Boulevard" upgrade in previous DCP revisions, this project is now identified separately, which reflects the correct road name, and which will allow Indigo Parkway and Sansimeon Boulevard to have different priority build status.

Ultimately, the Indigo-Sansimeon connector will be a key district level connection from Thomas Road to Abernethy Road and, with the additional inclusion of Clara Street, will provide a through route into Byford Town Centre. This connection will also assist in limiting vehicle movements through the Byford Trotting Complex.

The construction the Indigo Parkway will occur between Thomas Road and Larsen Road. Indigo Parkway will have a width of 22.5 metres in areas adjacent to public open space, 30m width along the existing Malarkey Road, and 27.5 metres in the remaining areas.

The following items are included in the Byford Development Contribution Plan for Indigo Parkway:

- Land required in excess of a standard 20m reserve, to achieve a 22.5m wide road reserve adjacent to Public Open Space, a 30m wide road reserve for the Malarkey Road section, and a 27.5m wide road reserve for the remaining areas plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard;
- Intersection treatments as required for the following intersections:
 - o Ballawarra Avenue (Roundabout)
 - Briggs Road (Left In, Left Out)
 - Caraway Avenue (Roundabout)
 - Portwine Avenue (Left In, Left Out)
 - Larsen Road (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Indigo Parkway:

• Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

Kardan Boulevard – Neighbourhood Connector A (Completed)

It is noted that the Byford Traditional Infrastructure DCP funded works for this infrastructure item have been completed at this revision.

Kardan Boulevard is in the north-west portion of DCA1, providing a north-south connection between Thomas Road and Abernethy Road. Construction of the road provides an important connection for district traffic and public transport movements.

Considering Kardan Boulevard's role, the Shire requires a road width of 25 metres from Abernethy Road to Fawcett Road, and a road width of 30 metres from Fawcett Road to Thomas Road.

The following items are included in the Byford Development Contribution Plan for Kardan Boulevard:

- Land required in excess of a standard 20m reserve, to achieve a 25m wide road reserve from Abernethy Road to Fawcett Road and a 30m wide road reserve from Fawcett Road to Thomas Road, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Neighbourhood Connector A standard;
- Intersection treatments as required for the following intersections:
 - Kalyang Loop/Pingaring Court (Roundabout)
 - o Ballawarra Avenue (Roundabout)
 - Ethereal Road (Roundabout)
 - Saintly Turn (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Kardan Boulevard:

• Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

Orton Road New – Integrator B

Orton Road is in the southern portion of the DCA, currently running east to west between Hopkinson Road and Warrington Road. Orton Road is a Shire controlled road and is not reserved under the MRS.

The existing state of Orton Road is rural in nature, with a narrow single carriageway allowing for one lane in either direction. The BDSP 2020 indicates that the road is to be realigned to the west of Doley Road and be extended from Warrington Road to the South Western Highway. Other changes to the alignment of the road are proposed towards Tonkin Highway where the road is proposed to connect into Tonkin Highway.

The width of Orton Road will be 30 metres. The upgrade and construction of Orton Road will occur between the Tonkin Highway reserve and the South Western Highway.

The following items are included in the Byford Development Contribution Plan for Orton Road:

- Land required in excess of a standard 20m reserve, to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- One at-grade rail crossing;
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard;
- Intersection treatments as required for the following intersections:
 - o Kokoda Boulevard (Roundabout)
 - Doley Road (Roundabout)
 - Lawrence Way (Roundabout)
 - Warrington Road (Roundabout)
 - Soldiers Road (Roundabout)
 - South Western Highway (Channelised Intersection)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Orton Road:

- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement; and
- Any intersection treatment with Tonkin Highway.

Sansimeon Boulevard – Integrator B (DCP Component Completed)

At this DCP revision, Metronet will be delivering the remaining length of Sansimeon Boulevard. All remaining costs have been removed from the DCP.

Sansimeon Boulevard is in the central portion of DCA1, providing a northwest- southeast connection between Larsen Road and Abernethy Road.

The Indigo-Sansimeon connector will be a key district level connection from Thomas Road to Abernethy Road and, with the additional inclusion of Clara Street, will provide a through route into Byford Town Centre. This connection will also assist in limiting vehicle movements through the Byford Trotting Complex.

The following items are included in the Byford Development Contribution Plan for Sansimeon Boulevard:

- Land required in excess of a standard 20m reserve, to achieve a 22.5m wide road reserve between Larsen Road and Armadan Court, and 25m wide road reserve for the remaining areas, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Integrator B standard;
- Intersection treatments as required for the following intersections;
 - o Clara Street (Byford Town Centre Main Street) (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Sansimeon Boulevard:

• Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

Thomas Road – Primary Regional Road (DCP Component Completed)

At this revision, it has been confirmed that Main Roads Western Australia will take over ownership of Thomas Road. There are some historical costs borne by the DCP from works already undertaken and land for road widening purchased, however all costs for remaining works and land have been removed from the calculations.

Thomas Road borders a significant portion of the DCA1 area to the north. Under the Metropolitan Region Scheme (MRS), the road is reserved as an "Other Regional Road" and is identified as a district distributor. This road is being investigated for transfer to MRWA control. Until the transfer terms and timing are finalised, the Shire needs to make provision for the Thomas Road upgrade within the DCP.

The road currently exists but will require upgrades to future intersections and road widening for the future alignment and configuration, in order to support district development and increased regional traffic.

The width of the Thomas Road reserve will be 50 metres.

The upgrade of Thomas Road was originally planned to occur between the Tonkin Highway reserve to the west and the rail reserve to the east. With a grade separate bridge crossing over

the rail reserve confirmed as being funded by the State Government, the bridge will reduce the planned upgrade length by circa 500m (to the west of the rail reserve). Therefore, this project will now occur between the Tonkin Highway Reserve to the west and the intersection with Wungong South Road to the east.

The following items are included within the Byford Development Contribution Plan for Thomas Road:

- Land required in excess of a standard 20m reserve, to achieve a 50m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;
- Earthworks;
- The construction and upgrade of one carriageway to a Primary Regional Road standard
- Intersection treatments as required for the following intersections:
 - Kardan Boulevard (Roundabout)
- Associated drainage works and water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management.

The following items are not included in the Byford Development Contribution Plan for Thomas Road:

- Modifications to the current railway crossing configuration and any portion covered by the state funded rail bridge crossing;
- Any upgrades to Thomas Road east of the railway crossing, up to the dual carriageway near South Western Highway;
- Any intersection treatment with Tonkin Highway; and
- Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

Warrington Road – Neighbourhood Connector B

Warrington Road is in the southern portion of the DCA area, providing a north-south connection between Abernethy Road and Orton Road. The road passes through an area of highly fragmented landownership. Warrington Road has been included within the Byford DCP to ensure a coordinated upgrade catering for increased traffic volumes.

The width of Warrington Road will be 20 metres.

The following items are included in the Byford Development Contribution Plan for Warrington Road:

• Land required where necessary to accommodate channelization and/or roundabout construction at intersections;

- Earthworks for the whole road reserve;
- Complete road construction based on the Liveable Neighbourhoods Neighbourhood Connector B standard;
- Intersection treatments as required for the following intersections;
 - Mead Street (Roundabout)
 - Turner Road (Roundabout)
- Associated drainage works including water sensitive urban design measures;
- Shared paths;
- Utility removal, relocation and insertion; and
- Associated costs including design and management

The following items are not included in the Byford Development Contribution Plan for Warrington Road:

• Minor intersections treatments into the adjoining subdivisional road network. These will be subject to a standard truncation requirement.

Byford Central District Open Space (Bill Hicks) (Completed)

It is noted that the Byford Traditional Infrastructure DCP funded works for this infrastructure item have been completed, with final costs allocated to the DCP for this project confirmed at \$953,532.

The Byford Central District Open Space is too small for AFL competition (senior or junior) however; it is the correct size for Soccer. The District Open Space has been constructed and the following items were included in the Byford Development Contribution Plan:

- Earthworks;
- Grassing;
- Irrigation; and
- Associated costs relating to construction including design and management.

The Glades District Open Space

Current advice is that a District Level Futsal space (hardcourts) would be of significant benefit to the Byford community as an alternative to a traditional football oval/grassed playing field.

This site will be a district level Futsal space (2 hardcourts).

The following items are included in the Byford Development Contribution Plan

- Earthworks;
- Irrigation;
- Grassing and / or Hard Landscaping; and
- Associated costs relating to construction including design and management.

Hopkinson Road District Open Space

This is a shared project with the Community Infrastructure DCP to provide a District Open Space with one full sized AFL oval. The building and lights will be covered by the Community DCP and the oval and land will be provided through the Byford Traditional Infrastructure DCP. Works covered under the Byford Traditional DCP include:

- Earthworks;
- Grassing;
- Irrigation; and
- Associated costs relating to construction including design and management.

Orton Road District Open Space and REW

This is a shared project with the Community Infrastructure DCP to provide a District Open Space with one full sized AFL oval. The building and lights will be covered by the Community DCP and the oval and land will be provided through the Byford Traditional Infrastructure DCP.

The DOS will be located to the south of Orton Road.

As part of this project, the buffer associated with the Cardup Brook Resource Enhancement Wetland (REW) which is considered a regionally valuable ecological and environmentally sensitive corridor, will be rehabilitated.

The following items are included in the Byford Traditional Infrastructure Development Contribution Plan:

- Earthworks;
- Irrigation;
- Grassing; and
- Associated costs relating to construction including design and management.

West Byford Primary School / Kalimna District Open Space (Completed)

It is noted that the Byford Traditional Infrastructure DCP funded works for this infrastructure item have been completed, with final costs allocated to the DCP for this project confirmed at \$585,808.

This is a full-sized AFL Oval (165m x 135m) partially located on Department of Education land and subject to a SUA. The SUA shares the cost of developing the oval between the Shire and the Department of Education.

As with all clubs, the Centrals Senior and Junior Clubs are experiencing rapid growth in their playing membership due to the rapid population increase brought on by new developments. Based on figures provided by the club, the juniors are projected to add two new teams each year for the near future and the seniors will add an additional team each year. The Cricket clubs are also experiencing growth. It is because of this growth that these clubs are outgrowing their existing facilities and require new facilities to be able to keep up with demand from the increasing population. According to the Youth Strategy, almost a quarter (21%) of young people played football.

The following items were included in the Byford Development Contribution Plan:

- Earthworks;
- Grassing;
- Irrigation; and
- Associated costs relating to construction including design and management.

Appendix B: DCP Funded items by Precinct

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DCP Funded Items by Precinct

DCA1_ Revision

Byford Traditional Infrastructure DCP 8

DCA		А	В	С	D
Administration	A,B,C,D	х	х	х	х
Water Monitoring	A,B,C,D	Х	Х	х	х
Byford Central DOS	A,B,C,D	Х	Х	х	х
The Glades DOS	A,B,C,D	Х	Х	х	х
Kalimna DOS	A,B,C,D	Х	Х	х	х
Doley Road (to Orton)	А	Х			
Kardan Boulevard	А	Х			
Orton Road	A,B,C,D	Х	Х	х	х
Sansimeon Boulevard	А	Х			
Indigo Parkway	А	Х			
Warrington Road	А	Х			
Abernethy Road	A,B,C,D	Х	х	х	х
Thomas Road	A,B,C,D	Х	х	х	х
Orton Road DOS & REW	A,B,C,D	Х	Х	х	х
Hopkinson Road DOS	A,B,C,D	Х	х	х	х

Appendix C: Cost Apportionment Schedule

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	Previous Revision	\$14,834.96	\$10,637.22	\$5,477.19	\$10,637.22			
	Variance prev rev	▲24.08	▲ 583.72	▲811.18	▲ 583.72			
DCA1_		A	в	с	D	E	F	G
8	Residential - Starting Contribution Per Lot	\$14,859.05	\$11,220.95	\$6,288.38	\$11,220.95			
0/01/00	Residential Daily Index Value	\$0.0000	\$0.0000	\$0.0000	\$0.0000			
450.00	Non-Res - Starting Contribution per m2	\$33.02	\$24.94	\$13.97	\$24.94			
Draft	Non-Res Daily Index Value	\$0.0000	\$0.0000	\$0.0000	\$0.0000			
	8 0/01/00 450.00	Variance prev rev DCA1_ 8 Residential - Starting 0/01/00 Residential Daily Index Value Non-Res - Starting 450.00 Contribution per m2	Variance prev rev ▲ 24.08 DCA1_ A 8 Contribution Per Lot \$14,859.05 0/01/00 Residential Daily Index Value \$0.0000 Non-Res - Starting 450.00 \$33.02	Variance prev rev ▲ 24.08 ▲ 583.72 DCA1_ A B 8 Contribution Per Lot \$14,859.05 \$11,220.95 0/01/00 Residential Daily Index Value \$0.0000 \$0.0000 Non-Res - Starting 450.00 Contribution per m2 \$33.02 \$24.94	Variance prev rev ▲ 24.08 ▲ 583.72 ▲ 811.18 DCA1_ A B C 8 Contribution Per Lot \$14,859.05 \$11,220.95 \$6,288.38 0/01/00 Residential Daily Index Value \$0,0000 \$0.0000 \$0.0000 \$0.0000 Non-Res - Starting \$33.02 \$24.94 \$13.97	Variance prev rev Å 24.08 Å 583.72 Å 811.18 Å 583.72 DCA1_ 8 A B C D 8 Contribution Per Lot \$14,859.05 \$11,220.95 \$6,288.38 \$11,220.95 0/01/00 Residential Daily Index Value \$0.0000 \$0.0000 \$0.0000 \$0.0000 Non-Res - Starting 450.00 Contribution per m2 \$33.02 \$24.94 \$13.97 \$24.94	Variance prev rev Å 24.08 Å 553.72 Å 811.18 Å 553.72 DCA1_ 8 A B C D E 0/01/00 Residential - Starting Contribution Per Lot \$14,859.05 \$11,220.95 \$6,288.38 \$11,220.95 0/01/00 Residential Daily Index Value \$0.0000 \$0.0000 \$0.0000 \$0.0000 450.00 Contribution per m2 \$33.02 \$24.94 \$13.97 \$24.94	Variance prev rev A 24.08 A 583.72 A 811.18 A 583.72 DCA1_ 8 Residential-Starting Contribution Per Lot S14,859.05 S11,220.95 S6,288.38 S11,220.95 F 0/01/00 450.000 Residential Daily Index Value Contribution per m2 S33.02 S24.94 S13.97 S24.94 S10.0000 S0.0000 S0.0000

Index values:	FC IER	0.00%
WALGA Economic Briefing -	FC LVER	0.00%
	FC AER	0.00%

	Land	Value	LVDER
Residential	\$	60.00	\$0.000
Non Residential	\$	115.00	\$0.000

							\$80,011,698.9724			•							
		Infra	structure Plan Estimat	es					Dwelling Yields				0	ontribution Bre	akdown per Lot		
Item Name	Escalation Category	Completion_Date	Total Project Cost	Less Grants / Other	Less Shire Share	Completed To Date	Remaining Project Cost this DCP Rev	Contributing Precincts	Total Contributing Lots	Remaining Contributing Lots	By Item	Precinct A	Precinct B	Precinct C	Precinct D		
Reconciliation	n/a	2034	-\$2,571,296	\$0	\$0		-\$2,571,296	A,B,C,D	12235	5875	-\$437.64	-\$437.64	-\$437.64	-\$437.64	-\$437.64	<u> </u>	
Land LSP (POS)	LVER	2034						A, B,D	11605	5334	\$4,932.57	\$4,932.57	\$4,932.57	-9457.04	\$4,932.57		
Land Infra (DOS Roads)	LVER	2034						A,B,C,D	12235	5875	\$1,380.37	\$1.380.37	\$1,380.37	\$1,380.37	\$1,380.37	<u> </u>	-
Administration	AER	2034						A,B,C,D	12235	5875	\$148.81	\$148.81	\$148.81	\$148.81	\$148.81		
Water Monitoring	AER	2034	\$897,750					A,B,C,D	12235	5875	\$152.80	\$152.80	\$152.80	\$152.80	\$152.80		
Byford Central DOS	IER	Complete	\$953,532	\$0			\$0	A,B,C,D	12235	5875	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
The Glades DOS	IER	2025	\$2,074,000	\$0	\$0	\$0	\$2,074,000	A,B,C,D	12235	5875	\$353.00	\$353.00	\$353.00	\$353.00	\$353.00		
Kalimna DOS	IER	Complete	\$585,808	\$0				A,B,C,D	12235	5875	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Doley Road (to Orton)	IER	2026		\$0				A	10313	4606	\$728.51	\$728.51					4
Kardan Boulevard	IER	Complete		\$0				A	10313	4606	\$0.00	\$0.00					4
Orton Road	IER	2031		\$0				A,B,C,D	12235	5875	\$2,668.36	\$2,668.36	\$2,668.36	\$2,668.36	\$2,668.36		
Sansimeon Boulevard	IER	Complete		\$0				A	10313	4606	\$0.00	\$0.00				 	4
Indigo Parkway	IER	2025		\$0				A	10313	4606	\$1,559.54	\$1,559.54				t	4
Warrington Road Abernethy Road	IER	2028 Complete			\$0-\$5,089,263	\$716,367 \$8,001,952		A A,B,C,D	10313 12235	4606 5875	\$1,350.05 \$0.00	\$1,350.05 \$0.00	\$0.00	\$0.00	\$0.00		
Thomas Road	IER	Complete			-\$5,089,263 \$0			A,B,C,D A,B,C,D	12235	5875	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		4
Orton Road DOS & REW	IER	2026		-\$1,872,272				A,B,C,D A,B,C,D	12235	5875	\$1,286.03	\$1,286.03	\$1,286.03	\$1,286.03	\$1,286.03	<u> </u>	
Hopkinson Road DOS	IER	2020						A,B,C,D	12235	5875	\$736.64	\$736.64	\$736.64	\$736.64	\$736.64		-
hopkinson koda bos		2052	\$4,520,000	ço	ŲŪ	ŶĊ	\$4,520,000	11,0,0,0	12255	5075	\$750.04	\$750.04	<i>\$75</i> 0.04	<i>\$750.04</i>	\$750.04		-
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Appendix D: Example Calculations

Ordinary Council Meeting

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EXAMPLE CALCULATIONS: Note, for simplicity, daily indexing has not been applied to the below examples.

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DCA:

Report Revision:

DCA1_ Byford Traditional Infrastructure DCP

Example 1 A residential subdivision creating 50 lots within Precinct A, with one existing parent lot:

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation
А	\$14,859.05	49	\$728,093.22	\$14,859.05 x (50 - 1) = \$728,093.22

Example 2

A residential subdivision in Precinct A, creating 50 lots, with one existing parent lot AND providing 10,000 m2 of creditable public open space / drainage residential land)

Note: creditable land must be cleared before, or at the same time, as the lot clearance in order to be offset against contributions due. Credits that are not yet earnt/cleared cannot be used to offset Contributions due.

Precinct	Development Contribution Rate per lot/dwelling	Number of additional lots/dwellings	Total development contribution	Calculation		
А	\$14,859.05	49	\$728,093.22	\$14,859.05 x (50 - 1) = \$728,093.22		
Public open space credit	m2 of land being provided	Land value per m2	Credit amount	Calculation		
	10,000	\$60.00	\$600,000.00	\$10,000.00 x 60 = \$600,000.00		
	Total net development contribution		\$128,093.22	\$728,093.22 - \$600,000.00 = \$128,093.22		

Example 3

A non-residential subdivision creating a 4000m² lot within Precinct A

Precinct	Development Contribution Rate per m2 Parent Lot Discount Total development contri		Total development contribution	Calculation		
А	\$33.02	N/A	\$132,080.40	(\$33.02 x 4,000m2)= \$132,080.40		
		#REF!				

Appendix E: Capital Expenditure Plan

Ordinary Council Meeting

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Capital Expenditure Plan

DCA: Report Revision:

DCA1_ Byford Traditional Infrastructure DCP

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Name	Start Date	End Date
Water Monitoring	2023	2034
The Glades DOS	2024	2025
Doley Road (to Orton)	2014	2026
Orton Road	2024	2031
Indigo Parkway	2019	2025
Warrington Road	2027	2028
Orton Road DOS & REW	2025	2026
Hopkinson Road DOS	2031	2032

Appendix F: Administration Cost

Ordinary Council Meeting

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ADMINISTRATION COSTS Budget FY 2023	DCA1_	21/01/2014	30/01/2024	21/01/2034	
Report Revision	8	DCP Start	Date this Revision	DCP End	
Fiscal Year	2023				
	Budget FY	Years	Remaining	Spend to Date	Total Forecast
Byford Traditional Infrastructure DCP	2023	Remaining	Spend	(See Table 4)	Spend
Legal Expenses	\$4,000.00	9.98	\$39,900.00		
Advertising, Promotion & Consultancy	\$3.000.00	9.98	\$29,925.00		
DWMS Review	\$0.00	9.98	\$0.00		
Wages Totals (See Table 1)	\$80.651.31	9.98	\$804,496.86		
Sub Total	\$87,651.31	9.98	\$874,321.86	\$2,262,695.88	\$3,137,017.74
Change from previous year (see Tables 2 and 3)	-\$48,723	-0.54	-\$559,126	-\$28,012	-\$587,139
	· · · ·				
Table 1 - Budget allocations current FY	1				
Budget FY 2023	DCA1_	DCA2_	DCA3_	DCA4_	Totals
Legal Expenses	\$4,000	\$4,000	\$4,000	\$4,000	\$16,000
Advertising, Promotion & Consultancy	\$3,000	\$3,000	\$3,000	\$3,000	\$12,000
DWMS Review	\$0	\$0	\$0	\$0	\$0
Wages Totals (see below allocations)	\$80,651	\$13,441	\$40,326	\$134,418	\$268,836
Sub Totals	\$87,651	\$20,441	\$47,326	\$141,418	\$296,836
Change from previous year	-\$48,723	-\$25,370	\$1,513	\$80,972	\$8,391
Salary allocations	30% of FTE	5% of FTE	15% of FTE	50 % of FTE	Total FTE
Technical Specialist Infrastructure Contributions (DCP Coordinator)			0.150	0.500	1.000
	0.30	0.050			
Director Development Services	0.30	0.050	0.015	0.050	0.100
Director Development Services				0.050	0.100
Director Development Services Coordinator Strategic Planning	0.03	0.005	0.015		
Director Development Services Coordinator Strategic Planning Manager Strategic Planning	0.03	0.005	0.015	0.025	0.050
Director Development Services Coordinator Strategic Planning Manager Strategic Planning Manager Engineering Services	0.03 0.02 0.03	0.005 0.003 0.005	0.015 0.008 0.015	0.025 0.050	0.050 0.100
Director Development Services Coordinator Strategic Planning Manager Strategic Planning Manager Engineening Services Engineering Development Lead	0.03 0.02 0.03 0.01	0.005 0.003 0.005 0.001	0.015 0.008 0.015 0.003	0.025 0.050 0.010	0.050 0.100 0.020
Director Development Services Coordnator Strategie Planning Manager Strategie Planning Manager Engineering Services Engineering Development Leid Engineering Development Leid	0.03 0.02 0.03 0.01 0.01	0.005 0.003 0.005 0.001 0.002	0.015 0.008 0.015 0.003 0.005	0.025 0.050 0.010 0.015	0.050 0.100 0.020 0.030
Director Development Services Coordinator Strategic Planning	0.03 0.02 0.03 0.01 0.01 0.01	0.005 0.003 0.005 0.001 0.002 0.001	0.015 0.008 0.015 0.003 0.005 0.003	0.025 0.050 0.010 0.015 0.010	0.050 0.100 0.020 0.030 0.020 0.020 0.020
Director Development Services Coordinator Strategie Planning Manager Strategie Planning Manager Engineentig Services Engineentig Development Lead Engineentig Development Lead Engineentig Development Lead Manager Major Projects Lead	0.03 0.02 0.03 0.01 0.01 0.01 0.01	0.005 0.003 0.005 0.001 0.002 0.001 0.001	0.015 0.008 0.015 0.003 0.005 0.003 0.003	0.025 0.050 0.010 0.015 0.010 0.010	0.050 0.100 0.020 0.030 0.020
Director Development's Aerices Coordinator Strategie Planning Manager Strategie Planning Gingenering Development Lead Engineering Development Lead Engineering Development Lead Manager Hagior Projects Lead Manager Major Projects	0.03 0.02 0.03 0.01 0.01 0.01 0.01 0.01 0.01	0.005 0.003 0.005 0.001 0.002 0.001 0.001 0.001	0.015 0.008 0.015 0.003 0.005 0.003 0.003 0.003	0.025 0.050 0.010 0.015 0.010 0.010 0.010	0.050 0.100 0.020 0.030 0.020 0.020 0.020 0.020
Director Development Services Coordinator Stratege Planning Manager Strategic Planning Engineering Sevices Engineering Development Lead Engineering Development Lead Engineering Develop Lead	0.03 0.02 0.03 0.01 0.01 0.01 0.01 0.01 0.01 0.01	0.005 0.003 0.005 0.001 0.002 0.001 0.001 0.001 0.001	0.015 0.008 0.015 0.003 0.003 0.003 0.003 0.003 0.003	0.025 0.050 0.010 0.015 0.010 0.010 0.010 0.010	0.050 0.100 0.020 0.030 0.020 0.020 0.020 0.020

DCA	DCA1_
Report Revision	All
Development Name	Administration
Row Labels	Administration Spend
2014	
Administration costs 2014	-\$1,600,22
2015	
Administration costs 2015	-\$211,90
2016	
Administration costs 2016	-\$263,03
Interest added	\$340,15
Not Required	\$
2017	
Administration costs 2017	-\$275,02
Interest added	\$116,50
2018 Administration costs 2018	6004.43
Administration costs 2018 Interest added	-\$204,17 \$210.70
2019	\$210,70
Administration costs 2019	-\$241,83
Interest added	\$183,55
2020	
Administration costs 2020	-\$208,98
Interest added	\$50,35
2021 Administration adjustment and drawdown	ś
Administration adjustment and drawdown Administration costs 2021	-\$226.94
Auditing Adjustment (Interim) 2021	-\$144.59
Interest added	\$16,16
2022	
Admin costs 2021/22	-\$153,00
Interest 21/22	\$86
Interest earnt - adjustment	\$449,38
Interest Received 2021/22 2023	\$7,73
Adjustment for confirmed Admin costs 2022/23	-\$31.95
Admin costs (budget) 2022/23 - TBC	-\$136,37
Interest FYE 2022/23	\$59.96
Grand Total	-\$2,262,69

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Appendix G: Infrastructure Costs

Ordinary Council Meeting

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

-		1	1	1	1			
Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
А	ROAD - ORTON ROAD NEW							
A.A	Road Construction							
<u>A.A.A</u>	Road Works							
	Earthworks and Site Preparation				\$0			
	Site Clearance (based on light shrubs) Extra over for removal of trees	49,223	m2	\$4	\$173,265			
	Extra over for removal of trees Remove existing structures along Orton Road		item item		\$64,485 \$23,420			
A.A.A.3	Remove existing structures along Orton Road		item		\$23,420			
A.A.A.4	Removal of topsoil 150mm and stockpile for later re-use	49,223	m2	\$2	\$79,249			
	Cut to Fill - General Earthworks	19,560	m3	\$8	\$160,979			
	Detailed excavation - mill and profile	6,984	m2	\$19	\$132,556			
	Imported Fill	0.000	m3	\$30	\$0			
A.A.A.8	Form swale Subgrade Preparation	8,993	m2	\$4	\$34,083 \$0			
A.A.A.9	Preparation, trim and compact	56,206	m2	\$6	\$309,133			
,,,	Sub Base and Base Course	00,200		ΨŬ	\$0			
A.A.A.10	100mm thick crushed rock base course	33,499	m2	\$8	\$275,362			
	200mm thick compacted limestone sub base		m2	\$14				
	250mm thick compacted limestone sub base	33,499	m2	\$17	\$585,563			
A.A.A.12	300mm thick compacted limestone sub base		m2	\$21	\$0 \$0			
A A A 12	Road Paving 50mm thick (AC14)	28,103	m2	\$31	\$0 \$877,938			
	Extra over for 2% red oxide	12,366	m2	\$6	\$77,040			
	Primer seal	28,103	m2	\$4	\$113,536			
	Kerbing				\$0			
	Mountable Kerb (MK)	4,497	m	\$25	\$114,404			
	Kerb openings	225	no	\$350	\$78,750			
	Semi Mountable Kerb (SMK)	4,497	m	\$30	\$133,336			
	Concrete flush edge beam Line Marking and Furniture	2,249	m	\$67	\$150,795 \$0			
	Line marking	4,497	m	\$6	\$0 \$28,511			
	Street sign post	0	no	\$122	\$0			
	Street name plate	0	no	\$199	\$0			
	Chevron sign	0	no	\$613	\$0			
A.A.A.24	Traffic sign	0	no	\$450	\$0			
	Landscaping	0		¢16	¢0			
	Mulch to planter boxes (2m x 2m) Trees (100l)	0 0	m2 no	\$16 \$506	\$0 \$0			
	Soft landscaping	12,740	m2	\$508 \$0	\$0 \$0			
	Landscape mix	3,185	m3	\$90	\$286,650			
	Rock pitching	750	m2	\$155	\$116,438			
A.A.A.30	Drainage layer	13,490	m2	\$0	\$0			
	TOTAL Road Works		Item			\$3,815,493		
	Sharad Datha							
<u>A.A.B</u>	<u>Shared Paths</u> Earthworks and Site Preparation							
A.A.B.1	Site Clearance (based on light shrubs)	10,118	m2	\$4	\$35,615			
		-, -		·	· ;			
A.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	10,118	m2	\$2	\$16,290			
_	Cut to Fill - General Earthworks	3,036	m3	\$8	\$24,986			
A.A.B.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation	10 119		¢c	¢55 640			
A.A.B.5	Preparation, trim and compact Pathway	10,118	m2	\$6	\$55,649			
A.A.B.6	100 thick concrete footpath with broomed finish	10,118	m2	\$71	\$716,759			
A.A.B.7	Sand fill below concrete footpath (100mm)	10,118	m2	\$5	\$55,244			
		0		\$070	Included with			
A.A.B.8	Pram ramp	0	no	\$670	intersections	¢004 544		
	TOTAL Shared Paths		Item			\$904,544		
A.A.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
A.A.C.1	excavation, and related overheads	129	no	\$3,442	\$443,982			
	6.5 DOR Street Light Pole incl. all conduits, light cabling,							
A.A.C.2	excavation, and related overheads	65	no	\$5,111	\$332,214			
	TOTAL Street Lighting		Item			\$776,196		
A.A.D	Road Drainage							
<u>A.A.D</u>	450dia reinforced concrete pipe including excavation and							
A.A.D.1	backfill	2,249	m	\$233	\$524,129			
	150dia slotted PVC subsoil drainage pipe including							
A.A.D.2	aggregate, geofabric and porous sand	2,249	m	\$189	\$424,161			
					CESP			
	Side entry pite including liner, cover, everytics, and				mesured at			
ААПЗ	Side entry pits including liner, cover, excavation, and associated works	0	no	\$2,667	intersections, RAB's			
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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

				1		Quit		
Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
A.A.D.4	Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works	75	no	\$3,021	\$226,544			
	TOTAL Road Drainage		Item			\$1,174,834		
<u>A.A.E</u> A.A.E.1	<u>Preliminaries and Project Costs</u> Traffic Management	5.0000	%	\$6,671,067	\$333,553			
A.A.E.2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$6,671,067	\$1,000,660			
A.A.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$6,671,067	\$500,330			
A.A.E.4	Risk Contingency Allowance TOTAL Preliminaries and Project Costs	10.0000	% Item	\$8,505,610	\$850,561	\$2,685,104		
	TOTAL Road Construction		Item				\$9,356,171	
<u>A.B</u>	Tourmaline Boulevard (Left In Left out Intersection)							
<u>A.B.A</u>	<u>Road Works</u> Earthworks and Site Preparation				Excl.			
A.B.A.1	Site Clearance (based on light shrubs)	966	m2	\$4	Excl.			
A.B.A.2	Removal of topsoil 150mm and stockpile for later re-use	966	m2	\$2	Excl. Excl.			
A.B.A.3 A.B.A.4	Cut to Fill - General Earthworks Imported Fill	290 0	m3 m3	\$8 \$30	Excl.			
A.B.A.5	Subgrade Preparation Preparation, trim and compact	966	m2	\$6	Excl.			
	Sub Base and Base Course		1112		Excl.			
A.B.A.6 A.B.A.7	100mm thick crushed rock base course 250mm thick compacted limestone sub base	786 786	m2 m2	\$8 \$17	Excl. Excl.			
	Road Paving				Excl.			
	50mm thick (AC14) Extra over for 2% red oxide	516 90	m2 m2	\$31 \$6	Excl. Excl.			
	Primer seal	516	m2	\$0 \$4	Excl.			
A.B.A.11	Kerbing Mountable Kerb (MK)	60	m	\$25	Excl.			
A.B.A.12	Semi Mountable Kerb (SMK)	71	m	\$30	Excl.			
A.B.A.13	Line Marking and Furniture Line marking	80	m	\$6	Excl.			
A.B.A.14	Street sign post	1	no	\$122	Excl.			
	Street name plate Traffic sign	2 2	no no	\$199 \$450	Excl. Excl.			
A.D.A. 10	Landscaping	2	110	φ 4 30	LAGI.			
	Soft landscaping	180	m2	\$0	Excl.			
	Landscape mix Rock pitching	42 8	m3 m2	\$90 \$155	Excl. Excl.			
	Drainage layer	180	m2	\$0	Excl.			
	TOTAL Road Works		Item			\$0		
<u>A.B.B</u>	<u>Shared Paths</u> Earthworks and Site Preparation							
A.B.B.1	Site Clearance (based on light shrubs)	150	m2	\$4	Excl.			
A.B.B.2	Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks	150 45	m2 m3	\$2 \$8	Excl. Excl.			
A.B.B.3 A.B.B.4	Imported Fill	45 0	m3 m3	\$8 \$30	Excl. Excl.			
	Subgrade Preparation							
A.B.B.5	Preparation, trim and compact Pathway	150	m2	\$6	Excl.			
A.B.B.6	100 thick concrete footpath with broomed finish	150 150	m2 m2	\$71 \$5	Excl. Excl.			
A.B.B.7 A.B.B.8	Sand fill below concrete footpath (100mm) Pram ramp	150 0	m2 no	\$5 \$670	Excl. Excl.			
	Pram ramp including tactile	2	no	\$973	Excl.			
	Line Marking and Furniture Traffic sign	2	no	\$450	Excl.			
A.D.D. IV	TOTAL Shared Paths	2	Item	ψτου	2.001.	\$0		
<u>A.B.C</u>	Street Lighting							
A.B.C.1	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	2	20	¢2 440	Excl.			
A.D.U.1	TOTAL Street Lighting	2	no Item	\$3,442	EXCI.	\$0		
<u>A.B.D</u>	Road Drainage							
A.B.D.1	450dia reinforced concrete pipe including excavation and backfill	65	m	\$233	Excl.			
	Side entry pits including liner, cover, excavation, and							
A.B.D.2	associated works TOTAL Road Drainage	2	no Item	\$2,667	Excl.	\$0		
A.B.E	Preliminaries and Project Costs							
	Traffic Management	5.0000	%	\$105,821	Excl.			

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

			1			Sub		
	Description	Quantity	иом	Rate	Subtotal	Sub	Section Total	Road/ DOS Total
Code						Total		
	Project Overheads and Preliminaries (Indirect							
A.B.E.2	Construction Costs)	15.0000	%	\$105,821	Excl.			
	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$105,821	Excl.			
A.B.E.4	Risk Contingency Allowance	10.0000	%	\$134,922	Excl.	# 0		
	TOTAL Preliminaries and Project Costs		Item			\$0		
	TOTAL Tourmaline Boulevard (Left In Left out Intersection)		Item				\$0	
<u>A.C</u>	<u>Kokoda Boulevard (Roundabout)</u> Road Works							
<u>A.C.A</u>	Earthworks and Site Preparation							
A.C.A.1	Site Clearance (based on light shrubs)	2,504	m2	\$4	\$8,814			
		_,		* ·	<i>+-,-</i>			
	Removal of topsoil 150mm and stockpile for later re-use	2,504	m2	\$2	\$4,031			
	Cut to Fill - General Earthworks	752	m3	\$8	\$6,189			
A.C.A.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation Preparation, trim and compact	2 504	m2	\$6	¢10 770			
A.C.A.5	Sub Base and Base Course	2,504	IIIZ	φο	\$13,772			
A.C.A.6	100mm thick crushed rock base course	1,983	m2	\$8	\$16,300			
	250mm thick compacted limestone sub base	1,983	m2	\$17	\$34,663			
	Road Paving	-						
	50mm thick (AC14)	1,518	m2	\$31	\$47,422			
A.C.A.9	Primer seal	1,518	m2	\$4	\$6,133			
	Brick Paving	000		\$100	\$ 00,000			
	80 thick brick pavers 30 thick compacted sand bed	333 180	m2 m2	\$100	\$33,333 \$295			
	40 thick compacted sand bed (RAB)	153	m2	\$2 \$2	\$295 \$335			
	170mm thick compacted limestone	180	m2	φ <u>2</u> \$11	\$2,047			
	250mm thick compacted limestone sub base	153	m2	\$17	\$2,674			
	Kerbing							
	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK)	143	m	\$30 ¢50	\$4,240			
A.C.A.17	Barrier Kerb (BK) Line Marking and Furniture	54	m	\$53	\$2,869			
A C A 18	Line marking	53	m	\$6	\$336			
	Street sign post	1	no	\$122	\$122			
	Street name plate	2	no	\$199	\$398			
	Chevron sign	1	no	\$613	\$613			
A.C.A.22	Traffic sign	3	no	\$450	\$1,350			
A C A 22	Landscaping Landscape mix	57	m3	\$90	\$0 \$5,130			
A.C.A.23	TOTAL Road Works	57	Item	\$90	φ <u></u> 3,130	\$192,847		
						· - /-		
A.C.B	Shared Paths							
	Earthworks and Site Preparation							
A.C.B.1	Site Clearance (based on light shrubs)	356	m2	\$4	\$1,253			
A.C.B.2	Removal of topsoil 150mm and stockpile for later re-use	356	m2	\$2	\$573			
A.C.B.3	Cut to Fill - General Earthworks	107	m3	\$8	\$881			
	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
A.C.B.5	Preparation, trim and compact	356	m2	\$6	\$1,958			
	Pathway	050		A 74	\$05.040			
A.C.B.6 A.C.B.7	100 thick concrete footpath with broomed finish Sand fill below concrete path (100mm)	356 356	m2 m2	\$71 \$5	\$25,219 \$1,944			
	Pram ramp	0	no	φ5 \$670	\$1,944 \$0			
	Pram ramp including tactile	6	no	\$973	\$5,836			
	Tactile paving	10	m2	\$325	\$3,250			
	Line Marking and Furniture							
A.C.B.11	Traffic sign	2	no	\$450	\$900			
	TOTAL Shared Paths		Item			\$41,814		
A.C.C	Street Lighting							
<u></u>	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
A.C.C.1	excavation, and related overheads	4	no	\$3,442	\$13,767			
	TOTAL Street Lighting		Item			\$13,767		
<u>A.C.D</u>	Road Drainage							
A.C.D.1	450dia reinforced concrete pipe including excavation and backfill	130	m	\$233	\$30,297			
A.O.D.1	Side entry pits including liner, cover, excavation, and	100		Ψ200	400,201			
A.C.D.2	associated works	4	no	\$2,667	\$10,666			
	TOTAL Road Drainage		Item			\$40,963		
<u>A.C.E</u>	Preliminaries and Project Costs	E 0000	0/	¢200.200	¢11 170			
A.C.E.1	Traffic Management Project Overheads and Preliminaries (Indirect	5.0000	%	\$289,390	\$14,470			
A.C.E.2	Construction Costs)	15.0000	%	\$289,390	\$43,409			
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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

	Description	Quantity	UOM	Rate	Subtotal	Sub Section	Section Total	Road/ DOS Total
Code		7 5000	<i></i>	* ~~~~~~~		Total		
A.C.E.3 A.C.E.4	Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance	7.5000 10.0000	% %	\$289,390 \$368,973	\$21,704 \$36,897			
A.C.E.4	TOTAL Preliminaries and Project Costs	10.0000	Item	ψ 000 ,575	ψ00,007	\$116,480		
	TOTAL Kokoda Boulevard (Roundabout)		Item				\$405,870	
A.D	<u>Doley Road (Roundabout)</u>							
<u>A.D.A</u>	Road Works							
A.D.A.1	Earthworks and Site Preparation Site Clearance (based on light shrubs)	2,504	m2	\$4	\$8,814			
A.D.A. I	Site Clearance (based of light stillubs)	2,304	1112	φ4	φ0,014			
A.D.A.2	Removal of topsoil 150mm and stockpile for later re-use	2,504	m2	\$2	\$4,031			
A.D.A.3	Cut to Fill - General Earthworks	752	m3	\$8	\$6,189			
A.D.A.4	Imported Fill Subgrade Preparation	0	m3	\$30	Excl.			
A.D.A.5	Preparation, trim and compact	2,504	m2	\$6	\$13,772			
	Sub Base and Base Course			.				
A.D.A.6 A.D.A.7	100mm thick crushed rock base course 250mm thick compacted limestone sub base	1,983 1,983	m2 m2	\$8 \$17	\$16,300 \$34,663			
A.D.A.7	Road Paving	1,905	1112	φ17	φ34,003			
A.D.A.8	50mm thick (AC14)	1,518	m2	\$31	\$47,422			
A.D.A.9	Primer seal	1,518	m2	\$4	\$6,133			
A.D.A.10	Brick Paving 80 thick brick pavers	333	m2	\$100	\$33,333			
	30 thick compacted sand bed	180	m2	\$100	\$33,333 \$295			
A.D.A.12	40 thick compacted sand bed (RAB)	153	m2	\$2	\$335			
	170mm thick compacted limestone	180	m2	\$11	\$2,047 \$2,074			
A.D.A.14	250mm thick compacted limestone sub base Kerbing	153	m2	\$17	\$2,674			
A.D.A.15	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK)	143	m	\$30	\$4,240			
A.D.A.17	Barrier Kerb (BK) Line Marking and Euroiture	54	m	\$53	\$2,869			
A.D.A.18	Line Marking and Furniture Line marking	53	m	\$6	\$336			
	Street sign post	1	no	\$122	\$122			
	Street name plate	2	no	\$199	\$398			
	Chevron sign Traffic sign	1 3	no no	\$613 \$450	\$613 \$1,350			
	Landscaping	0	110	\$ 400	\$0			
A.D.A.23	Landscape mix	57	m3	\$90	\$5,130			
	Other Allow for connection to existing Doley Road		Item		\$10,000			
A.D.A.24	TOTAL Road Works		Item		φ10,000	\$202,847		
<u>A.D.B</u>	<u>Shared Paths</u> Earthworks and Site Preparation							
A.D.B.1	Site Clearance (based on light shrubs)	356	m2	\$4	\$1,253			
A.D.B.2	Removal of topsoil 150mm and stockpile for later re-use	356	m2	\$2	\$573			
A.D.B.3 A.D.B.4	Cut to Fill - General Earthworks Imported Fill	107 0	m3 m3	\$8 \$30	\$881 Excl.			
	Subgrade Preparation	-						
A.D.B.5	Preparation, trim and compact	356	m2	\$6	\$1,958			
A.D.B.6	Pathway 100 thick concrete footpath with broomed finish	356	m2	\$71	\$25,219			
	Sand fill below concrete path (100mm)	356	m2	\$5	\$1,944			
	Pram ramp	0	no	\$670	\$0			
	Pram ramp including tactile Tactile paving	6 10	no m2	\$973 \$325	\$5,836 \$3,250			
A.D.B. 10	Line Marking and Furniture	10	1112	φ 3 23	φ3,230			
A.D.B.11	Traffic sign	2	no	\$450	\$900			
	Landscaping	0		\$10	Final			
	Mulch to planter boxes (2m x 2m) Trees (100l)	0 0	m2 no	\$16 \$506	Excl. Excl.			
	Soft landscaping	0	m2	\$0	Excl.			
	Other				40 -0C			
A.D.B.15	Allow for connecting into existing footpath TOTAL Shared Paths		item Item		\$2,500	\$44,314		
			nem			ψ י י ,υ 14		
A.D.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,	А		¢2 440	¢10 767			
A.D.C.1	excavation, and related overheads TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
	J					,,. . .		
<u>A.D.D</u>	Road Drainage							
A.D.D.1	450dia reinforced concrete pipe including excavation and backfill	130	m	\$233	\$30,297			
	Side entry pits including liner, cover, excavation, and	100		Ψ200	Ψ00, 2 01			
A.D.D.2	associated works	4	no	\$2,667	\$10,666			
I	TOTAL Road Drainage		Item			\$40,963		

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						Sub		
Code	Description	Quantity	UOM	Rate	Subtotal	Section Total	Section Total	Road/ DOS Total
A.D.E	Preliminaries and Project Costs							
A.D.E.1	Traffic Management	5.0000	%	\$301,890	\$15,095			
	Project Overheads and Preliminaries (Indirect							
A.D.E.2	Construction Costs)	15.0000	%	\$301,890	\$45,284			
A.D.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$301,890	\$22,642			
A.D.E.4	Risk Contingency Allowance	10.0000	%	\$384,910	\$38,491			
	TOTAL Preliminaries and Project Costs		Item			\$121,511	• · • • • • •	
	TOTAL Doley Road (Roundabout)		ltem				\$423,401	
	Lawrence Way (Poundahout)							
<u>A.E</u> A.E.A	Lawrence Way (Roundabout) Road Works							
<u>A.E.A</u>	Earthworks and Site Preparation							
A.E.A.1	Site Clearance (based on light shrubs)	2,504	m2	\$4	\$8,814			
,		_,			<i>+</i> · , · · · ·			
A.E.A.2	Removal of topsoil 150mm and stockpile for later re-use	2,504	m2	\$2	\$4,031			
A.E.A.3	Cut to Fill - General Earthworks	752	m3	\$8	\$6,189			
A.E.A.4	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
A.E.A.5	Preparation, trim and compact	2,504	m2	\$6	\$13,772			
	Sub Base and Base Course							
A.E.A.6	100mm thick crushed rock base course	1,983	m2	\$8	\$16,300			
A.E.A.7	250mm thick compacted limestone sub base	1,983	m2	\$17	\$34,663			
	Road Paving	4 5 1 5	_	AC 1	A 17 10-			
A.E.A.8	50mm thick (AC14)	1,518	m2	\$31	\$47,422			
A.E.A.9	Primer seal	1,518	m2	\$4	\$6,133			
A E A 40	Brick Paving	222		¢100	¢00.000			
	80 thick brick pavers 30 thick compacted sand bed	333 180	m2 m2	\$100 \$2	\$33,333 \$295			
	40 thick compacted sand bed (RAB)	153	m2	\$2 \$2	\$295 \$335			
	170mm thick compacted limestone	180	m2	≉∠ \$11	\$335 \$2,047			
	250mm thick compacted limestone sub base	153	m2	\$17	\$2,674			
Л. С .Л. 14	Kerbing	100	1112	ψ17	φ2,074			
A.E.A.15	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK)	143	m	\$30	\$4,240			
	Barrier Kerb (BK)	54	m	\$53	\$2,869			
	Line Marking and Furniture							
A.E.A.18	Line marking	53	m	\$6	\$336			
A.E.A.19	Street sign post	1	no	\$122	\$122			
	Street name plate	2	no	\$199	\$398			
	Chevron sign	1	no	\$613	\$613			
A.E.A.22	Traffic sign	3	no	\$450	\$1,350			
	Landscaping							
	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100I)	0 227	no	\$506	Excl. Excl.			
	Soft landscaping Landscape mix	57	m2 m3	\$0 \$90	\$5,130			
A.E.A.20	Other	57	1115	\$90	φ <u></u> 5,130			
	Allow for connection to existing Lawrence Way		item		\$10,000			
,	TOTAL Road Works		Item		<i>Q</i> 10,000	\$202,847		
<u>A.E.B</u>	Shared Paths							
	Earthworks and Site Preparation	050		¢ 4	¢4.050			
A.E.B.1	Site Clearance (based on light shrubs)	356	m2	\$4	\$1,253			
A.E.B.2	Removal of topsoil 150mm and stockpile for later re-use	356	m2	\$2	\$573			
A.E.B.3	Cut to Fill - General Earthworks	107	m3	\$8	\$881			
A.E.B.4	Imported Fill	0	m3	\$30	Excl.			
,	Subgrade Preparation	-						
A.E.B.5	Preparation, trim and compact	356	m2	\$6	\$1,958			
	Pathway							
A.E.B.6	100 thick concrete footpath with broomed finish	356	m2	\$71	\$25,219			
A.E.B.7	Sand fill below concrete path (100mm)	356	m2	\$5	\$1,944			
A.E.B.8	Pram ramp	0	no	\$670	\$0			
A.E.B.9	Pram ramp including tactile	6	no	\$973	\$5,836			
A.E.B.10	Tactile paving	10	m2	\$325	\$3,250			
	Line Marking and Furniture	_		# 2	E			
	Line marking	0	m	\$6 \$122	Excl.			
	Street sign post Street name plate	0	no	\$122 \$199	Excl. Excl.			
	Chevron sign	0	no	\$199 \$613	Excl. Excl.			
	Traffic sign	2	no no	\$613 \$450	Excl. \$900			
	Landscaping			÷ .00	4000			
A.E.B.16	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100l)	0	no	\$506	Excl.			
	Soft landscaping	0	m2	\$0	Excl.			
	TOTAL Shared Paths		Item			\$41,814		
<u>A.E.C</u>	Street Lighting	I	I	I		l		I

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Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
A.E.C.1	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
<u>A.E.D</u>	<u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and							
A.E.D.1	backfill Side entry pits including liner, cover, excavation, and	130	m	\$233	\$30,297			
A.E.D.2	associated works TOTAL Road Drainage	4	no Item	\$2,667	\$10,666	\$40,963		
<u>A.E.E</u> A.E.E.1	<u>Preliminaries and Project Costs</u> Traffic Management	5.0000	%	\$299,390	\$14,970			
A.E.E.2 A.E.E.3 A.E.E.4	Project Overheads and Preliminaries (Indirect Construction Costs) Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance TOTAL Preliminaries and Project Costs TOTAL Lawrence Way (Roundabout)	15.0000 7.5000 10.0000	% % Item Item	\$299,390 \$299,390 \$381,723	\$44,909 \$22,454 \$38,172	\$120,505	\$419,895	
<u>A.F</u> A.F.A	Warrington Road (Roundabout) Road Works							
A.F.A.1	Earthworks and Site Preparation Site Clearance (based on light shrubs)	2,504	m2	\$4	\$8,814			
A.F.A.2 A.F.A.3 A.F.A.4	Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Imported Fill Subgrade Preparation	2,504 752 0	m2 m3 m3	\$2 \$8 \$30	\$4,031 \$6,189 Excl.			
A.F.A.5	Preparation, trim and compact Sub Base and Base Course	2,504	m2	\$6	\$13,772			
A.F.A.6 A.F.A.7	100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving	1,983 1,983	m2 m2	\$8 \$17	\$16,300 \$34,663			
A.F.A.8 A.F.A.9	50mm thick (AC14) Primer seal Brick Paving	1,518 1,518	m2 m2	\$31 \$4	\$47,422 \$6,133			
	80 thick brick pavers 30 thick compacted sand bed	333 180	m2 m2	\$100 \$2	\$33,333 \$295			
A.F.A.13	40 thick compacted sand bed (RAB) 170mm thick compacted limestone 250mm thick compacted limestone sub base Kerbing	153 180 153	m2 m2 m2	\$2 \$11 \$17	\$335 \$2,047 \$2,674			
	Mountable Kerb (MK) Semi Mountable Kerb (SMK)	70 143	m m	\$25 \$30	\$1,781 \$4,240			
A.F.A.17	Barrier Kerb (BK)	54	m	\$53	\$2,869			
	Concrete flush edge beam Line Marking and Furniture	0	m	\$67	\$0			
	Line marking Street sign post	53 1	m no	\$6 \$122	\$336 \$122			
A.F.A.21	Street name plate	2	no	\$199	\$398			
	Chevron sign Traffic sign	1 3	no no	\$613 \$450	\$613 \$1,350			
	Landscaping Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100)	0	m2 no	\$16 \$506	Excl. Excl.			
	Soft landscaping	227	m2	\$000 \$0	Excl.			
A.F.A.27	Landscape mix TOTAL Road Works	57	m3 Item	\$90	\$5,130	\$192,847		
<u>A.F.B</u>	Shared Paths Earthworks and Site Preparation				6 / 255			
A.F.B.1	Site Clearance (based on light shrubs)	356	m2	\$4	\$1,253			
A.F.B.2	Removal of topsoil 150mm and stockpile for later re-use	356	m2	\$2 ¢°	\$573 \$991			
A.F.B.3 A.F.B.4	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation	107 0	m3 m3	\$8 \$30	\$881 \$0			
A.F.B.5	Preparation, trim and compact Pathway	356	m2	\$6	\$1,958			
A.F.B.6 A.F.B.7	100 thick concrete footpath with broomed finish Sand fill below concrete path (100mm) Pram ramp	356 356	m2 m2 no	\$71 \$5 \$670	\$25,219 \$1,944			
A.F.B.8 A.F.B.9	Pram ramp including tactile Tactile paving Line Marking and Furniture	6 10	no m2	\$973 \$325	\$5,836 \$3,250			
	Line marking and Furniture Line marking Street sign post	0 0	m no	\$6 \$122	Excl. Excl.			
A.F.B.12	Street name plate	0	no	\$199	Excl.			

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			1					
Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	Chevron sign	0	no	\$613	Excl.	. otai		
	Traffic sign	2	no	\$450	\$900			
	Landscaping	-	110	\$100	\$ 000			
	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100l)	0	no	\$506	Excl.			
	Soft landscaping	0	m2	\$0	Excl.			
	TOTAL Shared Paths	Ū	Item	ΨŬ	2/1011	\$41,814		
A.F.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
A.F.C.1	excavation, and related overheads TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
<u>A.F.D</u>	Road Drainage 450dia reinforced concrete pipe including excavation and							
A.F.D.1	backfill	130	m	\$233	\$30,297			
/	Side entry pits including liner, cover, excavation, and	100		\$ 200	<i>\$00,201</i>			
A.F.D.2	associated works	4	no	\$2,667	\$10,666			
	TOTAL Road Drainage		Item	, ,	, ,,,,,,,,,	\$40,963		
<u>A.F.E</u> A.F.E.1	<u>Preliminaries and Project Costs</u> Traffic Management	5.0000	%	\$289,390	\$14,470			
	Project Overheads and Preliminaries (Indirect			+====,===	<i> </i>			
A.F.E.2	Construction Costs)	15.0000	%	\$289,390	\$43,409			
	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$289,390	\$21,704			
A.F.E.4	Risk Contingency Allowance	10.0000	%	\$368,973	\$36,897			
	TOTAL Preliminaries and Project Costs		Item			\$116,480		
	TOTAL Warrington Road (Roundabout)		ltem				\$405,870	
A.G	Soldiers Road (Roundabout)							
A.G.A	Road Works							
	Earthworks and Site Preparation							
A.G.A.1	Site Clearance (based on light shrubs)	2,728	m2	\$4	\$9,603			
A.G.A.2	Removal of topsoil 150mm and stockpile for later re-use	2,728	m2	\$2	\$4,392			
	Cut to Fill - General Earthworks	819	m3	\$8	\$6,740			
	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
A.G.A.5	Preparation, trim and compact	2,728	m2	\$6	\$15,004			
	Sub Base and Base Course 100mm thick crushed rock base course	2 120	m2	¢o	\$17,583			
A.G.A.6 A.G.A.7	250mm thick compacted limestone sub base	2,139 2,139	m2 m2	\$8 \$17	\$17,383			
	Road Paving	2,139	1112	φ17	\$37,390			
	50mm thick (AC14)	1,672	m2	\$31	\$52,233			
	Primer seal	1,672	m2	\$4	\$6,755			
	Brick Paving	.,	Item	* ·	<i>+-,</i>			
A.G.A.10	80 thick brick pavers	393	m2	\$100	\$39,339			
	30 thick compacted sand bed	240	m2	\$2	\$394			
	40 thick compacted sand bed (RAB)	153	m2	\$2	\$335			
A.G.A.13	170mm thick compacted limestone	240	m2	\$11	\$2,729			
	250mm thick compacted limestone sub base	153	m2	\$17	\$2,674			
	Kerbing			***	• • - • •			
	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK)	146	m	\$30	\$4,329			
	Barrier Kerb (BK)	54	m	\$53	\$2,869			
	Concrete flush edge beam		m	\$67				
	Line Marking and Furniture	70	~	\$6	\$444			
	Line marking Street sign post	70 1	m no	ەە \$122	\$444 \$122			
	Street sign post	2	no	\$122 \$199	\$398			
	Chevron sign	0	no	\$613	\$398 \$0			
	Traffic sign	4	no	\$450	\$0 \$1,800			
	Landscaping			÷	÷.,000			
	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100I)	0	no	\$506	Excl.			
	Soft landscaping	227	m2	\$0	Excl.			
	Landscape mix	57	m3	\$90	\$5,130			
	Other							
	Allowance to tie in to existing Soldiers Road (in No 2				#00.000			
A.G.A.27	locations) TOTAL Road Works		item Item		\$20,000	\$222 042		
	I UTAL ROAU WOIKS		Item			\$232,043		
A.G.B	Shared Paths							
	Earthworks and Site Preparation							
A.G.B.1	Site Clearance (based on light shrubs)	364	m2	\$4	\$1,281			
AGBO	Removal of topsoil 150mm and stockpile for later re-use	364	m2	\$2	\$586			
	Cut to Fill - General Earthworks	304 110	m3	\$2 \$8	\$380 \$905			
	Imported Fill	0	m3	\$30	Excl.			
				\$50		I I	I	ı I



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bgrade Preparation eparation, trim and compact thway 0 thick concrete footpath with broomed finish nd fill below concrete path (100mm) am ramp am ramp including tactile ctile paving te Marking and Furniture affic sign ndscaping ulch to planter boxes (2m x 2m) bees (1001) ft landscaping 0TAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads 0TAL Street Lighting ad Drainage 0dia reinforced concrete pipe including excavation and ckfill	Quantity 364 364 364 8 13 4 0 0 0 0 0 4	UOM m2 m2 n0 n0 m2 n0 m2 n0 m2 ltem	Rate \$6 \$71 \$5 \$670 \$973 \$325 \$450 \$16 \$506 \$0	Subtotal \$2,002 \$25,786 \$1,987 \$7,781 \$4,225 \$1,800 Excl.	Sub Section Total	Section Total	Road/ DOS Total
eparation, trim and compact thway 0 thick concrete footpath with broomed finish nd fill below concrete path (100mm) am ramp am ramp including tactile ctile paving le Marking and Furniture affic sign ndscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping DTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting ad Drainage Odia reinforced concrete pipe including excavation and ckfill	364 364 8 13 4 0 0 0	m2 m2 no m2 no m2 no m2 no m2	\$71 \$5 \$670 \$973 \$325 \$450 \$16 \$506	\$25,786 \$1,987 \$7,781 \$4,225 \$1,800 Excl.			
thway 0 thick concrete footpath with broomed finish nd fill below concrete path (100mm) am ramp am ramp including tactile ctile paving the Marking and Furniture affic sign ndscaping ulch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths teet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting tad Drainage Odia reinforced concrete pipe including excavation and ckfill	364 364 8 13 4 0 0 0	m2 m2 no m2 no m2 no m2 no m2	\$71 \$5 \$670 \$973 \$325 \$450 \$16 \$506	\$25,786 \$1,987 \$7,781 \$4,225 \$1,800 Excl.			
0 thick concrete footpath with broomed finish nd fill below concrete path (100mm) am ramp am ramp including tactile ctile paving the Marking and Furniture affic sign ndscaping ulch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths teet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting tad Drainage Odia reinforced concrete pipe including excavation and ckfill	364 8 13 4 0 0 0	m2 no m2 no m2 no m2 no m2	\$5 \$670 \$973 \$325 \$450 \$16 \$506	\$1,987 \$7,781 \$4,225 \$1,800 Excl.			
nd fill below concrete path (100mm) am ramp am ramp am ramp including tactile ctile paving ne Marking and Furniture affic sign ndscaping lich to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths <u>reet Lighting</u> 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting mad Drainage Odia reinforced concrete pipe including excavation and ckfill	364 8 13 4 0 0 0	m2 no m2 no m2 no m2 no m2	\$5 \$670 \$973 \$325 \$450 \$16 \$506	\$1,987 \$7,781 \$4,225 \$1,800 Excl.			
am ramp am ramp including tactile ctile paving ue Marking and Furniture affic sign indscaping ulch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths <u>reet Lighting</u> 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting mad Drainage Odia reinforced concrete pipe including excavation and ckfill	8 13 4 0 0 0	no m2 no m2 no m2 no m2	\$670 \$973 \$325 \$450 \$16 \$506	\$7,781 \$4,225 \$1,800 Excl.			
am ramp including tactile ctile paving te Marking and Furniture affic sign ndscaping uch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting ad Drainage Odia reinforced concrete pipe including excavation and ckfill	13 4 0 0 0	no m2 no m2 no m2 m2	\$973 \$325 \$450 \$16 \$506	\$4,225 \$1,800 Excl.			
ctile paving the Marking and Furniture affic sign indscaping ulch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths <u>reet Lighting</u> b SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting <u>read Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	13 4 0 0 0	m2 no m2 no m2	\$325 \$450 \$16 \$506	\$4,225 \$1,800 Excl.			
a Marking and Furniture affic sign indscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping DTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting read Drainage Odia reinforced concrete pipe including excavation and ckfill	4 0 0 0	no m2 no m2	\$450 \$16 \$506	\$1,800 Excl.			
affic sign ndscaping ulch to planter boxes (2m x 2m) bees (100l) ft landscaping OTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads OTAL Street Lighting read Drainage Odia reinforced concrete pipe including excavation and ckfill	0 0 0	m2 no m2	\$16 \$506	Excl.			
ndscaping ulch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting ad Drainage Odia reinforced concrete pipe including excavation and ckfill	0 0 0	m2 no m2	\$16 \$506	Excl.			1
alch to planter boxes (2m x 2m) bes (100l) ft landscaping DTAL Shared Paths <u>reet Lighting</u> 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting <u>ad Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	0	no m2	\$506				
ees (100I) ft landscaping DTAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads DTAL Street Lighting ad Drainage Odia reinforced concrete pipe including excavation and ckfill	0	no m2	\$506				
ft landscaping TAL Shared Paths <u>reet Lighting</u> 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads TAL Street Lighting <u>ad Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	0	m2		C 1			
TAL Shared Paths reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads TAL Street Lighting ad Drainage Odia reinforced concrete pipe including excavation and ckfill	-	_	\$0	Excl.			
reet Lighting 5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads 0TAL Street Lighting ad Drainage 0dia reinforced concrete pipe including excavation and ckfill	4	Item		Excl.			
5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads OTAL Street Lighting ad <u>Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	4				\$46,354		
5 SOR Street Light Pole incl. all conduits, light cabling, cavation, and related overheads OTAL Street Lighting ad <u>Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	4						
cavation, and related overheads OTAL Street Lighting ad <u>Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	4						
cavation, and related overheads OTAL Street Lighting ad <u>Drainage</u> Odia reinforced concrete pipe including excavation and ckfill	4						
ad Drainage Odia reinforced concrete pipe including excavation and ckfill		no	\$3,442	\$13,767			
Odia reinforced concrete pipe including excavation and ckfill		Item			\$13,767		
Odia reinforced concrete pipe including excavation and ckfill							
Odia reinforced concrete pipe including excavation and ckfill		1					
ckfill		1					
	130	m	\$233	\$30,297			
e entry pits including liner, cover, excavation, and		1					
sociated works	4	no	\$2,667	\$10,666			
TAL Road Drainage		Item			\$40,963		
U U					,		
eliminaries and Project Costs		1					
affic Management	5.0000	%	\$333,126	\$16,656			
pject Overheads and Preliminaries (Indirect			<i>+,</i>	+ ,			
instruction Costs)	15.0000	%	\$333,126	\$49,969			
oject Owner's Cost (Planning and Design Costs)	7.5000	%	\$333,126	\$24,984			
sk Contingency Allowance	10.0000	%	\$424,736	\$42,474			
TAL Preliminaries and Project Costs		Item	<i>•••••••••••••••••••••••••••••••••••••</i>	<i>+</i> · _ , ····	\$134,083		
TAL Soldiers Road (Roundabout)		Item			<i>Q</i> 10 1,000	\$467,210	
						<i> </i>	
uth Western Highway (Channelised Intersection)							
ad Works							
rthworks and Site Preparation							
e Clearance (based on light shrubs)	2,550	m2	\$4	\$8,976			
e Clearance (based on light sindus)	2,550	1112	Φ4	ф 0,970			
moval of topsoil 150mm and stockpile for later re-use	2,550	m2	\$2	\$4,106			
t to Fill - General Earthworks	2,550 765	m2 m3	\$∠ \$8	\$4,106 \$6,296			
tailed excavation - mill and profile	765 1,800	m3 m2	\$8 \$19				
•	1,800			\$34,164 Excl			
ported Fill	U	m3	\$30	Excl.			
bgrade Preparation	0.550		\$ 0	¢44.005			
eparation, trim and compact	2,550	m2	\$6	\$14,025			
b Base and Base Course	0.105		A C	#00 07 ·			
0mm thick crushed rock base course	2,466	m2	\$8	\$20,271			
0mm thick compacted limestone sub base	2,466	m2	\$17	\$43,106			
ad Paving		1					
mm thick (AC14)	1,980	m2	\$31	\$61,855			
tra over for 2% red oxide	90	m2	\$6	\$561			
mer seal	1,980	m2	\$4	\$7,999			
rbing		1					
ountable Kerb (MK)	60	m	\$25	\$1,526			
mi Mountable Kerb (SMK)	80	m	\$30	\$2,372			
e Marking and Furniture		1					
e marking	660	m	\$6	\$4,184			
reet sign post	1	no	\$122	\$122			
reet name plate	2	no	\$199	\$398			
	1	no	\$613	\$613			
	3	no	\$450	\$1,350			
evron sign	-		,	\$0			
evron sign affic sign	0	m2	\$16	Excl.			
evron sign affic sign ndscaping							
evron sign affic sign ndscaping ılch to planter boxes (2m x 2m)							
evron sign affic sign ndscaping ılch to planter boxes (2m x 2m) ees (100l)	180						
evron sign affic sign ndscaping Ilch to planter boxes (2m x 2m) ees (100I) ft landscaping	180 42						
evron sign affic sign ndscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix	42	1112					
evron sign affic sign ndscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix eck pitching	42 8	m2		E XCI			
evron sign affic sign ndscaping Ilch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix ick pitching ainage layer	42	m2	фU				
evron sign affic sign ndscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix ick pitching ainage layer her	42 8		ΦÛ				1
evron sign affic sign ndscaping IIch to planter boxes (2m x 2m) ees (100I) ft landscaping ndscape mix ick pitching ainage layer her ow for connection to SWH	42 8	item	φU	\$20,000	¢000.045		
evron sign affic sign ndscaping ulch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix ick pitching ainage layer her	42 8		φU		\$236,945		
evron sign affic sign ndscaping llch to planter boxes (2m x 2m) ees (100l) ft landscaping ndscape mix lick pitching ainage layer her ow for connection to SWH DTAL Road Works	42 8	item	ΦU		\$236,945		
evron sign affic sign ndscaping IIch to planter boxes (2m x 2m) ees (100I) ft landscaping ndscape mix ick pitching ainage layer her ow for connection to SWH	42 8	item	ΦU		\$236,945		
evron affic s	planter boxes (2m x 2m) 00l)	planter boxes (2m x 2m) 0 00l) 0 dscaping 180 upe mix 42	planter boxes (2m x 2m) 0 m2 00l) 0 no dscaping 180 m2 upe mix 42 m3 ching 8 m2	planter boxes (2m x 2m) 0 m2 \$16 00l) 0 no \$506 dscaping 180 m2 \$0 ape mix 42 m3 \$90 ching 8 m2 \$155	planter boxes (2m x 2m) 0 m2 \$16 Excl. 00l) 0 no \$506 Excl. dscaping 180 m2 \$0 Excl. upe mix 42 m3 \$90 \$3,780 ching 8 m2 \$155 \$1,242	planter boxes (2m x 2m) 0 m2 \$16 Excl. 00l) 0 no \$506 Excl. dscaping 180 m2 \$0 Excl. upe mix 42 m3 \$90 \$3,780 ching 8 m2 \$155 \$1,242	planter boxes (2m x 2m) 0 m2 \$16 Excl. 001) 0 no \$506 Excl. dscaping 180 m2 \$0 Excl. upe mix 42 m3 \$90 \$3,780 ching 8 m2 \$155 \$1,242 e layer 180 m2 \$0 Excl.

M:\Strategic Planning\Coordinator Development Contributions (Sally)\.DCA1_2. Amendment 2083. Amendment 208 - Updated for Gazetta\DCA1 - DCP7/DCA1 - Byford Traditional Infrastructure DCP Infra Costs DCP7

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

						Sub		
Code	Description	Quantity	UOM	Rate	Subtotal	Section Total	Section Total	Road/ DOS Total
A.H.B.2	Removal of topsoil 150mm and stockpile for later re-use	150	m2	\$2	\$242			
A.H.B.3	Cut to Fill - General Earthworks	45	m3	\$8	\$370			
A.H.B.4	Imported Fill	0	m3	\$30	\$0			
	Subgrade Preparation			1 0	* *** -			
A.H.B.5	Preparation, trim and compact Pathway	150	m2	\$6	\$825			
A.H.B.6	100 thick concrete footpath with broomed finish	150	m2	\$71	\$10,626			
A.H.B.7	Sand fill below concrete footpath (100mm)	150	m2	\$5	\$819			
A.H.B.8	Pram ramp	0	no	\$670 \$070	\$0 \$1.045			
A.H.B.9	Pram ramp including tactile Line Marking and Furniture	2	no	\$973	\$1,945			
A.H.B.10	Traffic sign Landscaping	2	no	\$450	\$900			
A.H.B.11	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
A.H.B.12	Trees (100I)	0	no	\$506	Excl.			
A.H.B.13	Soft landscaping	0	m2	\$0	Excl.			
	TOTAL Shared Paths		Item			\$16,255		
A.H.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,	2		¢2 440	¢6 000			
A.H.C.1	excavation, and related overheads TOTAL Street Lighting	2	no Item	\$3,442	\$6,883	\$6,883		
			nem			φ0,003		
<u>A.H.D</u>	Road Drainage							
	450dia reinforced concrete pipe including excavation and			\$000	\$00.07F			
A.H.D.1	backfill Side entry pits including liner, cover, excavation, and	90	m	\$233	\$20,975			
A.H.D.2	associated works	2	no	\$2,667	\$5,333			
	TOTAL Road Drainage		Item			\$26,308		
<u>A.H.E</u>	Preliminaries and Project Costs							
A.H.E.1	Traffic Management	5.0000	%	\$286,391	\$14,320			
	Project Overheads and Preliminaries (Indirect							
A.H.E.2	Construction Costs)	15.0000	%	\$286,391	\$42,959			
A.H.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$286,391	\$21,479			
A.H.E.4	Risk Contingency Allowance TOTAL Preliminaries and Project Costs	10.0000	% Item	\$365,148	\$36,515	\$115,272		
	TOTAL Freimmanes and Froject Costs		nem			\$110,27Z		
	Intersection)		Item				\$401,663	
A I	At-Grade Rail Crossing							
<u>A.I</u> A.I.A	<u>At-Grade Rail Crossing</u> Road Works							
<u>A.I.A</u>	Road Works Earthworks and Site Preparation							
<u>A.I.A</u>	Road Works	1,063	m2	\$4	\$3,742			
<u>A.I.A</u> A.I.A.1	<u>Road Works</u> Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use	1,063	m2 m2	\$2	\$3,742 \$1,711			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3	<u>Road Works</u> Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks	1,063 532		\$2 \$8	\$1,711 \$4,378			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site	1,063 532 532	m2 m3 cum	\$2 \$8 \$10	\$1,711 \$4,378 \$5,320			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill	1,063 532	m2 m3	\$2 \$8	\$1,711 \$4,378			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation	1,063 532 532 0	m2 m3 cum m3	\$2 \$8 \$10 \$30	\$1,711 \$4,378 \$5,320 Excl.			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact	1,063 532 532	m2 m3 cum	\$2 \$8 \$10	\$1,711 \$4,378 \$5,320			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation	1,063 532 532 0	m2 m3 cum m3	\$2 \$8 \$10 \$30	\$1,711 \$4,378 \$5,320 Excl.			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course	1,063 532 532 0 1,063	m2 m3 cum m3 m2	\$2 \$8 \$10 \$30 \$6	\$1,711 \$4,378 \$5,320 Excl. \$5,847			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving	1,063 532 532 0 1,063 740 740	m2 m3 cum m3 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935			
<u>A.I.A.</u> A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.8	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving50mm thick (AC14)	1,063 532 532 0 1,063 740 740 995	m2 m3 cum m3 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084			
<u>A.I.A.</u> A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.8	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving50mm thick (AC14)Primer seal	1,063 532 532 0 1,063 740 740	m2 m3 cum m3 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935			
<u>A.I.A.</u> A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.9 A.I.A.9 A.I.A.10	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving50mm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)	1,063 532 532 0 1,063 740 740 995	m2 m3 cum m3 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084			
<u>A.I.A.</u> A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.8 A.I.A.9 A.I.A.10 A.I.A.11	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving50mm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)Line Marking and Furniture	1,063 532 532 0 1,063 740 740 995 995 65	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31 \$4 \$30	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927			
<u>A.I.A</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.9 A.I.A.10 A.I.A.11 A.I.A.12	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking	1,063 532 532 0 1,063 740 740 995 995 65	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31 \$4 \$30 \$6	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672			
<u>A.I.A.</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.9 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Line marking at crossing	1,063 532 532 0 1,063 740 740 995 995 65	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31 \$4 \$30 \$6 \$10	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950			
<u>A.I.A.</u> A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.9 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$8 \$17 \$31 \$4 \$30 \$6	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672			
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line marking and Furniture Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m)	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl.			
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.8 A.I.A.10 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad PavingSomm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)Line marking and FurnitureLine marking at crossingTraffic signLandscapingMulch to planter boxes (2m x 2m)Trees (100l)	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m m sqm no m2 no	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl.			
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.8 A.I.A.10 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16 A.I.A.17	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad PavingSomm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)Line marking and FurnitureLine marking at crossingTraffic signLandscapingMulch to planter boxes (2m x 2m)Trees (100l)Soft landscaping	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl.			
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.8 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.15 A.I.A.16 A.I.A.17	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad PavingSomm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)Line marking and FurnitureLine marking at crossingTraffic signLandscapingMulch to planter boxes (2m x 2m)Trees (100l)	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m m sqm no m2 no	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl.			
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.8 A.I.A.10 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16 A.I.A.17	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m) Trees (100l) Soft landscaping Landscape mix	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl.	\$89,469		
A.I.A A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.15 A.I.A.16 A.I.A.17 A.I.A.18	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line marking and Furniture Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m) Trees (100l) Soft landscaping Landscape mix Other	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m0 m2 n0 m2 n0 m2 m3	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl.	\$89,469		
A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.15 A.I.A.16 A.I.A.17 A.I.A.18	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m) Trees (100l) Soft landscaping Landscape mix Other TOTAL Road Works	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m0 m2 n0 m2 n0 m2 m3	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl.	\$89,469		
A.I.A. A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16 A.I.A.17 A.I.A.18 A.I.A.18	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m) Trees (100l) Soft landscaping Landscape mix Other TOTAL Road Works	1,063 532 532 0 1,063 740 740 995 995 65 106 995	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m0 m2 n0 m2 n0 m2 m3	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl.	\$89,469		
A.I.A A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.11 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16 A.I.A.17 A.I.A.18 A.I.A.18 A.I.A.18 A.I.A.18	Road Works Earthworks and Site Preparation Site Clearance (based on light shrubs) Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks Dispose of material off site Imported Fill Subgrade Preparation Preparation, trim and compact Sub Base and Base Course 100mm thick crushed rock base course 250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Primer seal Kerbing Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Line marking at crossing Traffic sign Landscaping Mulch to planter boxes (2m x 2m) Trees (100l) Soft landscaping Landscape mix Other TOTAL Road Works Shared Paths Earthworks and Site Preparation Site Clearance (based on light shrubs)	1,063 532 532 0 1,063 740 740 995 995 65 65 106 995 4	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m3 ltem m2 m3	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0 \$90 \$90	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl. Excl. Excl. S750	\$89,469		
A.I.A A.I.A.1 A.I.A.2 A.I.A.3 A.I.A.4 A.I.A.5 A.I.A.6 A.I.A.7 A.I.A.7 A.I.A.8 A.I.A.7 A.I.A.10 A.I.A.11 A.I.A.112 A.I.A.12 A.I.A.13 A.I.A.14 A.I.A.15 A.I.A.16 A.I.A.17 A.I.A.18 A.I.A.18 A.I.A.18	Road WorksEarthworks and Site PreparationSite Clearance (based on light shrubs)Removal of topsoil 150mm and stockpile for later re-useCut to Fill - General EarthworksDispose of material off siteImported FillSubgrade PreparationPreparation, trim and compactSub Base and Base Course100mm thick crushed rock base course250mm thick compacted limestone sub baseRoad Paving50mm thick (AC14)Primer sealKerbingSemi Mountable Kerb (SMK)Line Marking and FurnitureLine markingLine markingLandscapingMulch to planter boxes (2m x 2m)Trees (1001)Soft landscapingLandscape mixOtherTOTAL Road WorksShared PathsEarthworks and Site Preparation	1,063 532 532 0 1,063 740 740 995 995 65 106 995 4	m2 m3 cum m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m0 m2 n0 m2 n0 m2 m3 ltem	\$2 \$8 \$10 \$30 \$6 \$17 \$31 \$4 \$30 \$6 \$10 \$450 \$16 \$506 \$0 \$90	\$1,711 \$4,378 \$5,320 Excl. \$5,847 \$6,083 \$12,935 \$31,084 \$4,020 \$1,927 \$672 \$9,950 \$1,800 Excl. Excl. Excl. Excl. Excl. Excl. Excl.	\$89,469		

M1.Strategic Planning/Coordinator Development Contributions (Sally)LDCA1_2. Amendment 2083. Amendment 208 - Updated for Gazettal/DCA1 - DCP7/DCA1 - Byford Traditional Infrastructure DCP Infra Costs DCP7

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

	Description	Quantity	UOM	Rate	Subtotal	Sub Section	Section Total	Road/ DOS Total
ode I.B.5	Imported Fill	0	m3	\$30	Excl.	Total		
1.0.5	Subgrade Preparation	Ū	mo	ψÜÜ	EX01.			
I.B.6	Preparation, trim and compact Pathway	213	m2	\$6	\$1,172			
.I.B.7 .I.B.8	100 thick concrete footpath with broomed finish Sand fill below concrete path (100mm)	213 213	m2 m2	\$71 \$5	\$15,089 \$1,163			
I.B.9	Pram ramp Pram ramp including tactile	4	no no	\$670 \$973	\$3,891			
	Line Marking and Furniture			* 450	* 4 000			
I.B.10	Traffic sign Landscaping	4	no	\$450	\$1,800			
	Mulch to planter boxes (2m x 2m)		m2	\$16 \$506	Excl. Excl.			
.I.B.12 .I.B.13	Trees (100l) Soft landscaping		no m2	\$005 \$0	Excl.			
	TOTAL Shared Paths		Item			\$26,157		
<u>I.C</u>	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
.I.C.1	excavation, and related overheads (provisional allowance) TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
			Item			ড় । ३ , / ७/		
<u>.I.D</u>	<u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and							
.I.D.1	backfill Side entry pits including liner, cover, excavation, and	115	m	\$233	\$26,801			
.I.D.2	associated works (provisional allowance)	4	no	\$2,667	\$10,666			
	TOTAL Road Drainage		Item			\$37,467		
<u></u>	Level crossing at Orton Road Level crossing							
.I.E.1	Allow for new level crossing at Orton Road	1	no	\$632,500	\$632,500			
	TOTAL Level crossing at Orton Road		item			\$632,500		
<u>.I.F</u> .I.F.1	<u>Preliminaries and Project Costs</u> Traffic Management	10.0000	%	\$799,360	\$79,936			
.1 1	Project Overheads and Preliminaries (Indirect	10.0000	70	\$799,300	\$79,930			
	Construction Costs)	15.0000	%	\$799,360	\$119,904			
I.F.3 I.F.4	Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance	7.5000 10.0000	% %	\$799,360 \$1,059,152	\$59,952 \$105,915			
	TOTAL Preliminaries and Project Costs		Item	+ .,	<i></i>	\$365,707		
	TOTAL At-Grade Rail Crossing		Item				\$1,165,067	
. <u>.J</u> J.A	<u>Utilitities</u> Power and Lighting (Western Power <u>)</u>							
	Relocate 920m of Overhead Power underground -							
.J.A.1	Provisional Sum TOTAL Power and Lighting (Western Power)	1	PS Item	\$1,439,038	\$1,439,038	\$1,439,038		
			nem			ψ1, 4 08,000		
<u>J.B</u>	<u>Communications (NBN / Telstra / Westnet / etc.)</u> Relocate 920m road length of communications related							
	infrastructure about 10m from the current location -							
.J.B.1	Provisional Sum	1	PS	\$301,521	\$301,521			
	TOTAL Communications (NBN / Telstra / Westnet / etc.)		Item			\$301,521		
J.C	Water and Sewer (Water Corporation)							
	No allowance has been made for Water Corporation diversions as we do not see existing valves from our							
	desktop study		Note					
	TOTAL Water and Sewer (Water Corporation)		Item			\$0		
<u>.J.D</u>	<u>Gas (ATCO)</u>							
	No allowance has been made for ATCO diversions as we							
	do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
.J.E	Preliminaries and Project Costs							
. <u>J.E</u> .J.E.1	Traffic Management	10.0000	%	\$1,740,559	\$174,056			
150	Project Overheads and Preliminaries (Indirect Construction Costs)	15.0000	%	\$1,740,559	\$261,084			
.J.E.2 .J.E.3	Construction Costs) Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$1,740,559 \$1,740,559	\$261,084 \$87,028			
J.E.4	Risk Contingency Allowance	10.0000	%	\$2,262,727	\$226,273			
	TOTAL Preliminaries and Project Costs TOTAL Utilitities		Item Item			\$748,440	\$2,488,999	
							÷=,::0,000	
	Estimated Imported Fill	33,521	m3					

M:\Strategic Planning\Coordinator Development Contributions (Sally)\.DCA1_2. Amendment 2083. Amendment 208 - Updated for Gazetta\DCA1 - DCP7/DCA1 - Byford Traditional Infrastructure DCP Infra Costs DCP7

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	Less Cut to FillI costed	4,776	m3	\$30	\$143,265			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "Im	ported Fill	" sheet at the	\$143,265			
	TOTAL Road - Orton Road New		ltem					\$15,677,411

M:Strategic Planning/Coordinator Development Contributions (Sally)i.DCA1_12. Amendment 2083. Amendment 208 - Updated for GazettaliDCA1 - DCP7/DCA1 - Byford Traditional Infrastructure DCP Infra Costs DCP7

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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
в	ROAD - INDIGO PARKWAY							
<u>B.A</u>	Road Construction							
<u>B.A.A</u>	Road Works							
<u> </u>	Earthworks and Site Preparation							
B.A.A.1	Site Clearance (based on light shrubs)	31,628	m2	\$4	\$111,331			
B.A.A.2	Removal of topsoil 150mm and stockpile for later re-use	31,628	m2	\$2	\$50,921			
B.A.A.3	Cut to Fill - General Earthworks	11,233	m3	\$8	\$92,448			
B.A.A.4	Imported Fill	0	m3	\$30	Excl.			
B.A.A.5	Form swale	5,816	m2	\$4	\$22,043			
	Subgrade Preparation	04 000		¢c	¢470.054			
B.A.A.6	Preparation, trim and compact Sub Base and Base Course	31,628	m2	\$6	\$173,954			
B.A.A.7	100mm thick crushed rock base course	19,304	m2	\$8	\$158,679			
B.A.A.8	250mm thick compacted limestone sub base	19,304	m2	\$17	\$337,434			
2	Road Paving	,		• • •				
B.A.A.9	50mm thick (AC14)	15,814	m2	\$31	\$494,029			
	Extra over for 2% red oxide	4,362	m2	\$6	\$27,175			
B.A.A.11	Primer seal	15,814	m2	\$4	\$63,889			
	Kerbing							
	Mountable Kerb (MK)	2,908	m	\$25	\$73,980			
	Kerb openings	146	no	\$350	\$51,100			
B.A.A.14	Semi Mountable Kerb (SMK) Barrier Kerb (BK)	2,908	m m	\$30 \$53	\$86,222			
R A A 15	Concrete flush edge beam	646	m	\$53 \$67	\$43,314			
D.A.A. 15	Line Marking and Furniture	040		ψ07	\$ 4 0,014			
B A A 16	Line marking	2,908	m	\$6	\$18,437			
	Landscaping	_,			<i>+···</i> ,···			
B.A.A.17	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
B.A.A.18	Trees (100I)	0	no	\$506	Excl.			
	Soft landscaping	8,245	m2	\$0	Excl.			
	Landscape mix	2,062	m3	\$90	\$185,580			
	Rock pitching	485	m2	\$155	\$75,296			
B.A.A.22	Drainage layer	8,723	m2	\$0	Excl.			
	Other Allow for tie in to existing Indigo Parkway		itom		\$10,000			
Б.А.А.23	TOTAL Road Works		item Item		\$10,000	\$2,075,831		
	TOTAL Road Works		nem			\$2,075,051		
<u>B.A.B</u>	Shared Paths							
	Earthworks and Site Preparation							
B.A.B.1	Site Clearance (based on light shrubs)	8,445	m2	\$4	\$29,726			
B.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	8,445	m2	\$2	\$13,596			
B.A.B.3	Cut to Fill - General Earthworks	2,534	m3	\$8	\$20,855			
B.A.B.4	Imported Fill Subgrade Preparation	0	m3	\$30	\$0			
B.A.B.5	Preparation, trim and compact	8,445	m2	\$6	\$46,448			
D.A.D.J	Pathway	0,440	1112	ΨΟ	φ+0,++0			
B.A.B.6	100 thick concrete footpath with broomed finish	8,445	m2	\$71	\$598,244			
B.A.B.7	Sand fill below concrete footpath (100mm)	8,445	m2	\$5	\$46,110			
		-			Included with			
B.A.B.8	Pram ramp	0	no	\$670	intersections	* == (0.70		
	TOTAL Shared Paths		Item			\$754,979		
	Street Lighting							
<u>B.A.C</u>	<u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling,							
B.A.C.1	excavation, and related overheads	20	no	\$3,442	\$68,834			
2.7 . 0. 1	6.5 DOR Street Light Pole incl. all conduits, light cabling,			₩ ₩ , TTL	#00,00 1			
B.A.C.2	excavation, and related overheads	36	no	\$5,111	\$183,995			
	TOTAL Street Lighting		Item			\$252,830		
<u>B.A.D</u>	Road Drainage							
	450dia reinforced concrete pipe including excavation and	4.044		#000	¢000.011			
B.A.D.1	backfill	1,244	m	\$233	\$289,914			
B.A.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	1,244	m	\$189	\$234,618			
D.A.D.2	ayyreyale, yeoranno and porous sand	1,244		φισθ	\$234,618 CESP			
					mesured at			
	Side entry pits including liner, cover, excavation, and				intersections,			
B.A.D.3	associated works	0	no	\$2,667	RAB's			
	Raised gully / bubble up pits including liner, cover, grate,							
B.A.D.4	excavation, rock pitching, and associated works	42	no Item	\$3,021	\$126,864	•		
2	TOTAL Road Drainage				-	\$651,397		



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
<u>B.A.E</u>	Preliminaries and Project Costs							
B.A.E.1	Traffic Management	5.0000	%	\$3,735,036	\$18,675			
	Project Overheads and Preliminaries (Indirect							
	Construction Costs)	15.0000	%	\$3,735,036	\$560,255			
	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$3,735,036	\$280,128			
3.A.E.4	Risk Contingency Allowance TOTAL Preliminaries and Project Costs	10.0000	% Item	\$4,594,094	\$459,409	\$1,318,468		
	TOTAL Freiminaties and Froject Costs		item			\$1,310,400	\$5,053,504	
	Ballawarra Avenue (Roundabout)							
<u> 3.B.A</u>	<u>Road Works</u> Earthworks and Site Preparation							
3.B.A.1	Site Clearance (based on light shrubs)	368	m2	\$4	\$1,295			
3.B.A.2	Removal of topsoil 150mm and stockpile for later re-use	368	m2	\$2	\$592			
	Cut to Fill - General Earthworks	111	m3	\$8	\$914			
	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
	Preparation, trim and compact	368	m2	\$6	\$2,024			
	Sub Base and Base Course	100		¢o	¢4.000			
B.B.A.6	100mm thick crushed rock base course 250mm thick compacted limestone sub base	198 198	m2 m2	\$8 \$17	\$1,628 \$3,461			
	Road Paving	190	1112	φι/	φ3,40 I			
	50mm thick (AC14)	156	m2	\$31	\$4,873			
	Primer seal	156	m2	\$4	\$630			
	Brick Paving							
3.B.A.10	80 thick brick pavers	60	m2	\$100	\$6,006			
	30 thick compacted sand bed	60	m2	\$2	\$98			
	170mm thick compacted limestone	60	m2	\$11	\$682			
	Kerbing	74		* 20	#0.405			
	Semi Mountable Kerb (SMK) Line Marking and Furniture	71	m	\$30	\$2,105			
	Line marking	18	m	\$6	\$114			
	Traffic sign	1	no	\$450	\$450			
	Landscaping			• • •	\$0			
	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100I)	0	no	\$506	Excl.			
	Soft landscaping	227	m2	\$0	Excl.			
B.B.A.19	Landscape mix Other	57	m3	\$90	\$5,130			
B B A 20	Remove existing SMK	30	m	\$10	\$300			
	Allow for connection to existing RAB asphalt	00	item	ψισ	\$5,000			
	Allow for connection to existing footpath		item		\$2,500			
	TOTAL Road Works		ltem			\$37,804		
<u>B.B.B</u>	Shared Paths							
	Earthworks and Site Preparation Site Clearance (based on light shrubs)	178	m2	\$4	\$627			
				,				
	Removal of topsoil 150mm and stockpile for later re-use	178	m2	\$2	\$287			
	Cut to Fill - General Earthworks	54	m3	\$8	\$444			
	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation Preparation, trim and compact	178	m2	\$6	\$979			
	Pathway		_		.			
B.B.B.6	100 thick concrete footpath with broomed finish	178	m2	\$71	\$12,610			
	Sand fill below concrete path (100mm) Prom romp	178	m2	\$5 \$670	\$972 \$0			
	Pram ramp Pram ramp including tactile	0 2	no no	\$670 \$973	\$0 \$1,945			
	Tactile paving	4	m2	\$325	\$1,340			
	Line Marking and Furniture				,.,			
	Traffic sign	2	no	\$450	\$900			
	Landscaping				_			
	Mulch to planter boxes (2m x 2m)	0	m2	\$16	Excl.			
	Trees (100I) Soft landscaping	0	no m2	\$506 \$0	Excl. Excl.			
р.в.В.14	Soft landscaping TOTAL Shared Paths	0	m2 Item	\$0	EXCI.	\$20,063		
	Charact Lindston							
<u> 3.B.C</u>	Street Lighting							
	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (existing ROB,							
3.B.C.1	allowed for additional DOR)	1	no	\$5,111	\$5,111			
- . - . -		'	Item	<i>φφ</i> , ι ι ι	Ψ ~ , ι ι ι	\$5,111		
	TOTAL Street Lighting		ILEITI			ψ5,111		



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

	Description	Quantity	UOM	Rate	Subtotal	Sub Section	Section Total	Road/ DOS Total
Code	450dia reinforced concrete pipe including excavation and	Quantity	001	Nate	Subtotal	Total	Section rotal	
B.B.D.1	backfill (for new SEP's) 150dia slotted PVC subsoil drainage pipe including	20	m	\$233	\$4,661			
B.B.D.2	aggregate, geofabric and porous sand	0	m	\$189	\$0			
B.B.D.3	Side entry pits including liner, cover, excavation, and associated works at new turning points	2	no	\$2,667	\$5,333			
	TOTAL Road Drainage		Item			\$9,994		
<u>B.B.E</u> B.B.E.1	<u>Preliminaries and Project Costs</u> Traffic Management	5.0000	%	\$72,972	\$3,649			
	Project Overheads and Preliminaries (Indirect							
B.B.E.2 B.B.E.3	Construction Costs) Project Owner's Cost (Planning and Design Costs)	15.0000 7.5000	% %	\$72,972 \$72,972	\$10,946 \$5,473			
B.B.E.4	Risk Contingency Allowance TOTAL Preliminaries and Project Costs	10.0000	% Item	\$93,039	\$9,304	\$29,371		
	TOTAL Ballawarra Avenue (Roundabout)					<i>\</i> 20,071	\$102,343	
<u>B.C</u>	Briggs Road (Left in left out intersection)							
<u>B.C.A</u>	<u>Road Works</u> Earthworks and Site Preparation				\$0			
B.C.A.1	Site Clearance (based on light shrubs)	1,931	m2	\$4	\$6,797			
	Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks	1,931 580	m2 m3	\$2 \$8	\$3,109 \$4,773			
	Imported Fill	580 966	m3 m3	\$8 \$30	\$4,773 \$28,980			
B.C.A.5	Subgrade Preparation Preparation, trim and compact	1,931	m2	\$6	\$10,621			
B.C.A.6	Sub Base and Base Course 100mm thick crushed rock base course	1,572	m2	\$8	\$0 \$12,922			
в.С.А.6 В.С.А.7	250mm thick compacted limestone sub base	1,572	m2	\$8 \$17	\$27,479			
B.C.A.8	Road Paving 50mm thick (AC14)	1,031	m2	\$31	\$0 \$32,208			
B.C.A.9	Extra over for 2% red oxide	180	m2	\$6	\$1,121			
	Primer seal Kerbing	1,031	m2	\$4	\$4,165			
	Mountable Kerb (MK) Semi Mountable Kerb (SMK)	120 141	m m	\$25 \$30	\$3,053 \$4,181			
	Line Marking and Furniture	160			\$1,014			
	Line marking Street sign post	160 2	m no	\$6 \$122	\$1,014 \$244			
	Street name plate Traffic sign	4 4	no no	\$199 \$450	\$795 \$1,800			
	Landscaping							
B.C.A.18	Soft landscaping Landscape mix	360 83	m2 m3	\$0 \$90	Excl. \$7,470			
	Rock pitching Drainage layer	15 360	m2 m2	\$155 \$0	\$2,329 Excl.			
	Other			<i>+•</i>				
B.C.A.21	Allow for connection to existing Briggs Road TOTAL Road Works		item Item		\$10,000	\$163,061		
<u>B.C.B</u>	Shared Paths							
B.C.B.1	Earthworks and Site Preparation Site Clearance (based on light shrubs)	300	m2	\$4	\$1,056			
B.C.B.2	Removal of topsoil 150mm and stockpile for later re-use	300	m2	\$2	\$483			
B.C.B.3	Cut to Fill - General Earthworks	90	m3	\$8	\$741			
-	Imported Fill Subgrade Preparation	150	m3	\$30	\$4,500			
B.C.B.5	Preparation, trim and compact Pathway	300	m2	\$6	\$1,650			
B.C.B.6	100 thick concrete footpath with broomed finish	300 300	m2 m2	\$71 \$5	\$21,252			
	Sand fill below concrete footpath (100mm) Pram ramp	0	no	\$5 \$670	\$1,638 \$0			
B.C.B.9	Pram ramp including tactile Line Marking and Furniture	4	no	\$973	\$3,891			
B.C.B.10	Traffic sign TOTAL Shared Paths	4	no Item	\$450	\$1,800	\$37,010		
<u>B.C.C</u>	<u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling,							
B.C.C.1	excavation, and related overheads TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
<u>B.C.D</u>	<u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and							
B.C.D.1	backfill	115	m	\$233	\$26,801			



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	Side entry pits including liner, cover, excavation, and							
B.C.D.2	associated works	4	no	\$2,667	\$10,666			
	TOTAL Road Drainage		Item			\$37,467		
B.C.E	Preliminaries and Project Costs							
B.C.E.1	Traffic Management	5.0000	%	\$251,305	\$12,565			
D.0.L.1	Project Overheads and Preliminaries (Indirect			+-0.,000	+ ,			
B.C.E.2	Construction Costs)	15.0000	%	\$251,305	\$37,696			
B.C.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$251,305	\$18,848			
B.C.E.4	Risk Contingency Allowance	10.0000	%	\$320,414	\$32,041			
	TOTAL Preliminaries and Project Costs		ltem			\$101,150		
	TOTAL Briggs Road (Left in left out intersection)						\$352,455	
	TO THE Briggs Road (Left in left out intersection)						<i>φ</i> 002, 4 00	
B.D	<u>Caraway (Roundabout)</u>							
<u>B.D.A</u>	Road Works							
	Earthworks and Site Preparation	0.504		• •	*• • • • •			
B.D.A.1	Site Clearance (based on light shrubs)	2,504	m2	\$4	\$8,814			
B.D.A.2	Removal of topsoil 150mm and stockpile for later re-use	2,504	m2	\$2	\$4,031			
B.D.A.3	Cut to Fill - General Earthworks	752	m2 m3	\$8	\$6,189			
2.2.4.0				+-	Measured			
B.D.A.4	Detailed excavation - mill and profile	0	m3	\$19	elsewhere			
B.D.A.5	Imported Fill	1,252	m3	\$30	\$37,560			
	Subgrade Preparation				• · •			
B.D.A.6	Preparation, trim and compact	2,504	m2	\$6	\$13,772			
B.D.A.7	Sub Base and Base Course 100mm thick crushed rock base course	1,983	m2	\$8	\$16,300			
B.D.A.7 B.D.A.8	200mm thick compacted limestone sub base	1,905	m2	\$0 \$14	\$10,500 \$0			
B.D.A.9	250mm thick compacted limestone sub base	1,983	m2	\$17	\$34,663			
	Road Paving							
	30mm thick (AC10)		m2	\$18				
B.D.A.10	50mm thick (AC14)	1,518	m2	\$31	\$47,422			
	Extra over for 2% red oxide	1 5 1 9	m2 m2	\$6 \$4	¢6 122			
B.D.A.11	Primer seal Brick Paving	1,518	Item		\$6,133 \$0			
B D A 12	80 thick brick pavers	333	m2	\$100	\$33,333			
	30 thick compacted sand bed	180	m2	\$2	\$295			
	40 thick compacted sand bed (RAB)	153	m2	\$2	\$335			
	170mm thick compacted limestone	180	m2	\$11	\$2,047			
B.D.A.16	250mm thick compacted limestone sub base	153	m2	\$17	\$2,674			
	Concrete Paving 100 thick concrete paving with broomed finish	0	m2	\$71	\$0			
	Sand fill below concrete paving (100mm)	0	m2 m2	\$71	\$0 \$0			
0.0.7 10	Kerbing	Ū		ΨŬ	ΨŬ			
B.D.A.19	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK)	143	m	\$30	\$4,240			
	Barrier Kerb (BK)	54	m	\$53	\$2,869			
B.D.A.22	Concrete flush edge beam Line Marking and Furniture	0	m	\$67	\$0			
B D A 23	Line marking	53	m	\$6	\$336			
	Street sign post	1	no	\$122	\$122			
	Street name plate	2	no	\$199	\$398			
	Chevron sign	1	no	\$613	\$613			
B.D.A.27	Traffic sign	3	no	\$450	\$1,350			
	Landscaping Mulch to planter boxes (2m x 2m)	0	m2	\$16	\$0 \$0			
	Trees (100l)	0	no	\$506	\$0 \$0			
	Soft landscaping	227	m2	\$0	\$0			
	Landscape mix	57	m3	\$90	\$5,130			
	Other							
B.D.A.32	Allow for connection to existing Caraway Avenue TOTAL Road Works		item Item		\$5,000	\$235,407		
	Shared Paths							
<u>B.D.B</u>	Snared Pains Earthworks and Site Preparation							
B.D.B.1	Site Clearance (based on light shrubs)	356	m2	\$4	\$1,253			
	Removal of topsoil 150mm and stockpile for later re-use	356	m2	\$2	\$573			
B.D.B.3	Cut to Fill - General Earthworks	107	m3	\$8	\$881			
	Detailed excavation - mill and profile Imported Fill	178	m3	\$19 \$30	¢5 340			
B.D.B.4	Subgrade Preparation	170	m3	φου	\$5,340			
B.D.B.5	Preparation, trim and compact	356	m2	\$6	\$1,958			
	Pathway							
B.D.B.6	100 thick concrete footpath with broomed finish	356	m2	\$71	\$25,219			
	Sand fill below concrete path (100mm)	356	m2	\$5	\$1,944	1	1	



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

	Description	Quantity	UOM	Rate	Subtotal	Sub Section	Section Total	Road/ DOS Total
Code	Dram rama		20	¢670		Total		
B.D.B.8	Pram ramp Pram ramp including tactile	6	no no	\$670 \$973	\$5,836			
B.D.B.8 B.D.B.9	Tactile paving	10	m2	\$325	\$3,250			
0.0.0.3	Line Marking and Furniture	10		<i>Q</i> 020	<i>\\</i> 0,200			
B.D.B.10	Line marking	0	m	\$6	\$0			
	Street sign post	0	no	\$122	\$0			
	Street name plate	0	no	\$199	\$0			
	Chevron sign	0	no	\$613	\$0			
B.D.B.14	Traffic sign	2	no	\$450	\$900			
	Landscaping							
B.D.B.15	Mulch to planter boxes (2m x 2m)	0	m2	\$16	\$0			
B.D.B.16	Trees (100I)	0	no	\$506	\$0			
B.D.B.17	Soft landscaping	0	m2	\$0	\$0			
	TOTAL Shared Paths		Item			\$47,154		
B.D.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
B.D.C.1	excavation, and related overheads	4	no	\$3,442	\$13,767			
	TOTAL Street Lighting		Item			\$13,767		
<u>B.D.D</u>	Road Drainage							
	450dia reinforced concrete pipe including excavation and				* * * * * *			
B.D.D.1	backfill	130	m	\$233	\$30,297			
	150dia slotted PVC subsoil drainage pipe including	_			• -			
B.D.D.2	aggregate, geofabric and porous sand	0	m	\$189	\$0			
	Side entry pits including liner, cover, excavation, and			AA	A 1 A			
B.D.D.3	associated works	4	no	\$2,667	\$10,666			
	Drainage layer measured with landscaping		Note					
	TOTAL Road Drainage		Item			\$40,963		
<u>B.D.E</u>	Preliminaries and Project Costs							
B.D.E.1	Traffic Management	5.0000	%	\$337,290	\$16,865			
	Project Overheads and Preliminaries (Indirect				_			
B.D.E.2	Construction Costs)	15.0000	%	\$337,290	\$50,594			
B.D.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$337,290	\$25,297			
B.D.E.4	Risk Contingency Allowance	10.0000	%	\$430,045	\$43,005			
	TOTAL Preliminaries and Project Costs		Item			\$135,759		
	TOTAL Caraway (Roundabout)						\$473,050	
<u>B.E</u>	Portwine Avenue (Left in left out intersection)							
<u>B.E.A</u>	Road Works				1 0			
	Earthworks and Site Preparation	0.1.0		.	\$0			
B.E.A.1	Site Clearance (based on light shrubs)	816	m2	\$4	\$2,872			
B.E.A.2	Removal of topsoil 150mm and stockpile for later re-use	816	m2	\$2	\$1,314			
B.E.A.3	Cut to Fill - General Earthworks	245	m3	\$8	\$2,016			
B.E.A.4	Imported Fill	408	m3	\$30	\$12,240			
	Subgrade Preparation							
B.E.A.5	Preparation, trim and compact	816	m2	\$6	\$4,488			
	Sub Base and Base Course							
					\$0			
	100mm thick crushed rock base course	1,041	m2	\$8	\$8,557			
	250mm thick compacted limestone sub base	1,041 1,041	m2 m2	\$8 \$17	\$8,557 \$18,197			
B.E.A.7	250mm thick compacted limestone sub base Road Paving	1,041	m2	\$17	\$8,557 \$18,197 \$0			
B.E.A.7 B.E.A.8	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14)	1,041 516	m2 m2	\$17 \$31	\$8,557 \$18,197 \$0 \$16,120			
B.E.A.7 B.E.A.8 B.E.A.9	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide	1,041 516 90	m2 m2 m2	\$17 \$31 \$6	\$8,557 \$18,197 \$0 \$16,120 \$561			
B.E.A.7 B.E.A.8 B.E.A.9	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal	1,041 516	m2 m2	\$17 \$31	\$8,557 \$18,197 \$0 \$16,120			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing	1,041 516 90 516	m2 m2 m2 m2	\$17 \$31 \$6 \$4	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK)	1,041 516 90 516 60	m2 m2 m2 m2 m	\$17 \$31 \$6 \$4 \$25	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK)	1,041 516 90 516	m2 m2 m2 m2	\$17 \$31 \$6 \$4	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture	1,041 516 90 516 60 71	m2 m2 m2 m m m	\$17 \$31 \$6 \$4 \$25 \$30	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking	1,041 516 90 516 60 71 80	m2 m2 m2 m m m	\$17 \$31 \$6 \$4 \$25 \$30 \$6	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.14	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post	1,041 516 90 516 60 71 80 1	m2 m2 m2 m m m m no	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.14 B.E.A.15	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate	1,041 516 90 516 60 71 80 1 2	m2 m2 m2 m m m m no no	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.14 B.E.A.15	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign	1,041 516 90 516 60 71 80 1	m2 m2 m2 m m m m no	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping	1,041 516 90 516 60 71 80 1 2 2	m2 m2 m2 m m m no no no no	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping Soft landscaping	1,041 516 90 516 60 71 80 1 2 2 180	m2 m2 m2 m m m no no no no no no	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl.			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix	1,041 516 90 516 60 71 80 1 2 2 180 42	m2 m2 m2 m m m no no no no no m2 m3	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching	1,041 516 90 516 60 71 80 1 2 2 180 42 8	m2 m2 m2 m m m m no no no no m2 m3 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer	1,041 516 90 516 60 71 80 1 2 2 180 42	m2 m2 m2 m m m m no no no m2 m3 m2 m2 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780			
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching	1,041 516 90 516 60 71 80 1 2 2 180 42 8	m2 m2 m2 m m m m no no no no m2 m3 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242	\$79,030		
B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19 B.E.A.20	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer TOTAL Road Works	1,041 516 90 516 60 71 80 1 2 2 180 42 8	m2 m2 m2 m m m m no no no m2 m3 m2 m2 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242	\$79,030		
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer TOTAL Road Works <u>Shared Paths</u>	1,041 516 90 516 60 71 80 1 2 2 180 42 8	m2 m2 m2 m m m m no no no m2 m3 m2 m2 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242	\$79,030		
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19 B.E.A.20 B.E.B	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer TOTAL Road Works <u>Shared Paths</u> Earthworks and Site Preparation	1,041 516 90 516 60 71 80 1 2 2 180 42 8 180	m2 m2 m2 m m m no no no no no m2 m3 m2 m2 Item	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155 \$0	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242 Excl.	\$79,030		
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19 B.E.A.20	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer TOTAL Road Works <u>Shared Paths</u>	1,041 516 90 516 60 71 80 1 2 2 180 42 8	m2 m2 m2 m m m m no no no m2 m3 m2 m2 m2	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242	\$79,030		
B.E.A.7 B.E.A.8 B.E.A.9 B.E.A.10 B.E.A.11 B.E.A.12 B.E.A.13 B.E.A.13 B.E.A.14 B.E.A.15 B.E.A.16 B.E.A.17 B.E.A.18 B.E.A.19 B.E.A.20 B.E.B	250mm thick compacted limestone sub base Road Paving 50mm thick (AC14) Extra over for 2% red oxide Primer seal Kerbing Mountable Kerb (MK) Semi Mountable Kerb (SMK) Line Marking and Furniture Line marking Street sign post Street name plate Traffic sign Landscaping Soft landscaping Landscape mix Rock pitching Drainage layer TOTAL Road Works <u>Shared Paths</u> Earthworks and Site Preparation	1,041 516 90 516 60 71 80 1 2 2 180 42 8 180	m2 m2 m2 m m m no no no no no m2 m3 m2 m2 Item	\$17 \$31 \$6 \$4 \$25 \$30 \$6 \$122 \$199 \$450 \$0 \$90 \$155 \$0	\$8,557 \$18,197 \$0 \$16,120 \$561 \$2,085 \$1,526 \$2,105 \$507 \$122 \$398 \$900 Excl. \$3,780 \$1,242 Excl.	\$79,030		



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

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Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
B.E.B.3 B.E.B.4	Cut to Fill - General Earthworks Imported Fill	45 0	m3 m3	\$8 \$30	\$370 Excl.			
D.E.D.4	Subgrade Preparation	0	1110					
B.E.B.5	Preparation, trim and compact Pathway	150	m2	\$6	\$825			
B.E.B.6	100 thick concrete footpath with broomed finish	150	m2	\$71	\$10,626			
B.E.B.7	Sand fill below concrete footpath (100mm) Pram ramp	150 0	m2	\$5 \$670	\$819 \$0			
B.E.B.8 B.E.B.9	Pram ramp Pram ramp including tactile	2	no no	\$670 \$973	۵ 0 \$1,945			
	Line Marking and Furniture				<i>+ ·) - · -</i>			
B.E.B.10	Traffic sign TOTAL Shared Paths	2	no Item	\$450	\$900	\$16,255		
B.E.C	Street Lighting							
<u> </u>	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
B.E.C.1	excavation, and related overheads	2	no	\$3,442	\$6,883			
	TOTAL Street Lighting		ltem			\$6,883		
B.E.D	Road Drainage							
	450dia reinforced concrete pipe including excavation and							
B.E.D.1	backfill	65	m	\$233	\$15,148			
B.E.D.2	Side entry pits including liner, cover, excavation, and associated works	2	no	\$2,667	\$5,333			
D.L.D.2	TOTAL Road Drainage	2	Item	φ2,007	ψ0,000	\$20,481		
B.E.E	<u>Preliminaries and Project Costs</u> Traffic Management	5.0000	%	\$122,649	\$6,132			
B.E.E.1	Project Overheads and Preliminaries (Indirect	5.0000	70	\$122,049	Φ 0, 132			
B.E.E.2	Construction Costs)	15.0000	%	\$122,649	\$18,397			
B.E.E.3	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$122,649	\$9,199			
B.E.E.4	Risk Contingency Allowance TOTAL Preliminaries and Project Costs	10.0000	% Item	\$156,378	\$15,638	\$49,366		
	TOTAL Portwine Avenue (Left in left out intersection)		item			φ49,000	\$172,016	
	TOTAL Fortwine Avenue (Left in feit out intersection)						\$172,010	
<u>B.F</u>	Larsen Road (Roundabout)							
<u>B.F.A</u>	<u>Road Works</u> Earthworks and Site Preparation							
B.F.A.1	Site Clearance (based on light shrubs)	2,728	m2	\$4	\$9,603			
B.F.A.2	Removal of topsoil 150mm and stockpile for later re-use	2,728	m2	\$2 \$8	\$4,392 \$6,740			
B.F.A.3 B.F.A.4	Cut to Fill - General Earthworks Detailed excavation - mill and profile	819 900	m3 m2	\$8 \$19	\$6,740 \$17,082			
B.F.A.5	Imported Fill	1,316	m3	\$30	\$39,480			
	Subgrade Preparation							
B.F.A.6	Preparation, trim and compact Sub Base and Base Course	2,728	m2	\$6	\$15,004			
B.F.A.7	100mm thick crushed rock base course	2,139	m2	\$8	\$17,583			
B.F.A.8	250mm thick compacted limestone sub base	2,139	m2	\$17	\$37,390			
	Road Paving	4.070		0 04	* 50.000			
B.F.A.9 B.F.A.10	50mm thick (AC14) Primer seal	1,672 1,672	m2 m2	\$31 \$4	\$52,233 \$6,755			
D.1 (10	Brick Paving	1,012	Item	Ψ.	\$0			
	80 thick brick pavers	393	m2	\$100	\$39,339			
	30 thick compacted sand bed 40 thick compacted sand bed (RAB)	240 153	m2 m2	\$2 \$2	\$394 \$335			
	170mm thick compacted limestone	240	m2	پر \$11	\$2,729			
	250mm thick compacted limestone sub base	153	m2	\$17	\$2,674			
	Concrete Paving	0		¢71	¢0			
	100 thick concrete paving with broomed finish Sand fill below concrete paving (100mm)	0 0	m2 m2	\$71 \$5	\$0 \$0			
	Kerbing							
	Mountable Kerb (MK)	70	m	\$25	\$1,781			
	Semi Mountable Kerb (SMK) Barrier Kerb (BK)	146 54	m m	\$30 \$53	\$4,329 \$2,869			
D.I [.] .A.20	Concrete flush edge beam	57	m	\$53 \$67	Ψ2,009			
	Line Marking and Furniture							
	Line marking	70	m	\$6	\$444			
	Street sign post Street name plate	1 2	no no	\$122 \$199	\$122 \$398			
	Chevron sign	2	no no	\$199 \$613	\$398 \$0			
B.F.A.25	Traffic sign	4	no	\$450	\$1,800			
	Landscaping		-	±	\$0			
	Mulch to planter boxes (2m x 2m)	0 0	m2	\$16 \$506	\$0 \$0			
	Trees (100I) Soft landscaping	0 227	no m2	\$506 \$0	\$0 \$0			
	Landscape mix	57	m3	\$90	\$5,130			
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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

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Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
B.F.A.30	Other Allow for connection to existing Larsen Road TOTAL Road Works		item Item		\$15,000	\$283,605		
<u>B.F.B</u>	Shared Paths							
B.F.B.1	Earthworks and Site Preparation Site Clearance (based on light shrubs)	364	m2	\$4	\$1,281			
D.F.D. I			1112	Φ4				
B.F.B.2 B.F.B.3	Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks	364 110	m2 m3	\$2 \$8	\$586 \$905			
	Detailed excavation - mill and profile		m3	\$19				
B.F.B.4	Imported Fill Subgrade Preparation	182	m3	\$30	\$5,460			
B.F.B.5	Preparation, trim and compact Pathway	364	m2	\$6	\$2,002			
B.F.B.6	100 thick concrete footpath with broomed finish	364	m2	\$71	\$25,786			
B.F.B.7	Sand fill below concrete path (100mm) Pram ramp	364	m2 no	\$5 \$670	\$1,987			
B.F.B.8	Pram ramp including tactile	8	no	\$973	\$7,781 \$4,225			
B.F.B.9	Tactile paving Line Marking and Furniture	13	m2	\$325	\$4,225			
	Line marking Street sign post	0 0	m no	\$6 \$122	\$0 \$0			
B.F.B.12	Street name plate	0	no	\$199	\$0			
	Chevron sign Traffic sign	0 4	no no	\$613 \$450	\$0 \$1,800			
	Landscaping							
	Mulch to planter boxes (2m x 2m) Trees (100l)	0 0	m2 no	\$16 \$506	\$0 \$0			
	Soft landscaping	0	m2	\$0	\$0			
	TOTAL Shared Paths		Item			\$51,814		
<u>B.F.C</u>	<u>Street Lighting</u>							
B.F.C.1	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	4	no	\$3,442	\$13,767			
	TOTAL Street Lighting		Item			\$13,767		
<u>B.F.D</u>	Road Drainage							
B.F.D.1	450dia reinforced concrete pipe including excavation and backfill	130	m	\$233	\$30,297			
B.F.D.2	150dia slotted PVC subsoil drainage pipe including aggregate, geofabric and porous sand	0	m	\$189	\$0			
	Side entry pits including liner, cover, excavation, and							
B.F.D.3	associated works Drainage layer measured with landscaping	6	no Note	\$2,667	\$15,999			
	TOTAL Road Drainage		Item			\$46,296		
<u>B.F.E</u>	Preliminaries and Project Costs							
B.F.E.1	Traffic Management Project Overheads and Preliminaries (Indirect	5.0000	%	\$395,481	\$19,774			
B.F.E.2	Construction Costs)	15.0000	%	\$395,481	\$59,322			
B.F.E.3 B.F.E.4	Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance	7.5000 10.0000	% %	\$395,481 \$504,239	\$29,661 \$50,424			
	TOTAL Preliminaries and Project Costs		Item	,, <u>.</u>	<i>+,</i>	\$159,181	ATT 4 000	
	TOTAL Larsen Road (Roundabout)						\$554,663	
<u>B.G</u> B.G.A	<u>Utilitities</u> Power and Lighting (Western Power <u>)</u>							
	Relocate 228m of inground Power underground about							
B.G.A.1	20m - Provisional Sum Relocate one Overhead Power Pole on Thomas Road -	1	PS	\$206,441	\$206,441			
B.G.A.2	Provisional Sum	1	PS	\$46,501	\$46,501			
B.G.A.3	Relocate two Overhead Power Poles on Larsen Road - Provisional Sum	1	PS	\$93,002	\$93,002			
	TOTAL Power and Lighting (Western Power)		Item			\$345,944		
<u>B.G.B</u>	Communications (NBN / Telstra / Westnet / etc.)							
	Relocate 228m road length of communications related infrastructure about 20m from the current location -							
B.G.B.1	Provisional Sum	1	PS	\$112,098	\$112,098			
	Relocate approximatley 60m of communications related infrastructure about 20m from the current location at							
B.G.B.2	Larsen Road - Provisional Sum	1	PS	\$71,673	\$71,673			
	TOTAL Communications (NBN / Telstra / Westnet / etc.)		Item			\$183,771		
B.G.C	Water and Sewer (Water Corporation)							
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Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
B.G.C.1	Relocate 228m road length of water and sewer about 20m from the current location - Provisional Sum Relocate 60m of water and sewer about 20m from the	1	PS	\$229,023	\$229,023			
B.G.C.2	current location and relocate existing mahole at Larsen Road - Provisional Sum TOTAL Water and Sewer (Water Corporation)	1	PS Item	\$107,260	\$107,260	\$336,282		
<u>B.G.D</u>	Gas (ATCO)							
	No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
<u>B.G.E</u>	Preliminaries and Project Costs							
B.G.E.1	Traffic Management (Road not constructed but may require minor management at Thomas Road) Project Overheads and Preliminaries (Indirect	5.0000	%	\$865,997	\$43,300			
B.G.E.2	Construction Costs)	15.0000	%	\$865,997	\$129,900			
B.G.E.3	Project Owner's Cost (Planning and Design Costs)	5.0000	%	\$865,997	\$43,300			
B.G.E.4	Risk Contingency Allowance	10.0000	%	\$1,082,497	\$108,250			
	TOTAL Preliminaries and Project Costs TOTAL Utilitities		ltem			\$324,749	\$1,190,746	
A.A.A.7	Estimated Imported Fill	7,487	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	16,680	m3					
	Less Cut to Fill costed	0	m3	\$30	\$0			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "In	ported Fill	" sheet at the o	end of these co	ostings.	\$0	
	TOTAL Road - Indigo Parkway		ltem					\$7,898,777



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
_								
	ROAD - DOLEY ROAD							
<u>C.A</u>	Road Construction							
<u>C.A.A</u>	Road Works Earthworks and Site Preparation				\$0			
C.A.A.1	Site Clearance (based on light shrubs)	18,431	m2	\$4	\$64,877			
	Extra over for removal of trees	10,401	item	ΨŦ	\$20,704			
					+;			
C.A.A.3	Removal of topsoil 150mm and stockpile for later re-use	18,431	m2	\$2	\$29,674			
C.A.A.4	Cut to Fill - General Earthworks	6,956	m3	\$8	\$57,248			
-	Imported Fill	0	m3	\$30	Excl			
C.A.A.6	Form swale	4,757	m2	\$4	\$18,029			
0 A A 7	Subgrade Preparation	40.404		¢ 0	¢404.074			
C.A.A.7	Preparation, trim and compact Sub Base and Base Course	18,431	m2	\$6	\$101,371			
C.A.A.8	100mm thick crushed rock base course	10,345	m2	\$8	\$85,036			
	200mm thick compacted limestone sub base	10,345	m2	\$14	\$144,727			
	Road Paving	,			<i>•••••••••••••••••••••••••••••••••••••</i>			
	30mm thick (AC10)	8,918	m2	\$18	\$162,218			
C.A.A.11	Extra over for 2% red oxide	8,918	m2	\$6	\$55,559			
C.A.A.12	Primer seal	8,918	m2	\$4	\$36,029			
	Kerbing				\$0			
	Mountable Kerb (MK)	2,379	m	\$25	\$60,522			
	Kerb openings	67	no	\$350	\$23,450			
	Semi Mountable Kerb (SMK)	1,336	m	\$30 \$52	\$39,612			
	Barrier Kerb (BK) Concrete flush edge beam	1,190	m m	\$53 \$67	\$79,790			
C.A.A. 10	Line Marking and Furniture	1,190		φ07	\$79,790			
C.A.A.17	Line marking	2,379	m	\$6	\$15,083			
••••••	Landscaping	_,		+ -	+ ,			
C.A.A.18	Soft landscaping	6,738	m2	\$0	Excl.			
C.A.A.19	Landscape mix	1,685	m3	\$90	\$151,650			
	Rock pitching	397	m2	\$155	\$61,634			
C.A.A.21	Drainage layer	7,135	m2	\$0	Excl.			
	Other				#5 000			
	Allow for connection to existing Mead RAB asphalt		item		\$5,000 \$5,000			
	Remove exisitng median and kerbing Allow for making good existing asphalt as required		item item		\$5,000 \$20,000			
C.A.A.24	TOTAL Road Works		Item		\$20,000	\$1,237,212		
			Rom			ψ1,207,212		
C.A.B	Shared Paths							
	Earthworks and Site Preparation							
C.A.B.1	Site Clearance (based on light shrubs)	2,973	m2	\$4	\$10,465			
		2,973	m2	\$2	\$4,787			
	Removal of topsoil 150mm and stockpile for later re-use							
C.A.B.3	Cut to Fill - General Earthworks	892	m3	\$8	\$7,341			
C.A.B.3	Cut to Fill - General Earthworks Imported Fill		m3 m3					
C.A.B.3 C.A.B.4	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation	892 0	m3	\$8 \$30	\$7,341 Excl.			
C.A.B.3 C.A.B.4 C.A.B.5	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact	892		\$8	\$7,341			
C.A.B.3 C.A.B.4 C.A.B.5	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway	892 0 2,973	m3 m2	\$8 \$30 \$6	\$7,341 Excl. \$16,352			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish	892 0 2,973 2,973	m3	\$8 \$30 \$6 \$71	\$7,341 Excl. \$16,352 \$210,607			
C.A.B.3 C.A.B.4 C.A.B.5	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway	892 0 2,973	m3 m2 m2	\$8 \$30 \$6	\$7,341 Excl. \$16,352			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish	892 0 2,973 2,973	m3 m2 m2	\$8 \$30 \$6 \$71	\$7,341 Excl. \$16,352 \$210,607			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish	892 0 2,973 2,973 2,973	m3 m2 m2	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp	892 0 2,973 2,973	m3 m2 m2	\$8 \$30 \$6 \$71	\$7,341 Excl. \$16,352 \$210,607 \$16,233			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm)	892 0 2,973 2,973 2,973	m3 m2 m2 m2	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths	892 0 2,973 2,973 2,973	m3 m2 m2 m2 n0	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp	892 0 2,973 2,973 2,973	m3 m2 m2 m2 n0	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u>	892 0 2,973 2,973 2,973	m3 m2 m2 m2 n0	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling,	892 0 2,973 2,973 2,973	m3 m2 m2 m2 n0	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u>	892 0 2,973 2,973 2,973	m3 m2 m2 m2 n0	\$8 \$30 \$6 \$71 \$5	\$7,341 Excl. \$16,352 \$210,607 \$16,233	\$265,784		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections	\$265,784 \$79,160		
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included)	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections			
C.A.B.3 C.A.B.4 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included)	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u>	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and backfill (assuming Orton to Kinsella Ave already has the	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670 \$3,442	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections \$79,160			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u>	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and backfill (assuming Orton to Kinsella Ave already has the provisions based on aerial view)	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670 \$3,442	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections \$79,160			
C.A.B.3 C.A.B.5 C.A.B.6 C.A.B.7 C.A.B.8 <u>C.A.C</u> C.A.C.1 <u>C.A.D</u> C.A.D.1	Cut to Fill - General Earthworks Imported Fill Subgrade Preparation Preparation, trim and compact Pathway 100 thick concrete footpath with broomed finish Sand fill below concrete footpath (100mm) Pram ramp TOTAL Shared Paths <u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads (allowed for one side from Orton to Kinsella as other side already included) TOTAL Street Lighting <u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and backfill (assuming Orton to Kinsella Ave already has the	892 0 2,973 2,973 2,973 0	m3 m2 m2 m2 no Item	\$8 \$30 \$6 \$71 \$5 \$670 \$3,442	\$7,341 Excl. \$16,352 \$210,607 \$16,233 Included with intersections \$79,160			



Shire of Serpentine Jarrahdale DCP

DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
C.A.D.3	Side entry pits including liner, cover, excavation, and associated works Raised gully / bubble up pits including liner, cover, grate, excavation, rock pitching, and associated works (assuming Orton to Kinsella Ave already has the	0	no	\$2,667	CESP mesured at intersections, RAB's			
C.A.D.4	provisions based on aerial view) TOTAL Road Drainage	5	no Item	\$3,021	\$15,103	\$273,795		
<u>C.A.E</u> C.A.E.1	<u>Preliminaries and Project Costs</u> Traffic Management Project Overheads and Preliminaries (Indirect	5.0000	%	\$1,855,951	\$92,798			
C.A.E.3	Construction Costs) Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance TOTAL Preliminaries and Project Costs TOTAL Road Construction	15.0000 7.5000 10.0000	% % Item	\$1,855,951 \$1,855,951 \$2,366,337	\$278,393 \$139,196 \$236,634	\$747,020	\$2,602,971	
<u>С.В</u> <u>С.В.А</u> С.В.А.1	<u>Mead Street (Roundabout) - already constructed</u> <u>Road Works</u> Already Constructed TOTAL Road Works		Item		\$0	\$0		
<u>C.B.B</u> C.B.B.1	<u>Shared Paths</u> Already Constructed TOTAL Shared Paths		ltem		\$0	\$0		
<u>C.B.C</u> C.B.C.1	<u>Street Lighting</u> Already Constructed TOTAL Street Lighting		ltem		\$0	\$0		
<u>C.B.D</u> C.B.D.1	<u>Road Drainage</u> Already Constructed TOTAL Road Drainage		ltem		\$0	\$0		
	<u>Preliminaries and Project Costs</u> Already Constructed TOTAL Preliminaries and Project Costs TOTAL Mead Street (Roundabout) - already constructed		ltem		\$0	\$0	\$0	
<u>C.C</u> <u>C.C.A</u>	<u>Utilitities</u> Power and Lighting (Western Power)							
	No allowance has been made for Power diversions as it seems that the overhead lines have already been relocated underground from our desktop study TOTAL Power and Lighting (Western Power)		Note Item			\$0		
<u>С.С.В</u> С.С.В.1	<u>Communications (NBN / Telstra / Westnet / etc.)</u> Relocate 1189 m road length of communications related infrastructure about 20m from the current location - Provisional Sum	1	PS	\$358,231	\$358,231			
0.0.0.1	TOTAL Communications (NBN / Telstra / Westnet / etc.)	ľ	Item	ψ000,201	4000,20 T	\$358,231		
<u>C.C.C</u>	Water and Sewer (Water Corporation)							
C.C.C.1	Relocate 147m road length of water and sewer about 20m from the current location - Provisional Sum TOTAL Water and Sewer (Water Corporation)	1	PS Item	\$167,981	\$167,981	\$167,981		
<u>C.C.D</u>	<u>Gas (ATCO)</u>							
	No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
<u>C.C.E</u> C.C.E.1	<u>Preliminaries and Project Costs</u> Traffic Management Project Overheads and Preliminaries (Indirect	10.0000	%	\$526,212	\$52,621			
	Construction Costs) Project Owner's Cost (Planning and Design Costs)	15.0000 5.0000	% %	\$526,212 \$526,212	\$78,932 \$26,311			



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
C.C.E.4	Risk Contingency Allowance	10.0000	%	\$684,075	\$68,408			
	TOTAL Preliminaries and Project Costs		Item			\$226,271		
	TOTAL Utilitities						\$752,483	
A.A.A.7	Estimated Imported Fill	5,940	m3					
A.A.A.5	Total m3 of Cut to Fill - General Earthworks	7,848	m3					
	Less Cut to Fill costed	0	m3	\$30	\$0			
	Total Adjustment for Imported Fill (less Cut to Fill)	See "In	ported Fill	" sheet at the	end of these co	stings.	\$0	
	TOTAL Road – Doley Road		ltem					\$3,355,453



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	ROAD – WARRINGTON ROAD							
<u>D.A</u>	Road Construction							
<u>D.A.A</u>	<u>Road Works</u> Earthworks and Site Preparation				\$0			
D.A.A.1	Site Clearance (based on light shrubs)	12,898	m2	\$4	\$45,401			
D.A.A.2 D.A.A.3	Removal of topsoil 150mm and stockpile for later re-use Cut to Fill - General Earthworks	12,898 5,897	m2 m3	\$2 \$8	\$20,766 \$48,532			
D.A.A.3 D.A.A.4	Detailed excavation - mill and profile	6,756	m2	\$0 \$19	\$128,229			
	Imported Fill	0	m3	\$30	Excl.			
	Subgrade Preparation							
D.A.A.6	Preparation, trim and compact Sub Base and Base Course	19,654	m2	\$6	\$108,097			
D.A.A.7	100mm thick crushed rock base course	17,689	m2	\$8	\$145,404			
	200mm thick compacted limestone sub base	17,689	m2	\$14	\$247,469			
	Road Paving							
	30mm thick (AC10)	14,741	m2	\$18	\$268,139			
	Primer seal Kerbing	14,741	m2	\$4	\$59,554			
	Mountable Kerb (MK)	2,457	m	\$25	\$62,506			
	Line Marking and Furniture				\$0			
D.A.A.12	Line marking	2,457	m	\$6	\$15,577			
	Other Allow to connect to exisitng asphalt		item		\$5,000			
<i>D.</i>	TOTAL Road Works		Item		\$0,000	\$1,154,674		
<u>D.A.B</u>	Shared Paths							
D.A.B.1	Earthworks and Site Preparation Site Clearance (based on light shrubs)	6,142	m2	\$4	\$21,620			
D.A.D. I	one clearance (based on light shirdbs)	0,142	1112	Ψ	φ21,020			
D.A.B.2	Removal of topsoil 150mm and stockpile for later re-use	6,142	m2	\$2	\$9,889			
D.A.B.3	Cut to Fill - General Earthworks	1,843	m3	\$8	\$15,168			
D.A.B.4	Imported Fill Subgrade Preparation	0	m3	\$30	Excl.			
D.A.B.5	Preparation, trim and compact	6,142	m2	\$6	\$33,781			
	Pathway	- ,			, , -			
D.A.B.6	100 thick concrete footpath with broomed finish	6,142	m2	\$71	\$435,099			
D.A.B.7	Sand fill below concrete footpath (100mm)	6,142	m2	\$5	\$33,535			
					Included with			
D.A.B.8	Pram ramp	0	no	\$670	intersections	\$540,000		
	TOTAL Shared Paths		Item			\$549,092		
D.A.C	Street Lighting							
	6.5 SOR Street Light Pole incl. all conduits, light cabling,							
	excavation, and related overheads (allowed for one side only as per already constructed portion of road)	27	no	\$3,442	\$92,926			
D.A.C. I	TOTAL Street Lighting	21	Item	ψ0,442	<i>432,320</i>	\$92,926		
	5 5					, - ,		
	Road Drainage							
	450dia reinforced concrete pipe including excavation and backfill	1,169	m	\$233	\$272,435			
J.A.J. I		1,109		φ200	ψ <i>21</i> 2,433			
	Side entry pits including liner, cover, excavation, and							
D.A.D.2	associated works (to one side only at 30m spacings)	39	no	\$2,667	\$103,997			
	TOTAL Road Drainage		Item			\$376,432		
D.A.E	Preliminaries and Project Costs							
	Traffic Management	5.0000	%	\$2,173,124	\$108,656			
	Project Overheads and Preliminaries (Indirect Construction							
	Costs) Project Owner's Cost (Planning and Decign Costs)	15.0000	%	\$2,173,124 \$2,172,124	\$325,969 \$162,084			
	Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance	7.5000 10.0000	% %	\$2,173,124 \$2,770,733	\$162,984 \$277,073			
J.A.L.4	TOTAL Preliminaries and Project Costs	10.0000	Item	Ψ_, 110,100	Ψ211,010	\$874,682		
	TOTAL Road Construction						\$3,047,806	
			1	1				1
DB	Mead Street (Roundabout) - already constructed							
D.B D.B.A	<u>Mead Street (Roundabout) - already constructed</u> Road Works							



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Decention Duamity UM Part Part Part Part Part Part Part Part							Sub		_
Des. Summi Patts: TOTAL Street Lefting Image Image </th <th>Code</th> <th></th> <th>Quantity</th> <th></th> <th>Rate</th> <th>Subtotal</th> <th>Section Total</th> <th>Section Total</th> <th>Road/ DOS Total</th>	Code		Quantity		Rate	Subtotal	Section Total	Section Total	Road/ DOS Total
B.B. Namedy Constructed Item Item Item S0 S0 D.B.C. Stand Linitian So		TOTAL Road Works		Item			\$0		
DTAL Sense Pairs Item Item Item 90 DBC Statel Lifting OTAL Senset Lighting OTAL Senset Lighting Item 50 50 50 DBL Markey Constructed TOTAL Read Dentage Item 50 50 50 DBL Markey Constructed TOTAL Read Dentage Item 50 50 50 DBL Markey Constructed TOTAL Read Dentage Item 50 50 50 DESE Markey Constructed TOTAL Read Street (Reambackut) - arkety constructed Item 50 50 50 DESE Sent Charance (Sented Street (Reambackut) - arkety is the preparation DCA Sent Charance (Sented Street (Reambackut) - arkety is the preparation DCA 752 74 54 58.13 14 DCA Sent Charance (Sented Street (Reambackut) - arkety is the preparation DCA 752 74 58 58.13 14 14 DCA Sented Lift (Arkety Is the preparation DCA 50 513.772 54 56.133 14 14 14 14 14 14 14 14 14 14	<u>D.B.B</u>					AA			
D.B.C. Street Lighting (News): Constructed (Norta): Event Lighting (Norta): Event Lighting (Nort	D.B.B.1	-		Item		\$0	¢0		
B.B.C. Norway. Constructed TOTAL. Prolonization Constructed and Project Costs TOTAL. Prolinizations and project Costs TOTAL. Prolinizations Provide Till Image: Project Costs TOTAL Prolinizations Project Costs TOTAL Prolinization Project				nem			φU		
DTAL Street Lybring Item Item Item 90 D.B. Read Dramage 100 Herm 100 100 D.B. Read Dramage 100 100 100 100 D.B. Read Dramage 100 100 100 100 Profile Read Dramage 100 100 100 100 100 D.B.E. Read Dramage 100 100 100 100 D.B.E. Read Dramage 100 100 100 100 D.B.E. Read Dramage 100 100 100 100 100 D.B.E. Read Dramage 100 100 100 100 100 D.C.A. Read Dramage 100 100 100 100 100 D.C.A.S Read Dramage 100 100 100 100 100 D.C.A.S Read Dramage 100 100 100 100 100 100 D.C.A.S Read Dramage 100 100 100 100 100 100 D.C.A.S Read Dramage 100 100 100 100 100 100 D.C.A.S Read Dramage 100	D.B.C								
D.B.D. Basic Drainage Basic Drainage<	D.B.C.1	-		Itom		\$0	\$0		
B.B.D. Already Constructed Total Annaly Constructed 50 50 D.B.E. Prediminates and Project Costs Item Item 50 50 D.B.E. Already Constructed Item Item 50 50 D.B.E. Already Constructed Item Item 50 50 D.C. Total Annaly Constructed Item Item 50 50 D.C. Turner Read (Roundabout) - already Item Item 50 50 D.C. A. Rescuence (based on light shube) 2.604 m2 54 58.01 D.C. A. Rescuence (based on light shube) 2.604 m2 54 58.01 D.C. A. Rescuence (based on light shube) 2.604 m2 54 58.01 D.C. A. State Shube Course 1.833 m2 58 51.60 D.C. A. State Shube Course 1.883 m2 58 51.60 D.C. A. State Shube Course 1.883 m2 58 51.60 D.C. A. State Shube Course 1.680 m2 533 51 D.C. A. State Shube Course 1.680 m2 533 51 D.C. A. State Shube Course <td></td> <td></td> <td></td> <td>nem</td> <td></td> <td></td> <td>φU</td> <td></td> <td></td>				nem			φU		
DTAL Road Duringe item	D.B.D								
D.B.E. Preliminaries and Project Costs TOTAL Meed Street (Roundabout) - already constructed S0 S0 S0 D.C. D.C. D.C. D.C. D.C. D.C. D.C. D.C.	D.B.D.1	-		Item		\$0	02		
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Road Paving Construction Construction </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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D.C.B.7Sand fill below concrete path (100mm)356m2\$5\$1,944D.C.B.8Pram ramp including tactile6no\$973\$5,836D.C.B.9Tactile paving Line Marking and Furniture10m2\$325\$3,250D.C.B.10Traffic sign2no\$450\$900	DCB6	-	356	m2	\$71	\$25,219			
D.C.B.8Pram ramp including tactile6no\$973\$5,836D.C.B.9Tactile paving Line Marking and Furniture10m2\$325\$3,250D.C.B.10Traffic sign2no\$450\$900	D.C.B.7								
Line Marking and Furniture2no\$450\$900	D.C.B.8								
D.C.B.10 Traffic sign 2 no \$450 \$900	D.C.B.9		10	m2	\$325	\$3,250			
TOTAL Shared Paths Item \$41,814	D.C.B.10	Traffic sign	2	no	\$450	\$900			
		TOTAL Shared Paths		Item			\$41,814		



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
	<u>Street Lighting</u> 6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads TOTAL Street Lighting	4	no Item	\$3,442	\$13,767	\$13,767		
D.C.D.1	<u>Road Drainage</u> 450dia reinforced concrete pipe including excavation and backfill Side entry pits including liner, cover, excavation, and associated works TOTAL Road Drainage	130 4	m no Item	\$233 \$2,667	\$30,297 \$10,666	\$40,963		
D.C.E.1 D.C.E.2 D.C.E.3	Preliminaries and Project Costs Traffic Management Project Overheads and Preliminaries (Indirect Construction Costs) Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance TOTAL Preliminaries and Project Costs TOTAL Turner Road (Roundabout)	5.0000 15.0000 7.5000 10.0000	% % % Item	\$289,390 \$289,390 \$289,390 \$368,973	\$14,470 \$43,409 \$21,704 \$36,897	\$116,480	\$405,870	
	<u>Utilitities</u> <u>Power and Lighting (Western Power)</u> Relocate 1213m of Overhead Power underground - Provisional Sum TOTAL Power and Lighting (Western Power)	1	PS Item	\$1,600,386	\$1,600,386	\$1,600,386		
	<u>Communications (NBN / Telstra / Westnet / etc.)</u> Relocate 1213m road length of communications related infrastructure about 10m from the current location - Provisional Sum	1	PS	\$332,861	\$332,861	\$222.004		
	TOTAL Communications (NBN / Telstra / Westnet / etc.) <u>Water and Sewer (Water Corporation)</u> No allowance has been made for Water Corporation diversions as we do not see existing mains from our desktop study TOTAL Water and Sewer (Water Corporation)		Item Note Item			\$332,861 \$0		
	<u>Gas (ATCO)</u> No allowance has been made for ATCO diversions as we do not see existing valves from our desktop study TOTAL Gas (ATCO)		Note Item			\$0		
D.D.E.1 D.D.E.2 D.D.E.3	<u>Preliminaries and Project Costs</u> Traffic Management Project Overheads and Preliminaries (Indirect Construction Costs) Project Owner's Cost (Planning and Design Costs) Risk Contingency Allowance	10.0000 15.0000 5.0000 10.0000	% % %	\$1,933,247 \$1,933,247 \$1,933,247 \$2,513,221	\$193,325 \$289,987 \$96,662 \$251,322			
	TOTAL Preliminaries and Project Costs TOTAL Utilitities Estimated Imported Fill Total m3 of Cut to Fill - General Earthworks Less Cut to FillI costed	0 8,599 0	Item m3 m3 m3	\$30	<u>\$0</u>	\$831,296	\$2,764,543	
	Total Adjustment for Imported Fill (less Cut to Fill)	See "In	ported Fill	" sheet at the	end of these co	stings.	\$0	
	TOTAL Road – Warrington Road		ltem					\$6,218,219



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

ECOURTS)E.ASiteworks aE.A.ASite CleararE.A.BRemoval ofE.A.CCut to Fill - aE.A.DExcavation aE.A.ELevelling, grE.A.FWeed eradiE.A.GGgypsum srE.A.FWeed eradiE.A.GGgypsum srE.A.FVeed aradiE.A.FVeed aradiE.A.GGgypsum srE.A.H15 deep C-VE.A.H100 thick imE.A.JOrganic fertE.A.HForming badDrainage svDrainage svE.A.MMattingE.A.NAdjust existTOTAL SiteFrees mediaE.B.ASupply andE.B.BGround covE.B.CTrees mediaE.B.CTrees mediaE.B.Fno allowancTOTAL GraE.C.A100mm thicE.C.BSub Base aE.C.CSports surfaE.C.CSports surfaE.C.DCourt linemaFencing & CE.C.F1000 wide gTOTAL CourE.D.AFutsal goalsE.D.BBasketball pE.D.CStainless stE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.HLighting pole	y sance (based on light scrub) of topsoil 150mm and remove off-site - General Earthworks of 300mm across site on to 350 below finished levels to playing courts grading and compaction to final design levels	10,992 10,992 3,298 688 10,992 10,086 10,086 10,086 5,080	m2 m2 m3 m3 m2 m2 m2 m2	\$4 \$2 \$8 \$14 \$3	\$40,451 \$18,456 \$27,118 \$9,494		
E.ASiteworks ofE.A.ASite CleararE.A.BRemoval ofE.A.CCut to Fill - (E.A.DExcavation (E.A.FWeed eradiiE.A.FWeed eradiiE.A.FWeed eradiiE.A.FOrganic fertE.A.FOrganic fertE.A.FProtect andE.A.FProtect andE.A.FDrainage svE.A.H15 deep C-VE.A.I100 thick imE.A.JOrganic fertE.A.KProtect andE.A.KProtect andE.A.NAdjust existTOTAL SiteE.B.Grassing &E.B.ASupply andE.B.BGround covE.B.CTrees largeE.B.Fno allowancTOTAL GraE.C.Sub Base aE.C.A100mm thicE.C.BSolot surfaE.C.CSports surfaE.C.CSports surfaE.C.CSports surfaE.C.CSolot surfaE.C.F1000 wide gTOTAL CourE.D.BBasketball pE.D.CStainless strE.D.BBasketball pE.D.CTimber BollaE.D.FIndividual beE.D.FIndividual beE.D.FIndividual beE.D.FIndividual beE.D.HLighting pole	rance (based on light scrub) of topsoil 150mm and remove off-site I - General Earthworks of 300mm across site on to 350 below finished levels to playing courts adication a soil conditioner C-Wise Horticulture soil conditioner imported turf sand fertilizer to turf nd retain existing trees batter using existing soil on site	10,992 3,298 688 10,992 10,086 10,086 10,086 5,080	m2 m3 m3 m2 m2	\$2 \$8 \$14 \$3	\$18,456 \$27,118		
E.A.B Removal of E.A.C Cut to Fill - (E.A.C Cut to Fill - (E.A.F Excavation : E.A.F Weed eradii E.A.G Ggypsum se E.A.F Weed eradii E.A.G Ggypsum se E.A.H 15 deep C-\ E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.L Forming bat Drainage sv E.A.M matting E.A.N Adjust exist TOTAL Site E.B. Grassing & E.B.A Supply and E.B.B Ground cov E.B.C Trees media E.B.D Trees large E.B.E Irrigation E.B.F no allowanc TOTAL Gra E.C. Sports surfa E.C.S Sports surfa E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless st E.D.C Timber Bolla E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be	of topsoil 150mm and remove off-site I - General Earthworks of 300mm across site on to 350 below finished levels to playing courts adication a soil conditioner C-Wise Horticulture soil conditioner imported turf sand fertilizer to turf nd retain existing trees batter using existing soil on site	10,992 3,298 688 10,992 10,086 10,086 10,086 5,080	m2 m3 m3 m2 m2	\$2 \$8 \$14 \$3	\$18,456 \$27,118		
E.A.C Cut to Fill - 4 E.A.D Excavation f E.A.F Veed eradii E.A.F Weed eradii E.A.G Ggypsum se E.A.H 15 deep C-V E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.K Protect and E.A.L Forming bat Drainage sv E.A.M matting E.A.N Adjust exist TOTAL Site E.B Grassing & E.B.A Supply and E.B.D Trees large E.B.E Irrigation E.B.F no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless st E.D.G Timber Bolla E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.H Lighting pole	 General Earthworks of 300mm across site on to 350 below finished levels to playing courts grading and compaction to final design levels adication adication conditioner C-Wise Horticulture soil conditioner imported turf sand ertilizer to turf nd retain existing trees batter using existing soil on site 	3,298 688 10,992 10,086 10,086 10,086 5,080	m3 m3 m2 m2	\$8 \$14 \$3	\$27,118		
E.A.D Excavation E.A.E Levelling, gu E.A.F Weed eradii E.A.G Ggypsum se E.A.H 15 deep C-V E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.K Protect and E.A.K Protect and E.A.K Protect and E.A.K Protect and E.A.K Protect and E.A.N Adjust exist TOTAL Site E.B Grassing & E.B.A Supply and E.B.C Trees media E.B.C Trees media E.B.C Trees large E.B.E Irrigation E.B.F no allowanc TOTAL Gra E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.H Lighting pole	on to 350 below finished levels to playing courts grading and compaction to final design levels adication n soil conditioner C-Wise Horticulture soil conditioner imported turf sand fertilizer to turf nd retain existing trees batter using existing soil on site	688 10,992 10,086 10,086 10,086 5,080	m3 m2 m2	\$14 \$3			
E.A.E Levelling, gu E.A.F Weed eradii E.A.G Ggypsum sa E.A.H 15 deep C-V E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.L Forming bat Drainage sv E.A.M matting E.A.N Adjust exist TOTAL Site E.B. Grassing & E.B.A Supply and E.B.B Ground cov E.B.C Trees medii E.B.D Trees large E.B. Irrigation E.B.F no allowanc TOTAL Gra E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.F 1000 wide g TOTAL Cour E.C.F 1000 wide g TOTAL Cour E.D.A Futsal goals E.D.A Futsal goals E.D.A Futsal goals E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.H Lighting pole	grading and compaction to final design levels adication a soil conditioner C-Wise Horticulture soil conditioner imported turf sand fertilizer to turf nd retain existing trees batter using existing soil on site	10,992 10,086 10,086 10,086 5,080	m2 m2	\$3	\$9,494		
E.A.F Weed eradi E.A.G Ggypsum sis E.A.H 15 deep C-V E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.K Protect and E.A.L Forming ball Drainage sis E.A.M matting E.A.N Adjust exist TOTAL Site E.B.A Supply and E.B.B Ground cov E.B.C Trees medit E.B.D Trees large E.B.E Irrigation Provisional 3 E.B.F no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.F 1000 wide g TOTAL Court E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.C Stainless str E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.H Lighting pole	adication a soil conditioner C-Wise Horticulture soil conditioner imported turf sand ertilizer to turf nd retain existing trees batter using existing soil on site	10,086 10,086 10,086 5,080	m2			1	
E.A.F Weed eradi E.A.G Ggypsum sis E.A.H 15 deep C-V E.A.I 100 thick im E.A.J Organic fert E.A.K Protect and E.A.K Protect and Drainage sis E.A.K Protect and E.A.L Forming ball Drainage sis E.A.M Adjust exist TOTAL Site E.B. Ground cov E.B.C Trees medit E.B.D Trees large E.B.E Irrigation E.B.F no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.C Sports surfa E.C.F 1000 wide g TOTAL Cour E.C.F 1000 wide g TOTAL Cour E.D.A Futsal goals E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.C Timber Bolla E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.H Lighting pole	adication a soil conditioner C-Wise Horticulture soil conditioner imported turf sand ertilizer to turf nd retain existing trees batter using existing soil on site	10,086 10,086 5,080			\$36,274		
E.A.GGgypsum signedE.A.H15 deep C-VE.A.I100 thick imE.A.JOrganic fertE.A.KProtect andE.A.LForming batDrainage signedDrainage signedE.A.MMattingE.A.NAdjust existTOTAL SiteE.B.BGround covE.B.CTrees mediaE.B.CTrees largeE.B.Fno allowancTOTAL GraE.C.CourtsSub Base aE.C.A100mm thicE.C.B.Fno allowancTOTAL GraE.C.CSports surfaE.C.CSports surfaE.C.CSports surfaE.C.CSolo high ciE.C.F1000 wide gTOTAL CourE.D.AFutsal goalsE.D.BBasketball pE.D.CStainless strE.D.BDrinking fouE.D.FIndividual beE.D.FIndividual beE.D.FIndividual beE.D.FIndividual beE.D.FIndividual beE.D.HLighting pole	C-Wise Horticulture soil conditioner imported turf sand ertilizer to turf nd retain existing trees batter using existing soil on site	10,086 5,080	m2	\$1	\$5,900		
E.A.I100 thick imE.A.JOrganic fertE.A.KProtect andE.A.KProtect andDrainage svE.A.MForming batDrainage svE.A.MAdjust existTOTAL SiteE.B.Grassing &E.B.ASupply andE.B.BGround covE.B.CTrees mediaE.B.CTrees largeE.B.Fno allowancTOTAL GraE.C.CourtsSub Base aE.C.A100mm thicE.C.BSoprits surfaE.C.CSports surfaE.C.DCourt linemaFencing & CE.C.F1000 wide gTOTAL CourE.D.AFutsal goalsE.D.AFutsal goalsE.D.BBasketball pE.D.CStainless strE.D.FIndividual baseE.D.FIndividual baseE.D.FIndividual baseE.D.GTimber BollaE.D.HLighting pole	imported turf sand ertilizer to turf nd retain existing trees batter using existing soil on site	5,080		\$2	\$17,045		
E.A.J Organic fert E.A.K Protect and E.A.K Protect and Drainage sw E.A.M matting E.A.N Adjust exist TOTAL Site E.B. Grassing & E.B.A Supply and E.B.B Ground cov E.B.C Trees medit E.B.D Trees large E.B.E Irrigation Provisional 1 E.B.F no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual ba E.D.F Individual ba E.D.H Lighting pole	ertilizer to turf nd retain existing trees batter using existing soil on site		m2	\$5	\$55,070		
E.A.K Protect and E.A.K Forming bat Drainage sv E.A.M matting E.A.N Adjust exist TOTAL Site E.B. Grassing & E.B.A Supply and E.B.B Ground cov E.B.C Trees medit E.B.D Trees large E.B.E Irrigation Provisional 1 E.B.F no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Cou E.D.F Indovidual bas E.D.B Basketball p E.D.C Stainless sta E.D.F Individual bas E.D.F Individual bas E.D.F Individual bas E.D.F Individual bas E.D.F Individual bas E.D.F Individual bas	nd retain existing trees batter using existing soil on site		m2	\$5	\$25,095		
E.A.LForming bat Drainage svE.A.MmattingE.A.NAdjust exist TOTAL SiteE.B.Grassing & Gound covE.B.ASupply and Ground covE.B.CTrees medic Trees largeE.B.CTrees medic Trees largeE.B.Fno allowanc TOTAL GradE.C.A250mm thic Playing surfE.C.CSports surfa E.C.DE.C.F1000 wide g TOTAL CourdE.C.F1000 wide g TOTAL CourdE.D.AFutsal goals E.D.BE.D.BBasketball p E.D.CE.D.CStainless strE.D.DDrinking fou E.D.FE.D.FIndividual be E.D.FE.D.GTimber Bolla E.D.HE.D.HLighting pole	batter using existing soil on site	5,080	m2	\$1	\$5,944		
E.A.LForming bat Drainage svE.A.MmattingE.A.NAdjust exist TOTAL SiteE.B.Grassing & E.B.AE.B.BGround covE.B.CTrees medicE.B.CTrees medicE.B.CTrees largeE.B.Fno allowanceTOTAL GraveE.C.A100mm thicE.C.BSub Base aE.C.A100mm thicE.C.BSolo high cE.C.CSports surfaE.C.CSports surfaE.C.DCourt linema Fencing & CE.C.F1000 wide gTOTAL CourdE.D.AE.D.BBasketball pE.D.CStainless stainless stainle		28	no	\$190	\$5,320		
E.A.M matting E.A.N Adjust exist TOTAL Site B.B.A Supply and E.B.A Supply and E.B.C Trees media E.B.C Trees media E.B.C Trees media E.B.C Trees large E.B.E Irrigation Provisional E.B.F no allowanc TOTAL Gra E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	swale including excavation, drainage cells and	1,333	m2	\$6	\$8,331		
E.A.M matting E.A.N Adjust exist TOTAL Site B.B.A Supply and E.B.A Supply and E.B.C Trees media E.B.C Trees media E.B.C Trees media E.B.C Trees large E.B.E Irrigation Provisional E.B.F no allowanc TOTAL Gra E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	since more any croaverion, dramage cells and						
E.A.NAdjust exist TOTAL SiteE.BGrassing & E.B.AE.B.ASupply and Ground coveE.B.CTrees media Trees largeE.B.DTrees media Trees largeE.B.EIrrigationE.B.Fno allowance TOTAL GradE.CCourts Sub Base a E.C.AE.C.A100mm thic Playing surfE.C.CSports surfa E.C.DC.C.E3600 high c E.C.FE.C.F1000 wide g TOTAL CourtE.DLandscapin EquipmentE.D.AFutsal goals E.D.BE.D.BBasketball p E.D.CE.D.CStainless stE.D.FIndividual be E.D.FE.D.GTimber Bolla E.D.HE.D.HLighting pole	C C	771	m3	\$50	\$38,550		
E.B. E.B.AGrassing & B.B.E.B.ASupply and Ground cowE.B.BGround cowE.B.CTrees mediaE.B.DTrees largeE.B.EIrrigationE.B.Fno allowance TOTAL GradE.C.A250mm thic Playing surfE.C.CSports surfaE.C.DCourt linema Fencing & CE.C.F1000 wide g TOTAL CourdE.D.AFutsal goalsE.D.BBasketball p E.D.CE.D.CStainless strE.D.DDrinking fou E.D.FE.D.FIndividual be E.D.GE.D.GTimber Bolla E.D.HE.D.HLighting pole	isting fence for carpark entry	1	Item	\$2,780	\$2,780	1	
E.B.A Supply and E.B.B Ground cov E.B.C Trees media E.B.D Trees large E.B.E Irrigation Provisional : Provisional : E.B.F no allowance TOTAL Grave Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa Fencing & C E.C.F 1000 wide g TOTAL Courd E.D E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.F Individual be E.D.G Timber Bolia	Siteworks & Earthworks					\$296,000	
E.B.B Ground cov E.B.C Trees media E.B.D Trees large E.B.E Irrigation Provisional - no allowanc TOTAL Gra E.C. Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	a & Irrigation						
E.B.C Trees media E.B.D Trees large E.B.E Irrigation Provisional : E.B.F no allowanc TOTAL Gra E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Court E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	nd lay roll on turf including maintaining	5,080	m2	\$25	\$127,000	1	
E.B.D Trees large E.B.E Irrigation Provisional : Provisional : E.B.F no allowance TOTAL Grave TOTAL Grave E.C Courts Sub Base a Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfat Fencing & C E.C.C Sports surfat E.C.C.B 3600 high cl E.C.F 1000 wide g TOTAL Courd E E.D.A Futsal goals E.D.A Futsal goals E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Boliz E.D.H Lighting pole	over including planting	5,006	m2	\$15	\$75,090		
E.B.E Irrigation Provisional Provisional Provisional Provisional E.B.F no allowance TOTAL Grad E.C Courts Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfat E.C.D Court linema Fencing & C E.C.F 1000 wide g TOTAL Courd E.D.F Individual goals E.D.A Futsal goals E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolia E.D.H Lighting pole	edium including irrigation	12	no	\$520	\$6,240		
E.B.FProvisional i no allowanc TOTAL GradE.C.Courts Sub Base a E.C.AE.C.A100mm thic Elaying surfE.C.B250mm thic Playing surfE.C.CSports surfa E.C.DCourt linema Fencing & CE.C.F1000 wide g TOTAL CourdE.D.AFutsal goalsE.D.AFutsal goalsE.D.BBasketball p E.D.CE.D.CStainless strE.D.DDrinking fou Long Timber BollaE.D.FIndividual be E.D.GE.D.GTimber BollaE.D.HLighting pole	ge including irrgation	4	no	\$1,080	\$4,320		
E.B.F no allowanc TOTAL Grave E.C. Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surface E.C.D Court linemace Fencing & C E.C.E 3600 high cl E.C.F 1000 wide ge TOTAL Courd Landscapin E.D.A Futsal goals E.D.A Futsal goals E.D.B Basketball pe E.D.C Stainless stream E.D.D Drinking four E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole		10,086	m2	\$10	\$100,860		
E.C.Courts Sub Base aE.C.A100mm thicE.C.B250mm thic Playing surfE.C.CSports surfaE.C.DCourt linema Fencing & CE.C.E3600 high cE.C.F1000 wide g TOTAL CourdE.D.AFutsal goalsE.D.BBasketball pE.D.CStainless stainE.D.DDrinking fou E.D.FIndividual be E.D.GTimber BollaE.D.HLighting pole	al sum allowance for pumps, bores and controls -						
E.C Courts Sub Base a Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E E.C.E 3600 high c E.C.F 1000 wide g TOTAL Courd Court linema E.D.F 1000 wide g TOTAL Courd E E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking four E.D.F Individual be E.D.F Individual be E.D.G Timber Boliz E.D.H Lighting pole	nce for storage tank	1	Item	\$50,000	\$50,000		
Sub Base a E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D. Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	Brassing & Irrigation					\$364,000	
E.C.A 100mm thic E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D.A Futsal goals E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole							
E.C.B 250mm thic Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D. Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	_	1 000		* 0	¢40.007		
Playing surf E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high c E.C.F 1000 wide g TOTAL Court E.D Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless stainless stainless stainless E.D.D Drinking four E.D.F Individual be E.D.G Timber Boliz E.D.H Lighting pole	hick crushed rock base course	1,226	m2	\$8	\$10,067		
E.C.C Sports surfa E.C.D Court linema Fencing & C E.C.E 3600 high cl E.C.F 1000 wide g TOTAL Cou E.D. Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	hick compacted limestone sub base	1,226	m2	\$17	\$21,430		
E.C.D Court linema Fencing & G E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole		1 006		¢155	¢100.020		
Fencing & G E.C.E 3600 high cl E.C.F 1000 wide g TOTAL Cou E.D Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	Irface on prepared surface	1,226 353	sqm	\$155	\$190,030		
E.C.E 3600 high c E.C.F 1000 wide g TOTAL Cou E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	-	353	m	\$10	\$3,530		
E.C.F 1000 wide g TOTAL Cou E.D. Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	n chainlink fence with tubular posts	237	m	\$150	\$35,550		
TOTAL Council E.D Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking four E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole		237	m no	\$130 \$480	\$35,550 \$960		
E.D. Landscapin Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	-	2	no	\$40 0	\$90U	\$262,000	
Equipment E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	ourts					\$262,000	
E.D.A Futsal goals E.D.B Basketball p E.D.C Stainless str E.D.D Drinking fou E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	ping & Equipment nt						
E.D.B Basketball p E.D.C Stainless sta E.D.D Drinking fou E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	als including net	4	no	\$3,432	\$13,727	1	
E.D.C Stainless str E.D.D Drinking fou E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	Il post including ring and backboard	4	no	\$4,482	\$17,927		
E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	steel bin enclosures	2	no	\$7,236	\$14,472		
E.D.E Continuous E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	fountain stainless steel including water supply	1	no	\$10,120	\$10,120		
E.D.F Individual be E.D.G Timber Bolla E.D.H Lighting pole	us seating fixed to ground	41	m	\$1,364	\$55,904	1	
E.D.G Timber Bolla E.D.H Lighting pole	bench seats 3000 long fixed to ground	2	no	\$3,182	\$6,363	1	
E.D.H Lighting pole	ollards @1200 spacing	159	no	\$121	\$19,239	1	
	poles for paths	16	no	\$5,500	\$88,000	1	
E.D.I Lighting for	or courts	4	no	\$20,000	\$80,000		
E.D.J Stainless st Provisional	steel bike rack to suit 5 bikes fixed to ground al Sums	1	no	\$3,000	\$3,000		
	al sum allowance for shade structures comprising f similar to a gazebo	2	no	\$20,000	\$40,000		
				+_0,000	+ ,		
	al sum allowance for K9700 Parkland automated	4		¢00.000	¢00.000	1	
	ets including full fitout and installation	1	no	\$80,000	\$80,000	1	
	al auna allauranaa fan sinn sins	1	item	\$5,000	\$5,000	¢ 40 4 000	
TOTAL Lan	al sum allowance for signage					\$434,000	
	al sum allowance for signage andscaping & Equipment		I		1 '	1	
-	andscaping & Equipment						1
E.E.A Preparation Sub Base a	andscaping & Equipment	793	m2	\$8	\$6,566		



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
Code E.E.B	100mm thick crushed rock base course	518	m2	\$8		\$4,253		
E.E.C	250mm thick compacted limestone sub base	518	m2	ه ه \$17		\$4,255 \$9,055		
E.E.C	Asphalt Paving	510	1112	φ17		ψ9,000		
E.E.D	30mm thick (AC10)	518	m2	\$19		\$9,847		
E.E.E	Primer seal	518	m2	\$15 \$4		\$2,186		
L.L.L		510	1112	ΨŦ		ψ2,100		
	Concrete Paving							
E.E.F	100 thick grey concrete footpath with broomed finish	1,446	m2	\$74		\$106,888		
E.E.G	Sand fill below concrete footpath (100mm)	276	m2	\$6		\$1,574		
E.E.H	Pram ramp	1	no	\$670		\$670		
	Kerbing							
E.E.I	Mountable Kerb (MK)	126	m	\$50		\$6,300		
E.E.J	Mowing kerb	62	m	\$50		\$3,100		
	Miscellaneous							
E.E.K	Line marking	60	m	\$6		\$380		
	Crossovers							
	Public crossovers to carpark including addditional traffic							
E.E.L	management	2	no	\$10,000		\$20,000		
	TOTAL Roadworks & Pavings						\$171,000	
<u>E.F</u>	Drainage							
E.F.A	150 diameter pipe including excavation and backfill	399	m	\$143		\$56,858		
E.F.B	Buried flushing points	2	no	\$500		\$1,000		
E.F.C	Headwall, rock pitching, and associated works	1	no	\$3,021		\$3,021		
	Stormwater drainage to carpark including excavation,	- 10				• • - - • •		
E.F.D	backfill, pits, grates and pipework	518	m2	\$30		\$15,540		
	TOTAL Drainage						\$77,000	
E.G	Preliminaries & Project Costs							
E.G.A	Traffic Management	0.0000	%	\$1,604,000		\$0		
	Project Overheads and Preliminaries (Indirect Construction							
E.G.B	Costs)	10.0000	%	\$1,604,000		\$160,400		
E.G.C	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$1,604,000		\$120,300		
E.G.D	Risk Contingency Allowance	10.0000	%	\$1,884,700		\$188,470	• • • • • • • •	
	TOTAL Preliminaries & Project Costs						\$470,000	
	TOTAL District Open Space – The Glades (Futsal		Item					\$0.074.000
	courts)		Item					\$2,074,000



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
F	DISTRICT OPEN SPACE – ORTON ROAD OVAL							
<u>F.A</u>	Siteworks & Earthworks							
F.A.A	Site Clearance (based on light shrubs)	43,875	m2	\$4		\$161,460		
F.A.B	Removal of topsoil 150mm and remove off-site	43,875	m2	\$2		\$73,666		
F.A.C	Cut to Fill - General Earthworks of 300mm across site	13,163	m3	\$8		\$108,233		
F.A.D	Levelling, grading and compactionto final design levels	43,875	m2	\$3		\$144,788		
F.A.E	Weed eradication	43,875	m2	\$1		\$25,667		
F.A.F	Excavation to 300 below finished levels	13,163	m2	\$14 #20		\$181,649		
F.A.G	Clean sand fill to oval	13,163	m3	\$30		\$394,890		
F.A.H	Ggypsum soil conditioner	43,875	m2	\$2		\$74,149		
F.A.I	15 deep C-Wise Horticulture soil conditioner	43,875	m2	\$5		\$239,558		
F.A.J	100 thick imported turf sand	43,875	sqm	\$5		\$216,743		
F.A.K	Organic fertilizer to turf TOTAL Siteworks & Earthworks	43,875	sqm	\$1		\$51,334	\$1,673,000	
<u>F.B</u>	Grassing & Irrigation							
F.B.A	Supply and lay roll on turf including maintaining	43,875	sqm	\$20		\$877,500		
F.B.B	Irrigation	43,875	sqm	\$8		\$351,000		
1.0.0	Provisional sum allowance for pumps, bores and controls -	40,010	oqiii	ΨC		\$001,000		
F.B.C	no allowance for storage tank	1	Item	\$80,000		\$80,000	\$1,309,000	
	TOTAL Grassing & Irrigation						\$1,309,000	
<u>F.C</u>	Landscaping & Equipment Equipment							
	AFL goal posts (set of 8) including sleeves, footings,							
F.C.A	cages and post padding	1	no	\$7,406		\$7,406		
F.C.B	Timber Bollards @1200 spacing	188	no	\$121		\$22,748		
F.C.C	Line marking to oval							
F.C.C.1	Allow 2 guys 1 day	16	hrs	\$100	\$1,600			
F.C.C.2	Equipment	1	no	\$1,000	\$1,000			
F.C.C.3	Profit				\$260			
	TOTAL Line marking to oval	710	m	\$4		\$2,860		
	Provisional Sums							
F.C.D	Provisional sum allowance for signage	1	item	\$5,000		\$5,000		
	TOTAL Landscaping & Equipment						\$39,000	
	Drainago							
F.D F.D.A	Drainage 150 diameter pipe including excavation and backfill	1,300	m	\$143		\$185,250		
F.D.A		1,000		φ140		ψ100,200		
	TOTAL Drainage						\$186,000	
F.E	Preliminaries & Project Costs							
F.E.A	Traffic Management	0.0000	%	\$3,207,000		\$0		
	Project Overheads and Preliminaries (Indirect Construction			. , . ,				
F.E.B	Costs)	10.0000	%	\$3,207,000		\$320,700		
F.E.C	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$3,207,000		\$240,525		
F.E.D	Risk Contingency Allowance	10.0000	%	\$3,768,225		\$376,823		
	TOTAL Preliminaries & Project Costs			-			\$939,000	
	TOTAL District Open Space – Orton Road Oval		Item					\$4,146,000
								,

M:Strategic Planning\Coordinator Development Contributions (Sally)\DCA1_12. Amendment 2081. Amendment 208 - Updated for Gazettal\DCA1 - DCP7DCA 1 - Byford Traditional Infrastructure DCP Infra Costs DCP7



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional Infrastructure - Update

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
G	DISTRICT OPEN SPACE – ORTON ROAD WETLAND REHABILITATION							
<u>G.A</u>	Siteworks & Earthworks							
G.A.A	Site Clearance (based on light shrubs)	69,716	m2	\$4		\$256,555		
G.A.B	Removal of topsoil 150mm and remove off-site	69,716	m2	\$2		\$117,053		
G.A.C	Cut to Fill - General Earthworks of 300mm across site	20,915	m3	\$8		\$171,974		
G.A.D	Levelling, grading and compaction to final design levels	69,716	m2	\$3		\$230,063		
G.A.E	Allow for 50 deep mulch	60,623	m2	\$12		\$727,476		
G.A.F	Allow for wetland vegetation planting	60,623	m2	\$8		\$484,984		
0	TOTAL Siteworks & Earthworks					<i> </i>	\$1,988,104	
<u>G.B</u>	Roadworks & Pavings Subgrade Preparation							
G.B.A	Preparation, trim and compact	9,094	m2	\$8		\$75,298		
	Paving							
G.B.B	25 thick red asphalt paving	9,094	m2	\$58		\$522,905		
G.B.C	Sand fill below footpath (100mm)	9,094	m2	\$6		\$51,872		
	TOTAL Roadworks & Pavings						\$650,075	
G.C	Preliminaries & Project Costs							
G.C.A	Traffic Management	0.0000	%	\$2,638,180		\$0		
	Project Overheads and Preliminaries (Indirect Construction							
G.C.B	Costs)	10.0000	%	\$2,638,180		\$263,818		
G.C.C	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$2,638,180		\$197,863		
G.C.D	Risk Contingency Allowance	10.0000	%	\$3,099,861		\$309,986		
	TOTAL Preliminaries & Project Costs						\$771,668	
	TOTAL District Open Space – Orton Road Wetland							
	Rehabilitation		Item					\$3,409,848

M:Strategic Planning/Coordinator Development Contributions (Sally).DCA1_22. Amendment 2083. Amendment 208 - Updated for Gazettal/DCA1 - DCP7/DCA1 - Bylord Traditional Infrastructure DCP Infra Costs DCP7



Shire of Serpentine Jarrahdale DCP DCA 1 - Byford Traditional DCP

Code	Description	Quantity	UOM	Rate	Subtotal	Sub Section Total	Section Total	Road/ DOS Total
G <u>G.A</u>	DISTRICT OPEN SPACE – LOT 33 Hopkinson Road DISTRICT SPORTING SPACE							
<u>G.A</u> .A	Siteworks & Earthworks	46.000	m2	¢Λ		¢160.290		
G.A.A G.A.B	Site Clearance (based on light shrubs) Removal of topsoil 150mm and remove off-site	46,000 46,000	m2 m2	\$4 \$2		\$169,280 \$77,234		
G.A.C	Cut to Fill - General Earthworks of 300mm across site	13,800	m3	\$8		\$113,471		
G.A.D	Levelling, grading and compaction to final design levels	46,000	m2	\$3		\$151,800		
G.A.E	Weed eradication	46,000	m2	\$1		\$26,910		
G.A.F	Excavation to 300 below finished levels	13,800	m2	\$14		\$190,440		
G.A.G	300 deep clean sand fill	13,800	m3	\$30		\$414,000		
G.A.H	Ggypsum soil conditioner	46,000	m2	\$2		\$77,740		
G.A.I	15 deep C-Wise Horticulture soil conditioner	46,000	m2	\$5		\$251,160		
G.A.J	100 thick imported turf sand	46,000	sqm	\$5		\$227,240		
G.A.K	Organic fertilizer to turf	46,000	sqm	\$1		\$53,820		
	TOTAL Siteworks & Earthworks					. ,	\$1,754,000	
<u>G.B</u>	Grassing & Irrigation							
G.B.A	Supply and lay roll on turf including maintaining	46,000	sqm	\$20		\$920,000		
G.B.B	Irrigation	46,000	sqm	\$8		\$368,000		
	Provisional sum allowance for pumps, bores and		-					
G.B.C	controls - no allowance for storage tank	1	Item	\$80,000		\$80,000		
	TOTAL Grassing & Irrigation					. ,	\$1,368,000	
G.C	Landscaping & Equipment							
	Equipment							
	AFL goal posts (set of 8) including sleeves, footings,							
G.C.A	cages and post padding	1	no	\$7,406		\$7,406		
G.C.B	Timber Bollards @1200 spacing	188	no	\$121		\$22,748		
<u>G.C.C</u>	Line marking to oval							
G.C.C.1	Allow 2 guys 1 day	16	hrs	\$100	\$1,600			
G.C.C.2	Equipment	1	no	\$1,000	\$1,000			
G.C.C.3	Profit				\$260			
	TOTAL Line marking to oval	710	m	\$4		\$2,860		
	Provisional Sums							
G.C.D		1	itam	\$5.000		¢5 000		
G.C.D	Provisional sum allowance for signage	Т	item	\$5,000		\$5,000	¢00.000	
	TOTAL Landscaping & Equipment						\$39,000	
<u>G.D</u>	<u>Drainage</u>							
G.D.A	150 diameter pipe including excavation and backfill	1,310	m	\$143		\$186,675	\$40 7 000	
	TOTAL Drainage						\$187,000	
G.E	Preliminaries & Project Costs							
G.E.A	Traffic Management	0.0000	%	\$3,348,000		\$0		
	Project Overheads and Preliminaries (Indirect							
G.E.B	Construction Costs)	10.0000	%	\$3,348,000		\$334,800		
	Draiget Ourporte Coat (Disparing and Display Out)	7 5000	0/	¢0.040.000		0054 400		
G.E.C	Project Owner's Cost (Planning and Design Costs)	7.5000	%	\$3,348,000		\$251,100		
G.E.D	Risk Contingency Allowance	10.0000	%	\$3,933,900		\$393,390		
	TOTAL Preliminaries & Project Costs						\$980,000	
	TOTAL District Open Space District Sporting Space							
1			Item			1	1	\$4,328,000
	1							, ,,

tegic Planning/Coordinator Development Contributions (Sally)LDCA3_11. Amendment 209/Amendment 209 pre-gazettalDCP1 (Draft)DCA 3 - Mundijong-Whitby Urban Traditional Infrastructure DCP Infra Costs v1.5 - 14 June 2023

	DCP Roads - Imported Fill inputs	Average fill depth required before topsoil removal (mm)	Topsoil removal (mm)	Total Sand depth reqd (mm)	Length	Width	Vol	Total m3	Notes
	Orton Road New – Integrator B	300	150	450	2483	30	0.45		300mm fill required to lift full length
									First 375m length (Larsen to Caraway), No fill required. 605m length (Caraway Ave to Briggs Rd) -
	Indigo Parkway – Integrator B	300	150	450	605	27.5	0.45		300mm fill required for full road reserve width
DCA1									Existing Eastern carriageway to be upgraded, No fill required. 320m of Western Carriageway Mead St
									to Allanson Road, No fill Required. 880m of Eastern Carriageway (1/2 road reserve Allanson Rd to
	Doley Road – Neighbourhood Connector A	300	150	450	880	15	0.45	5,940.0	Orton Road) 300mm fill required
	Warrington Road – Neighbourhood Connector B	0	0	0	0	0	0	-	Road upgrade only, No fill or top soil removal required.

This information has been internally generated by the Shire in order to calculate Fill volumes to inform the costings provided by Rawlinsons. These calculations are reflected at the bottom of each costing sheet as supplementary to the information Rawlinson's has provided.

Appendix H: Land for Infrastructure

Ordinary Council Meeting

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Infrastructure Land - Estimated and Completed

DCA: DCA1_ Byford Traditional Infrastructure DCP Report Revision: 8

Residential Land Value (this revision): \$60.00

Non-Residential Land Value (this revision): \$115.00

ESTIMATED TOTAL Infra Land m2 COMPLETED Infra Land m2 REMAINING Infra Land m2 ESTIMATED TOTAL Land \$ COMPLETED Land \$ REMAINING Land \$ Var previous Var previous Revision previous Var previou Non Non Var previou Non previous Non Revision idential Non-Residential Total Residential idential sidential Residential evision sidential Residential ision idential Residential Total frastructure Item Revision lential Revision Residential Total Total Total Total 152,290 131.619 \$15,431,241 \$16,434,004 \$3,580,501 \$7,534,100 \$789,783 \$7,897,142 \$212.980 \$8.110.122 \$3.573.420 283,909 7.419 291.328 58,300 5.567 157,857 1.852 133.471 58.182 \$1,002,763 \$8,323,882 \$7,081 Totals: 118 24,979 10,203 24,979 10,203 24,979 10,203 24,979 10,203 \$914,000 \$597,000 \$914,000 \$597,000 \$914,000 \$597,000 \$914,000 Śſ \$0 \$0 \$0 \$0 -\$7,080 \$597,000 he Glades DOS \$0 \$0 alimna DOS 45,518 45,518 45,518 45,518 \$1,869,215 \$1,869,215 \$1,869,215 \$1,869,215 \$0 \$0 \$0 \$40,480 oley Road (to Orton) 17,248 352 17,600 0 9,468 9,468 118 7,780.00 352 8,132 \$968,577 \$40,480 \$1,009,057 \$501,77 \$501,777 \$7,081 \$466,800 \$507,280 Ś 11,098 23,700 \$521,335 \$74,924 Śſ Cardan Boulevard 11.098 0 11.098 11,098 1 \$521,33 ŚΩ \$521.335 \$521.335 \$0 ŝ 1,500 25,200 22,268.00 1,500 23,768 \$172,500 \$1,336,080 \$172,500 **\$1,508,580** \$82,500 1.432 1.432 \$1,411,004 \$1.583.504 \$82,500 \$74,924 rton Road 0
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Appendix I: Land for Public Open Space & Drainage

Ordinary Council Meeting

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POS Completed and Remaining

DCA: DCA1_ Byford Traditional Infrastructure DCP

Report Revision:

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Residential Land Value (this revision):

Non-Residential Land Value (this revision): \$115.00

\$60.00

ESTIMATED TOTAL Land m2 COMPLETED Land m2 REMAINING Land m2 ESTIMATED TOTAL Land \$ COMPLETED Land \$ REMAINING Land \$ Var previou Var previous Var previou Non previous Nonprevious lon previous tructure Plan Areas sidential Residentia Total Revision dential n-Residential Total Revision idential Residential Total sion esidential Residential Total Revision idential Residential Total . Revision sidential Residential Total Revision \$67,839,789 \$1,166,105 \$37,280,333 \$4,250,671 \$41,531,004 \$90,535 \$24,252,240 \$2,056,545 \$26,308,785 \$1,075,570 Totals: 1,187,236 55,078 **1,242,314** 19,849 783,032 37,195 820,227 1,514 404,204 17,883 422,087 18,335 \$61,532,573 \$6,307,216 St Thomas Estate 11,868 11,868 11,868 11,868 \$781,000 \$781,000 \$781,000 \$781,000 \$0 \$0 \$0 \$0 \$0 \$0 Ś unrays 4,236 4,236 4,236 4,236 \$136,867 \$0 \$136,867 \$136,867 \$0 \$136,867 52,303 52,303 52,303 52,303 \$1,817,11 \$0 \$1,817,118 \$1,817,11 \$0 \$1,817,118 Śſ \$0 \$0 97.195 9.802 9.802 106.997 97.195 106.997 \$5.033.786 \$1.151.735 \$1.151.735 Redgum Brook \$6.185.521 **\$0** \$5.033.786 \$6.185.521 ŚO \$O \$0 ŚO alimna Estate 53,242 53,242 53,242 53,242 \$2,094,000 \$0 \$2,094,000 \$2,094,000 \$0 \$2,094,000 \$0 \$0 \$0 Ś \$0 yford West 36,254 36,254 36,254 36,254 \$1,447,950 \$0 \$1,447,950 \$1,447,950 \$0 \$1,447,950 \$0 Byford Town Centre & The Reserve 51,544 36.265 87,809 (7,000) 1,006 27,393 28,399 50,538 8.872 59.410 (7,000 \$3,091,130 \$4.119.216 \$7,210,346 \$58,850 \$3,098,936 **\$3,157,786** \$3,032,280 \$1,020,280 **\$4,052,560** -\$805.0 yford Town Centre Community Purpose Si 7,000 7,000 7,000 7,000 7,000 7,000 \$805,000 \$805.000 \$805,000 \$0 \$0 \$0 \$805,000 \$805,000 \$805,000 58,494 58,494 58.494 58,494 \$2.398.000 \$2.398.000 \$0 \$2,398,000 \$2.398.000 Iarri Park \$O \$0 \$O ots 59-62 Briggs Rd 23,031 23,031 23,031 23,031 \$1,381,860 \$0 \$1,381,860 \$1,381,860 \$0 \$1,381,860 \$0 \$0 yford Meadows 47,425 47,425 37,064 37,064 10,361 10,361 \$2,541,10 \$0 \$2,541,100 \$1,919,440 \$0 \$1,919,440 \$621,660 \$621,660 Grange Meadows (Byford Green) 21.850 21,850 7,255 7,255 14,595 14,595 \$1,186,214 \$0 \$0 \$1,186,214 \$310,514 ŝ \$310,514 \$875.700 Śſ \$875,700 he Glades 447,259 447,259 (2,457) 360,061 360,061 1,514 87,198 87,198 (3,971 \$23,722,093 \$23,722,093 \$18,490,21 \$0 \$18,490,213 \$90,53 \$5,231,880 \$0 \$5,231,880 \$373.3 2,011 2,011 \$231,265 \$231,265 \$231,265 he Glades Community Purpose Site 2,011 2,011 \$231,265 \$231,265 \$231,265 oley Road Precinct 108,920 108,920 12,267 12,267 96,653 96,653 \$6,455,465 \$0 \$0 \$6,455,465 \$656,285 \$656,285 \$5,799,180 \$0 \$5,799,180 \$0 \$2,136,311 ne Brook (Aspen) - Lot 2 Nettleton Rd 51,787 51,787 51,787 51,787 \$2,136,311 \$2,136,311 \$0 \$2,136,311 \$0 27,000 27,000 \$0 \$0 \$1,620,000 \$0 \$1,620,000 tanley Road Precinct 27,000 27,000 \$1,620,000 \$0 \$0 Mead St -Ś0 ŚQ \$0 Ś \$0 Ś0 Id Quarter \$0 \$0 \$0 \$0 \$0 \$0 tanley Road North East 14,700 14,700 14,700 14,700 \$882,000 \$0 \$0 \$882,000 \$0 \$0 \$882,000 \$882,000 \$0 \$0 \$0 \$0 \$0 \$0 riggs Road Larsen Rd Precinct 15.458 15,458 15.458 15,458 \$927.480 \$927,480 \$0 \$927,480 \$927.480 44,375 44,375 44,375 44,375 \$2,662,500 \$2,662,500 \$2,662,500 ettleton Rd South \$0 \$0 \$0 \$0 \$0 \$2,662,500 \$0 20,295 \$1,217,700 \$1,217,700 \$0 \$1,217,700 \$1,217,700 ot 33 Hopkinson Road 20,295 20,295 20.295 20,295 20.295 \$1,217,700 **\$0** \$1.217.700

Appendix J: Water Monitoring

Ordinary Council Meeting

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Our Ref: E23/7670

	DCP7									
Summary of Costs:	Costed by	Date	Cost							
Water Monitoring	Urbaqua	Jun-22	\$897,750							
TOTAL (excl. GST)			\$897,750							

WATER MONITORING COSTS

Byford Development Contribution Plan

Description	Hours Qty	People Qty		Sample No. Qty	Sample runs/yr Qty	Cost Per Sample \$		Rate \$	Cost	Contingency 25%	Annual Cost (GST Excl)	Years	Total Cost (GST Excl)
Sampling Program Management													
Preparation of the RFQ/Tender, Tender Brief, Scope and	120	1	\$200						\$24.000	\$6.000	\$30,000	1	\$30.000
Specification									1 1				1
Preparation of Sample and Analysis Plan (SAP)	20	1	\$100						\$2,000	\$500	\$2,500	1	\$2,500
Program management (incl updates to SAP as required) Data Management (site and program registration, data entry,	50	1	\$200						\$10,000	\$2,500	\$12,500	10	\$125,000
validation)	40	1	\$100						\$4,000	\$1,000	\$5,000	10	\$50,000
Preparation / assistance with report (Annual Report)	50	2	\$100						\$10.000	\$2,500	\$12.500	10	\$125.000
Total - Sampling Program Management	00	1 -							\$50,000	\$12,500	\$62,500	\$32	\$332,500
Water Analysis (12 GW & 12 SW sites)			-	-	-	1							
Nitrogens (TN, TKN, NH4, NOx-N (NO3+NO2)) + TP + FRP		_		26	6	20	24		\$3,120	\$780	\$3,900	10	\$39,000
Dissolved Organic Nitrogen, DON	_			26	6	50	24		\$7,800	\$1,950	\$9,750	10	\$97,500
Total Dissolved Solids, TDS	_			14	6	25	12		\$2,100	\$525	\$2,625	10	\$26,250
Metals Set-up (Filtered)				26	1	12	24		\$312	\$78	\$390	10	\$3,900
Heavy Metals (Al, As, Cd, Cr, Cu, Fe, Pb, Ni, Zn & Hg)				26	1	70	24		\$1,820	\$455	\$2,275	10	\$22,750
Total Recoverable Hydrocarbons (TRH)				26	1	40	24		\$1,040	\$260	\$1,300	10	\$13,000
Polycyclic Aromatic Hydrocarbons and BTEX				26	1	90	24		\$2,340	\$585	\$2,925	10	\$29,250
Total - Water Analysis									\$18,532	\$4,633	\$23,165		\$231,650
Sediment Analysis (10 sites)						-							
Total Recoverable Hydrocarbons (TRH) & BTEX				12	1	40	10		\$480	\$120	\$600	10	\$6,000
Polycyclic Aromatic Hydrocarbons (PAH)				12	1	90	10		\$1.080	\$270	\$1.350	10	\$13,500
Metals Set-up				12	1	14	10		\$168	\$42	\$210	10	\$2,100
Heavy Metals (Al. As. Cd. Cr. Cu. Fe. Pb. Ni. Zn & Hg)				12	1	70	10		\$840	\$210	\$1.050	10	\$10,500
Moisture (no charge with metals)				12	1	0	10		\$0	\$0	\$0	10	\$0
Total - Sediment Analysis				12	· ·	Ű	10		\$2,568	\$642			\$32,100
Analysis - Other													
Troll 9500 Profiler XP (in-situ analysis)		1	1	[1	r	1	\$20.000	\$20.000	\$5.000	\$25.000	1	\$25.000
Consumables (incl. nitrile Gloves)			-		6			\$20,000 \$100	\$600	\$3,000	\$750	10	\$7,500
Equipment hire (pumps etc)	_		-		6			\$100	\$1.800	\$450	\$2.250	10	\$22,500
Courier fees	_				6			\$300	\$1,800	\$60	\$300	10	\$22,500
Total - Analysis - Other					0			φ 40	\$22,640	\$5,660	\$300	10	\$58,000
Total - Analysis - Other									φ 22,0 40	\$5,000	\$20,300	-	\$38,000
Superficial Groundwater Monitoring (12 sites)													
Installation of monitoring wells for superficial aquifer monitoring							12	\$4,000	\$48.000	\$12.000	\$60.000	1	\$60,000
(average 3m depth, includes survey & development)							12	ψ4,000	ψ+0,000	ψ12,000	\$00,000		\$00,000
Monitor local superficial aquifer groundwater levels (Monthly) -	0.25	1	200		12		12		\$7,200	\$1,800	\$9,000	1	\$9,000
Labour incl travel between sites	0.25		200		12		12		ψ1,200	ψ1,000	\$9,000		ψ3,000
Monitor local superficial aquifer groundwater quality (Quarterly) -	0.25	1	200		4		12		\$2,400	\$600	\$3,000	10	\$30.000
Labour incl travel between sites	0.25	1	200		4		12		ąz,400	\$000	\$3,000	10	\$30,000
Monitor local superficial aquifer groundwater levels (Quarterly) -	0.25	1	200		4		12		\$2,400	\$600	\$3,000	9	\$27,000
Labour incl travel between sites	0.25	1	200		4		12			-		9	
Total - Superficial Groundwater Monitoring									\$60,000	\$15,000	\$75,000		\$126,000
Surface Water Monitoring													
Purchase & installation of surface water level loggers - 10 sites			1				10	\$5,000	\$50,000	\$12,500	\$62,500	1	\$62,500
Monitor flows in Multiple Use Corridors - labour - 10 sites	0.25	1	200		4		10	<i>‡1,200</i>	\$2,000	\$500	\$2,500	10	\$25,000
Monitor quality in Multiple Use Corridors - labour - 12 sites	0.25	1	200		4		12		\$2,400	\$600	\$3,000	10	\$30,000
Total - Surface Water Level Monitoring	0.20	<u> </u>	200						\$54,400	\$13,600	\$68,000	10	\$117.500
Total - Garlade Water Lever Monitoring									ψ 0 4 ,400	φ13,000	ψ38,000		φ117,300
Total - Water Quality Management									\$208,140	\$52,035	\$260,175		\$897,750
• •											· · · · ·		
											Year 0 setup costs	5	\$189,000

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 Year 1 - 9 costs
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 Year 10 costs
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\$189,000 \$640,575 \$68,175 \$897,750

Appendix K: Cost Review Reconciliation

Ordinary Council Meeting

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Cost Review Reconciliation

DCA: Report Revision: DCA1

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Lots Cleared	6,360
Gross Contributions	\$79,182,037
Land for Roads/DOS settled	(\$8,323,882)
Land for POS settled	(\$41,531,004)
Works settled	(\$24,493,158)
Administration Costs incurred	(\$2,262,696)
Total Costs	(\$76,610,741)
Net Contribution Surplus/Deficit for Review Period	\$2,571,296

This data reflects up to the end of the previous revision, does not include data from current revision or lots carried over (cleared under a pending Amendment) - see Appendix K for more details on lots carried over

The DCP is intended to be "break-even" at its ultimate closure, i.e. the net contribution at the end of the DCP life should be zero (monies collected equal monies expended). In order to support this end target of zero, the Surplus or Defecit present at the end of each revision, is used to adjust the contribution values in the next revision.

For example, a Surplus at the end of a revision would result in a "credit" (or cost reduction) in the next DCP Report revision - thus reducing the contribution value. Likewise a defecit would result in a cost increase (cost addition) to the next DCP Report, for the equivalent value - thus increasing the contribution value.

This can be seen in the Cost Apportionment Schedule, referenced as "Reconciliation".

The Net Contribution for this revision represents a SURPLUS in the DCP

This means that the Contributions collected for the DCP so far, have exceeded the monies spent (at the closure of the last DCP Revision).

This surplus value is included in the Cost Apportionment Schedule as a CREDIT to the costs of the DCP (i.e. a cost reduction) in the "Reconciliation" line, in order to bring the balance back towards zero.

Appendix L: Lots Completed & Remaining

Ordinary Council Meeting

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Lots Completed and Remaining

DCA: Report Revision:			Byford Traditional Infrastructure DCP												
	ESTIMATED Residential LOTS	ESTIMATED Non- Residential Lot equivalents	Total Lots	COMPLETED LOTS	ESTIMATED REMAINING LOTS	Lots Cleared under Amendment (to be carried over into the this next revision)									
Totals:	12,235	-	12,235	6,360	5,875	-									
St Thomas Estate	60	-	60	60	-	-									
Sunrays	82	-	82	82	-	-									
Byford Central	767	-	767	767	-	-									
Redgum Brook	746	-	746	746	0	-									
Kalimna Estate	408	-	408	408	-	-									
Byford West	375	-	375	375	-	-									
Byford Town Centre & The Reserve	1,076	-	1,076	198	877	-									
Marri Park	315	-	315	315	-	-									
Lots 59-62 Briggs Rd	192	-	192	-	192	-									
Byford Meadows	358	-	358	191	167	-									
Grange Meadows (Byford Green)	208	-	208	171	37	-									
The Glades	3,180	-	3,180	2,046	1,134	-									
Doley Road Precinct	1,926	-	1,926	482	1,444	-									
The Brook (Aspen) - Lot 2 Nettleton Rd	420	-	420	420	-	-									
Stanley Road Precinct	283	-	283	3	280	-									
Mead St	74	-	74	6	68	-									
Old Quarter	630	-	630	88	542	-									
Stanley Road North East	288	-	288	-	288	-									
Briggs Road_Larsen Rd Precinct	148	-	148	2	146	-									
Nettleton Rd South	160	-	160	-	160	-									
Lot 33 Hopkinson Road	540	-	540	-	540	-									
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Appendix M: Land Valuation

Ordinary Council Meeting

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Executive Summary

Property Address:	Byford Traditional Infrastructure DCP – Development Contribution Area 1 (DCA1)
General Description:	 The subject of our valuation comprises notional englobo landholdings zoned as follows: "Residential R20" "Mixed Use / R60" Both scenarios assume the land comprises a 5.0ha parcel that requires servicing but is within close proximity to services so there are no major servicing constraints and no major geotechnical / environmental issues.
Purpose of Valuation:	Annual Scheme Contribution purposes.
Valuation:	"Residential R20" Land Rate - \$ 60.00/m ²
	"Mixed Use / R60 Land Rate - \$115.00/m ²
	The above values assume the land comprises a 5ha parcel that requires servicing but is within close proximity to services so there are no major servicing constraints and no major geotechnical/environmental issues.
	The above values are stated inclusive of GST and take into consideration a discount of 2.5% including GST, being an allowance for selling costs (sales commission, marketing and legal costs).
	Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation.
Date of Inspection:	25 November 2022.
Date of Valuation:	1 February 2023.
Senior Valuer:	<u>David Molony</u> AAPI, B.Com (Property & Finance) Certified Practising Valuer Licensed Valuer No. 44387 Western Australia

This Executive Summary is a brief synopsis of the property and our assessment of market value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.

Definition of "Market Value":

The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines Market Value in the *International Valuation Standards 2022* as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."



Assumptions, Conditions and Limitations:

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

- The planning and cadastral details obtained from the Department of Planning, Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- Our valuation assumes there is no asbestos contamination.

We must point out however, that we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this valuation is made on the assumption that there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to amend our valuation accordingly.

The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of Aboriginal heritage significance. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this valuation.

- The land is assumed to comprise topsoils which are relatively free draining, however as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.
- This market valuation assumes there is no environmental contamination of the property.
- This market valuation assumes there is no encroachment of adjoining buildings onto the subject property.
- This market valuation assumes an unencumbered fee simple title to the property.
- If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of market value. If any such matters are known or discovered, we should be advised and asked as to whether they affect our assessment of market value.
- We have assumed that all information supplied in conducting this market valuation consists of a full and accurate disclosure of all information that is relevant.
- It is assumed that no significant event occurs between the date of inspection and the date of valuation that would impact on the market value of the subject property.
- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our market valuation.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this market valuation accordingly.



16.0 VALUATION CONCLUSIONS

In considering suitable lands rate for the subject hypothetical parcels, we are of the opinion the following factors require due regard in this instance.

- > The properties comprises notional parent parcels of 5.00ha.
- It is assumed the land requires servicing but is within close proximity to services so there are no major servicing constraints.
- It is assumed there are no major geotechnical/environmental issues.
- The DCP Area is rapidly emerging and whilst peripheral, benefits from established arterial road linkages.
- The first scenario assumes a relatively low notional density coding of "Residential R20".
- The second scenario assumes a broader scope for development as "Mixed Use / R60".
- Whilst finished lot values have generally appreciated in recent years, civil development costs have escalated rapidly which is having an associated negative impact on project feasibility.

Value per m² for Standard Residential/Non-Standard Residential:

Based on our analysis we have adopted a rate of **\$60.00/m²** including GST. This takes into consideration the 2.5% discount applicable for selling costs (sales commission, marketing and legal costs).

The above rate is current as at 1 February 2023.

Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation

Value per m² for Non-Residential:

Based on our analysis we have adopted a rate of **\$115.00/m²** including GST. This takes into consideration the 2.5% discount applicable for selling costs (sales commission, marketing and legal costs).

The above rate is current as at 1 February 2023.

Our valuation has assumed that there is no significant change in market conditions between the date of inspection and the date of valuation

Land Value Escalation Rate:

Based on current market conditions, we believe an indicative growth rate of **2.5%** is reasonable for the next 12 months.

David Molony AAPI, B. Com (Property & Finance) Certified Practising Valuer Licensed Valuer No. 44387 Western Australia

Appendix N: Infrastructure Delivery Status Report

Ordinary Council Meeting

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Infrastructure Construction - Estimated and Completed

DCA: Report Revision:

DCA1_ Byford Traditional Infrastructure DCP 8

	ESTIMATED TO	TAL Infra Cost this	DCP Revision	ESTIMATED TO	DTAL	Infra Cost last	D	CP Revision	Var previous	
Infrastructure Item:	Completed	Remaining	Total	Completed		Remaining		Total	Revision	% change
Totals:	\$24,493,158	\$46,392,017	\$70,885,175	\$23,777,467	\$	42,779,708	\$	66,557,175	\$4,328,000	10.12%
Byford Central DOS	\$953,532	\$0	\$953,532	\$953,532	\$	-	\$	953,532	\$0	0.00%
The Glades DOS	\$0	\$2,074,000	\$2,074,000	\$0	\$	2,074,000	\$	2,074,000	\$0	0.00%
Kalimna DOS	\$585,808	\$0	\$585,808	\$585,808	\$	-	\$	585,808	\$0	0.00%
Doley Road (to Orton)	\$4,904,439	\$3,355,453	\$8,259,892	\$4,904,439	\$	3,355,453	\$	8,259,892	\$0	0.00%
Kardan Boulevard	\$4,729,636	\$0	\$4,729,636	\$4,729,636	\$	-	\$	4,729,636	\$0	0.00%
Orton Road	\$0	\$15,677,411	\$15,677,411	\$0	\$	15,677,411	\$	15,677,411	\$0	0.00%
Sansimeon Boulevard	\$2,298,307	\$0	\$2,298,307	\$2,298,307	\$	-	\$	2,298,307	\$0	0.00%
Indigo Parkway	\$1,611,726	\$7,183,086	\$8,794,812	\$896,035	\$	7,898,777	\$	8,794,812	\$0	0.00%
Warrington Road	\$716,367	\$6,218,219	\$6,934,586	\$716,367	\$	6,218,219	\$	6,934,586	\$0	0.00%
Abernethy Road	\$8,001,952	\$0	\$8,001,952	\$8,001,952	\$	-	\$	8,001,952	\$0	0.00%
Thomas Road	\$691,392	\$0	\$691,392	\$691,392	\$	-	\$	691,392	\$0	0.00%
Orton Road DOS & REW	\$0	\$7,555,848	\$7,555,848		\$	7,555,848	\$	7,555,848	\$0	0.00%
Hopkinson Road DOS	\$0	\$4,328,000	\$4,328,000	n/a		n/a	\$	-	\$4,328,000	0.00%