



NMA/km/EST23-09

December 11, 2025

City of Kwinana  
Corner Sulphur Rd & Gilmore Ave  
KWINANA WA 6167

Attention: Mr Ruban Ganesh

Dear Ruban,

**CITY OF KWINANA DCP—Cost Update 2025**

We attach our revised Cost Update 2025 for the above mentioned project.

Please feel free to contact us should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Khaled', is written over a thin horizontal line.

Khaled Moukadem  
Associate Director  
**RAWLINSONS (W.A.)**



# CITY OF KWINANA DCP

## Cost Update 2025

December 11, 2025

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## Document Details

<b>Client:</b>	City of Kwinana
<b>Rawlinson (W.A.) Project no:</b>	EST23-09
<b>Document title:</b>	Cost Update 2025

## Document Approval

Revision	Originator	Approved	Authorised	Date
3.01	Shannon Kelly	Khaled Moukadem Associate Director		11-Dec-25

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## 1 Introduction

Rawlinsons (W.A) has been engaged by *City of Kwinana* via Mr Ruban Ganesha to provide updates to the Development Contribution Plan (DCP) costs relating to the infrastructure build and upgrades to seven Development Contribution Areas (DCA1-7). These cost updates are in relation the following infrastructure:

1. Roads and Utilities (12 assets total)
2. Open Drains (12 options/assets total)
3. Verge and Median Landscaping Treatment for Roads (12 assets total)
4. Public Open Spaces (43 assets over 4 DCA's)

## 2 Market Overview

Over the past year, the Western Australia market has seen a significant increase in construction costs among all industries. Specifically, in the Civil Construction Industry, these cost increases have been noteworthy due to the limited availability of skilled labour and plant, materials shortages and cost increases, freight cost increase, fuel price increases, state government's continuous investment in transport and infrastructure project (e.g. Metronet), and the number of additional construction projects in Western Australia.

All the above aspects have significantly increased the costs for constructing infrastructure projects around Western Australia. The following indices illustrate the Western Australia construction cost increases over the past year:

*Table 1 - Published Construction Cost Indices*

Index	December 2024 – August 2025 % Change
<b>Australian Bureau of Statistics (ABS)</b> - Table 17. Output of the Construction industries, subdivision and class index numbers - Index Number ; 3101 Road and Bridge Construction Western Australia	~ 2.3%
<b>Australian Institute of Quantity Surveyors (AIQS)</b> – CCIF Q2 2025	~ 3.3 %

The **ABS** index above shows the cost increase specifically in Road and Bridge construction projects in Western Australia over the past year. This index is based on data compiled, analysed, and prepared by the Australian Bureau of Statistics (Commonwealth of Australia) quarterly.

The **AIQS** index above shows the cost increase amongst all construction projects in Western Australia Metropolitan area with a value between \$10m and \$50m over the past year. This index is based on data compiled, analysed, and prepared by the Australian institute of Quantity Surveyors based on twelve of the leading quantity surveying firms (including Rawlinsons (W.A) in Western Australia on a quarterly basis.

In summary, the above indices indicate infrastructure project costs have increased between 2 and 3% over the past year which is inline with the steady increase in costs of the construction market. However, the figures below are based on Rawlinsons' most recent cost data, so the percentage increase are about 8% higher than those figures. This is specifically due to the earthworks rates.

### 3 Cost Plan Methodology

The cost plan has been prepared using a trade breakdown for each road section, including site works and services, within each development contribution area. Within each element composite work items have been quantified using iTwo Cost X software. Cost rates reflective of Q2 of 2025 for each work item have been applied to each individual work item. Pricing/cost data has generally been sourced from previous projects of similar nature.

As for open drains, landscaping, and POS's, Rawlinsons (W.A) have updated previous rates to suit rates of Q2 of 2025.

Rawlinsons (W.A) have incorporated actual costs of construction where provided by the City of Kwinana.

### 4 Basis of Estimate

This estimate is based on the documentation and information provided in the Table below:

*Table 2 – Table of Documents*

Document File Name	Author	Date Received
<b>General</b>		
RFC 01 22 - Attachment B - Specifications - Provision and Review of Infrastructure Cost Estimates for DCP Areas	City of Kwinana	6/11/2022
DCA Area Maps	City of Kwinana	15/11/2022
City of Kwinana Ordinary Council Meeting Agenda 23/11/23	City of Kwinana	2/3/2023
<b>Roads</b>		
DCA 1 – BERTRAM ROAD UPGRADE	BPA Engineering	22/11/2022
DCA 1 – WELLARD ROAD UPGRADE	City of Kwinana	22/11/2022
DCA 2 – MILLAR ROAD	Porter Consulting Engineers	22/11/2022
DCA 2- MORTIMER ROAD	BPA Engineering	22/11/2022
DCA 2 – SUNRISE BLVD	BPA Engineering	22/11/2022
DCA 3 – PEEL SUB	BPA Engineering	22/11/2022
DCA 3 4 – THOMAS ROAD	BPA Engineering	22/11/2022
DCA 4 5 – ANKETELL ROAD	BPA Engineering	22/11/2022
DCA 5 – HONEYWOOD AVE CORDATA AVE	Peritas Group	22/11/2022
DCA 5 – LYON ROAD	Peritas Group	22/11/2022
DCA 6 – HAMMOND ROAD	Porter Consulting Engineers	22/11/2022
LOT 611 670 COLVERT CROSSING	BPA Engineering	22/11/2022
<b>Open Drains, Landscape, and POS</b>		
Copy of DCP scope sheets_RV 2	-	22/11/2022

We note that minimal design documents have been provided; consequentially, assumptions on design and scope of works have been made as outlined in the subsequent sections.

## 5 Summary of Cost Estimates

The following tables represent the summary of costs associated with each Development Contribution Area and the associated scope of works:

Table 3: Roads

Code	Description	Cost \$
1.1	DCA 1 Bertram Road Upgrade	\$ 7,134,563
1.2	DCA 1 Wellard Road Upgrade	\$ 25,791,209
1.3	DCA 2 Millar Road Upgrade	\$ 1,039,771
1.4	DCA 2 Mortimer Road upgrade	\$ 7,824,540
1.5	DCA 2 Sunrise Boulevard 15.4m wide***	\$ 2,262,291
1.6	DCA 3 Thomas Road Upgrade	\$ 9,264,930
1.7	DCA 4 Anketell Road Upgrade	\$ 13,927,665
1.8	DCA 5 Honeywood Avenue (Cordata Avenue)	\$ 2,999,650
1.9	DCA 5 Lyon Road Upgrade	\$ 4,343,010
1.10	DCA 6 Hammond Road	\$ 2,993,246
1.11	DCA 6 Connector Road (Hammond Road Extension)	\$ 3,253,155
1.12	DCA 1 Culvert and Road Crossing over Peel Main Drain in Bertram	\$ 1,001,267
<b>TOTAL ROADS COST (excl. GST)</b>		<b>\$ 81,835,297</b>
GST		\$ 8,183,530
<b>TOTAL ROADS COST (incl. GST)</b>		<b>\$ 90,018,827</b>

\*\*\* DCA 2 Sunrise Boulevard 19.4m wide option is **\$2,442,759 + GST**

Table 4: Open Drains

Code	Description	Cost \$
2.1	DCA 1 Bertram Road Drainage Basin	\$ 375,215
2.2	Peel Sub N Drain Upgrade in Wellard	\$ 1,387,726
2.3	Peel Sub N1 Drain Upgrade in Wellard	\$ 280,462
2.4	Peel Sub N2 Drain Upgrade in Wellard	\$ 328,165
2.5	Peel Sub P Drain in Casuarina	Excl.
2.6	Peel Sub P1 Drain in Casuarina	\$ 1,301,853
2.7	Peel Sub P1A Drain in Casuarina	\$ 725,083
2.8	Peel Sub O Drain in Casuarina	\$ 1,647,915
2.9	Piping of the Sub P Drain in Casuarina	\$ 990,993

2.10	Piping of the Sub P1 Drain in Casuarina	\$ 496,190
2.11	Piping of the Sub P1A Drain in Casuarina	\$ 254,744
2.12	Piping of the Sub O Drain in Casuarina	\$ 1,647,915
<b>TOTAL OPEN DRAINS COST (excl. GST)</b>		<b>\$ 9,436,261</b>
GST		\$ 943,626
<b>TOTAL OPEN DRAINS COST (incl. GST)</b>		<b>\$ 10,379,887</b>

Table 5: Road Landscape

Code	Description	Cost \$
3.1	Bertram Road, Wellard	\$ 408,100
3.2	Wellard Road, Wellard	\$ 3,179,726
3.3	Millar Road	\$ 78,157
3.4	Mortimer Road, Wellard	\$ 351,013
3.5	Sunrise Boulevard, Wellard – 15.4m wide	\$ 181,089
3.6	Sunrise Boulevard, Wellard – 19.4m wide	\$ 249,587
3.7	Thomas Road, Wellard	\$ 1,603,217
3.8	Anketell Road, Wellard	\$ 1,072,324
3.9	Hammond Road Extension	\$ 1,283,691
3.10	Hammond Road Connector Road	\$ 926,490
3.11	Lyon Road	\$ 496,070
3.12	Cordata Ave, Wandi	\$ 449,207
<b>TOTAL ROAD LANDSCAPE COST (excl. GST)</b>		<b>\$ 10,278,671</b>
GST		\$ 1,027,867
<b>TOTAL ROAD LANDSCAPE COST (incl. GST)</b>		<b>\$ 11,306,538</b>

Table 6: Public Open Space

Code	Description	Cost \$
4.1	DCA 3 Casuarina Public Open Space	\$ 55,775,769
4.2	DCA 4 Anketell North Public Open Space	\$ 13,213,369
4.3	DCA 5 Wandi North and South Open Space	\$ 4,966,766
4.4	DCA 6 Mandogalup Public Open Space	\$ 16,067,247
4.5	DCA 2-7 District Sporting Ground (excluding building)	NOT INCLUDED
<b>TOTAL PUBLIC OPEN SPACE COST (excl. GST)</b>		<b>\$ 90,023,151</b>
GST		\$ 9,002,315
<b>TOTAL PUBLIC OPEN SPACE COST (incl. GST)</b>		<b>\$ 99,025,466</b>

## 6 Limitations

The following items have not been included in our estimate:

- Land acquisition
- Escalation
- Public Art
- Environmental Costs and Offsets
- Maintenance Costs to the Road Infrastructure (e.g. linemarking, street signs replacement, light pole luminaire replacements, etc.)
- Rectifying existing non-compliant issues not identified
- Asbestos Contaminated Materials and Hazardous Building Materials
- Excavation in adverse ground conditions including rock, clay, ASS etc.
- Noise walls
- Soil testing
- Dewatering
- Staging works
- Construction works outside of normal working hours
- Salvaging
- Statutory authority charges
- Legal fees
- GST
- Finance charges

## 7 Major Assumptions, Inclusions, and Exclusions

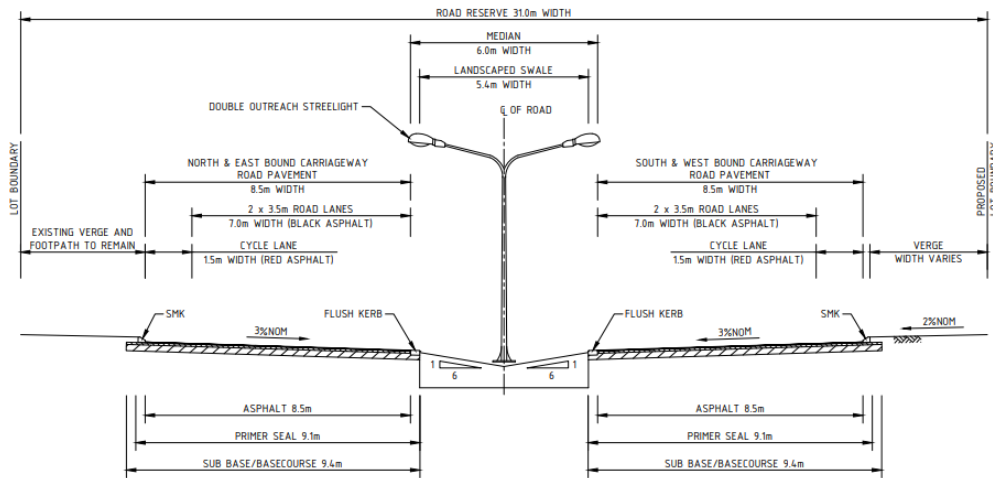
The following items have been assumed in our estimate:

### 7.1 General Assumptions

- Earthworks, unless noted otherwise
  - Cut to fill is taken as +/- 300mm
  - Cut to fill in swale medians taken as +/- 500mm
  - No allowance for dispersing top soil
- Landscaping to verge area is included
- Road reserve improvements including hard landscaping, public art and higher design standards of infrastructure are not included

### 7.2 Road

- DCA 1 Bertram Road Upgrade road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Red asphalt to cycle way
  - Based on the figure below from drawing SK4 Rev A Concept Plan and Cross Section:



TYPICAL CROSS SECTION - BERTRAM ROAD ULTIMATE DUAL CARRIAGEWAY

Figure 1: Bertram Road

- Bertram Road Upgrade also assumes the following:
  - Footpath measured to southern side only
  - Existing kerb to northern side remains and footpath is made good where required
  - Allowed to extend footpath to existing bus stop past the Challenger Ave intersection
  - Existing chainlink fence remains
  - RAB at Wellard Road/Bertram Road is included with Wellard Road
  
- DCA 1 Wellard Road Upgrade road build up generally consists of:
  - 150mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing20-010-145 Rev B Typical Cross Section and Pavement Construction Detail:

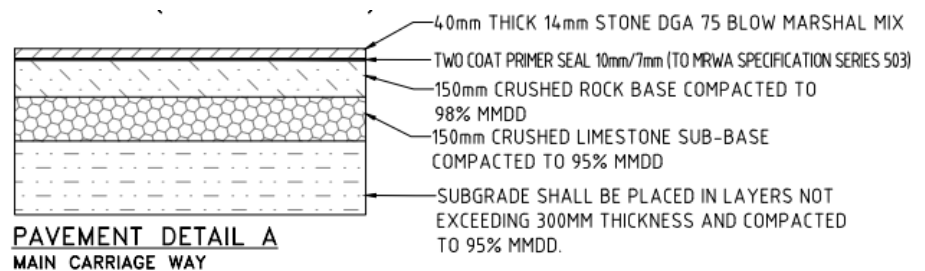
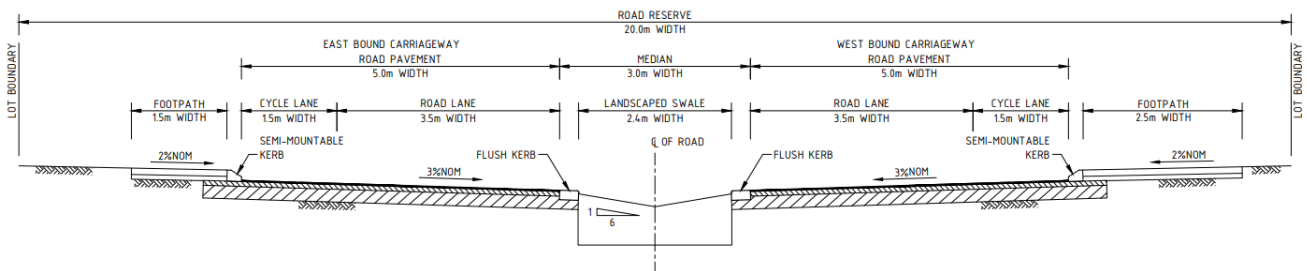


Figure 2: Wellard Road

- Wellard Road Upgrade also assumes the following:
  - Bus shelters (in No. 2) removed but not replaced
  - Safety barriers included
  - 3000mm wide limestone access track included
  
- DCA 2 Millar Road Upgrade road build up generally consists of:
  - Estimate is for CH470 to CH577 only and assumes that works up to CH470 are completed as per drawings received
  - Actual construction costs for CH36.7 to CH470 have been provided by the City of Kwinana

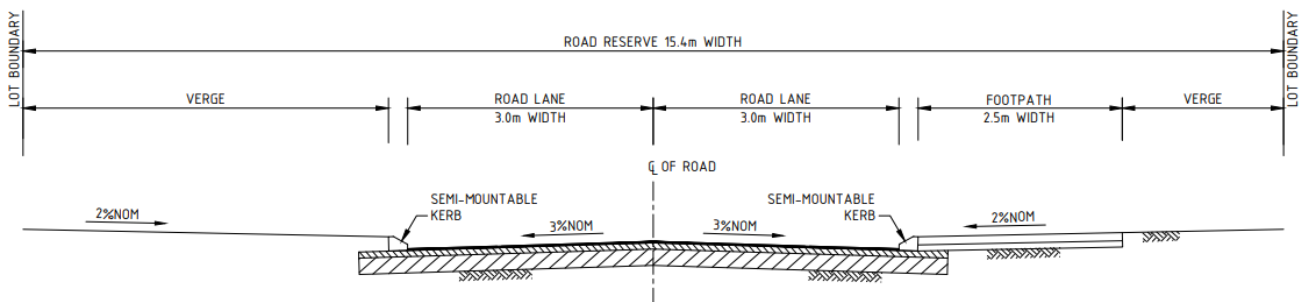
- No allowance for removal of trees
  - No allowance for landscaping
  - Existing road base and sub base to remain
  - Assumed new road base and sub base under flush kerb
  - Assumed no works required to utilities services like gas services, water and sewer, Telstra/NBN as advised by City of Kwinana
- DCA 2 Mortimer Road Upgrade road build up generally consists of:
    - 200mm thick compacted limestone sub base
    - 150mm thick crushed rock base course
    - 40mm thick AC14 asphalt
    - Based on the figure below from drawing SK1 Rev A Concept Plan:



TYPICAL CROSS SECTION - MORTIMER ROAD

Figure 3: Mortimer Road

- Mortimer Road Upgrade also assumes the following:
  - Wake Way removal has been included but no new alignment allowed for
  - Allowed for removal of existing road paving
  - Assumed concrete infill to medians
- DCA 2 Sunrise Boulevard road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing SK5 Rev B Concept Plan 15.4m Wide Road Reserve:



TYPICAL CROSS SECTION - 15.4m WIDE R.R. SUNRISE BOULEVARD

Figure 4: Sunrise Boulevard

- Sunrise Boulevard works also assumes the following:
  - Allowed for removal of existing road paving
  - Allowed for new drainage culvert to basin
- DCA 3 Thomas Road Upgrade:
  - Works are complete

- We have utilised the costs provided by the City of Kwinana in this update
- DCA 4 Anketell Road Upgrade road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing SK4 Rev C Typical Road Cross Sections:

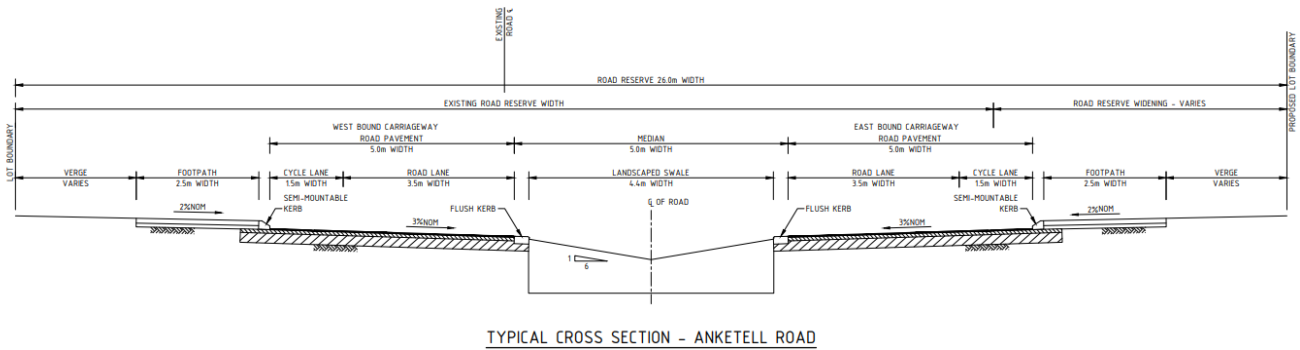


Figure 5: Anketell Road

- Anketell Road Upgrade also assumes the following:
  - New bus shelter excluded
  - Allowed for removal of existing paving
  - Traffic signals at 4-way intersection are included
- DCA 5 Honeywood Avenue/Cordata Avenue road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing SK1 Rev B:

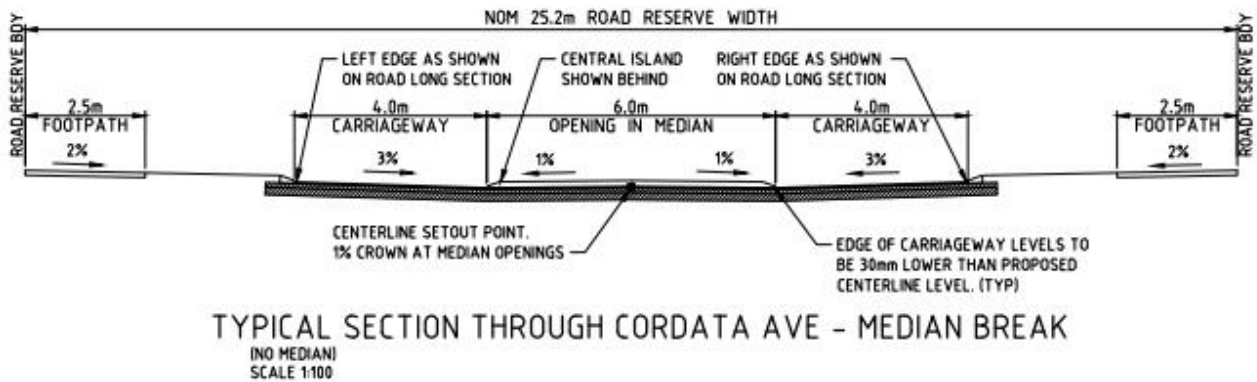
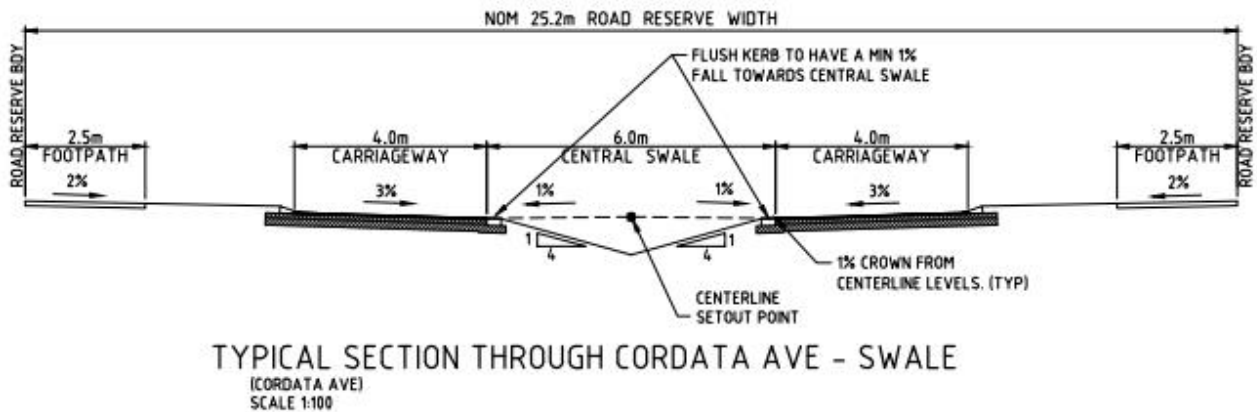


Figure 6: Cordata Road

- Honeywood Ave/ Cordata Ave Upgrade also assumes the following:
  - Demolition of existing structures is excluded
  - Intersection at Anketell Road included with Anketell Road costs
- DCA 5 Lyon Road South Section:
  - Works are complete
  - We have utilised the costs provided in the DCP of 2022 to reflect these costs in this update
- DCA 6 Hammond Road Extension road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing 17-5-59/400 Rev B Concept Plan:

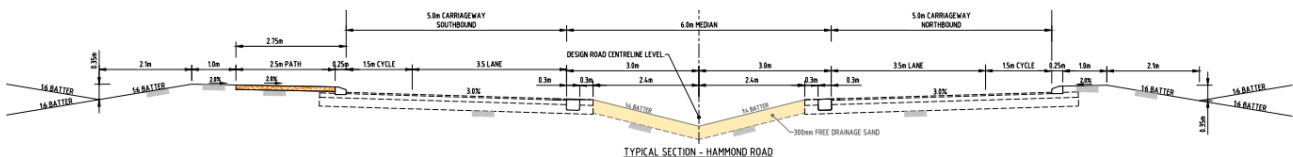


Figure 7: Hammond Road Extension

- Hammond Road Extension also assumes the following:
  - Rowley Road upgrade has not occurred
  - On ramp/ off ramp to Rowley Road is not included
  - Concrete footpaths
  - Future nature strip is excluded

- DCA 6 Hammond Road Extension Connector road build up generally consists of:
  - 200mm thick compacted limestone sub base
  - 150mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing 17-5-59/400 Rev B Concept Plan:

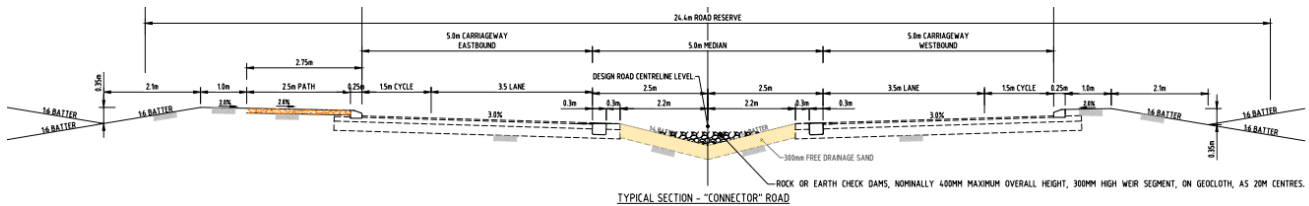


Figure 8: Hammond Road Extension Connector

- Hammond Road Extension Connector also assumes the following:
  - Concrete footpaths
- Culvert and Road Crossing over Peel Main Drain road build up generally consists of:
  - 150mm thick compacted limestone sub base
  - 100mm thick crushed rock base course
  - 40mm thick asphalt
  - Based on the figure below from drawing SK2 Rev B Concept Plan and Section:

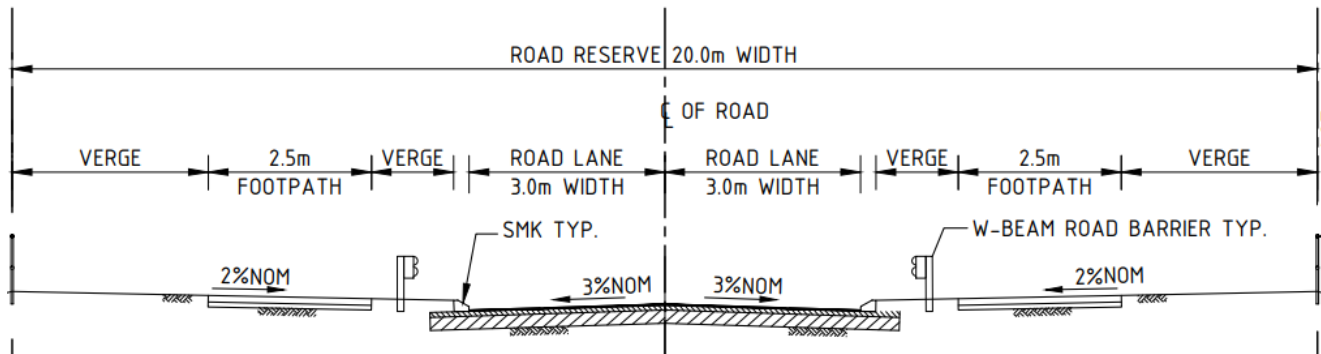


Figure 9: Road over Peel Main Culvert

- Culvert and Road Crossing over Peel Main Drain also assumes the following:
  - Only area within drainage reserve has been measured
  - Allowed to remove fencing and reinstate
  - Allowed to tie in to existing New Grange Loop
- Shared paths (Concrete) build up generally consists of:
  - 100 thick reinforced concrete
  - 100 thick compacted clean sand fill
- Shared paths (Asphalt) build up generally consists of:
  - 150mm thick compacted limestone sub base
  - 30mm thick asphalt
  - Red oxide

- Median build up (Concrete) generally consists of:
  - 150 thick reinforced concrete infill with pattern pave style
  - Semi mountable kerb to perimeter
  - Sub base and road base measured to whole median area
- Median build up (Brick) generally consists of:
  - 80 thick block paving
  - 30mm compacted sand bed
  - 150mm thick compacted limestone sub-base

### 7.3 Open Drains / Road Landscape / Public Open Space

- Generally, where sections do not include for Preliminaries and Contingencies, we have factored these into the rate
- As per City of Kwinana’s guidance, we have updated rates only in the Excel file provided to reflect most current rates. We have not adjusted quantities unless requested
- Road Landscaping
  - Rawlinsons (W.A) have been provided actual costs for Millar Road road landscaping and have reflected this in the actual costs
  - Rawlinsons (W.A) have been provided actual costs for Lyon Road road landscaping and have reflected this in the actual costs
- Drainage
  - Rawlinsons (W.A) have been provided actual costs for the Bertram Road Drainage Basin and have reflected this in the actual costs
  - Rawlinsons (W.A) have been provided actual costs for the Peel Sub P drain and have reflected this in the actual costs. We understand this to be a portion of the drain construction and have pro-rated it’s costs in this cost update (please see breakdown for workings). There is 174m still to be constructed.
  - Rawlinsons (W.A) have been provided actual costs for Peel Sub N1 drain and have reflected this in the actual costs, with 167m still to be constructed
  - Rawlinsons (W.A) have been provided actual costs for Peel Sub N2 drain and have reflected this in the actual costs, with 111m still to be constructed
  - We understand that the Peel Sub P drain in Casuarina has been excluded due to the piping solution instead; we have reflected this in the costs
- Public Open Spaces
  - Rawlinsons (W.A) have been provided actual costs for DCA 5, POS 22B and POS 22C from the City of Kwinana – Wandi North and South Open Space
  - Rawlinsons (W.A.) have been provided actual costs for DCA 6, POS 5, POS 8, POS A, POS B and POS D and have reflected this in the actual costs. Maintenance over 2 years has been included with each POS
  - Rawlinsons (W.A.) have been provided actual costs for DCA 4, POS 3 and POS 12 and have reflected this in the actual costs. Maintenance over 2 years has also been included
  - Rawlinsons (W.A.) have been provided actual costs for POS A, POS B and POS D and have reflected this in the actual costs. Maintenance over 2 years has been included with both
  - No information has been provided on the “District Sporting Ground, excluding the building (DCA2-7)” outlined in the Attachment B document during RFT. However, from the DCP of 2022, we have seen that this has been excluded and have done so accordingly in this update as well.

#### 7.4 Other

- Please see breakdown in Annexures for further detailed assumptions

### 8 Below the Line Costs

#### 8.1 Risk Contingency

A risk contingency of 10% of the construction costs has been included to help cover design and construction risks.

#### 8.2 Project Overheads and Preliminaries (Indirect Construction Costs)

An allowance of 15% for the Roadworks and Utilities and 15% for the Open Spaces of the construction costs has been included to cover Builder associated setup, management, insurance, etc. costs.

#### 8.3 Project Owner's Cost (Planning and Design Cost)

Project Owner's costs have been allowed at 7.50% for Roadworks and Open Spaces and at 7.50% of the construction costs for Utilities for design and owner related costs.

#### 8.4 Traffic Management

Generally allowed traffic management costs at 5% of the construction costs.

#### 8.5 Escalation

No escalation has been allowed in our cost estimate.

### 9 Variance of Cost from Previous Rawlinsons (W.A) Estimate

The following is a summary of the variances from the previous issued report of 2024, 2.01:

- All rates have been updated to August 2025
- There has been a significant increase in earthworks rates since the last update
- Concrete kerbing, steel balustrades and metal fencing have also increased significantly
- Refer also to Annexure E – Reasons for Variance



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**ANNEXURE A – Road Infrastructure Cost Breakdown**

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## SUMMARY

Master Workbook - 2025

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total	RWA Comments 2025
	<b><u>DCA1</u></b>					
1	DCA1 - BERTRAM ROAD				7,134,563	
2	DCA 1 - WELLARD ROAD				25,791,209	
3	DCA 1 - PEEL MAINDRAIN CULVERT				1,001,267	
	<b><u>DCA2</u></b>					
4	DCA 2 - MILLAR ROAD				1,039,771	
5	DCA 2 - MORTIMER ROAD				7,824,540	
6	DCA 2 - SUNRISE BOULEVARD				2,262,291	
	<b><u>DCA3</u></b>					
7	DCA 3 - THOMAS ROAD (CONSTRUCTION COMPLETE)				9,264,930	Construction complete - Actuals provided
	<b><u>DCA4</u></b>					
8	DCA 4 - ANKETELL ROAD				13,927,665	
	<b><u>DCA5</u></b>					
9	DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)				2,999,650	
10	DCA 5 - LYON ROAD (CONSTRUCTION COMPLETE)				4,343,010	Construction complete - Actuals provided
	<b><u>DCA6</u></b>					
11	DCA 6 - HAMMOND ROAD				2,993,246	
12	DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)				3,253,155	

**DCP TOTAL: \$81,835,297**

## DCA1 - BERTRAM ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>1</b>	<b>DCA1 - BERTRAM ROAD</b>				
1.1	Road Construction	926	m	5,928.08	5,490,709
1.2	Utilities	926	m	1,774.80	1,643,854
	<b>DCA1 - BERTRAM ROAD</b>				<b>7,134,563</b>

# DCA1 - BERTRAM ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>1.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
1.1	Site Clearance (based on light shrubs)	16,183	m2	3.88	62,790	62,790
1.2	Removal of topsoil 150mm and stockpile for later re-use	16,183	m2	2.39	38,677	38,677
1.3	Breaking up existing roads surfacing and cart away	7,395	m2	26.85	198,556	198,556
1.4	Remove kerb		m	18.14	0	0
1.5	Cut to Fill - General Earthworks	5,141	m3	23.76	122,150	122,150
1.6	Imported Fill	1,159	m3	39.71	46,024	46,024
1.7	Remove signs	13	No	95.56	1,242	1,242
1.8	Remove bollards	29	No	52.94	1,535	1,535
	<u>Subgrade Preparation</u>					
1.9	Preparation, trim and compact	17,126	m2	6.33	108,408	108,408
	<u>Sub Base and Base Course</u>					
1.10	150mm thick crushed rock base course	16,588	m2	18.37	304,722	304,722
1.11	200mm thick compacted limestone sub base	17,126	m2	24.49	419,416	419,416
	<u>Road Paving</u>					
1.12	40mm thick (AC14)	15,236	m2	29.97	456,623	456,623
1.13	Extra over for 2% red oxide	2,689	m2	12.18	32,752	32,752
1.14	Primer seal	16,312	m2	8.67	141,425	141,425
1.15	150mm thick concrete infill to medians	276	m2	103.30	28,511	28,511
	<u>Kerbing</u>					
1.16	Mountable Kerb (MK)	0	m	48.93	0	0
1.17	Reinforced Flush Kerb (300mm)	1,793	m	76.44	137,057	137,057
1.18	Semi Mountable Kerb (SMK)	1,793	m	51.84	92,949	92,949
1.19	Barrier / Upright Kerb	0	m	58.43	0	0
1.20	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
1.21	Line marking	7,170	m	6.97	49,975	49,975
1.22	Chevron sign	0	No	673.58	0	0
1.23	Traffic sign	38	No	536.43	20,384	20,384
	<u>Concrete Cycleways and Footpaths</u>					
1.24	100 thick reinforced concrete footpath with broomed finish	2,951	m2	74.57	220,056	220,056
1.25	Allow to repair existing footpath to western side of Bertram Road	542	m2	93.37	50,607	50,607
1.26	Sand fill below concrete path including compaction (100mm)	3,493	m2	4.96	17,325	17,325
1.27	Pram ramp	0	no	957.26	0	0
1.28	Pram ramp including tactile	0	no	1,411.24	0	0
1.29	Tactile paving	0	m2	358.33	0	0
	<u>Landscaping</u>					
	<b>Soft landscaping</b>	8,149	m2	22.94	186,938	EXCL
	<b>Landscape mix</b>	1,612	m3	104.75	168,857	EXCL
	<b>Rock pitching</b>	185	m2	184.14	34,066	34,066
	<b>Drainage layer</b>	5,548	m2	38.04	211,046	INCL

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>1.1</b>	<b>ROAD CONSTRUCTION</b>					
	<u>Other</u>					
1.30	Allow to tie in to existing roads	2	Item	2,969.88	5,940	5,940
1.31	Allow to tie in to existing footpaths	1	Item	1,544.34	1,544	1,544
1.32	Allow to tie in to existing median	1	Item	2,731.19	2,731	2,731
	<u>Street Lighting</u>					
1.33	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	27	no	13,993.70	377,830	377,830
1.34	Remove existing lighting in preparation for new works	3	no	3,586.89	10,761	10,761
	<u>Drainage</u>					
1.35	Form swale	925	m	169.79	157,056	157,056
1.36	450dia reinforced concrete pipe including excavation and backfill	1,027	m	287.03	294,780	294,780
1.37	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	31	no	5,273.76	163,487	163,487
1.38	Combined Side Entry Pits - Supply and Install (1050mm)	0	no	4,798.73	0	0
1.39	Headwall to suit 450 pipe including stone pitching and connection to pipe	6	no	1,921.38	11,528	11,528
1.40	Basin construction	151	m	1,552.86	234,482	234,482
	<u>Preliminaries and Project Costs</u>					
1.41	Traffic Management	5.00	%		192,269	192,269
1.42	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		605,649	605,649
1.43	Project Owner's Cost (Planning and Design Costs)	7.50	%		348,248	348,248
1.44	Risk Contingency Allowance	10.00	%		499,155	499,155
	<b>ROAD CONSTRUCTION</b>					<b>5,490,709</b>

# DCA1 - BERTRAM ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>1.2</b>	<b>UTILITIES</b>					
	<u>Electrical (Western Power)</u>					
2.1	Provisional sum to underground all overhead power	290	m	1,460.75	423,721	423,721
	<u>Communications (NBN / Telstra / Other)</u>					
2.2	Provisional sum to to relocate existing communications pits and pipes in ground	368	m	414.36	152,484	152,484
	<u>Water and Sewer (Water Corporation)</u>					
2.3	Provisional sum to to relocate existing sewer pressure main	927	m	620.34	575,059	575,059
	<u>Gas (ATCO)</u>					
2.4	<i>Existing gas infrastructure does not seem to interfere with the works</i>		Note			
	<u>Preliminaries and Project Costs</u>					
2.5	Traffic Management	5.00	%		57,563	57,563
2.6	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		181,324	181,324
2.7	Project Owner's Cost (Planning and Design Costs)	7.50	%		104,261	104,261
2.8	Risk Contingency Allowance	10.00	%		149,441	149,441
	<b>UTILITIES</b>					<b>1,643,854</b>

## DCA 1 - WELLARD ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>2</b>	<b>DCA 1 - WELLARD ROAD</b>				
2.1	Road Construction	2,041	m	8,932.19	18,229,882
2.2	Utilities	2,041	m	3,704.86	7,561,327
	<b>DCA 1 - WELLARD ROAD</b>				<b>25,791,209</b>

# DCA 1 - WELLARD ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>2.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
3.1	Site Clearance (based on light shrubs)	37,912	m2	3.88	147,099	147,099
3.2	Removal of topsoil 250mm and stockpile for later re-use	37,912	m2	3.98	150,890	150,890
3.3	Remove trees	197	No	1,626.75	320,470	320,470
3.4	Breaking up existing roads surfacing and cart away	30,972	m2	26.85	831,598	831,598
3.5	Breaking up existing footpath and cart away	4,195	m2	26.85	112,636	112,636
3.6	Remove kerb	1,363	m	18.14	24,725	24,725
3.7	Cut to Fill - General Earthworks	11,374	m3	23.76	270,246	270,246
3.8	Imported Fill	3,792	m3	39.71	150,580	150,580
3.9	Limestone wall	153	m2	749.19	114,626	114,626
3.10	Remove bollards	6	no	52.94	318	318
3.11	Remove bus shelter	2	no	4,678.25	9,357	9,357
3.12	Remove limestone wall	103	m	100.13	10,313	10,313
3.13	Remove fencing	775	m	14.02	10,866	10,866
3.14	Remove existing headwall	4	No	1,289.96	5,160	5,160
	<u>Subgrade Preparation</u>					
3.15	Preparation, trim and compact	54,073	m2	6.33	342,282	342,282
	<u>Sub Base and Base Course</u>					
3.16	100mm thick crushed rock base course	102	m2	15.20	1,550	1,550
3.17	150mm thick crushed rock base course	50,492	m2	18.37	927,538	927,538
3.18	150mm thick compacted limestone sub base	54,073	m2	18.37	993,321	993,321
3.19	200mm thick compacted limestone sub base	2,582	m2	24.49	63,233	63,233
	<u>Road Paving</u>					
3.20	40mm thick (AC14)	48,123	m2	29.97	1,442,246	1,442,246
3.21	Extra over for 2% red oxide	0	m2	12.18	0	0
3.22	Primer seal	50,011	m2	8.67	433,595	433,595
3.23	80mm block paving including 30mm thick sand bed	2,357	m2	116.66	274,968	274,968
	<u>Kerbing</u>					
3.24	Mountable Kerb (MK)	1,238	m	48.93	60,575	60,575
3.25	Reinforced Flush Kerb (FK1)	3,186	m	76.44	243,538	243,538
3.26	Reinforced Flush Kerb (FK2)	2,969	m	76.44	226,950	226,950
3.27	Semi Mountable Kerb (SMK)	3,491	m	51.84	180,973	180,973
3.28	Barrier / Upright Kerb	0	m	58.43	0	0
3.29	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
3.30	Line marking	13,210	m	6.97	92,074	92,074
3.31	Chevron sign	0	No	673.58	0	0
3.32	Traffic sign	0	No	536.43	0	0
3.33	Safety barrier	1,852	m	528.87	979,467	979,467
3.34	Bike barrier fence	729	m	122.38	89,215	89,215
3.35	Remove and relocate existing signs	52	no	285.55	14,849	14,849

# DCA 1 - WELLARD ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>2.1 ROAD CONSTRUCTION</b>						
3.36	Remove and relocate existing gate	1	no	285.55	286	286
	<u>Concrete Cycleways and Footpaths</u>					
3.37	100 thick reinforced concrete footpath with broomed finish	4,009	m2	74.57	298,951	298,951
3.38	Sand fill below concrete path including compaction (100mm)	4,009	m2	4.96	19,885	19,885
3.39	30mm thick red asphalt footpath including 100mm thick crushed rock base and 150mm thick compacted sub-base (Pavement B)	4,453	m2	67.55	300,800	300,800
3.40	30mm thick red asphalt footpath including 200mm thick compacted sub-base (Pavement C)	1,170	m2	58.47	68,410	68,410
3.41	Pram ramp	29	no	957.26	27,761	27,761
3.42	Pram ramp including tactile	0	no	1,411.24	0	0
3.43	Tactile paving	92	m2	358.33	32,966	32,966
	<u>Landscaping</u>					
	<b>Soft landscaping</b>	13,501	m2	22.94	309,713	EXCL
	<b>Landscape mix</b>	3,185	m3	104.75	333,629	EXCL
	<b>Rock pitching</b>	926	m2	184.14	170,514	170,514
	<b>Loose rock</b>	78	m2	184.14	14,363	14,363
	<b>Drainage layer</b>	8,655	m2	38.04	329,236	INCL
	<u>Other</u>					
3.44	Allow to tie in to existing roads	4	Item	2,969.88	11,880	11,880
3.45	Allow to tie in to existing footpaths	14	Item	1,544.34	21,621	21,621
3.46	Allow to tie in to existing basin	2	Item	1,495.20	2,990	2,990
	<u>Street Lighting</u>					
3.47	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	52	no	13,993.70	727,672	727,672
3.48	Remove existing lighting in preparation for new works	13	no	3,586.89	46,630	46,630
	<u>Drainage</u>					
3.49	Remove existing pipe	486	No	147.33	71,602	71,602
3.50	Remove existing pits	28	No	1,969.91	55,157	55,157
3.51	Form swale	1,116	m	169.79	189,486	189,486
3.52	Drainage retention basin construction including limestone wall	654	m	1,552.86	1,015,570	1,015,570
3.53	300dia reinforced concrete pipe including excavation and backfill	1,503	m	219.39	329,743	329,743
3.54	375dia reinforced concrete pipe including excavation and backfill	381	m	245.64	93,589	93,589
3.55	450dia reinforced concrete pipe including excavation and backfill	301	m	287.03	86,396	86,396
3.56	525dia reinforced concrete pipe including excavation and backfill	41	m	320.86	13,155	13,155
3.57	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	50	no	5,273.76	263,688	263,688
3.58	Combined Side Entry Pits - Supply and Install (1050mm)	55	no	4,798.73	263,930	263,930
3.59	Double Side Entry Pits - Supply and Install	4	no	6,696.14	26,785	26,785
3.60	Junction Pits - Supply and Install	16	no	4,798.73	76,780	76,780
3.61	Headwall to suit 300 pipe	1	no	1,653.80	1,654	1,654
3.62	Headwall to suit 450 pipe	4	no	1,921.38	7,686	7,686
3.63	Headwall to suit 525 pipe	1	no	1,991.17	1,991	1,991
	<u>Preliminaries and Project Costs</u>					

# DCA 1 - WELLARD ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>2.1</b>	<b>ROAD CONSTRUCTION</b>					
3.64	Traffic Management	5.00	%		638,360	638,360
3.65	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		2,010,834	2,010,834
3.66	Project Owner's Cost (Planning and Design Costs)	7.50	%		1,156,229	1,156,229
3.67	Risk Contingency Allowance	10.00	%		1,657,262	1,657,262
	<b>ROAD CONSTRUCTION</b>					<b>18,229,882</b>

# DCA 1 - WELLARD ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>2.2</b>	<b>UTILITIES</b>					
	<u>Electrical (Western Power)</u>					
4.1	Provisional sum to underground all overhead power	706	m	1,359.15	960,224	960,224
4.2	Provisional sum to relocate underground power to northern side of road	2,041	m	799.88	1,632,485	1,632,485
	<u>Communications (NBN / Telstra / Other)</u>					
4.3	Provisional sum to to relocate existing communications pits and pipes in ground	2,041	m	698.12	1,424,866	1,424,866
	<u>Water and Sewer (Water Corporation)</u>					
4.4	Provisional sum to to relocate existing sewer pressure main	2,041	m	524.62	1,070,739	1,070,739
4.5	Provisional sum to to relocate existing water pressure main	231	m	897.05	207,220	207,220
	<u>Gas (ATCO)</u>					
4.6	<i>Existing gas infrastructure does not seem to interfere with the works</i>		Note			
	<u>Preliminaries and Project Costs</u>					
4.7	Traffic Management	5.00	%		264,777	264,777
4.8	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		834,047	834,047
4.9	Project Owner's Cost (Planning and Design Costs)	7.50	%		479,577	479,577
4.10	Risk Contingency Allowance	10.00	%		687,393	687,393
	<b>UTILITIES</b>					<b>7,561,327</b>

## DCA 1 - PEEL MAINDRAIN CULVERT

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>3</b>	<b>DCA 1 - PEEL MAINDRAIN CULVERT</b>				
3.1	Road Construction	25	m	40,195.38	1,001,267
3.2	Utilities	25	m	0.00	0
<b>DCA 1 - PEEL MAINDRAIN CULVERT</b>					<b>1,001,267</b>

# DCA 1 - PEEL MAINDRAIN CULVERT

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>3.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
5.1	Site Clearance (based on light shrubs)	1,023	m2	3.88	3,969	3,969
5.2	Remove trees	5	No	1,626.75	8,134	8,134
5.3	Removal of topsoil 150mm and stockpile for later re-use	1,023	m2	2.39	2,445	2,445
5.4	Breaking up existing roads surfacing and cart away	0	m2	26.85	0	0
5.5	Detailed Excavation & Cartaway / Disperse Surplus Material	335	m3	46.40	15,544	15,544
5.6	Imported Fill	1,152	m3	39.71	45,746	45,746
5.7	Remove existing fence	33	m	14.02	463	463
	<u>Subgrade Preparation</u>					
5.8	Preparation, trim and compact	581	m2	6.33	3,678	3,678
	<u>Sub Base and Base Course</u>					
5.9	100mm thick crushed rock base course	163	m2	15.20	2,478	2,478
5.10	150mm thick compacted limestone sub base	163	m2	18.37	2,994	2,994
	<u>Road Paving</u>					
5.11	30mm thick (AC10)	139	m2	21.80	3,030	3,030
5.12	Extra over for 2% red oxide	0	m2	12.18	0	0
5.13	Primer seal	152	m2	8.67	1,318	1,318
5.14	150mm thick concrete infill to medians	0	m2	103.30	0	0
	<u>Kerbing</u>					
5.15	Mountable Kerb (MK)	0	m	48.93	0	0
5.16	Reinforced Flush Kerb (300mm)	0	m	76.44	0	0
5.17	Semi Mountable Kerb (SMK)	42	m	51.84	2,177	2,177
5.18	Barrier / Upright Kerb	0	m	58.43	0	0
5.19	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
5.20	Line marking	60	m	6.97	418	418
5.21	Chevron sign	0	No	673.58	0	0
5.22	Traffic sign	2	No	536.43	1,073	1,073
5.23	Chainmesh fence	34	m	108.14	3,677	3,677
5.24	Chainmesh gates	2	No	734.25	1,469	1,469
5.25	Road barrier	43	m	528.87	22,741	22,741
5.26	Pedestrian barrier	45	m	439.44	19,775	19,775
5.27	Handrail	37	m	317.07	11,732	11,732
	<u>Concrete Cycleways and Footpaths</u>					
5.28	100 thick reinforced concrete footpath with broomed finish	107	m2	74.57	7,979	7,979
5.29	Sand fill below concrete path including compaction (100mm)	107	m2	4.96	531	531
5.30	Natural access path	34	m2	29.51	1,003	1,003
5.31	Pram ramp	0	no	957.26	0	0
5.32	Pram ramp including tactile	0	no	1,411.24	0	0
5.33	Tactile paving	0	m2	358.33	0	0
	<u>Landscaping</u>					

# DCA 1 - PEEL MAINDRAIN CULVERT

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>3.1</b>	<b>ROAD CONSTRUCTION</b>					
	<b>Soft landscaping</b>	128	m2	22.94	2,936	EXCL
	<b>Landscape mix</b>	0	m3	104.75	0	EXCL
	<b>Rock pitching</b>	238	m2	184.14	43,825	43,825
	<b>Drainage layer</b>	0	m2	38.04	0	INCL
	<u>Other</u>					
5.34	Allow to tie in to existing roads	1	Item	2,969.88	2,970	2,970
5.35	Allow to tie in to existing footpaths	2	Item	1,544.34	3,089	3,089
5.36	Allow to tie in to existing median	0	Item	2,731.19	0	0
	<u>Street Lighting</u>					
5.37	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	2	no	4,553.51	9,107	9,107
5.38	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	0	no	6,762.00	0	0
	<u>Drainage</u>					
5.39	450dia reinforced concrete pipe including excavation and backfill	25	m	287.03	7,176	7,176
5.40	Combined Side Entry Pits - Supply and Install (1050mm)	4	no	4,798.73	19,195	19,195
5.41	Allowance for dewatering	1	PS	27,812.50	27,813	27,813
5.42	Temporary drainage bypass	1	PS	16,687.50	16,688	16,688
5.43	100mm compacted thickness limestone subbase course	270	m2	18.37	4,960	4,960
5.44	300mm thick concrete base slab	81	m3	1,668.75	135,169	135,169
5.45	3000x1800 box culvert	20	no	11,357.51	227,150	227,150
5.46	Headwall, wingwalls and apron slab	25	m3	1,668.75	41,719	41,719
	<u>Preliminaries and Project Costs</u>					
5.47	Traffic Management	5.00	%		35,062	35,062
5.48	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		110,444	110,444
5.49	Project Owner's Cost (Planning and Design Costs)	7.50	%		63,505	63,505
5.50	Risk Contingency Allowance	10.00	%		91,024	91,024
	<b>ROAD CONSTRUCTION</b>					<b>1,001,267</b>

# DCA 1 - PEEL MAINDRAIN CULVERT

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>3.2 UTILITIES</b>						
	<u>Electrical (Western Power)</u>					
6.1	<i>Existing electrical infrastructure does not seem to interfere with the works</i>		Note			
	<u>Communications (NBN / Telstra / Other)</u>					
6.2	<i>Existing communications infrastructure does not seem to interfere with the works</i>		Note			
	<u>Water and Sewer (Water Corporation)</u>					
6.3	<i>Existing water and sewer infrastructure does not seem to interfere with the works</i>		Note			
	<u>Gas (ATCO)</u>					
6.4	<i>Existing gas infrastructure does not seem to interfere with the works</i>		Note			
	<u>Preliminaries and Project Costs</u>					
6.5	Traffic Management	5.00	%		0	0
6.6	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		0	0
6.7	Project Owner's Cost (Planning and Design Costs)	7.50	%		0	0
6.8	Risk Contingency Allowance	10.00	%		0	0
<b>UTILITIES</b>						<b>0</b>

## DCA 2 - MILLAR ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>4</b>	<b>DCA 2 - MILLAR ROAD</b>				
4.1	Road Construction	540	m	1,924.68	1,039,771
4.2	Utilities	540	m	0.00	0
	<b>DCA 2 - MILLAR ROAD</b>				<b>1,039,771</b>

# DCA 2 - MILLAR ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>4.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
7.1	Site Clearance (based on light shrubs)	497	m2	3.88	1,928	1,928
7.2	Removal of topsoil 150mm and stockpile for later re-use	497	m2	2.39	1,188	1,188
7.3	Remove trees	0	No	1,626.75	0	0
7.4	Breaking up existing roads surfacing and cart away	126	m2	26.85	3,383	3,383
7.4	Reprofiling top layer only of existing road	820	m2	20.81	17,064	17,064
7.5	Breaking up existing footpath and cart away	0	m2	26.85	0	0
7.6	Remove kerb	0	m	18.14	0	0
7.7	Cut to Fill - General Earthworks	149	m3	23.76	3,540	3,540
7.8	Imported Fill	249	m3	39.71	9,888	9,888
7.9	Form embankment	0	m2	7.40	0	0
7.10	Remove signs	0	no	95.56	0	0
7.11	Remove guardrail	0	m	16.83	0	0
7.12	Remove fencing	0	m	14.02	0	0
7.13	Remove existing headwall	0	No	1,289.96	0	0
	<u>Subgrade Preparation</u>					
7.14	Preparation, trim and compact	65	m2	6.33	411	411
	<u>Sub Base and Base Course</u>					
7.15	130mm thick crushed rock base course	54	m2	19.76	1,067	1,067
7.16	150mm thick compacted limestone sub base	65	m2	18.37	1,194	1,194
	<u>Road Paving</u>					
7.17	30mm thick (AC10)	820	m2	21.80	17,876	17,876
7.18	Extra over for 2% red oxide	0	m2	12.18	0	0
7.19	Primer seal	847	m2	8.67	7,343	7,343
7.20	150mm thick concrete infill to medians	0	m2	103.30	0	0
	<u>Kerbing</u>					
7.21	Mountable Kerb (MK)	0	m	48.93	0	0
7.22	Reinforced Flush Kerb (300mm)	107	m	76.44	8,179	8,179
7.23	Semi Mountable Kerb (SMK)	107	m	51.84	5,547	5,547
7.24	Barrier / Upright Kerb	0	m	58.43	0	0
7.25	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
7.26	Line marking	107	m	6.97	746	746
7.27	Chevron sign	0	No	673.58	0	0
7.28	Traffic sign	0	No	536.43	0	0
7.29	Remove and relocate existing signs	0	no	285.55	0	0
	<u>Concrete Cycleways and Footpaths</u>					
7.30	100 thick reinforced concrete footpath with broomed finish	0	m2	74.57	0	0
7.31	Sand fill below concrete path including compaction (100mm)	0	m2	4.96	0	0
7.32	Asphalt footpath including 150mm thick compacted sub-base	202	m2	81.33	16,429	16,429
7.33	Pram ramp	0	no	957.26	0	0

## DCA 2 - MILLAR ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>4.1</b>	<b>ROAD CONSTRUCTION</b>					
7.34	Pram ramp including tactile	0	no	1,411.24	0	0
7.35	Tactile paving	0	m2	358.33	0	0
	<b><u>Landscaping</u></b>					
	<b>Soft landscaping</b>	0	m2	22.94	0	EXCL
	<b>Landscape mix</b>	0	m3	104.75	0	0
	<b>Rock pitching</b>	0	m2	184.14	0	0
	<b>Drainage layer</b>	0	m2	38.04	0	0
	<u>Other</u>					
7.36	Allow to tie in to existing roads	1	Item	2,969.88	2,970	2,970
7.37	Allow to tie in to existing footpaths	1	Item	1,544.34	1,544	1,544
7.38	Allow to tie in to existing median	0	Item	2,731.19	0	0
	<u>Street Lighting</u>					
7.39	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	2	no	4,553.51	9,107	9,107
	<u>Road Drainage</u>					
7.40	Form swale	107	m	14.48	1,549	1,549
7.41	Rock check dam	0	No	334	0	0
7.42	450dia reinforced concrete pipe including excavation and backfill	0	m	287.03	0	0
7.43	525dia reinforced concrete pipe including excavation and backfill	0	m	320.86	0	0
7.44	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	0	no	5,273.76	0	0
7.45	Combined Side Entry Pits - Supply and Install (1050mm)	0	no	4,798.73	0	0
7.46	Headwall	0	no	1,991.17	0	0
7.47	Basin construction	0	m2	130.53	0	0
	<u>Preliminaries and Project Costs</u>					
7.48	Traffic Management	5.00	%		5,548	5,548
7.49	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		17,475	17,475
7.50	Project Owner's Cost (Planning and Design Costs)	7.50	%		10,048	10,048
7.51	Risk Contingency Allowance	10.00	%		14,403	14,403
	<b>ACTUAL COSTS - CH36.77-186</b>					
7.53	Actual costs for the construction of Millar Upgrade (CH36.77-186)	1	Item	98,245.20	98,245	98,245
	<b>ACTUAL COSTS - CH186-470</b>					
7.54	Actual costs for the construction of Millar Upgrade (CH186-470)	1	Item	783,096.86	783,097	783,097
	<b>ROAD CONSTRUCTION</b>					<b>1,039,771</b>

## DCA 2 - MILLAR ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>4.2</b>	<b>UTILITIES</b>					
	<u>Electrical (Western Power)</u>					
8.1	Provisional sum to relocate underground power to northern side of road	57	m	0.00	0	Excl.
	<u>Communications (NBN / Telstra / Other)</u>					
8.2	Provisional sum to to relocate existing communications pits and pipes in ground	107	m	0.00	0	Excl.
	<u>Water and Sewer (Water Corporation)</u>					
8.3	Provisional sum to to relocate existing water main	107	m	0.00	0	Excl.
	<u>Gas (ATCO)</u>					
8.4	Provisional sum to relocate gas main to northern side of road	107	m	0.00	0	Excl.
	<u>Preliminaries and Project Costs</u>					
8.5	Traffic Management	5.00	%		0	0
8.6	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		0	0
8.7	Project Owner's Cost (Planning and Design Costs)	7.50	%		0	0
8.8	Risk Contingency Allowance	10.00	%		0	0
	<b>UTILITIES</b>					<b>0</b>

## DCA 2 - MORTIMER ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>5</b>	<b>DCA 2 - MORTIMER ROAD</b>				
5.1	Road Construction	863	m	5,437.51	4,690,937
5.2	Utilities	863	m	3,632.32	3,133,603
	<b>DCA 2 - MORTIMER ROAD</b>				<b>7,824,540</b>

# DCA 2 - MORTIMER ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>5.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
9.1	Site Clearance (based on light shrubs)	10,912	m2	3.88	42,339	42,339
9.2	Removal of topsoil 150mm and stockpile for later re-use	10,912	m2	2.39	26,080	26,080
9.3	Remove trees	25	No	1,626.75	40,669	40,669
9.4	Breaking up existing roads surfacing and cart away	9,457	m2	26.85	253,920	253,920
9.5	Breaking up existing footpath and cart away	212	m2	26.85	5,692	5,692
9.6	Remove kerb	518	m	18.14	9,397	9,397
9.7	Cut to Fill - General Earthworks	8,663	m3	23.76	205,833	205,833
9.8	Imported Fill	2,888	m3	39.71	114,682	114,682
9.9	Remove signs	5	no	95.56	478	478
9.10	Remove guardrail	79	m	16.83	1,330	1,330
9.11	Remove fencing	222	m	14.02	3,112	3,112
9.12	Remove drainage structures	4	No	1,969.91	7,880	7,880
	<u>Subgrade Preparation</u>					
9.13	Preparation, trim and compact	12,431	m2	6.33	78,688	78,688
	<u>Sub Base and Base Course</u>					
9.14	150mm thick crushed rock base course	11,913	m2	18.37	218,842	218,842
9.15	200mm thick compacted limestone sub base	12,431	m2	24.49	304,435	304,435
	<u>Road Paving</u>					
9.16	40mm thick (AC14)	10,005	m2	29.97	299,850	299,850
9.17	Extra over for 2% red oxide	1,948	m2	12.18	23,727	23,727
9.18	Primer seal	11,045	m2	8.67	95,760	95,760
9.19	150mm thick concrete infill to medians	969	m2	103.30	100,098	100,098
	<u>Kerbing</u>					
9.20	Mountable Kerb (MK)	95	m	48.93	4,648	4,648
9.21	Reinforced Flush Kerb (300mm)	976	m	76.44	74,605	74,605
9.22	Semi Mountable Kerb (SMK)	3,232	m	51.84	167,547	167,547
9.23	Barrier / Upright Kerb	59	m	58.43	3,447	3,447
9.24	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
9.25	Line marking	5,177	m	6.97	36,084	36,084
9.26	Chevron sign	9	No	673.58	6,062	6,062
9.27	Traffic sign	35	No	536.43	18,775	18,775
9.28	Remove and relocate existing signs	2	no	285.55	571	571
	<u>Concrete Cycleways and Footpaths</u>					
9.29	100 thick reinforced concrete footpath with broomed finish	3,608	m2	74.57	269,049	269,049
9.30	Sand fill below concrete path including compaction (100mm)	3,608	m2	4.96	17,896	17,896
9.31	Pram ramp	0	no	957.26	0	0
9.32	Pram ramp including tactile	10	no	1,411.24	14,112	14,112
9.33	Tactile paving	9	m2	358.33	3,225	3,225
	<u>Landscaping</u>					

## DCA 2 - MORTIMER ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>5.1</b>	<b>ROAD CONSTRUCTION</b>					
	<b>Soft landscaping</b>	4,089	m2	22.94	93,802	EXCL
	<b>Landscape mix</b>	410	m3	104.75	42,948	EXCL
	<b>Rock pitching</b>	98	m2	184.14	18,046	18,046
	<b>Drainage layer</b>	1,464	m2	38.04	55,691	INCL
	<u>Other</u>					
9.34	Allow to tie in to existing roads	5	Item	2,969.88	14,849	14,849
9.35	Allow to tie in to existing footpaths	1	Item	1,544.34	1,544	1,544
9.36	Allow to tie in to existing median	1	Item	2,731.19	2,731	2,731
	<u>Street Lighting</u>					
9.37	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	25	no	13,993.70	349,843	349,843
	<u>Drainage</u>					
9.38	Form swale	488	m	80.46	39,264	39,264
9.39	450dia reinforced concrete pipe including excavation and backfill	872	m	287.03	250,290	250,290
9.40	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	17	no	5,273.76	89,654	89,654
9.41	Combined Side Entry Pits - Supply and Install (1050mm)	8	no	4,798.73	38,390	38,390
9.42	Headwall to suit 450 pipe including stone pitching and connection to pipe	1	no	1,921.38	1,921	1,921
9.43	Basin construction	1,640	m3	130.53	214,069	214,069
	<u>Preliminaries and Project Costs</u>					
9.44	Traffic Management	5.00	%	3,257,339	162,867	162,867
9.45	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%	3,257,339	488,601	488,601
9.46	Project Owner's Cost (Planning and Design Costs)	7.50	%	3,257,339	244,300	244,300
9.47	Risk Contingency Allowance	10.00	%	3,257,339	325,734	325,734
	<b>ROAD CONSTRUCTION</b>					<b>4,690,937</b>

## DCA 2 - MORTIMER ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>5.2 UTILITIES</b>						
	<u>Electrical (Western Power)</u>					
10.1	Provisional sum to underground all overhead power	594	m	1,354.50	804,003	804,003
10.2	Provisional sum to relocate underground power to northern side of road	168	m	1,264.65	211,993	211,993
	<u>Communications (NBN / Telstra / Other)</u>					
10.3	Provisional sum to to relocate existing communications pits and pipes in ground	863	m	431.48	372,241	372,241
	<u>Water and Sewer (Water Corporation)</u>					
10.4	Provisional sum to to relocate existing water main	646	m	592.29	382,556	382,556
	<u>Gas (ATCO)</u>					
10.5	Provisional sum to relocate gas main to northern side of road	863	m	844.16	728,259	728,259
	<u>Preliminaries and Project Costs</u>					
10.6	Traffic Management	5.00	%		74,153	74,153
10.7	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		233,581	233,581
10.8	Project Owner's Cost (Planning and Design Costs)	7.50	%		134,309	134,309
10.9	Risk Contingency Allowance	10.00	%		192,510	192,510
	<b>UTILITIES</b>					<b>3,133,603</b>

## DCA 2 - SUNRISE BOULEVARD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>6</b>	<b>DCA 2 - SUNRISE BOULEVARD</b>				
6.1	Road Construction	408	m	4,154.52	1,695,168
6.2	Utilities	408	m	1,389.91	567,123
	<b>DCA 2 - SUNRISE BOULEVARD</b>				<b>2,262,291</b>

# DCA 2 - SUNRISE BOULEVARD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>6.1</b>	<b>ROAD CONSTRUCTION</b>					
	<u>Earthworks and Site Preparation</u>					
11.1	Site Clearance (based on light shrubs)	6,824	m2	3.88	26,477	26,477
11.2	Removal of topsoil 150mm and stockpile for later re-use	6,824	m2	4.77	32,550	32,550
11.3	Remove trees	37	No	1,626.75	60,190	60,190
11.4	Breaking up existing roads surfacing and cart away	630	m2	26.85	16,916	16,916
11.5	Breaking up existing footpath and cart away	270	m2	26.85	7,250	7,250
11.6	Remove kerb	180	m	18.14	3,265	3,265
11.7	Cut to Fill - General Earthworks	3,412	m3	23.76	81,069	81,069
11.8	Imported Fill	3,412	m3	39.71	135,491	135,491
11.9	Remove signs	0	no	95.56	0	0
11.10	Remove guardrail	0	m	16.83	0	0
11.11	Remove fencing	180	m	14.02	2,524	2,524
11.12	Remove drainage structures	4	No	1,969.91	7,880	7,880
	<u>Subgrade Preparation</u>					
11.13	Preparation, trim and compact	2,939	m2	6.33	18,604	18,604
	<u>Sub Base and Base Course</u>					
11.14	150mm thick crushed rock base course	2,939	m2	18.37	53,989	53,989
11.15	200mm thick compacted limestone sub base	2,939	m2	24.49	71,976	71,976
	<u>Road Paving</u>					
11.16	40mm thick (AC14)	2,449	m2	29.97	73,397	73,397
11.17	Extra over for 2% red oxide	0	m2	12.18	0	0
11.18	Primer seal	2,637	m2	8.67	22,863	22,863
11.19	150mm thick concrete infill to medians	0	m2	103.30	0	0
	<u>Kerbing</u>					
11.20	Mountable Kerb (MK)	0	m	48.93	0	0
11.21	Reinforced Flush Kerb (300mm)	0	m	76.44	0	0
11.22	Semi Mountable Kerb (SMK)	817	m	51.84	42,353	42,353
11.23	Barrier / Upright Kerb	0	m	58.43	0	0
11.24	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
11.25	Line marking	1,225	m	6.97	8,538	8,538
11.26	Chevron sign	1	No	673.58	674	674
11.27	Traffic sign	4	No	536.43	2,146	2,146
11.28	Remove and relocate existing signs	0	no	285.55	0	0
11.29	Fencing	753	m	139.07	104,720	104,720
	<u>Concrete Cycleways and Footpaths</u>					
11.30	100 thick reinforced concrete footpath with broomed finish	1,007	m2	74.57	75,092	75,092
11.31	Sand fill below concrete path including compaction (100mm)	1,007	m2	4.96	4,995	4,995
11.32	Pram ramp	2	no	957.26	1,915	1,915
11.33	Pram ramp including tactile	0	no	1,411.24	0	0
11.34	Tactile paving	0	m2	358.33	0	0

## DCA 2 - SUNRISE BOULEVARD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>6.1 ROAD CONSTRUCTION</b>						
	<u>Landscaping</u>					
	<b>Soft landscaping</b>	2,629	m2	22.94	60,309	EXCL
	<b>Landscape mix</b>	0	m3	104.75	0	EXCL
	<b>Rock pitching</b>	0	m2	184.14	0	0
	<b>Drainage layer</b>	0	m2	38.04	0	INCL
	<u>Other</u>					
11.35	Allow to tie in to existing roads	3	Item	2,969.88	8,910	8,910
11.36	Allow to tie in to existing footpaths	3	Item	1,544.34	4,633	4,633
11.37	Allow to tie in to existing median	0	Item	2,731.19	0	0
	<u>Street Lighting</u>					
11.38	6.5 SOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	24	no	4,553.51	109,284	109,284
	<u>Drainage</u>					
11.39	Form swale	0	m2		0	0
11.40	450dia reinforced concrete pipe including excavation and backfill	376	m	287.03	107,923	107,923
11.41	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	11	no	5,273.76	58,011	58,011
11.42	Combined Side Entry Pits - Supply and Install (1050mm)		no	4,798.73	0	0
11.43	100mm compacted thickness limestone subbase course	54	m2	18.37	992	992
11.44	150mm thick concrete base slab	8	m3	1,668.75	13,350	13,350
11.45	Culvert	30	m	672.11	20,163	20,163
11.46	Headwall	2	no	1,921.38	3,843	3,843
11.47	Basin construction	40	m3	130.53	5,221	5,221
	<u>Preliminaries and Project Costs</u>					
11.48	Traffic Management	5.00	%		59,360	59,360
11.49	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		186,984	186,984
11.50	Project Owner's Cost (Planning and Design Costs)	7.50	%		107,516	107,516
11.51	Risk Contingency Allowance	10.00	%		154,106	154,106

**ROAD CONSTRUCTION**

**1,695,168**

## DCA 2 - SUNRISE BOULEVARD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>6.2 UTILITIES</b>						
	<u>Electrical (Western Power)</u>					
12.1	Provisional sum to relocate underground power to western side of road	105	m	1,548.61	162,836	162,836
	<u>Communications (NBN / Telstra / Other)</u>					
12.2	<i>No pits and pipes based on DBYD</i>		<i>Note</i>			
	<u>Water and Sewer (Water Corporation)</u>					
12.3	Provisional sum to to relocate existing water main	105	m	1,163.15	122,305	122,305
	<u>Gas (ATCO)</u>					
12.4	Provisional sum to relocate gas main to northern side of road	105	m	1,529.58	160,835	160,835
	<u>Preliminaries and Project Costs</u>					
12.5	Traffic Management	5.00	%		14,157	14,157
12.6	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		44,595	44,595
12.7	Project Owner's Cost (Planning and Design Costs)	7.50	%		25,642	25,642
12.8	Risk Contingency Allowance	10.00	%		36,753	36,753
	<b>UTILITIES</b>					<b>567,123</b>

## DCA 3 - THOMAS ROAD (CONSTRUCTION COMPLETE)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>7</b>	<b>DCA 3 - THOMAS ROAD (CONSTRUCTION COMPLETE)</b>				
7.1	Road Construction and Utilities		Item		9,264,930
	<b>DCA 3 - THOMAS ROAD (CONSTRUCTION COMPLETE)</b>				<b>9,264,930</b>

## DCA 3 - THOMAS ROAD (CONSTRUCTION COMPLETE)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
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**7.1 ROAD CONSTRUCTION AND UTILITIES**

	<u>Provided by City of Kwinana on 21/07/24.</u>					
	<b>ACTUAL COSTS</b>					
1	Actual costs for the construction of Thomas Road Upgrade (Length = 1107m)	1	Item	9,264,930.00	9,264,930	9,264,930

**ROAD CONSTRUCTION AND UTILITIES**

**9,264,930**

## DCA 4 - ANKETELL ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>8</b>	<b>DCA 4 - ANKETELL ROAD</b>				
8.1	Road Construction	1,083	m	7,017.34	7,600,412
8.2	Utilities	1,083	m	5,841.85	6,327,253
	<b>DCA 4 - ANKETELL ROAD</b>				<b>13,927,665</b>

# DCA 4 - ANKETELL ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>8.1 ROAD CONSTRUCTION</b>						
	<u>Earthworks and Site Preparation</u>					
15.1	Site Clearance (based on light shrubs)	24,937	m2	3.88	96,756	96,756
15.2	Removal of topsoil 150mm and stockpile for later re-use	24,937	m2	2.39	59,599	59,599
15.3	Remove trees	30	No	1,626.75	48,803	48,803
15.4	Breaking up existing roads surfacing and cart away	13,516	m2	26.85	362,905	362,905
15.5	Breaking up existing footpath and cart away	0	m2	26.85	0	0
15.6	Remove kerb	826	m	18.14	14,984	14,984
15.7	Cut to Fill - General Earthworks	7,482	m3	23.76	177,772	177,772
15.8	Imported Fill	4,988	m3	39.71	198,073	198,073
15.9	Remove signs	6	No	95.56	573	573
15.10	Remove bollards	25	No	52.94	1,324	1,324
15.11	Remove fencing	472	m	14.02	6,617	6,617
15.12	Remove bus shelter	1	No	4,678.25	4,678	4,678
	<u>Subgrade Preparation</u>					
15.13	Preparation, trim and compact	20,944	m2	6.33	132,576	132,576
	<u>Sub Base and Base Course</u>					
15.14	150mm thick crushed rock base course	18,390	m2	18.37	337,824	337,824
15.15	200mm thick compacted limestone sub base	19,040	m2	24.49	466,290	466,290
	<u>Road Paving</u>					
15.16	40mm thick (AC14)	14,077	m2	29.97	421,888	421,888
15.17	Extra over for 2% red oxide	3,250	m2	12.18	39,585	39,585
15.18	Primer seal	14,717	m2	8.67	127,596	127,596
15.19	150mm thick concrete infill to medians	2,511	m2	103.30	259,386	259,386
	<u>Kerbing</u>					
15.20	Mountable Kerb (MK)	0	m	48.93	0	0
15.21	Reinforced Flush Kerb (300mm)	941	m	76.44	71,930	71,930
15.22	Semi Mountable Kerb (SMK)	4,275	m	51.84	221,616	221,616
15.23	Barrier / Upright Kerb	0	m	58.43	0	0
15.24	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
15.25	Line marking	7,546	m	6.97	52,596	52,596
15.26	Chevron sign	0	No	673.58	0	0
15.27	Traffic sign	26	No	536.43	13,947	13,947
15.28	Remove and relocate existing signs	1	no	285.55	286	286
15.29	Allow for new bus shelter	1	no	27,534.37	27,534	EXCL
	<u>Concrete Cycleways and Footpaths</u>					
15.30	100 thick reinforced concrete footpath with broomed finish	5,757	m2	74.57	429,299	429,299
15.31	Sand fill below concrete path including compaction (100mm)	5,757	m2	4.96	28,555	28,555
15.32	Asphalt footpath including 150mm thick compacted sub-base	0	m2	81.33	0	0
15.33	Pram ramp	0	no	957.26	0	0
15.34	Pram ramp including tactile	12	no	1,411.24	16,935	16,935

## DCA 4 - ANKETELL ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>8.1</b>	<b>ROAD CONSTRUCTION</b>					
15.35	Tactile paving		m2	358.33	0	0
	<b>Landscaping</b>					
	<b>Soft landscaping</b>	9,434	m2	22.94	216,416	EXCL
	<b>Landscape mix</b>	682	m3	104.75	71,440	EXCL
	<b>Rock pitching</b>	79	m2	184.14	14,547	14,547
	<b>Drainage layer</b>	2,352	m2	38.04	89,470	INCL
	<u>Other</u>					
15.36	Allow for traffic signals at 4-way intersection	1	item	530,701.74	530,702	530,702
15.37	Allow to tie in to existing roads	3	Item	2,969.88	8,910	8,910
15.38	Allow to tie in to existing footpaths	1	Item	1,544.34	1,544	1,544
15.39	Allow to tie in to existing median	1	Item	2,731.19	2,731	2,731
	<u>Street Lighting</u>					
15.40	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	35	no	13,993.70	489,780	489,780
	<u>Road Drainage</u>					
15.41	Form swale	471	m	134.10	63,161	63,161
15.42	450dia reinforced concrete pipe including excavation and backfill	1,474	m	287.03	423,082	423,082
15.43	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	16	no	5,273.76	84,380	84,380
15.44	Combined Side Entry Pits - Supply and Install (1050mm)	14	no	4,798.73	67,182	67,182
15.45	Headwall	4	no	1,921.38	7,686	7,686
15.46	Basin construction	282	m3	130.53	36,809	36,809
	<u>Preliminaries and Project Costs</u>					0
15.47	Traffic Management	5.00	%		266,145	266,145
15.48	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		838,358	838,358
15.49	Project Owner's Cost (Planning and Design Costs)	7.50	%		482,056	482,056
15.50	Risk Contingency Allowance	10.00	%		690,947	690,947
	<b>ROAD CONSTRUCTION</b>					<b>7,600,412</b>

## DCA 4 - ANKETELL ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>8.2</b>	<b>UTILITIES</b>					
	<u>Electrical (Western Power)</u>					
16.1	Provisional sum to underground all overhead power	798	m	1,431.01	1,141,945	1,141,945
16.2	Provisional sum to relocate underground power	736	m	1,290.21	948,951	948,951
	<u>Communications (NBN / Telstra / Other)</u>					
16.3	Provisional sum to to relocate existing communications pits and pipes in ground	1,083	m	994.66	1,077,308	1,077,308
	<u>Water and Sewer (Water Corporation)</u>					
16.4	Provisional sum to to relocate existing water main	844	m	682.11	575,699	575,699
	<u>Gas (ATCO)</u>					
16.5	Provisional sum to relocate gas main to southern side of road	844	m	1,556.76	1,313,901	1,313,901
	<u>Preliminaries and Project Costs</u>					
16.6	Traffic Management	5.00	%		148,345	148,345
16.7	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		467,288	467,288
16.8	Project Owner's Cost (Planning and Design Costs)	7.50	%		268,691	268,691
16.9	Risk Contingency Allowance	10.00	%		385,123	385,123
	<b>UTILITIES</b>					<b>6,327,253</b>

## DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>9</b>	<b>DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)</b>				
9.1	Road Construction	491	m	4,490.55	2,202,705
9.2	Utilities	491	m	1,624.69	796,945
<b>DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)</b>					<b>2,999,650</b>

# DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>9.1</b>	<b>ROAD CONSTRUCTION</b>					
	<u>Earthworks and Site Preparation</u>					
17.1	Site Clearance (based on light shrubs)	13,587	m2	3.88	52,718	52,718
17.2	Removal of topsoil 150mm and stockpile for later re-use	13,587	m2	2.39	32,473	32,473
17.3	Remove trees	25	No	1,626.75	40,669	40,669
17.4	Breaking up existing roads surfacing and cart away	106	m2	26.85	2,846	2,846
17.5	Breaking up existing footpath and cart away	0	m2	26.85	0	0
17.6	Remove kerb	0	m	18.14	0	0
17.7	Cut to Fill - General Earthworks	4,077	m3	23.76	96,870	96,870
17.8	Imported Fill	2,968	m3	39.71	117,859	117,859
17.9	Remove signs	1	No	95.56	96	96
17.10	Remove fencing	29	m	14.02	407	407
	<u>Subgrade Preparation</u>					
17.11	Preparation, trim and compact	6,277	m2	6.33	39,735	39,735
	<u>Sub Base and Base Course</u>					
17.12	150mm thick crushed rock base course	4,937	m2	18.37	90,693	90,693
17.13	200mm thick compacted limestone sub base	5,231	m2	24.49	128,107	128,107
	<u>Road Paving</u>					
17.14	40mm thick (AC14)	4,089	m2	29.97	122,547	122,547
17.15	Extra over for 2% red oxide	0	m2	12.18	0	0
17.16	Primer seal	4,384	m2	8.67	38,009	38,009
17.17	150mm thick concrete infill to medians	259	m2	103.30	26,755	26,755
	<u>Kerbing</u>					
17.18	Mountable Kerb (MK)	1,158	m	48.93	56,661	56,661
17.19	Reinforced Flush Kerb (300mm)	818	m	76.44	62,528	62,528
17.20	Semi Mountable Kerb (SMK)	0	m	51.84	0	0
17.21	Barrier / Upright Kerb	0	m	58.43	0	0
17.22	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
17.23	Line marking	1,963	m	6.97	13,682	13,682
17.24	Chevron sign	0	No	673.58	0	0
17.25	Traffic sign	10	No	536.43	5,364	5,364
17.26	Remove and relocate existing signs	0	no	285.55	0	0
	<u>Concrete Cycleways and Footpaths</u>					
17.27	100 thick reinforced concrete footpath with broomed finish	2,448	m2	74.57	182,547	182,547
17.28	Sand fill below concrete path including compaction (100mm)	2,448	m2	4.96	12,142	12,142
17.29	Asphalt footpath including 150mm thick compacted sub-base	0	m2	81.33	0	0
17.30	Pram ramp	0	no	957.26	0	0
17.31	Pram ramp including tactile	2	no	1,411.24	2,822	2,822
17.32	Tactile paving		m2	358.33	0	0
	<u>Landscaping</u>					
	<b>Soft landscaping</b>	4,920	m2	22.94	112,865	EXCL

## DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>9.1 ROAD CONSTRUCTION</b>						
	<b>Landscape mix</b>	593	m3	104.75	62,117	EXCL
	<b>Rock pitching</b>	69	m2	184.14	12,706	12,706
	<b>Drainage layer</b>	2,045	m2	38.04	77,792	INCL
	<u>Other</u>					
17.33	Allow to tie in to existing roads	2	Item	2,969.88	5,940	5,940
17.34	Allow to tie in to existing footpaths	4	Item	1,544.34	6,177	6,177
17.35	Allow to tie in to existing median	2	Item	2,731.19	5,462	5,462
	<u>Street Lighting</u>					
17.36	6.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and	15	no	6,762.00	101,430	101,430
	<u>Road Drainage</u>					
17.37	Form swale	409	m	134.10	54,847	54,847
17.38	450dia reinforced concrete pipe including excavation and backfill	551	m	287.03	158,154	158,154
17.39	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	11	no	5,273.76	58,011	58,011
17.40	Combined Side Entry Pits - Supply and Install (1050mm)	3	no	4,798.73	14,396	14,396
17.41	Headwall	0	no	1,921.38	0	0
17.42	Basin construction	0	m3		0	0
	<u>Preliminaries and Project Costs</u>					0
17.43	Traffic Management	5.00	%		77,133	77,133
17.44	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		242,968	242,968
17.45	Project Owner's Cost (Planning and Design Costs)	7.50	%		139,706	139,706
17.46	Risk Contingency Allowance	10.00	%		200,246	200,246
<b>ROAD CONSTRUCTION</b>						<b>2,202,705</b>

## DCA 5 - HONEYWOOD AVENUE (CORDATA ROAD)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>9.2</b>	<b>UTILITIES</b>					
	<u>Electrical (Western Power)</u>					
18.1	<i>Existing power works at Anketell Road covered in DCA 4</i>		Note			
	<u>Communications (NBN / Telstra / Other)</u>					
18.2	<i>Existing infrastructure at Cordata Avenue / Atalaya Loop intersection does not seem to interfere with the road</i>		Note			
18.3	<i>Existing infrastructure at Anketell Road covered elsewhere</i>		Note			
	<u>Water and Sewer (Water Corporation)</u>					
18.4	Provisional sum to to relocate existing sewer main and manholes	545	m	1,024.10	558,136	558,136
	<u>Gas (ATCO)</u>					
18.5	<i>Existing gas at Cordata Avenue / Atalaya Loop intersection does not seem to interfere with the road</i>		Note			
	<u>Preliminaries and Project Costs</u>					
18.6	Traffic Management	5.00	%		27,907	27,907
18.7	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		87,906	87,906
18.8	Project Owner's Cost (Planning and Design Costs)	7.50	%		50,546	50,546
18.9	Risk Contingency Allowance	10.00	%		72,450	72,450
	<b>UTILITIES</b>					<b>796,945</b>

## DCA 5 - LYON ROAD (CONSTRUCTION COMPLETE)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>10</b>	<b>DCA 5 - LYON ROAD (CONSTRUCTION COMPLETE)</b>				
10.1	Road Construction and Utilities		Item		4,343,010
	<b>DCA 5 - LYON ROAD (CONSTRUCTION COMPLETE)</b>				<b>4,343,010</b>

## DCA 5 - LYON ROAD (CONSTRUCTION COMPLETE)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>10.1</b>	<b>ROAD CONSTRUCTION AND UTILITIES</b>					
	Extracted from DCP 2022 and "Provided by City of Kwinana on 28/04/2021":					
	<b>Road Construction:</b>					
1	North - Honeywood (2016 RJV actuals - Satterleys section)	1	Item	2,524,275.19	2,524,275	2,524,275
2	North - Honeywood (2016 RJV actuals - variations - Satterleys section)	1	Item	206,070.23	206,070	206,070
3	North - Honeywood (2016 RJV actuals - Galati section)	1	Item	221,984.50	221,985	221,985
4	South - Honeywood Rise (2016 RJV actuals - Satterley section)	1	Item	746,656.83	746,657	746,657
5	South - Honeywood Rise (Stage 4 actuals - Satterly section)	1	Item	188,832.22	188,832	188,832
	<b>CHAINAGE 2540m - 2740m</b>					
6	Engineering Design	1	Item	8,902.63	8,903	8,903
7	Road Construction	1	Item	112,970.58	112,971	112,971
8	Road Construction VOs		Note		Excl	Excl
9	Survey	1	Item	1,800.00	1,800	1,800
10	Lighting Design	1	Item	3,047.25	3,047	3,047
11	Lighting Construction	1	Item	21,189.48	21,189	21,189
12	Linemarking	1	Item	2,803.50	2,804	2,804
13	Supervision Fee	1	Item	1,381.09	1,381	1,381
	<b>CHAINAGE 2740m - 2903m</b>					
14	Engineering Design	1	Item	6,920.00	6,920	6,920
15	Road Construction	1	Item	228,299.86	228,300	228,300
16	Road Construction VOs	1	Item	38,268.99	38,269	38,269
17	Survey	1	Item	3,400.00	3,400	3,400
18	Lighting Design	1	Item	5,862.66	5,863	5,863
19	Lighting Construction	1	Item	11,607.00	11,607	11,607
20	Linemarking	1	Item	4,732.46	4,732	4,732
21	Supervision Fee	1	Item	3,998.53	3,999	3,999
	<b>ROAD CONSTRUCTION AND UTILITIES</b>					<b>4,343,010</b>

## DCA 6 - HAMMOND ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>11</b>	<b>DCA 6 - HAMMOND ROAD</b>				
11.1	Road Construction	373	m	8,018.98	2,993,246
11.2	Utilities	373	m	0.00	0
	<b>DCA 6 - HAMMOND ROAD</b>				<b>2,993,246</b>

# DCA 6 - HAMMOND ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>11.1</b>	<b>ROAD CONSTRUCTION</b>					
	<u>Earthworks and Site Preparation</u>					
20.1	Site Clearance (based on light shrubs)	26,056	m2	3.88	101,097	101,097
20.2	Removal of topsoil 150mm and stockpile for later re-use	26,056	m2	2.39	62,274	62,274
20.3	Removal of existing topsoil stockpile	5,103	m3	37.38	190,750	190,750
20.4	Remove trees	0	No	1,626.75	0	0
20.5	Breaking up existing roads surfacing and cart away	0	m2	26.85	0	0
20.6	Breaking up existing footpath and cart away	0	m2	26.85	0	0
20.7	Remove kerb	0	m	18.14	0	0
20.8	Cut to Fill - General Earthworks	26,320	m3	23.76	625,363	625,363
20.9	Imported Fill	2,606	m3	39.71	103,484	103,484
20.10	Form embankment	3,355	m2	7.40	24,827	24,827
20.11	Remove signs	0	no	95.56	0	0
20.12	Remove guardrail	0	m	16.83	0	0
20.13	Remove fencing	0	m	14.02	0	0
20.14	Remove existing headwall	0	No	1,289.96	0	0
	<u>Subgrade Preparation</u>					
20.15	Preparation, trim and compact	5,188	m2	6.33	32,840	32,840
	<u>Sub Base and Base Course</u>					
20.16	150mm thick crushed rock base course	4,716	m2	18.37	86,633	86,633
20.17	200mm thick compacted limestone sub base	4,716	m2	24.49	115,495	115,495
	<u>Road Paving</u>					
20.18	40mm thick (AC14)	3,733	m2	29.97	111,878	111,878
20.19	Extra over for 2% red oxide	1,120	m2	12.18	13,642	13,642
20.20	Primer seal	3,920	m2	8.67	33,986	33,986
20.21	150mm thick concrete infill to medians	88	m2	103.30	9,090	9,090
	<u>Kerbing</u>					
20.22	Mountable Kerb (MK)	0	m	48.93	0	0
20.23	Reinforced Flush Kerb (300mm)	667	m	76.44	50,985	50,985
20.24	Semi Mountable Kerb (SMK)	776	m	51.84	40,228	40,228
20.25	Barrier / Upright Kerb	0	m	58.43	0	0
20.26	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
20.27	Line marking	2,240	m	6.97	15,613	15,613
20.28	Chevron sign	1	No	673.58	674	674
20.29	Traffic sign	8	No	536.43	4,291	4,291
20.30	Remove and relocate existing signs	0	no	285.55	0	0
	<u>Concrete Cycleways and Footpaths</u>					
20.31	100 thick reinforced concrete footpath with broomed finish	840	m2	74.57	62,639	62,639
20.32	Sand fill below concrete path including compaction (100mm)	840	m2	4.96	4,166	4,166
20.33	Asphalt footpath including 150mm thick compacted sub-base	0	m2	81.33	0	0
20.34	Pram ramp	0	no	957.26	0	0

## DCA 6 - HAMMOND ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>11.1</b>	<b>ROAD CONSTRUCTION</b>					
20.35	Pram ramp including tactile	0	no	1,411.24	0	0
20.36	Tactile paving	0	m2	358.33	0	0
	<b><u>Landscaping</u></b>					
	<b>Soft landscaping</b>	2,747	m2	22.94	63,016	EXCL
	<b>Landscape mix</b>	601	m3	104.75	62,955	EXCL
	<b>Rock pitching</b>	0	m2	184.14	0	0
	<b>Drainage layer</b>	2,001	m2	38.04	76,118	INCL
	<u>Other</u>					
20.37	Allow to tie in to existing roads	0	Item	2,969.88	0	0
20.38	Allow to tie in to existing footpaths	0	Item	1,544.34	0	0
20.39	Allow to tie in to existing median	0	Item	2,731.19	0	0
	<u>Street Lighting</u>					
20.40	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	11	no	13,993.70	153,931	153,931
	<u>Road Drainage</u>					
20.41	Form swale	928	m	169.79	157,565	157,565
20.42	Rock check dam	5	No	334	1,669	1,669
20.43	450dia reinforced concrete pipe including excavation and backfill	105	m	287.03	30,138	30,138
20.44	525dia reinforced concrete pipe including excavation and backfill	20	m	320.86	6,417	6,417
20.45	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	2	no	5,273.76	10,548	10,548
20.46	Combined Side Entry Pits - Supply and Install (1050mm)	1	no	4,798.73	4,799	4,799
20.47	Headwall	1	no	1,991.17	1,991	1,991
20.48	Basin construction	301	m2	130.53	39,290	39,290
	<u>Preliminaries and Project Costs</u>					
20.49	Traffic Management	5.00	%		104,815	104,815
20.50	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		330,168	330,168
20.51	Project Owner's Cost (Planning and Design Costs)	7.50	%		189,846	189,846
20.52	Risk Contingency Allowance	10.00	%		272,113	272,113
	<b>ROAD CONSTRUCTION</b>					<b>2,993,246</b>

# DCA 6 - HAMMOND ROAD

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>11.2 UTILITIES</b>						
	<u>Electrical (Western Power)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Communications (NBN / Telstra / Other)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Water and Sewer (Water Corporation)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Gas (ATCO)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Preliminaries and Project Costs</u>					
1	Traffic Management	5.00	%		0	0
2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		0	0
3	Project Owner's Cost (Planning and Design Costs)	7.50	%		0	0
4	Risk Contingency Allowance	10.00	%		0	0
<b>UTILITIES</b>						<b>0</b>

## DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Total
<b>12</b>	<b>DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)</b>				
12.1	Road Construction	488	m	6,671.08	3,253,155
12.2	Utilities	488	m	0.00	0
<b>DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)</b>					<b>3,253,155</b>

## DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>12.1</b>	<b>ROAD CONSTRUCTION</b>					
	<u>Earthworks and Site Preparation</u>					
22.1	Site Clearance (based on light shrubs)	20,642	m2	3.88	80,091	80,091
22.2	Removal of topsoil 150mm and stockpile for later re-use	20,642	m2	2.39	49,334	49,334
22.3	Remove trees	10	No	1,626.75	16,268	16,268
22.4	Breaking up existing roads surfacing and cart away	0	m2	26.85	0	0
22.5	Breaking up existing footpath and cart away	0	m2	26.85	0	0
22.6	Remove kerb	0	m	18.14	0	0
22.7	Cut to Fill - General Earthworks	37,959	m3	23.76	901,906	901,906
22.8	Imported Fill	2,065	m3	39.71	82,001	82,001
22.9	Form embankment	5,808	m2	7.40	42,979	42,979
22.10	Remove signs	0	no	95.56	0	0
22.11	Remove guardrail	0	m	16.83	0	0
22.12	Remove fencing	0	m	14.02	0	0
22.13	Remove existing headwall	0	No	1,289.96	0	0
	<u>Subgrade Preparation</u>					
22.14	Preparation, trim and compact	6,121	m2	6.33	38,746	38,746
	<u>Sub Base and Base Course</u>					
22.15	150mm thick crushed rock base course	6,121	m2	18.37	112,443	112,443
22.16	200mm thick compacted limestone sub base	6,121	m2	24.49	149,903	149,903
	<u>Road Paving</u>					
22.17	40mm thick (AC14)	4,877	m2	29.97	146,164	146,164
22.18	Extra over for 2% red oxide	1,463	m2	12.18	17,819	17,819
22.19	Primer seal	5,121	m2	8.67	44,399	44,399
22.20	150mm thick concrete infill to medians	74	m2	103.30	7,644	7,644
	<u>Kerbing</u>					
22.21	Mountable Kerb (MK)	0	m	48.93	0	0
22.22	Reinforced Flush Kerb (300mm)	951	m	76.44	72,694	72,694
22.23	Semi Mountable Kerb (SMK)	1,040	m	51.84	53,914	53,914
22.24	Barrier / Upright Kerb	0	m	58.43	0	0
22.25	Kerb openings	0	no	385.89	0	0
	<u>Line Marking and Furniture</u>					
22.26	Line marking	2,926	m	6.97	20,394	20,394
22.27	Chevron sign	0	No	673.58	0	0
22.28	Traffic sign	10	No	536.43	5,364	5,364
22.29	Remove and relocate existing signs	0	no	285.55	0	0
	<u>Concrete Cycleways and Footpaths</u>					
22.30	100 thick reinforced concrete footpath with broomed finish	1,220	m2	74.57	90,975	90,975
22.31	Sand fill below concrete path including compaction (100mm)	1,220	m2	4.96	6,051	6,051
22.32	Asphalt footpath including 150mm thick compacted sub-base	0	m2	81.33	0	0
22.33	Pram ramp	0	no	957.26	0	0
22.34	Pram ramp including tactile	0	no	1,411.24	0	0

## DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>12.1</b>	<b>ROAD CONSTRUCTION</b>					
22.35	Tactile paving	0	m2	358.33	0	0
	<u>Landscaping</u>					
	Soft landscaping	3,351	m2	22.94	76,872	EXCL
	Landscape mix	713	m3	104.75	74,687	EXCL
	Rock pitching	0	m2	184.14	0	0
	Drainage layer	2,376	m2	38.04	90,383	INCL
	<u>Other</u>					
22.36	Allow to tie in to existing roads	0	Item	2,969.88	0	0
22.37	Allow to tie in to existing footpaths	0	Item	1,544.34	0	0
22.38	Allow to tie in to existing median	0	Item	2,731.19	0	0
	<u>Street Lighting</u>					
22.39	12.5 DOR Street Light Pole incl. all conduits, light cabling, excavation, and related overheads	14	no	13,993.70	195,912	195,912
	<u>Road Drainage</u>					
22.40	Form swale	814	m	169.79	138,209	138,209
22.41	Rock check dam	23	No	223	5,118	5,118
22.42	450dia reinforced concrete pipe including excavation and backfill	0	m	287.03	0	0
22.43	525dia reinforced concrete pipe including excavation and backfill	0	m	320.86	0	0
22.44	Raised gully / bubble up pits (1200mm) including liner, cover, grate, excavation, rock pitching, and associated works	0	no	5,273.76	0	0
22.45	Combined Side Entry Pits - Supply and Install (1050mm)	0	no	4,798.73	0	0
22.46	Headwall	0	no	1,991.17	0	0
22.47	Basin construction	0	m2	130.53	0	0
	<u>Preliminaries and Project Costs</u>					
22.48	Traffic Management	5.00	%		113,916	113,916
22.49	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		358,837	358,837
22.50	Project Owner's Cost (Planning and Design Costs)	7.50	%		206,331	206,331
22.51	Risk Contingency Allowance	10.00	%		295,741	295,741
	<b>ROAD CONSTRUCTION</b>					<b>3,253,155</b>

## DCA 6 - CONNECTOR ROAD (HAMMOND ROAD EXTENSION)

<b>Project:</b> City of Kwinana DCP	<b>Details:</b> Master Workbook - 2025
	<b>Job No:</b> EST23-09

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>12.2 UTILITIES</b>						
	<u>Electrical (Western Power)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Communications (NBN / Telstra / Other)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Water and Sewer (Water Corporation)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Gas (ATCO)</u>					
	<i>No existing infrastructure based DBYD Drawings</i>		Note			
	<u>Preliminaries and Project Costs</u>					
1	Traffic Management	5.00	%		0	0
2	Project Overheads and Preliminaries (Indirect Construction Costs)	15.00	%		0	0
3	Project Owner's Cost (Planning and Design Costs)	7.50	%		0	0
4	Risk Contingency Allowance	10.00	%		0	0

**UTILITIES**

**0**

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**ANNEXURE B – Road Landscaping Cost Breakdown**

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Bertram Road, Wellard

Items	Area (m <sup>2</sup> )/Qty	Unit Rate	Total Unit Cost (\$2022)	Actual Costs	Unit Rate(\$2023)	Total Estimated Cost (\$2023)	Total Unit Cost (\$2023)	Actual Costs	Unit Rate(\$2024)	Total Estimated Cost (\$2024)	Total Unit Cost (\$2024)	Actual Costs	Unit Rate (\$2025)	Total Estimated Cost (\$2025)	Total Unit Cost (\$2025)	Rawlinsons Additional Assumptions & Comments
Median Swales	-	30.37	-		32.42				35.03	-			36.18	-		Allowance for grading, mulch, planting
Verges	5,190	41.11	213,363		45.44	235,834	235,834		48.55	251,975	251,975		50.15	260,279	260,279	Allowance for grading, mulch, planting
Street Trees	28	445.21	12,466		483.01	13,524	13,524		515.27	14,428	14,428		532.27	14,904	14,904	
<b>Sub-Total</b>	<b>5,218</b>		<b>225,829</b>			<b>249,358</b>	<b>249,358</b>			<b>266,402</b>	<b>266,402</b>			<b>275,182</b>	<b>275,182</b>	
<b>Total Footprint Cost</b>	<b>5,218</b>		<b>225,829</b>			<b>249,358</b>	<b>249,358</b>			<b>266,402</b>	<b>266,402</b>			<b>275,182</b>	<b>275,182</b>	
Preliminaries and Margin			Excluded		20.00%	49,872	49,872		20.00%	53,280	53,280		20.00%	55,036	55,036	
Traffic Management			Excluded		5.00%	12,468	12,468		5.00%	15,984	15,984		5.00%	16,511	16,511	
Allowance for Professional Fees			Excluded		7.00%	17,455	17,455		7.00%	23,497	23,497		7.00%	24,271	24,271	
Contingency	10.0%		22,583		10.00%	24,936	24,936		10.00%	35,916	35,916		10.00%	37,100	37,100	
<b>Total</b>			<b>22,583</b>			<b>104,730</b>	<b>104,730</b>			<b>128,678</b>	<b>128,678</b>			<b>132,918</b>	<b>132,918</b>	
<b>Total</b>	<b>47.61</b>		<b>248,412</b>		<b>68</b>	<b>354,088</b>	<b>354,088</b>		<b>76</b>	<b>395,080</b>	<b>395,080</b>		<b>78</b>	<b>408,100</b>	<b>408,100</b>	























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**ANNEXURE C – Open Drain Cost Breakdown**

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Piping Sub P Drain in Casuarina

Items	Qty	Unit	Unit Rate \$2022	Total Cost \$2022	Actual Costs	Unit Rate (\$2023)	Total Estimated Cost (\$2023)	Total Unit Cost (\$2023)	Actual Costs	Unit Rate (\$2024)	Total Estimated Cost (\$2024)	Total Unit Cost (\$2024)	Actual Costs	Unit Rate (\$2025)	Total Estimated Cost (\$2025)	Total Unit Cost (\$2025)	Rawlinsons Additional Assumptions & Comments	
<b>Piping of the Sub P drain in Casuarina</b>																		
Preliminaries Item	20.0	%		194,379.32			236,293.01	236,293.01			281,237.07	281,237.07			290,519.80	290,519.80	We have adjusted the rates for this section and offset it by the actual costs received by CoK on 01/03/2023 for the works complete to date. This in turn leaves a remaining sum required to complete the construction.	
Remove Existing Headwall at Thomas Road incl traffic management	1	no	19,080.57	19,080.57		20,700.53	20,700.53	20,700.53		22,604.98	22,604.98	22,604.98		23,350.95	23,350.95	23,350.95	Allowed to escalate this to today's rates due to lack of better information	
Clean out existing open drain	810	m	63.60	51,517.54		75.49	61,146.90	61,146.90		86.55	70,105.50	70,105.50		89.41	72,422.10	72,422.10		
Dispose of material/vegetation	1	Item	15,264.46	15,264.46		16,560.43	16,560.43	16,560.43		17,916.06	17,916.06	17,916.06		18,507.29	18,507.29	18,507.29	Allowed to escalate this to today's rates due to lack of better information	
Grade Invert	910	m	6.36	5,787.77		8.33	7,580.30	7,580.30		8.83	8,035.30	8,035.30		9.11	8,299.20	8,299.20		
Supply and install 900 Dia Class 3 RC RRI pipe	646	m	628.39	405,937.89		795.00	513,570.00	513,570.00		958.01	618,874.46	618,874.46		989.62	639,294.52	639,294.52		
Supply and install 1500 Dia Class 3 RC RRI pipe	169	m	2,143.38	362,231.93		2,500.00	422,500.00	422,500.00		3,088.65	521,981.85	521,981.85		3,190.58	539,208.02	539,208.02		
Backfill with clean sand and compact for 900 Dia pipe	1,390	m3	31.80	44,203.32		42.00	58,380.00	58,380.00		44.10	61,299.00	61,299.00		45.56	63,328.40	63,328.40		
Backfill with clean sand and compact for 1500 Dia pipe	665	m3	31.80	21,147.63		42.00	27,930.00	27,930.00		44.10	29,326.50	29,326.50		45.56	30,297.40	30,297.40		
Construct manhole structure to connect culverts under Thomas Road	1	Item	19,080.57	19,080.57		24,500.00	24,500.00	24,500.00		24,500.00	24,500.00	24,500.00		25,308.50	25,308.50	25,308.50		
Supply and install manhole to suit 900dia pipe	2	no	6,360.19	12,720.38		6,600.00	13,200.00	13,200.00		7,207.20	14,414.40	14,414.40		7,445.04	14,890.08	14,890.08		
Supply and install manhole to suit 1500dia pipe	1	no	6,360.19	6,360.19		6,600.00	6,600.00	6,600.00		7,207.20	7,207.20	7,207.20		7,445.04	7,445.04	7,445.04		
Supply and install splay bend to 1500 dia pipe	1	no	1,272.04	1,272.04		1,388.89	1,388.89	1,388.89		1,715.92	1,715.92	1,715.92		1,772.54	1,772.54	1,772.54		
Supply and install headwall to suit 1500 dia pipe	1	no	3,476.20	3,476.20		3,558.00	3,558.00	3,558.00		4,000.00	4,000.00	4,000.00		4,131.00	4,131.00	4,131.00		
225 dia pipe	1	Item	1,272.04	1,272.04		1,200.00	1,200.00	1,200.00		1,310.40	1,310.40	1,310.40		1,353.64	1,353.64	1,353.64		
375 dia pipe	1	Item	1,272.04	1,272.04		1,300.00	1,300.00	1,300.00		1,419.60	1,419.60	1,419.60		1,466.45	1,466.45	1,466.45		
450 dia pipe	1	Item	1,272.04	1,272.04		1,350.00	1,350.00	1,350.00		1,474.20	1,474.20	1,474.20		1,522.85	1,522.85	1,522.85		
Engineering and Surveying	7.5	%		87,470.70			106,331.85	106,331.85			126,556.68	126,556.68			130,733.91	130,733.91		
Contingency	10.0	%		125,374.66			152,408.99	152,408.99			181,397.91	181,397.91			187,385.27	187,385.27		
Pro-rate the above to reduce to 174m in lieu of 815m	(1.0)	Item					1,318,570.70	(1,318,570.70)			1,569,371.00	(1,569,371.00)			1,621,160.54	(1,621,160.54)		
<b>Subtotal</b>				<b>1,379,121.31</b>			<b>357,928.21</b>	<b>357,928.21</b>			<b>426,006.04</b>	<b>426,006.04</b>			<b>440,077.41</b>	<b>440,077.41</b>		
<b>Construction Costs as Provided by CoK on 01/03/2023</b>																		
Construction costs for completed works to date	1	Item			668,369.58			668,369.58	550,916.00			550,916.00	550,916.00			550,916.00	550,916.00	We understand that this represents 641m of actual costs (leaving 174m of remaining works). Actual Cost updated by CoK on 21/07/2024
<b>Total cost per m of Piping Sub P Drain in Casuarina</b>				<b>1,692.17</b>			<b>1,259.26</b>	<b>1,259.26</b>			<b>1,198.68</b>	<b>1,198.68</b>			<b>1,215.94</b>	<b>1,215.94</b>		
<b>Total cost for construction of Piping Sub P Drain in Casuarina</b>	<b>815</b>	<b>m</b>		<b>1,379,121</b>	<b>668,370</b>		<b>357,928</b>	<b>1,026,298</b>	<b>550,916</b>		<b>426,006</b>	<b>976,922</b>	<b>550,916</b>		<b>440,077</b>	<b>990,993</b>		







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**ANNEXURE D – Public Open Space Cost Breakdown**

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**Local Sporting Ground with Community Facility - 7.2ha**

Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (€2022)	Assumptions & Comments	Unit Rate (€2023)	Total Unit Cost (€2023)	Unit Rate (€2024)	Total Unit Cost (€2024)	Unit Rate (€2025)	Total Unit Cost (€2025)	Rawlinsons Additional Assumptions & Comments
<b>Earthworks</b>												
Allow 0.5m average over entire site												
Cut to fill over 1,000m <sup>3</sup> - allowance	72,000	m <sup>3</sup>	12.00	431,887	Allow 50% of site	15.97	574,920	17.25	621,000	19.32	695,520	Generally, rates include for Preliminaries and contingency as there is no separate items for these
Clearing scrub & trees - allowance	77,000	m <sup>2</sup>	7.68	132,888	Allow 100% of site	4.77	329,040	4.84	348,480	€ 6.00	364,320	Balanced cut and fill over site 500mm-1000mm deep
Topsoil, topsoil and gravel	72,000	m <sup>2</sup>	2.34	168,222		2.81	202,920	3.04	218,880	€ 6.00	238,800	Allowance of 150mm deep top soil
<b>Sub total</b>			<b>10.18</b>	<b>733,101</b>		<b>15.39</b>	<b>1,107,220.00</b>	<b>16.51</b>	<b>1,188,080.00</b>	<b>17.89</b>	<b>1,288,080.00</b>	
<b>Garden Beds - Landscaped Surrounds</b>												
Prep of planting area (weed removal & general leveling)	10,000	m <sup>2</sup>	3.10	30,955	Assume 1ha	3.50	35,000	5.11	51,100	5.99	59,900	
Import topsoil and mulch spread (150mm thick)	10,000	m <sup>2</sup>	17.94	173,493	Assume 1ha	22.81	228,100	24.84	248,400	26.66	266,600	
Soil conditioner (200mm thick blended into top 200mm @ 650/m <sup>3</sup> plus 43 install)	10,000	m <sup>2</sup>	5.20	52,004	Assume 1ha	7.00	70,000	7.11	71,300	7.26	73,600	Allowed for a supply of 4100m <sup>3</sup>
Supply and lay standard mulch by hand (75mm layer - 4500/m <sup>3</sup> + 43 install)	10,000	m <sup>2</sup>	9.63	96,344	Assume 1ha	10.90	109,000	10.49	104,900	10.84	108,400	Allowed for supply of 456/m <sup>3</sup>
Supply and lay bark mulch by hand (75mm layer - 440/m <sup>3</sup> + 43 for 1ha finish install)	10,000	m <sup>2</sup>	14.77	147,700	Assume 1ha	17.48	174,800	16.79	167,900	17.28	172,800	Allow for supply of 466/m <sup>3</sup>
Supply and install plants (includes allowance for 1 x 100l tree per 40m <sup>2</sup> see notes)	10,000	m <sup>2</sup>	34.98	349,789	Assume 1ha	43.13	431,300	45.09	450,900	46.40	464,000	
Miscellaneous allowance (kerb edging, feature retaining walls)	10,000	m <sup>2</sup>	6.19	61,910	Assume 1ha	6.69	66,900	7.30	73,000	7.54	75,400	This is highly dependent on scope as feature retaining walls are expensive structures. We have only allowed to escalate the 2023 rate till today due to lack of better information
<b>Sub total</b>			<b>76.45</b>	<b>764,495</b>		<b>92.33</b>	<b>923,300.00</b>	<b>100.16</b>	<b>1,003,600.00</b>	<b>104.39</b>	<b>1,043,900.00</b>	
<b>Water Supply &amp; Reticulation</b>												
Installation - supply & install materials	68,400	m <sup>2</sup>	8.02	548,740	Assume 95% of POS	19.00	1,299,600	20.40	1,395,360	21.08	1,441,872	
Bore (shallow - superficial)		Item	80,482.42	80,482	Allow 50m (50m) bore construction	91,000.00	91,000	96,000.00	96,000	99,000.00	99,000	(Item) price of pumps and bores varies according to the volume of water required, depth of water table, type of soil. Excluded allowance for tank
Bore (Artesian)		Item	185,738.67	-		190,000.00	-	200,000.00	-	206,000.00	-	206,000.00
Line Backflow Filtration Line		Item	99,055.26	-		149,000.00	-	166,000.00	-	169,000.00	-	169,000.00
<b>Sub total</b>			<b>9.20</b>	<b>629,223</b>		<b>20.33</b>	<b>1,390,600.00</b>	<b>21.80</b>	<b>1,491,360.00</b>	<b>22.57</b>	<b>1,540,872.00</b>	
<b>Turfing</b>												
Prep of turfing area (weed removal & general leveling)		m <sup>2</sup>	3.45	-	Completed at earthworks stage	3.50	-	5.11	-	5.99	-	
Import topsoil and spread (150mm thick)		m <sup>2</sup>	17.94	-		22.81	-	24.84	-	26.66	-	
Soil conditioner		m <sup>2</sup>	5.20	286,022	Assume 6.5 ha	7.00	385,000	7.11	392,150	7.26	404,800	370m thick
Supply and lay turf (roll on)		m <sup>2</sup>	6.26	-		6.26	-	6.26	-	6.26	-	
Supply and install stones		m <sup>2</sup>	4.97	270,699	Assume 6.5 ha	4.97	299,750	5.41	314,600	5.91	325,050	
Fertiliser		m <sup>2</sup>	0.75	13,920	Assume 6.5 ha	0.75	39,600	0.79	41,250	0.81	41,250	
Soil Wetting Agent		m <sup>2</sup>	0.31	60,307	Assume 6.5 ha	0.53	75,300	0.56	79,750	0.58	91,300	
Seed source		m <sup>2</sup>	1.11	-		1.48	-	1.48	-	1.48	-	
<b>Sub total</b>			<b>11.48</b>	<b>631,248</b>		<b>14.52</b>	<b>798,600.00</b>	<b>15.02</b>	<b>826,100.00</b>	<b>15.68</b>	<b>862,400.00</b>	
<b>Hardworks (supply &amp; install)</b>												
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	34,668.35	-		50,000.00	-	55,000.00	-	60,000.00	-	This will be highly dependant on what is required; however, we allowed for provisional sum for an outdoor gym station as the current allowance seems low
Hardcourt		Item	80,482.42	-		126,400.00	-	149,600.00	-	154,500.00	-	- Allowed in this rate for an outdoor multifunction court of 510 sqm excluding fencing - Allowed for line-marking - Allowed for minimal stormwater drainage
Cricket practice nets (2 pitches and net)	1	Item	73,684.94	73,685	1 set	92,200.00	92,200	96,800.00	96,800	100,000.00	100,000	Double practice net enclosure 26x20 (100 x 780) with Cricket pitch 29x20 long x 4200 wide overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 rebar reinforcement
Cricket pitch (all seasons)		Item	23,871.13	23,871	1 off	17,700.00	17,700	18,600.00	18,600	19,200.00	19,200	Allowed 4 lights over practice field
Lighting - training level for active playing field	1	Item	771,474.71	371,457	allowance only, includes car park	441,400.00	441,600	445,200.00	445,200	451,700.00	451,700	Allowed for 10 6.5m Single Arm poles
Lighting - general (allowance)		Item	43,336.99	43,337		49,495.74	47,496	49,870.52	49,871	51,516.25	51,516	
Paths	5,640	m <sup>2</sup>	54.23	305,834	2820m of 2.0 wide path	102.01	575,336	109.15	615,606	112.75	635,910	Surface preparation, formwork, joints, finish and sealant 1200 long timber bollard at 1500 spacing including excavation and backfill
Fencing (bollard, post & rail, ringlock)	800	m	57.83	46,265	Say 800m	72.00	57,600	75.00	60,000	78.00	62,400	Allowed for recycled plastic bollard 150mm high
Bollard - Flexipole		Item	86.67	-		151.00	-	159.00	-	164.00	-	1500 tubular set into concrete
Fence - Timber Post & Rail		m	116.17	-		147.66	-	165.60	-	182.72	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Steel Post & Rail		m	113.97	-		139.80	-	151.20	-	163.92	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Reserve (conservation fencing)		m	55.72	-		83.16	-	92.40	-	101.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Rural		m	55.72	-		83.16	-	92.40	-	101.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Chainlink Galvanised (2.4m)		m	87.36	-		124.48	-	136.62	-	150.28	-	Allowed for normal end boom gate
Fence - Chainlink PVC Coated (2.4m)		m	175.97	-		164.77	-	178.72	-	192.87	-	5m wide gates allowed
Fence - Steel Balustrade		m	572.16	-		752.40	-	790.02	-	1,023.00	-	500mm x 200mm double leaf gate
Fence - Pool Fencing		m	148.58	-		271.88	-	317.68	-	364.00	-	
Gate - Boom General		Item	1,485.11	-		2,841.00	-	3,885.00	-	5,385.00	-	
Gate - Reserve		Item	2,043.36	-		2,043.36	-	2,138.40	-	2,352.24	-	
Gate - Heavy Duty		Item	3,969.68	-		7,777.00	-	7,988.00	-	8,956.00	-	
Toilets - large		Item	235,256.31	-	Provided with pavilion - maintenance costs allocated to pavilion maintenance	242,880.00	-	258,060.00	-	266,575.98	-	
Toilets - small		Item	99,055.79	-		171,440.00	-	179,000.00	-	187,980.00	-	
Car parking (includes drainage, signage & landscaping)	281	m <sup>2</sup>	124.93	45,467	30 no. street lights	268.66	75,472	268.70	75,700	278.97	78,387	
<b>Sub total</b>			<b>124.93</b>	<b>909,416</b>		<b>181.65</b>	<b>1,307,772.00</b>	<b>193.58</b>	<b>1,407,742.50</b>	<b>201.95</b>	<b>1,465,108.50</b>	
<b>Landscaping Furniture (supply &amp; install)</b>												
Picnic table		Item	7,181.51	14,363	2 off	5,600.00	11,200	6,200.00	12,400	6,400.00	12,800	Cox 'PARKLINE' Street Furniture and Park Furniture - Wheelchair Accessible Table Setting with Access for Two (2) Wheelchairs - Base-Connected Table and Benches, Powder-Coated Aluminum Frames with HDPE Plastic Batters in 'Charcoal Grey'
Shelter		Item	21,296.89	42,594	2 off	10,000.00	20,000	10,900.00	21,800	11,300.00	22,600	Cox 'PARKLINE' Street Furniture and Park Furniture - Picnic Shelter with powder coated aluminum columns and SolarSpan roof (100mm thick fire-retarded expanded polystyrene core with Coloursbond steel ceiling and high-rib trapezoidal profile roof). Standard Dimensions 4x40mm L x 2400mm W x 3000mm H) includes for concrete
Play equipment (combination with softfall & shade) - Large unit	2	Item	185,748.88	185,749	1 off	300,000.00	300,000	310,000.00	310,000	320,000.00	320,000	Provisional Sum, will depend largely on scope of works
Play equipment (combination with softfall & shade) - Small unit	1	Item	37,145.73	75,000		80,000.00	-	80,000.00	-	83,000.00	-	Provisional Sum, will depend largely on scope of works
Decking & footbridges		m <sup>2</sup>	1,485.81	-		1,676.40	-	1,731.40	-	1,771.77	-	
Seats (Bench)		Item	3,714.57	37,146	10 off	1,500.00	15,000	1,600.00	16,000	1,700.00	17,000	Seat - Cox 'PARKLINE' Street Furniture and Park Furniture - Park Bench, Powder-coated aluminum frame with HDPE Plastic Batters in 'Charcoal Grey'
Bin & dog litter box dispenser	4	Item	1,489.91	5,924	4 off	4,500.00	18,000	4,735.00	18,900	4,881.00	19,524	4 stand bike rack fixed to concrete surface
Bin stand	2	Item	2,242.48	4,485	2 off	2,639.00	5,278	2,772.00	5,544	2,863.00	5,726	DR-DB AQUA DRAIN FOUNTAIN WITH DOG BUBBLER type including DDA compliant single electric bib and electrical connection
Drinking fountain	2	Item	5,362.43	10,725	2 off	14,773.00	29,546	15,471.00	30,942	15,982.00	31,964	DDA compliant double electric bib (includes for concrete slab and electrical connection)
BBQ - large		Item	12,381.91	-		14,058.00	-	14,679.00	-	15,163.00	-	DDA compliant double electric bib (includes for concrete slab and electrical connection)
BBQ - small		Item	18,572.87	18,573	1 off	23,460.00	23,460	24,095.00	24,095	24,891.00	24,891	Provisional Sum due to lack of better information
Signage (allowance)	1	Item	2,476.38	4,953	2 off	10,000.00	20,000	12,500.00	25,000	13,000.00	26,000	
<b>Sub total</b>			<b>4.81</b>	<b>325,811</b>		<b>6.18</b>	<b>443,484.00</b>	<b>6.46</b>	<b>463,681.00</b>	<b>6.87</b>	<b>486,505.00</b>	



**District Sporting Ground - 15.00ha**

Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (€2021)	Assumptions & Comments	Unit Rate (€2023)	Total Unit Cost (€2023)	Unit Rate (€2024)	Total Unit Cost (€2024)	Unit Rate (€2025)	Total Unit Cost (€2025)	Rawlinsons Additional Assumptions & Comments
<b>Earthworks</b>												
Cut to fill over 1,000m <sup>3</sup> - allowance	150,000	m3	12.00	674,824	Allow 0.5m average over 75% of the site	15.97	1,796,625	17.25	1,940,625	19.32	2,173,500	Generally, rates include for Preliminaries and contingency as there is no separate items for these
Clearing scrub & trees - allowance	150,000	m2	7.48	1,122,000	Allow 75% of the site	4.77	711,375	4.84	726,600	5.16	779,500	Balanced cut and fill over site 500mm-1000mm deep
Site topsoil and storage	150,000	m2	2.34	351,000	Allow 75% of the site	2.81	421,500	3.04	456,000	3.17	475,500	Allowance of 150mm deep top soil
<b>Sub total</b>			<b>7.48</b>	<b>1,076,258</b>		<b>15.24</b>	<b>2,268,375.00</b>	<b>16.43</b>	<b>2,464,125.00</b>	<b>18.13</b>	<b>2,719,875.00</b>	
<b>Garden Beds - Landscaped Surrounds</b>												
Prep of planting area (weed removal & general leveling)	44,378	m2	3.10	137,371	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	3.50	155,323	5.31	235,647	5.59	248,073	
Import topsoil and machine spread (150mm thick)	44,378	m2	17.35	769,928	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	22.01	976,760	24.84	1,102,350	26.66	1,183,117	
Soil conditioner (20mm thick blended into top 200mm @ \$60/m <sup>3</sup> plus \$3 install)	44,378	m2	5.20	230,783	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	7.00	310,644	7.13	316,415	7.36	326,622	Allowed for a supply of \$100/m <sup>3</sup>
Supply and lay standard mulch by hand (75mm layer - \$50/m <sup>3</sup> + \$3 install)	44,378	m2	9.63	427,556	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	10.00	443,780	10.49	465,255	10.84	481,058	Allowed for supply of \$56/m <sup>3</sup>
Supply and lay high grade mulch by hand (75mm layer - \$100/m <sup>3</sup> + \$3 50 flow finish install)	44,378	m2	14.77	655,200	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	15.00	665,670	15.77	699,000	15.78	710,000	Allowed for supply of \$56/m <sup>3</sup>
Supply and install plants (includes allowance for 1 x 100l tree per 40m <sup>2</sup> ) see notes	44,378	m2	34.98	1,552,294	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	43.13	1,914,023	45.09	2,001,004	46.40	2,059,139	
Miscellaneous allowance (kerb edging, feature retaining walls)	44,378	m2	6.19	274,742	Assume 4.4378ha - Assume remaining 0.5ha is natural bush in remnant	6.69	296,889	7.30	323,959	7.54	334,610	This is highly dependent on scope as feature retaining walls are expensive structures. We have only allowed to escalate the March 2022 rate till today due to lack of better information
<b>Sub total</b>			<b>76.45</b>	<b>3,392,674</b>		<b>92.33</b>	<b>4,097,420.74</b>	<b>100.16</b>	<b>4,444,900.48</b>	<b>104.39</b>	<b>4,632,610.42</b>	
<b>Water Suoov &amp; Reticulation</b>												
Irrigation - suoov & install materials	136,690	m2	8.07	1,096,598	Assume 1% of the site	16.00	2,187,110	16.00	2,187,110	16.00	2,187,110	
Bore (shallow - superficial)		Item	80,482.42	80,482.42		91,000.00	91,000.00	96,000.00	96,000.00	99,000.00	99,000.00	(Item) price of pumps and bores varies according to the volume of water required, depth of water table, type of soil. Excluded allowance for tank
Bore (artesian)	1	Item	185,728.67	185,728.67	Assume 1 artesian bore with retaining tanks	190,000.00	190,000.00	200,000.00	200,000.00	206,000.00	206,000.00	includes for tank
Iron Bacteria Filtration Unit		Item	60,000.00	60,000.00		140,000.00	140,000.00	150,000.00	150,000.00	160,000.00	160,000.00	
<b>Sub total</b>			<b>90.38</b>	<b>1,282,327</b>		<b>206.39</b>	<b>2,787,110.00</b>	<b>216.06</b>	<b>3,088,470.00</b>	<b>225.99</b>	<b>3,087,425.20</b>	
<b>Turfing</b>												
Prep of turfing area (weed removal & general leveling)		m2	3.45		Completed at earthworks stage	3.50		5.31		5.59		
Import topsoil and spread (150mm thick)		m2	17.14			17.01		18.44		19.66		
Soil conditioner	87,200	m2	5.20	453,475	Assume 8.720ha	7.13	619,200	7.13	621,736	7.36	641,793	20mm thick
Supply and lay turf (roll on)	87,200	m2	8.23	717,656	Assume 8.720ha	25.00	2,180,000	25.00	2,180,000	26.50	2,307,000	
Supply and install stones	87,200	m2	4.07	354,704	Assume 8.720ha	4.00	349,600	4.00	349,600	4.00	349,600	
Fertilising	87,200	m2	0.25	21,800	Assume 8.720ha	0.69	60,168	0.72	62,784	0.73	63,600	
Soil Wetting Agent	87,200	m2	0.31	27,032	Assume 8.720ha	0.53	46,036	0.56	48,816	0.58	50,496	
Weed sprays	87,200	m2	1.11	96,892	Assume 8.720ha	1.48	128,336	1.56	136,416	1.58	139,296	
<b>Sub total</b>			<b>11.48</b>	<b>1,000,815</b>		<b>14.52</b>	<b>1,266,144.00</b>	<b>15.02</b>	<b>1,309,744.00</b>	<b>15.68</b>	<b>1,367,296.00</b>	
<b>Hardworks (suoov &amp; install)</b>												
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	34,666.35	34,666.35		50,000.00	50,000.00	55,000.00	55,000.00	60,000.00	60,000.00	This will be highly dependent on what is required; however, we have allowed for provisional sum for an outdoor gym station as the current allowance seems low
Hardcourt		Item	80,482.42	80,482.42		126,400.00	126,400.00	149,600.00	149,600.00	154,500.00	154,500.00	- allowed in this rate for an outdoor multifunction court of 510 sqm excluding fencing - Allowed for line marking - Allowed for minimal stormwater drainage
Cricket practice nets (2 pitches and net)	2	Item	73,684.94	147,370	Say 2 sets	92,000.00	184,000	96,800.00	193,600	100,000.00	200,000	Double practice net enclosure 26620 (6m x 78m wide) Cricket pitch 29120 (long x 4200 wide overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 steel reinforcement)
Cricket pits (all seasons)	2	Item	23,871.13	47,742	Say 2 off	17,000.00	34,000	18,600.00	37,200	19,200.00	38,400	Allowed 4 lights per playing field
Lighting - training level for active playing field	1	Item	450,000.00	450,000	Lighting to 2 playing fields only, assume some poles will be overhead use	441,600.00	441,600	485,208.00	485,208	501,219.86	501,220	Allowed 4 lights per playing field
Lighting - general (allowance)	1	Item	59,316.48	59,316.48	Allowance only	47,495.74	47,496	49,870.52	49,871	51,516.25	51,516	Allowed for 10.6.5m Single Arm poles
Paths	11,760	m2	54.23	637,696	Say 5,880m of 2.0 wide path	102.01	1,199,638	109.15	1,283,640	112.75	1,325,940	Surface preparation, formwork, joints, finishes unretained 1200 long timber bollard at 1500 spacing including excavation and gravel Allowed for recycled plastic bollard 150mm mesh 1700m tubular set into concrete allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fencing (bollard, post & rail, ringlock)	1,500	m	57.83	86,747	Say 1.5km	72.00	108,000	75.00	112,500	78.00	117,000	Allowed for galvanneal balustrade
Bollard - Flexipole		Item	86.67	86.67		151.00	151.00	159.00	159.00	164.00	164.00	
Fence - Timber Post & Rail		m	118.12	118.12		147.66	147.66	163.60	163.60	170.72	170.72	
Fence - Steel Post & Rail		m	113.97	113.97		288.00	288.00	311.00	311.00	321.00	321.00	
Fence - Reserve (conservation fencing)		m	55.72	55.72		83.16	83.16	92.40	92.40	134.64	134.64	
Fence - Rural		m	55.72	55.72		83.16	83.16	92.40	92.40	134.64	134.64	
Fence - Chainlink Galvanneal (2.4m)		m	87.36	87.36		124.48	124.48	136.62	136.62	150.28	150.28	
Fence - Chainlink PVC Coated (2.4m)		m	179.89	179.89		166.57	166.57	178.57	178.57	190.00	190.00	
Fence - Steel Balustrade		m	57.216	57.216		75.240	75.240	79.02	79.02	1,023.00	1,023.00	
Fence - Pool Fencing		m	148.94	148.94		217.08	217.08	244.00	244.00	264.00	264.00	
Gate - Boom General		Item	1,981.11	1,981.11		2,805.00	2,805.00	3,000.00	3,000.00	3,200.00	3,200.00	Allowed for rural style boom gate
Gate - Reserve		Item	1,362.01	1,362.01		2,043.36	2,043.36	2,138.40	2,138.40	2,352.24	2,352.24	5m wide gates allowed
Gate - Heavy Duty		Item	7,769.04	7,769.04		7,769.04	7,769.04	8,344.00	8,344.00	8,919.00	8,919.00	500mm x 250mm x 10mm steel
Toilets - large		Item	235,256.31	235,256.31	Maintenance costs allocated to routine maintenance	242,880.00	242,880.00	258,060.00	258,060.00	266,575.98	266,575.98	
Toilets - small		Item	60,000.00	60,000.00		131,400.00	131,400.00	140,000.00	140,000.00	149,000.00	149,000.00	
Car parking (includes drainage, signage & landscaping)	561	m2	100.33	56,284.13	40 on street bays	108.00	60,480.00	115.93	64,439.70	120.00	67,308.00	
<b>Sub total</b>			<b>104.13</b>	<b>1,519,205</b>		<b>146.45</b>	<b>2,107,419.97</b>	<b>153.93</b>	<b>2,329,388.48</b>	<b>161.16</b>	<b>2,423,000.99</b>	
<b>Landscape Furniture (supply &amp; install)</b>												
Picnic table		Item	7,181.51	7,181.51	6 off	5,600.00	33,600	6,200.00	37,200	6,400.00	38,400	Cox 'PARKLINE' Street Furniture and Park Furniture - Wheelchair Accessible Table Setting with Access for Two (2) Wheelchairs - Base-Connected Table and Benches, Powder Coated Aluminium Frames with HDPE Plastic Batters in Charcoal Grey
Shelter		Item	21,296.89	21,296.89	6 off	10,000.00	60,000	10,900.00	65,400	11,300.00	67,800	Cox 'PARKLINE' Street Furniture and Park Furniture - Picnic Shelter with powder coated aluminium columns and SolarSpan roof (100mm thick fire-retarded expanded polystyrene core with Colourbond steel ceiling and high-rib trapezoidal profile roof), Standard Dimensions 4140mm L x 2400mm W x 3000mm H) includes for concrete
Play equipment (combination with soffail & shade) - Large unit	6	Item	185,748.88	185,748.88	1 off	300,000.00	300,000	310,000.00	310,000	320,000.00	320,000	Provisional Sum, will depend largely on scope of works
Play equipment (combination with soffail & shade) - Small unit		Item	37,145.73	37,145.73		75,000.00	75,000	80,000.00	80,000	83,000.00	83,000	Provisional Sum, will depend largely on scope of works
Decking & footbridges		m2	1,485.81	1,485.81		1,674.00	1,674.00	1,771.00	1,771.00	1,878.00	1,878.00	
Seats (Bench)	20	Item	3,714.57	74,291	20 off	1,500.00	30,000	1,600.00	32,000	1,700.00	34,000	See - Cox 'PARKLINE' Street Furniture and Park Furniture - Park Bench, Powder coated aluminium frame with HDPE Plastic Batters in Charcoal Grey
Bin & dog litter box dispenser	8	Item	1,480.00	11,840	8 off	4,000.00	32,000	4,700.00	37,600	4,800.00	38,400	
Bike stand	6	Item	2,242.48	13,455	6 off	2,639.00	15,834	2,772.00	16,632	2,863.00	17,178	8 stand bike rack fixed to concrete surface
Drinking fountain	3	Item	5,362.43	16,087	3 off	14,773.00	44,319	15,471.00	46,413	15,982.00	47,946	DFA-DFA ARQUA DRINK FOUNTAIN WITH DOG RUBBER type including water and electrical connection



Local Sporting Ground with Changerooms - 4.6ha														
Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (€2021)	Assumptions & Comments	Unit Rate (€2023)	Total Unit Cost (€2023)	Unit Rate (€2024)	Total Unit Cost (€2024)	Unit Rate (€2025)	Total Unit Cost (€2025)	Revisions/Additional Assumptions & Comments	Unit Rate (€2025)	Total Unit Cost (€2025)
<b>Earthworks</b>														
Cut to fill over 1,000m <sup>3</sup> - allowance	46,000	m <sup>3</sup>	12.00	275,928	Allow 0.5m average over entire site	15.97	734,620	17.25	793,500	19.32	888,720	Generally, rates include for Preliminaries and contingency as there is no separate items for these	19.32	888,720
Clearing scrub & trees - allowance	46,000	m <sup>2</sup>	7.49	84,901	Allow 50% of site	4.77	105,110	4.84	111,320	4.96	116,380	Balanced cut and fill over site 500mm-1000mm deep	4.96	116,380
Strip, topsoil and replace	46,000	m <sup>2</sup>	2.34	107,561	Allow 100% of site	7.81	359,850	3.04	139,860	3.17	145,820	Allowance of 150mm deep top soil	3.17	145,820
<b>Sub total</b>			<b>10.18</b>	<b>468,370</b>		<b>21.09</b>	<b>969,910.00</b>	<b>22.71</b>	<b>1,044,680.00</b>	<b>25.02</b>	<b>1,150,920.00</b>		<b>25.02</b>	<b>1,150,920.00</b>
<b>Garden Beds - Landscaped Surrounds</b>														
Prep of planting area (weed removal & general leveling)	204	m <sup>2</sup>	3.10	631	Assume 0.0204ha	3.50	714	5.11	1,083	5.99	1,140		5.99	1,140
Install topsoil and machine spread (150mm thick)	204	m <sup>2</sup>	17.94	3,339	Assume 0.0204ha	22.81	4,490	24.84	5,067	26.66	5,439		26.66	5,439
Soil conditioner (200mm thick blended into top 200mm @ 650/m <sup>3</sup> plus 83 install)	204	m <sup>2</sup>	5.20	1,061	Assume 0.0204ha	7.00	1,428	7.13	1,455	7.26	1,501	Allowed for a supply of 4100/m <sup>3</sup>	7.26	1,501
Supply and lay standard mulch by hand (75mm layer - 450/m <sup>3</sup> + 83 install)	204	m <sup>2</sup>	9.63	1,965	Assume 0.0204ha	10.90	2,240	10.49	2,140	10.84	2,211	Allowed for supply of 456/m <sup>3</sup>	10.84	2,211
Supply and lay bulk mulch by hand (75mm layer - 440/m <sup>3</sup> + 43 for flow finish install)	204	m <sup>2</sup>	14.77	2,993	Assume 0.0204ha	14.88	3,017	14.39	2,916	14.78	2,996	Allowed for supply of 466/m <sup>3</sup>	14.78	2,996
Supply and install plants (includes allowance for 1 x 100l tree per 40m <sup>2</sup> see notes)	204	m <sup>2</sup>	34.98	7,136	Assume 0.0204ha	43.13	8,799	45.09	9,198	46.40	9,466		46.40	9,466
Miscellaneous allowance (kerb edging, feature retaining walls)	204	m <sup>2</sup>	6.19	1,263	Assume 0.0204ha	6.69	1,365	7.30	1,489	7.54	1,538	This is highly dependent on scope as feature retaining walls are expensive structures. We have only allowed to escalate the March 2022 rate till today due to lack of better information	7.54	1,538
<b>Sub total</b>			<b>76.45</b>	<b>15,896</b>		<b>92.33</b>	<b>18,835.32</b>	<b>100.16</b>	<b>20,432.64</b>	<b>104.39</b>	<b>21,295.56</b>		<b>104.39</b>	<b>21,295.56</b>
<b>Water Supply &amp; Reticulation</b>														
Irrigation - supply & install materials	43,700	m <sup>2</sup>	8.02	350,584	Assume 95% of POS	19.00	830,300	20.40	891,480	21.08	921,196		21.08	921,196
Bore (shallow - superficial)		Item	80,482.42	80,482	Allow 20m (50m) bore construction	91,000.00	91,000	96,000.00	96,000	99,000.00	99,000	(Item) price of pumps and bores varies according to the volume of water required, depth of water table, type of soil. Excluded allowance for tank	99,000.00	99,000
Bore (Artesian)		Item	185,738.67	185,739		190,000.00	190,000	200,000.00	200,000	206,000.00	206,000		206,000.00	206,000
Iron Bacteria Filtration Line		Item	99,000.00	99,000		140,000.00	140,000	156,000.00	156,000	167,000.00	167,000	includes for tank	167,000.00	167,000
<b>Sub total</b>			<b>9.86</b>	<b>431,067</b>		<b>21.08</b>	<b>921,300.00</b>	<b>22.60</b>	<b>987,480.00</b>	<b>23.39</b>	<b>1,020,196.00</b>		<b>23.39</b>	<b>1,020,196.00</b>
<b>Turfing</b>														
Prep of turfing area (weed removal & general leveling)		m <sup>2</sup>	3.45		Completed at earthworks stage	3.50		5.11		5.99			5.99	
Import topsoil and spread (150mm thick)		m <sup>2</sup>	17.94			22.81		24.84		26.66			26.66	
Soil conditioner		m <sup>2</sup>	5.20		Assume 4 1/4% ha	7.00	305,592	7.13	311,267	7.26	321,708	79mm thick	7.26	321,708
Supply and lay turf (roll on)		m <sup>2</sup>	8.23	227,029		23.60	23,600	23.60	23,600	23.60	23,600		23.60	23,600
Supply and install stolons		m <sup>2</sup>	4.97	214,866	Assume 4 1/4% ha	5.49	237,925	6.79	249,712	6.91	258,007		6.91	258,007
Fertilisers		m <sup>2</sup>	0.75	10,911	Assume 4 1/4% ha	0.68	30,123	0.79	31,432	0.75	32,142		0.75	32,142
Soil Wetting Agent		m <sup>2</sup>	0.31	68,345	Assume 4 1/4% ha	0.53	60,245	0.56	61,701	0.58	62,863		0.58	62,863
Weed sprays		m <sup>2</sup>	1.11	1,381		1.38	1,656	1.44	1,728	1.46	1,768		1.46	1,768
<b>Sub total</b>			<b>11.48</b>	<b>501,050</b>		<b>14.52</b>	<b>633,885.12</b>	<b>15.02</b>	<b>655,713.12</b>	<b>15.68</b>	<b>684,526.08</b>		<b>15.68</b>	<b>684,526.08</b>
<b>Hardworks (supply &amp; install)</b>														
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	34,668.35			50,000.00		55,000.00		60,000.00		This will be highly dependant on what is required; however, we allowed for provisional sum for an outdoor gym station as the current allowance seems low	60,000.00	
Hardcourt		Item	80,482.42			126,400.00		149,600.00		154,500.00		- allowed in this rate for an outdoor multifunction court of 510 sqm excluding fencing - Allowed for line-marking - Allowed for minimal stormwater drainage	154,500.00	
Cricket practice nets (2 pitches and net)		Item	73,684.94	73,685	1 set	92,200.00	92,200	96,800.00	96,800	100,000.00	100,000	Double practice net enclosure 26620 mm x 7870 wide Cricket pitch 29120 long x 4200 wide overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 mm reinforcement Allowed for 10 6.5m Single Arm poles	100,000.00	100,000
Cricket pitch (all seasons)		Item	23,871.13	23,871	1 off	17,700.00	17,700	18,600.00	18,600	19,200.00	19,200		19,200.00	19,200
Lighting - training level for active playing field		Item	771,474.77	371,457	allowance only, includes car park	441,600.00	441,600	485,208.00	485,208	501,220.00	501,220		501,220.00	501,220
Lighting - general (allowance)		Item	41,521.54	41,522		49,495.74	47,496	49,870.52	49,871	51,516.25	51,516		51,516.25	51,516
Paths	800	m <sup>2</sup>	54.23	43,381	400m of 2.0 wide path	102.01	81,608	109.15	87,320	112.75	90,200	Surface preparation, formwork, joints, fixations, installation 1200 long timber bollard at 1500 spacing including excavation and backfill	112.75	90,200
Fencing (bollard, post & rail, ringlock)	800	m	57.83	46,265	Say 800m	72.00	57,600	75.00	60,000	78.00	62,400		78.00	62,400
Bollard - Flexipole		Item	86.67			151.00		159.00		164.00		Allowed for recycled plastic bollard 150mm high	164.00	
Fence - Timber Post & Rail		m	118.12			147.66		165.60		198.72			198.72	

Fence - Steel Post & Rail	m	111.97			289.80	-		331.20	-		351.90	-	1700 tubular set into concrete
Fence - Reserve (conservation fencing)	m	55.72			83.16	-		92.40	-		134.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Rural	m	55.72			83.16	-		92.40	-		134.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Chainlink (galvanized 2.4m)	m	87.36			124.48	-		136.62	-		150.28	-	
Fence - Chainlink (PVC Coated 2.4m)	m	174.72			166.27	-		178.72	-		192.03	-	
Fence - Steel Balustrade	m	572.16			752.40	-		790.02	-		1,023.00	-	Allowed for galvanised balustrade
Fence - Pool Fencing	m	148.58			271.08	-		277.01	-		364.00	-	Allowed for rural style hoorn gate
Gate - Boom General	Item	1 081.11			2 541.00	-		2 800.00	-		3 600.00	-	5m wide gates allowed
Gate - Reserve	Item	1 362.01			2 043.36	-		2 138.40	-		2 352.24	-	6000w/2400h double leaf gate
Gate - Heavy Duty	Item	2 765.06			2 727.00	-		2 788.00	-		2 766.00	-	
Toilets - large	Item	235,256.31			242,880.00	-		258,060.00	-		266,575.98	-	
Toilets - small	Item	99,055.29			121,440.00	-		129,000.00	-		133,287.99	-	
Car parking (includes drainage, storage & landscaping)	m2	149.06	27.583	1/1 on street hoiv	169.86	37.211		208.00	41.851		230.00	47.471	
<b>Sub total</b>		<b>140</b>	<b>13.54</b>	<b>622,764</b>	<b>16.87</b>	<b>775,924.80</b>		<b>18.25</b>	<b>839,650.01</b>		<b>18.96</b>	<b>871,067.33</b>	
<b>Landscape Furniture (supply &amp; install)</b>													
Picnic table	Item	7,181.51	14,363	2 off	5,600.00	11,200		6,200.00	12,400		6,400.00	12,800	Cox 'PARKLINE' Street Furniture and Park Furniture - Wheelchair Accessible Table Setting with Access for Two (2) Wheelchairs - Base-Connected Table and Benches. Powder Coated Aluminium Frames with HDPE Plastic Batters in Charcoal Grey.
Shelter	Item	21,296.89	42,594	2 off	10,000.00	20,000		10,900.00	21,800		11,300.00	22,600	Cox 'PARKLINE' Street Furniture and Park Furniture - Picnic Shelter with powder coated aluminium columns and SolarSpan roof (100mm thick fire-retarded expanded polystyrene core with Colourbond steel ceiling and high-rib trapezoidal profile roof). Standard Dimensions 4100mm L x 2400mm W x 3000mm H) includes for concrete
Play equipment (combination with softfall & shade) - Large unit	Item	185,748.88	185,749	1 off	300,000.00	300,000		300,000.00	300,000		310,000.00	310,000	Provisional Sum, will depend largely on scope of works
Play equipment (combination with softfall & shade) - Small unit	Item	37,145.73			75,000.00	-		80,000.00	-		83,000.00	-	Provisional Sum, will depend largely on scope of works
Decking & footbridges	m2	1,485.83			1,584.00	-		1,676.40	-		1,731.72	-	
Seats (Bench)	Item	3,714.57	37,146	10 off	1,500.00	15,000		1,600.00	16,000		1,700.00	17,000	Seat - Cox 'PARKLINE' Street Furniture and Park Furniture - Park Bench. Powder coated aluminium frame with HDPE Plastic Batters in Charcoal Grey.
Bin & dog litter box dispenser	Item	1,489.91	5,924	4 off	4,790.00	18,000		4,790.00	18,900		4,881.00	19,524	6 stand bike rack fixed to concrete surface
Bike stand	Item	2,242.48	4,485	2 off	2,639.00	5,278		2,772.00	5,544		2,863.00	5,726	DP4-DB ARQUA DRINK FOUNTAIN WITH DOG BUBBLER type including water and electrical connections
Drinking fountain	Item	5,362.43	5,362	1 off	14,773.00	14,773		15,471.00	15,471		15,982.00	15,982	DDA compliant single electric bbq (includes for concrete slab and electrical connection)
BBQ - small	Item	12,381.91			14,058.00	-		14,679.00	-		15,163.00	-	DDA compliant double electric bbq (includes for concrete slab and electrical connection)
BBQ - large	Item	18,572.87	18,573	1 off	23,460.00	23,460		24,095.00	24,095		24,891.00	24,891	Provisional Sum due to lack of better information
Signage (allowance)	Item	2,476.38	4,953	2 off	10,000.00	20,000		12,500.00	25,000		13,000.00	26,000	
<b>Sub total</b>		<b>6.94</b>	<b>319,148</b>		<b>9.30</b>	<b>427,711</b>		<b>9.55</b>	<b>439,210</b>		<b>9.88</b>	<b>454,523</b>	
<b>Total Development Costs</b>		<b>51.26</b>	<b>2,357,695</b>		<b>72.17</b>	<b>3,319,855</b>		<b>86.68</b>	<b>3,987,146</b>		<b>91.38</b>	<b>4,203,426</b>	
<b>Indirect Costs</b>													
Design, contract administration & construction management - % of overall project costs		13%				398,383			478,457			504,411	
<b>Sub total</b>		<b>6.15</b>	<b>282,659</b>		<b>8.66</b>	<b>398,383</b>		<b>10.40</b>	<b>478,457</b>		<b>10.97</b>	<b>504,411</b>	
<b>Total Overall Costs</b>		<b>57.41</b>	<b>2,640,354</b>		<b>80.83</b>	<b>3,718,238</b>		<b>97.08</b>	<b>4,465,603</b>		<b>102.34</b>	<b>4,707,837</b>	
<b>Maintenance Costs - 2 Years</b>													
Turf and gardens (per annum)	Item	100,000.00	200,000		87,308.11	174,617		95,441.67	191,283		98,836.11	197,672	
Conservation / parkland cleared (per annum)	Item	4,600.00	0.10		4,600.00	-		5,041.60	-		5,207.97	-	Allowed for 5% of total area clearance
Landscape Furniture	Item	10,000.00	20,000	Allowance of 4 to 10 m/ha/yr	16,368.00	32,736		17,368.00	34,736		18,368.00	36,736	
Hardworks	Item	20,000.00	40,000	Allowance of 4 to 10 m/ha/yr	21,554.46	43,109		23,256.50	46,513		24,958.61	49,917	
<b>Sub total</b>		<b>5.65</b>	<b>260,000</b>		<b>5.44</b>	<b>250,285.58</b>		<b>5.97</b>	<b>274,594.72</b>		<b>6.17</b>	<b>283,825.84</b>	
<b>Total Unit Rate</b>		<b>63.06</b>	<b>2,900,954</b>		<b>86.27</b>	<b>3,968,523</b>		<b>103.05</b>	<b>4,740,198</b>		<b>108.51</b>	<b>4,991,663</b>	

**Local Sporting Ground without Changeovers - 4.6ha**

Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (€2021)	Assumptions & Comments	Unit Rate (€2023)	Total Unit Cost (€2023)	Unit Rate (€2024)	Total Unit Cost (€2024)	Unit Rate (€2025)	Total Unit Cost (€2025)	Rawlinsons Additional Assumptions & Comments
<b>Earthworks</b>												
Allow 0.5m average over entire site												
Cut to fill over 1,000m <sup>3</sup> - allowance	46,000	m <sup>3</sup>	12.00	275,928	Allow 50% of site	15.97	367,310	17.25	396,750	19.32	444,360	Generally, rates include for Preliminaries and contingency as there is no separate items for these
Clearing scrub & trees - allowance	46,000	m <sup>2</sup>	7.68	84,901	Allow 100% of site	4.77	210,220	4.84	222,440	4.96	232,760	100mm deep
Topsoil and spread	46,000	m <sup>2</sup>	2.34	107,641		2.81	130,460	3.04	139,856	3.17	145,820	Allowance of 150mm deep top soil
<b>Sub total</b>			<b>10.18</b>	<b>468,370</b>		<b>16.53</b>	<b>707,210.00</b>	<b>16.51</b>	<b>750,966.00</b>	<b>17.89</b>	<b>822,946.00</b>	
<b>Garden Beds - Landscaped Surrounds</b>												
Prep of planting area (weed removal & general leveling)	1,144	m <sup>2</sup>	3.10	3,541	Assume 0.1144ha	3.50	4,004	5.11	6,075	5.59	6,395	
Import topsoil and machine spread (150mm thick)	1,144	m <sup>2</sup>	17.94	19,848	Assume 0.1144ha	22.81	26,179	24.84	28,417	26.66	30,499	
Soil conditioner (200mm thick blended into top 200mm @ 850g/m <sup>3</sup> plus 83 install)	1,144	m <sup>2</sup>	5.30	5,949	Assume 0.1144ha	7.50	8,008	7.13	8,157	7.36	8,429	Allowed for a supply of 4100m <sup>3</sup>
Supply and lay standard mulch by hand (75mm layer - 450g/m <sup>3</sup> + 83 install)	1,144	m <sup>2</sup>	9.63	11,022	Assume 0.1144ha	10.00	11,440	10.49	12,001	10.84	12,401	Allowed for supply of 456m <sup>3</sup>
Supply and lay bulk mulch by hand (75mm layer - 410g/m <sup>3</sup> + 43 for fine finish install)	1,144	m <sup>2</sup>	14.77	16,800		14.80	16,872	15.39	17,511	15.78	18,077	Allowed for supply of 446m <sup>3</sup>
Supply and install plants (includes allowance for 1 x 100l tree per 40M <sup>2</sup> see notes)	1,144	m <sup>2</sup>	34.98	40,016	Assume 0.1144ha	43.13	49,341	45.09	51,583	46.40	53,082	
Miscellaneous allowance (kerb edging, feature retaining walls)	1,144	m <sup>2</sup>	6.19	7,082	Assume 0.1144ha	6.69	7,653	7.30	8,351	7.54	8,626	This is highly dependent on scope as feature retaining walls are expensive structures. We have only allowed to escalate the March 2022 rate till today due to lack of better information
<b>Sub total</b>			<b>76.45</b>	<b>87,458</b>		<b>92.33</b>	<b>105,625.52</b>	<b>100.16</b>	<b>114,589.04</b>	<b>104.39</b>	<b>119,422.16</b>	
<b>Water Supply &amp; Retention</b>												
Irrigation - supply & install materials	44,800	m <sup>2</sup>	8.02	359,409	Assume 100% of turf & garden	19.00	851,200	20.40	913,920	21.08	944,384	(Item) price of pumps and bores varies according to the volume of water required, depth of water table, type of soil. Excluded allowance for tank
Bore (shallow - superficial)	1	Item	80,482.42	80,482	Allows 20m (50m) bore construction	91,000.00	91,000	96,000.00	96,000	99,000.00	99,000	
Bore (artesian)	1	Item	185,728.67	185,729	Allows approx 100m bore construction	190,000.00	-	200,000.00	-	206,000.00	-	includes for tank
Iron Bacteria Filtration Unit	1	Item	99,055.29	99,055		149,000.00	-	156,000.00	-	162,000.00	-	
<b>Sub total</b>			<b>99.82</b>	<b>419,691</b>		<b>21.03</b>	<b>942,200.00</b>	<b>22.54</b>	<b>1,009,920.00</b>	<b>23.29</b>	<b>1,043,384.00</b>	
<b>Turfing</b>												
Prep of turfing area (weed removal & general leveling)	43,656	m <sup>2</sup>	3.45	14,962	Completed at earthworks stage	3.50	-	5.11	-	5.59	-	
Import topsoil and spread (150mm thick)	43,656	m <sup>2</sup>	17.35	756,811		22.01	-	24.84	-	26.66	-	
Soil conditioner	43,656	m <sup>2</sup>	6.79	294,846	Assume 4.3656ha	7.90	305,592	7.13	311,267	7.36	321,308	70mm thick
Supply and lay turf (roll on)	43,656	m <sup>2</sup>	8.71	380,321		9.66	-	9.66	-	9.66	-	
Supply and install stolons	43,656	m <sup>2</sup>	4.92	214,866	Assume 4.3656ha	5.45	237,925	5.72	249,712	5.91	258,007	
Fertilisers	43,656	m <sup>2</sup>	0.66	28,821	Assume 4.3656ha	0.66	30,213	0.72	31,432	0.75	32,742	
Soil Wetting Agent	43,656	m <sup>2</sup>	0.51	22,265	Assume 4.3656ha	0.51	22,265	0.56	24,456	0.58	26,469	
Weed spraying	43,656	m <sup>2</sup>	1.11	48,345	Assume 4.3656ha	1.18	60,245	1.46	63,701	1.66	72,469	
<b>Sub total</b>			<b>11.48</b>	<b>501,050</b>		<b>14.52</b>	<b>633,885.12</b>	<b>15.02</b>	<b>658,713.12</b>	<b>15.68</b>	<b>684,528.08</b>	
<b>Hardworks (supply &amp; install)</b>												
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)	1	Item	34,669.35	34,669		50,000.00	-	55,000.00	-	60,000.00	-	This will be highly dependant on what is required; however, we allowed for provisional sum for an outdoor gym station as the current allowance seems low
Hardcourt	1	Item	80,482.42	80,482		126,400.00	-	149,600.00	-	154,500.00	-	- allowed in this rate for an outdoor multifunction court of 510 sqm excluding fencing - Allowed for leamarking - Allowed for minimal stormwater drainage
Cricket practice nets (2 pitches and net)	1	Item	73,684.94	73,685	1 set	92,200.00	92,200	96,800.00	96,800	100,000.00	100,000	Double practice net enclosure 26x20 (m x m) with 100mm mesh Cricket pitch 20x20 (m x m) x 4200 wide overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 (m x m) tubular set into concrete
Cricket pitch (all seasons)	1	Item	23,871.13	23,871	1 off	17,200.00	17,200	18,600.00	18,600	19,200.00	19,200	overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 (m x m) tubular set into concrete
Lighting - training level for active playing field	1	Item	371,457.33	371,457	JBA increased from 25K to 50K - allowance only	441,600.00	441,600	485,200.00	485,200	501,219.86	501,220	Allowed 4 lights per playing field
Lighting - general (allowance)	1	Item	61,909.99	61,910		47,495.74	47,496	49,870.52	49,871	51,516.25	51,516	Allowed for 10.6.5m Single Arm poles
Paths	2,400	m <sup>2</sup>	54.23	130,142	Say 1200m of 2.0 wide path	102.01	244,824	109.15	261,960	112.75	270,600	Surface preparation, formwork, joints, finished with 100mm concrete
Fencing (bollard, post & rail, ringlock)	700	m	57.83	40,482	Say 700m	72.00	50,400	75.00	52,500	78.00	54,600	1200 long timber bollard at 1500 spacing including excavation and backfill
Bollard - Flexipole	1	Item	86.67	86.7		151.00	-	159.00	-	164.00	-	Allowed for recycled plastic bollard
Fence - Timber Post & Rail	1	m	116.17	116.2		146.66	-	165.40	-	168.77	-	1700mm
Fence - Steel Post & Rail	1	m	113.97	114.0		289.80	-	331.20	-	351.80	-	1700mm tubular set into concrete
Fence - Reserve (conservation fencing)	1	m	55.72	55.7		83.16	-	92.40	-	134.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Rural	1	m	55.72	55.7		83.16	-	92.40	-	134.64	-	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Chainlink Galvanised (2.4m)	1	m	87.36	87.4		124.48	-	136.62	-	150.28	-	Allowed for galvanised balustrade
Fence - Chainlink PVC Coated (2.4m)	1	m	123.82	123.8		166.22	-	193.37	-	192.23	-	
Fence - Steel Balustrade	1	m	572.16	572.2		792.40	-	790.02	-	1,023.00	-	
Fence - Pool Fencing	1	m	148.58	148.6		223.60	-	237.60	-	264.00	-	
Gate - Boom General	1	Item	1,941.11	1,941		2,841.00	-	3,801.00	-	2,805.00	-	Allowed for rural style boom gate
Gate - Reserve	1	Item	1,367.01	1,367		1,617.00	-	1,716.00	-	2,107.00	-	100 wide mesh allowed
Gate - Heavy Duty	1	Item	3,260.69	3,261		7,227.00	-	7,888.00	-	8,256.00	-	4000x2400 double leaf gate
Trolleys - large	1	Item	735,756.91	735,757	Reserved if on pavilion	748,800.00	242,880	748,800.00	258,000	765,576.98	266,577	
Trolleys - small	1	Item	99,055.29	99,055		171,440.00	-	179,000.00	-	171,389.98	-	
Car parks (includes drainage, signage & landscaping)	140	m <sup>2</sup>	20.86	2,920.4	10 on street bays	37.21	5,209.4	39.30	41,851	38.02	47,431	
<b>Sub total</b>			<b>20.86</b>	<b>959,387</b>		<b>25.54</b>	<b>1,174,820.80</b>	<b>27.50</b>	<b>1,264,850.81</b>	<b>28.50</b>	<b>1,311,143.31</b>	
<b>Landscaping Furniture (supply &amp; install)</b>												
Picnic table	2	Item	7,181.51	14,363	2 off	5,600.00	11,200	6,200.00	12,400	6,400.00	12,800	Cox 'PARKLINE' Street Furniture and Park Furniture - Wheelchair Accessible Table Setting with Access for Two (2) Wheelchairs - Base Connected Table and Benches. Powder Coated Aluminium Frames with HDPE Plastic Battens in 'Charcoal Grey'
Shelter	1	Item	21,296.89	21,297	2 off	10,000.00	20,000	10,900.00	21,800	11,300.00	22,600	Cox 'PARKLINE' Street Furniture and Park Furniture - Picnic Shelter with powder coated aluminium columns and SolarSpan roof (100mm thick fire-retarded expanded polystyrene core with Colourbond steel ceiling and high-rise trapezoidal profile roof). Standard Dimensions 4140mm L x 2400mm W x 3000mm H) includes for concrete
Play equipment (combination with softfall & shade) - Large unit	1	Item	185,748.88	185,749	1 off	300,000.00	300,000	300,000.00	300,000	310,000.00	310,000	Provisional Sum, will depend largely on scope of works
Play equipment (combination with softfall & shade) - Small unit	1	Item	37,145.73	37,146	1 off	75,000.00	-	80,000.00	-	83,000.00	-	Provisional Sum, will depend largely on scope of works
Decking & footbridges	1	m <sup>2</sup>	1,496.91	1,497		1,496.91	-	1,496.91	-	1,771.77	-	
Seats (Bench)	10	Item	3,714.57	37,146	10 off	1,500.00	15,000	1,600.00	16,000	1,700.00	17,000	Seat - Cox 'PARKLINE' Street Furniture and Park Furniture - Park Bench. Powder coated aluminium frame with HDPE Plastic Battens in 'Charcoal Grey'.
Bin & dog litter bag dispenser	4	Item	1,480.93	5,924	4 off	4,500.00	18,000	4,725.00	18,900	4,881.00	19,524	6 stand bike rack fixed to concrete curb
Bike stand	2	Item	2,242.48	4,485	2 off	2,639.00	5,278	2,772.00	5,544	2,860.00	5,720	DFA DB ARQUA DRINK FOUNTAIN WITH DOG BUBBLER type including water and electrical connection
Drinking fountain	1	Item	5,362.43	5,362	1 off	14,773.00	14,773	15,471.00	15,471	15,982.00	15,982	DDA compliant single electric bbq (includes for concrete slab and electrical connection)
BBQ - small	1	Item	12,381.91	12,382		14,058.00	-	14,679.00	-	15,163.00	-	DDA compliant double electric bbq (includes for concrete slab and electrical connection)
BBQ - large	1	Item	18,572.87	18,573	1 off	23,460.00	23,460	24,095.00	24,095	24,891.00	24,891	Provisional Sum due to lack of better information
Signage (allowance)	2	Item	2,476.38	4,953	2 off	10,000.00	20,000	12,500.00	25,000	13,000.00	26,000	
<b>Sub total</b>			<b>6.94</b>	<b>319,148</b>		<b>9.30</b>	<b>427,711</b>	<b>9.55</b>	<b>439,210</b>	<b>9.88</b>	<b>454,623</b>	
<b>Total Development Costs</b>			<b>60.33</b>	<b>2,775,305</b>		<b>77.48</b>	<b>3,664,241</b>	<b>82.25</b>	<b>4,243,506</b>	<b>86.43</b>	<b>4,835,939</b>	
<b>Indirect Costs</b>												
Design, contract administration & construction management - % of overall project costs	12%			333,037			427,709		509,221		532,313	





Total Overall Costs		127.68	1,276,767	166.45	1,664,537	211.36	2,113,599	220.97	2,209,707
Maintenance Costs - 2 Years									
Turf and gardens (per annum)	2	Item	25,000.00	50,000	Allowance of \$25,000/yr	18,958.33	37,917	20,791.67	41,583
Conservation / parkland cleared (per annum)		m2	0.50	-	-	1,750.00	-	1,818.00	-
Landscape Furniture	2	Item	10,000.00	20,000	Allowance of \$10,000/yr	16,380.00	32,760	17,980.00	35,960
Hardworks	2	Item	15,000.00	30,000	Allowance of \$15,000/yr	5,189.65	10,379	11,814.00	23,628
			15.00	100,000	-	81.3	81,072.70	9.19	91,947.40
<b>Sub total</b>									
<b>Total Unit Rate</b>			<b>127.68</b>	<b>1,276,767</b>		<b>174.56</b>	<b>1,745,610</b>	<b>220.26</b>	<b>2,202,562</b>

**Local Park - 0.3ha**

Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (\$2023)	Assumptions & Comments	Unit Rate (\$2023)	Total Unit Cost (\$2023)	Unit Rate (\$2024)	Total Unit Cost (\$2024)	Unit Rate (\$2025)	Total Unit Cost (\$2025)	Rawlinsons Additional Assumptions & Comments
<b>Earthworks</b>												
Cut to fill over 1,000m <sup>3</sup> - allowance	500	m3	12.00	5,998	Allow nominal 500m3	15.97	7,985	17.25	8,625	19.32	9,660	Generally, rates include for Preliminaries and contingency as there is no separate items for this. Balanced cut and fill over site 500mm-1000mm deep
Clearing scrub & trees - allowance		m2	4.47	-	-	4.47	-	4.84	-	5.16	-	-
Strip topsoil and respread		m2	1.94	-	-	1.94	-	2.08	-	2.22	-	Allowance of 150mm deep top soil
<b>Sub total</b>			<b>2.00</b>	<b>5,998</b>		<b>2.66</b>	<b>7,985.00</b>	<b>2.88</b>	<b>8,625.00</b>	<b>3.32</b>	<b>9,660.00</b>	
<b>Garden Beds - Landscaped Surrounds</b>												
Prec of planting area (weed removal & general leveling)	3,000	m2	3.10	4,643	4,643	3.50	10,500	5.31	15,930	5.59	16,770	
Import topsoil and machine spread (100mm thick)	3,000	m2	17.95	26,024	Allow 50% of POS	22.01	66,030	19.84	74,520	26.66	79,980	
Soil conditioner (200mm thick blended into top 200mm @ 860/m <sup>3</sup> plus \$3 install)	3,000	m2	5.20	7,801	Allow 50% of POS	7.00	21,000	7.13	21,390	7.36	22,080	Allowed for a supply of \$100/m <sup>3</sup>
Supply and lay standard mulch by hand (75mm layer - 350/m <sup>3</sup> ± \$3 install)	3,000	m2	10.65	14,970	Allow 50% of POS	10.60	14,800	10.89	14,840	11.04	14,840	Allowed for supply of \$56/m <sup>3</sup>
Supply and lay high grade mulch by hand (75mm layer - 480/m <sup>3</sup> ± \$3 1/2 flow finish install)	3,000	m2	14.77	22,148	Allow 50% of POS	15.00	45,000	15.77	45,810	16.78	47,340	Allow for supply of \$56/m <sup>3</sup>
Supply and install plants (includes allowance for 1 x 100L tree per 40m <sup>2</sup> , see notes)	3,000	m2	34.98	52,468	Allow 50% of POS	43.13	129,390	45.00	135,270	46.40	139,200	
Miscellaneous allowance (kerb edging, feature retaining walls)	7,000	m2	6.19	9,286	Allow 50% of POS	6.69	20,070	7.30	21,900	7.54	22,620	This is highly dependent on scope as feature retaining walls are expensive structures. We have only allowed to escalate the March 2022 rate till today due to lack of better information
<b>Sub total</b>			<b>81.58</b>	<b>122,371</b>		<b>97.33</b>	<b>291,990.00</b>	<b>104.94</b>	<b>314,820.00</b>	<b>109.33</b>	<b>327,990.00</b>	
<b>Water Supply &amp; Reticulation</b>												
Irrigation - supply & install materials	1,000	m2	8.07	24,068	Assume 100% of POS	16.00	57,000	19.40	61,200	21.08	63,240	(item) price of pumps and bores varies according to the volume of water required, depth of water table, type of soil. Excluded allowance for tank
Bore (shallow - superficial)		Item	80,482.42	80,482	Allows 20m (50M) bore construction	91,000.00	91,000	96,000.00	96,000	99,000.00	99,000	
Bore (artesian)		Item	185,728.67	-	-	190,000.00	-	200,000.00	-	206,000.00	-	includes for tank
Iron Backs Filtration Unit		Item	40,000.00	-	-	148,000.00	-	162,000.00	-	162,000.00	-	
<b>Sub total</b>			<b>34.85</b>	<b>104,550</b>		<b>49.33</b>	<b>148,000.00</b>	<b>52.40</b>	<b>157,200.00</b>	<b>54.08</b>	<b>162,240.00</b>	
<b>Turfing</b>												
Prec of turfing area (weed removal & general leveling)	3,000	m2	3.45	5,168	Allow 50% of POS	5.50	10,500	6.11	15,930	6.56	16,770	
Import topsoil and spread (150mm thick)	3,000	m2	17.35	26,024	Allow 50% of POS	22.01	66,030	24.84	74,520	26.66	79,980	
Soil conditioner	3,000	m2	5.20	7,801	Allow 50% of POS	7.00	21,000	7.13	21,390	7.36	22,080	20mm thick
Supply and lay turf (roll on)	3,000	m2	8.91	12,348	Allow 50% of POS	9.60	75,000	9.45	76,950	9.70	79,500	
Supply and install stobes	3,000	m2	4.92	5,487	Allow 50% of POS	5.45	5,720	5.72	6,160	5.91	6,250	
Fertilising	3,000	m2	0.25	371	Allow 50% of POS	0.69	2,070	0.72	2,160	0.75	2,250	
Soil Wetting Agent	3,000	m2	0.91	1,111	Allow 50% of POS	0.96	1,152	0.96	1,152	0.96	1,152	
Weed spraying	3,000	m2	1.11	1,665	Allow 50% of POS	1.38	4,140	1.38	4,140	1.66	4,980	
<b>Sub total</b>			<b>35.58</b>	<b>83,373</b>		<b>59.58</b>	<b>178,740.00</b>	<b>65.10</b>	<b>195,300.00</b>	<b>68.92</b>	<b>205,560.00</b>	
<b>Hardworks (supply &amp; install)</b>												
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	34,669.35	-	-	50,000.00	-	55,000.00	-	60,000.00	-	This will be highly dependant on what is required; however, we allowed for provisional sum for an outdoor gym station as the current allowance seems -
Hardcourt		Item	80,482.42	-	-	126,400.00	-	149,600.00	-	154,500.00	-	- allowed in this rate for an outdoor multifunction court of 510 sqm excluding fencing - Allowed for linemarking - Allowed for minimal stormwater drainage
Cricket practice nets (2 pitches and net)		Item	73,684.94	-	-	92,200.00	-	96,800.00	-	100,000.00	-	- Double practice net enclosure 26x20 long x 7000 wide Cricket pitch 29x20 long x 4200 wide overall including synthetic turf, 100 thick reinforced concrete slab, 200x200 rebar reinforcement - Allowed 4 lights per playing field
Cricket pitch (all seasons)		Item	23,871.13	-	-	17,700.00	-	18,600.00	-	19,200.00	-	- Allowed for 10 6.5m Single Arm poles
Lighting - training level for active playing field		Item	371,457.33	-	-	441,600.00	-	485,208.00	-	501,218.66	-	Surface preparation, formwork, joints, finishes, undercoat
Lighting - general (allowance)		Item	61,909.99	-	-	49,875.74	-	49,870.52	-	51,516.25	-	- 1200 long timber bollard at 1500 spacing including excavation and hardware - Allowed for recycled plastic bollard 150mm high
Paths	250	m2	54.23	27,113	Allow 250m	102.01	25,503	109.15	27,288	112.75	28,188	- 1700mm high
Fencing (bollard, post & rail, ringleok)		m	57.83	-	-	72.00	-	75.00	-	78.00	-	- 1700mm tubular set into concrete
Bollard - Flexipole		Item	86.67	4,334	Allowed 50	151.00	7,550	159.00	7,950	164.00	8,200	- allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Topbar Post & Rail	50	m	116.97	-	-	145.64	-	145.64	-	146.97	-	- allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Steel Post & Rail		m	111.97	-	-	289.80	-	331.20	-	351.90	-	- allowed for 1800mm high galv. chain mesh with posts and barbed wire
Fence - Reserve (conservation fencing)		m	55.72	-	-	83.16	-	92.40	-	134.64	-	- allowed for galvanised balustrade
Fence - Rural		m	55.72	-	-	83.16	-	92.40	-	134.64	-	- allowed for galvanised balustrade
Fence - Chainlink (galvanised 2.4m)		m	87.96	-	-	174.48	-	176.42	-	180.28	-	- allowed for galvanised balustrade
Fence - Chainlink PVC Coated (2.4m)		m	123.82	-	-	156.22	-	178.37	-	192.03	-	- allowed for galvanised balustrade
Fence - Steel Balustrade		m	572.16	-	-	790.02	-	790.02	-	1,023.00	-	- allowed for galvanised balustrade
Fence - Pool Fencing		m	148.58	-	-	223.08	-	237.60	-	264.00	-	- allowed for galvanised balustrade
Gate - Boom General		Item	1,083.11	-	-	2,341.00	-	2,805.00	-	2,805.00	-	- allowed for galvanised balustrade
Gate - Reserve		Item	1,367.01	-	-	1,367.01	-	1,718.40	-	2,152.24	-	- 6m wide metal allowed
Gate - Heavy Duty		Item	3,266.60	-	-	7,227.00	-	7,888.00	-	8,256.00	-	- 600w x 2400h double leaf gate
Toilets - large		Item	235,256.31	-	-	242,880.00	-	258,060.00	-	266,575.98	-	
Toilets - small		Item	40,405.74	-	-	171,440.00	-	170,000.00	-	175,700.00	-	
Car parking (includes drainage, signage & landscaping)		m2	140.86	-	-	268.86	-	298.30	-	338.07	-	
<b>Sub total</b>			<b>10.48</b>	<b>31,447</b>		<b>11.62</b>	<b>33,052.50</b>	<b>11.78</b>	<b>35,237.50</b>	<b>12.13</b>	<b>36,397.50</b>	
<b>Landscape Furniture (supply &amp; install)</b>												
Picnic table		Item	7,181.51	-	-	5,600.00	-	6,200.00	-	6,400.00	-	Cox 'PARKLINE' Street Furniture and Park Furniture - Wheelchair Accessible Table Setting with Access for Two (2) Wheelchairs - Base Connected Table and Benches - Powder Coated Aluminium Frames with HDPE Plastic Battens in 'Charcoal Grey'
Shelter		Item	21,296.89	-	-	10,000.00	-	10,900.00	-	11,300.00	-	Cox 'PARKLINE' Street Furniture and Park Furniture - Picnic Shelter with powder coated aluminium columns and SolarSpan roof (100mm thick fire-retarded expanded polystyrene core with Colourbond steel ceiling and high-rib trapezoidal profile roof). Standard Dimensions 4140mm L x 2400mm W x 3000mm H. Includes for concrete
Play equipment (combination with softfall & shade) - Large unit		Item	185,748.88	-	-	235,000.00	-	245,000.00	-	254,000.00	-	Provisional Sum, will depend largely on scope of work
Play equipment (combination with softfall & shade) - Small unit	1	Item	37,145.73	37,146	-	75,000.00	75,000	80,000.00	80,000	83,000.00	83,000	Provisional Sum, will depend largely on scope of work
Decks & footbridges		m2	1,486.81	-	-	1,486.81	-	1,676.40	-	1,731.77	-	
Seats (Bench)		Item	3,714.57	7,429	2 off	1,500.00	3,000	1,600.00	3,200	1,700.00	3,400	Seat - Cox 'PARKLINE' Street Furniture and Park Furniture - Park Bench - Powder coated aluminium frame with HDPE Plastic Battens in 'Charcoal Grey'.
Bin & dog litter bag dispenser	2	Item	1,480.93	1,481	1 off	4,500.00	4,500	4,725.00	4,725	4,881.00	4,881	6 stand bike rack fixed to concrete surface
Bike stand	1	Item	2,242.48	2,243	1 off	2,439.00	2,639	2,722.00	2,722	2,863.00	2,863	DF4-DB ARQUA DRINK FOUNTAIN WITH BOC BUBBLER type including water and electrical connections. DDA compliant single use bin (includes for concrete slab and electrical connection)
Drinking fountain		Item	5,362.43	-	-	14,773.00	-	15,471.00	-	15,982.00	-	
BBQ - small		Item	12,381.91	-	-	14,058.00	-	14,679.00	-	15,163.00	-	



**Wetlands Buffer 1.0ha**

Items	Area (m <sup>2</sup> )/Qty	Unit	Unit Rate	Total Unit Cost (\$2022)	Unit Rate (\$2023)	Total Unit Cost (\$2023)	Unit Rate (\$2024)	Total Unit Cost (\$2024)	Unit Rate (\$2025)	Total Unit Cost (\$2025)	Rawlinsons Additional Assumptions & Comments
<b>Earthworks</b>											
Import topsoil and spread to contour work into adjoining levels (150mm thick)	2,500	m2	17.35	43,373	19.25	48,125	20.33	50,825	26.66	66,650	Generally, rates include for Preliminaries and contingency as there is no separate items for these
<b>Sub total</b>			<b>4.34</b>	<b>43,373</b>	<b>4.81</b>	<b>48,125.00</b>	<b>5.08</b>	<b>50,825.00</b>	<b>6.67</b>	<b>66,650.00</b>	
<b>Landscaped Surrounds</b>											
Supply and installation of upland tubestock - initial planting	15,000	No	4.77	71,583	7.04	105,600	7.71	115,650	7.97	119,550	
Supply and installation of upland tubestock - year 1 infill planting	4,500	No	5.08	22,843	7.4	33,300	8.07	36,315	8.34	37,530	Indexed for 2026
Supply and installation of upland tubestock - year 2 infill planting	2,250	No	5.29	11,902	7.71	17,348	8.39	18,878	8.7	19,575	Indexed for 2027
Supply and installation of Ephemeral hydro-zone tubestock - initial planting	40,000	No	4.77	190,889	7.74	309,600	8.48	339,200	8.76	350,400	
Supply and installation of Ephemeral hydro-zone tubestock - year 1 infill planting	12,000	No	5.08	60,915	8.14	97,680	8.87	106,440	9.18	110,160	Indexed for 2026
Supply and installation of Ephemeral hydro-zone tubestock - year 2 infill planting	6,000	No	5.29	31,738	8.49	50,940	9.23	55,380	9.57	57,420	Indexed for 2027
Supply and installation of soil conditioner (terracottem) - initial planting	55,000	No	5.20	286,022	5.46	300,300	5.84	321,200	6.03	331,650	20 thick conditioner spread evenly over plants
Supply and installation of soil conditioner (terracottem) - year 1	16,500	No	5.53	91,274	5.74	94,710	6.11	100,815	6.31	104,115	Indexed for 2026
Supply and installation of soil conditioner (terracottem) - year 2	8,250	No	5.76	47,555	5.98	49,335	6.35	52,388	6.58	54,285	Indexed for 2027
Supply and installation of herbivory protection (plant guards) - initial planting	55,000	No	2.24	123,362	4.02	221,100	4.08	224,400	4.22	232,100	
Supply and installation of herbivory protection (plant guards) - year 1	16,500	No	2.39	39,367	4.23	69,795	4.27	70,455	4.42	72,930	Indexed for 2026
Supply and installation of herbivory protection (plant guards) - year 2	8,250	No	2.49	20,510	4.4	36,300	4.44	36,630	4.61	38,033	Indexed for 2027
Weed control - year 1	11	days	1,414.54	15,560	2,758.88	30,348	3,223.47	35,458	3,329.84	36,628	
Weed control - year 2	11	days	1,473.98	16,214	2,877.00	31,647	3,361.49	36,976	3,472.42	38,197	
<b>Sub total</b>			<b>102.97</b>	<b>1,029,733</b>	<b>144.80</b>	<b>1,448,002.18</b>	<b>155.02</b>	<b>1,550,184.56</b>	<b>160.26</b>	<b>1,602,572.36</b>	
<b>Water Supply &amp; Reticulation</b>											
Watering - initial planting	13	day	1,801.77	23,166	2,940.00	37,800	3,293.75	42,348	3,402.44	43,746	
Watering - year 1	13	day	1,916.57	24,642	3,090.90	39,740	3,445.23	44,296	3,563.25	45,813	
Watering - year 2	13	day	1,997.11	25,677	3,222.29	41,429	3,584.65	46,088	3,716.02	47,777	
<b>Sub total</b>			<b>7.35</b>	<b>73,484</b>	<b>11.90</b>	<b>118,969.59</b>	<b>13.27</b>	<b>132,732.39</b>	<b>13.73</b>	<b>137,336.27</b>	
<b>Hardworks (supply &amp; install)</b>											
Fence - Reserve (conservation fencing)	300	m	55.72	16,716	83	24,948	94	28,164	134.64	40,392	allowed for 1800mm high galv. chain mesh with posts and barbed wire
Gate - Heavy Duty	2	No	3,260.69	6,521	2,043	4,087	2,173	4,345	2,352.24	4,704	5m wide gates allowed
<b>Sub total</b>			<b>2.32</b>	<b>23,237</b>	<b>2.90</b>	<b>29,034.72</b>	<b>3.25</b>	<b>32,509.22</b>	<b>4.51</b>	<b>45,096.48</b>	
<b>Total Development Costs</b>			<b>116.98</b>	<b>1,169,828</b>	<b>164.41</b>	<b>1,644,131</b>	<b>176.63</b>	<b>1,766,251</b>	<b>185.17</b>	<b>1,851,655</b>	
<b>Indirect Costs</b>											
Design, contract administration & construction management - % of overall project costs	12%			140,379		197,296		211,950		222,199	
<b>Sub total</b>			<b>14.04</b>	<b>140,379</b>	<b>19.73</b>	<b>197,295.78</b>	<b>21.20</b>	<b>211,950.14</b>	<b>22.22</b>	<b>222,198.61</b>	
<b>Total Unit Rate</b>			<b>131.02</b>	<b>1,310,207</b>	<b>184.14</b>	<b>1,841,427</b>	<b>197.82</b>	<b>1,978,201</b>	<b>207.39</b>	<b>2,073,854</b>	

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**ANNEXURE E – Reasons For Variance**

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## ROADS

Code	Description	Cost \$2024	Cost \$2025	Difference	% Difference	Reasons for variance
1.1	DCA 1 Bertram Road Upgrade	\$6,615,040	\$7,134,563	\$519,523	9.12%	Rates updated to August 2025
1.2	DCA 1 Wellard Road Upgrade	\$23,906,470	\$25,791,209	\$1,884,739	9.16%	Rates updated to August 2025
1.3	DCA 2 Millar Road Upgrade	\$1,027,416	\$1,039,771	\$12,355	0.96%	Rates updated to August 2025, bulk of the works already complete
1.4	DCA 2 Mortimer Road upgrade	\$7,309,935	\$7,824,540	\$514,605	7.92%	Rates updated to August 2025
1.5	DCA 2 Sunrise Boulevard 15.4m wide***	\$1,977,962	\$2,262,291	\$284,329	15.81%	Rates updated to August 2025
1.6	DCA 3 Thomas Road Upgrade	\$9,264,930	\$9,264,930	\$0		Actual costs already provided, no variance
1.7	DCA 4 Anketell Road Upgrade	\$12,934,529	\$13,927,665	\$993,136	8.65%	Rates updated to August 2025
1.8	DCA 5 Honeywood Avenue (Cordata Avenue)	\$2,680,816	\$2,999,650	\$318,834	13.59%	Rates updated to August 2025
1.9	DCA 5 Lyon Road Upgrade	\$4,343,010	\$4,343,010	\$0		Actual costs already provided, no variance
1.1	DCA 6 Hammond Road	\$2,264,460	\$2,993,246	\$728,786	38.22%	Rates updated to August 2025, major variance due to the increase in earthworks rates (significant earthwork quantities within this area)
1.11	DCA 6 Connector Road (Hammond Road Extension)	\$2,412,660	\$3,253,155	\$840,495	41.89%	Rates updated to August 2025, major variance due to the increase in earthworks rates (significant earthwork quantities within this area)
1.12	DCA 1 Culvert and Road Crossing over Peel Main Drain in Bertram	\$943,278	\$1,001,267	\$57,989	6.96%	Rates updated to August 2025
<b>TOTAL ROADS COST (excl. GST)</b>		<b>\$75,680,506</b>	<b>\$81,835,297</b>	<b>\$7,209,559</b>	<b>10.53%</b>	
	GST	\$7,568,051	\$8,183,530	\$720,956	10.53%	
<b>TOTAL ROADS COST (incl. GST)</b>		<b>\$83,248,557</b>	<b>\$90,018,827</b>	<b>\$7,930,515</b>	<b>10.53%</b>	

## DRAINS

Code	Description	Cost \$2024	Cost \$2025	Difference	% Difference	Reasons for variance
2.1	DCA 1 Bertram Road Drainage Basin	\$375,215	\$375,215	\$0		Actual costs provided, no variance
2.2	Peel Sub N Drain Upgrade in Wellard	\$1,370,353	\$1,387,726	\$17,373	1.27%	Rates updated to August 2025 Actual costs for part of the works provided
2.3	Peel Sub N1 Drain Upgrade in Wellard	\$274,274	\$280,462	\$6,188	2.26%	Rates updated to August 2025 Actual costs for part of the works already provided
2.4	Peel Sub N2 Drain Upgrade in Wellard	\$324,052	\$328,165	\$4,113	1.27%	Rates updated to August 2025 Actual costs for part of the works already provided
2.5	Peel Sub P Drain in Casuarina	Excl.	Excl.			Excluded
2.6	Peel Sub P1 Drain in Casuarina	\$1,260,263	\$1,301,853	\$41,590	3.30%	Rates updated to August 2025
2.7	Peel Sub P1A Drain in Casuarina	\$701,919	\$725,083	\$23,164	3.30%	Rates updated to August 2025
2.8	Peel Sub O Drain in Casuarina	\$1,595,270	\$1,647,915	\$52,645	3.30%	Rates updated to August 2025
2.9	Piping of the Sub P Drain in Casuarina	\$976,922	\$990,993	\$14,071	1.44%	Rates updated to August 2025 Actual costs for part of the works already provided
2.1	Piping of the Sub P1 Drain in Casuarina	\$480,332	\$496,190	\$15,858	3.30%	Rates updated to August 2025
2.11	Piping of the Sub P1A Drain in Casuarina	\$246,593	\$254,744	\$8,151	3.31%	Rates updated to August 2025
2.12	Piping of the Sub O Drain in Casuarina	\$1,595,270	\$1,647,915	\$52,645	3.30%	Rates updated to August 2025
	<b>TOTAL OPEN DRAINS COST (excl. GST)</b>	<b>\$9,200,463</b>	<b>\$9,436,262</b>	<b>\$235,799</b>	<b>2.56%</b>	
	GST	\$920,046	\$943,626	\$23,580	2.56%	
	<b>TOTAL OPEN DRAINS COST (incl. GST)</b>	<b>\$10,120,509</b>	<b>\$10,379,888</b>	<b>\$259,379</b>	<b>2.56%</b>	

**ROAD LANDSCAPING**

Code	Description	Cost \$2024	Cost \$2025	Difference	% Difference	Reasons for variance
3.1	Bertram Road, Wellard	\$395,080	\$408,100	\$13,020	3.30%	Rates updated to August 2025
3.2	Wellard Road, Wellard	\$3,078,146	\$3,179,726	\$101,580	3.30%	Rates updated to August 2025
3.3	Millar Road	\$78,157	\$78,157	\$0		Actual costs already provided, no variance
3.4	Mortimer Road, Wellard	\$339,819	\$351,013	\$11,194	3.29%	Rates updated to August 2025
3.5	Sunrise Boulevard, Wellard – 15.4m wide	\$175,311	\$181,089	\$5,778	3.30%	Rates updated to August 2025
3.6	Sunrise Boulevard, Wellard – 19.4m wide	\$241,623	\$249,587	\$7,964	3.30%	Rates updated to August 2025
3.7	Thomas Road, Wellard	\$1,552,103	\$1,603,217	\$51,114	3.29%	Rates updated to August 2025
3.8	Anketell Road, Wellard	\$1,038,122	\$1,072,324	\$34,202	3.29%	Rates updated to August 2025
3.9	Hammond Road Extension	\$1,242,745	\$1,283,691	\$40,946	3.29%	Rates updated to August 2025
3.1	Hammond Road Connector Road	\$896,942	\$926,490	\$29,548	3.29%	Rates updated to August 2025
3.11	Lyon Road	\$496,070	\$496,070	\$0		Actual costs already provided, no variance
3.12	Cordata Ave, Wandii	\$434,896	\$449,207	\$14,311	3.29%	Rates updated to August 2025
<b>TOTAL ROAD LANDSCAPE COST (excl. GST)</b>		<b>\$9,969,014</b>	<b>\$10,278,673</b>	<b>\$309,659</b>	<b>3.11%</b>	
GST		\$996,901	\$1,027,867	\$30,966	3.11%	
<b>TOTAL ROAD LANDSCAPE COST (incl. GST)</b>		<b>\$10,965,915</b>	<b>\$11,306,540</b>	<b>\$340,625</b>	<b>3.11%</b>	

**PUBLIC OPEN SPACES**

Code	Description	Cost \$2024	Cost \$2025	Difference	% Difference	Reasons for variance
<b>4.1</b>	<b>DCA 3 Casuarina Public Open Space</b>					
	District playing field	\$3,350,285	\$3,516,742	\$166,457	4.97%	Rates updated to August 2025
	Misc. POS (estimated on averaged rate for Local and Neighb)	\$21,912,225	\$22,863,954	\$951,729	4.34%	Rates updated to August 2025
	POS 1 (Neighbourhood Park)	\$8,942,840	\$9,345,179	\$402,338	4.50%	Rates updated to August 2025
	POS 2 (Neighbourhood Park)	\$6,502,402	\$6,794,945	\$292,543	4.50%	Rates updated to August 2025
	POS 3 (Local Park)	\$289,630	\$301,885	\$12,256	4.23%	Rates updated to August 2025
	POS 4 (Neighbourhood Park)	\$2,222,605	\$2,322,600	\$99,995	4.50%	Rates updated to August 2025
	POS 5 (Local Park)	\$763,151	\$795,444	\$32,293	4.23%	Rates updated to August 2025
	POS 6 (Local Park)	\$659,559	\$687,468	\$27,909	4.23%	Rates updated to August 2025
	POS 7 (Neighbourhood Park)	\$5,366,101	\$5,607,521	\$241,421	4.50%	Rates updated to August 2025
	POS 8 (Local Park)	\$277,064	\$288,788	\$11,724	4.23%	Rates updated to August 2025
	POS 9 (Local Park)	\$389,238	\$405,708	\$16,471	4.23%	Rates updated to August 2025
	POS 10, 11 & 12 (max 2% Restricted POS)	\$2,714,290	\$2,845,535	\$131,245	4.84%	Rates updated to August 2025
	<b>DCA 3 Casuarina Public Open Space</b>	<b>\$53,389,388</b>	<b>\$55,775,769</b>	<b>\$2,386,381</b>	<b>4.47%</b>	
<b>4.2</b>	<b>DCA 4 Anketell North Public Open Space</b>					
	POS 1 (Neighbourhood Park)	\$1,117,139	\$1,167,399	\$50,260	4.50%	Rates updated to August 2025
	POS 2 (Local Playing field)	\$4,064,034	\$4,245,647	\$181,613	4.47%	Rates updated to August 2025
	POS 3 (Neighbourhood Park)	\$680,435	\$681,620	\$1,185	0.17%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS 4 (Neighbourhood Park)	\$364,524	\$380,924	\$16,400	4.50%	Rates updated to August 2025
	POS 5 (Local Park)	\$97,769	\$101,906	\$4,137	4.23%	Rates updated to August 2025
	POS 6 (Conservation - wetland buffer)	\$790,687	\$828,919	\$38,232	4.84%	Rates updated to August 2025
	POS 7 (Conservation - wetland buffer)	\$1,439,339	\$1,508,936	\$69,597	4.84%	Rates updated to August 2025
	POS 8 (Neighbourhood Park)	\$2,286,039	\$2,388,887	\$102,849	4.50%	Rates updated to August 2025
	POS 9 (Neighbourhood Park)	\$547,337	\$571,961	\$24,625	4.50%	Rates updated to August 2025
	POS 10 (Community Site - land only)	\$0	\$0	\$0		
	POS 11 (Neighbourhood Park)	\$278,184	\$290,699	\$12,515	4.50%	Rates updated to August 2025
	POS 12 (Neighbourhood Park)	\$205,536	\$205,937	\$401	0.20%	Actual costs already included in update Maintenance costs included and updated to August 2025
	1-5yr drainage	\$801,765	\$840,533	\$38,768	4.84%	Rates updated to August 2025
	<b>DCA 4 Anketell North Public Open Space</b>	<b>\$12,672,787</b>	<b>\$13,213,369</b>	<b>\$540,582</b>	<b>4%</b>	
<b>4.3</b>	<b>DCA 5 Wandri North and South Open Space</b>					
	Wandri Playing field (POS 22B)	\$2,270,159	\$2,270,159	\$0		Actual costs already provided, no variance
	POS 22A (Playing Fields)	\$233,510	\$243,945	\$10,435	4%	Rates updated to August 2025
	POS 22C (Neighbourhood Park)	\$2,452,662	\$2,452,662	\$0		Actual costs already provided, no variance
	<b>DCA 5 Wandri North and South Open Space</b>	<b>\$4,956,331</b>	<b>\$4,966,766</b>	<b>\$10,436</b>	<b>0%</b>	
<b>4.4</b>	<b>DCA 6 Mandagalup Public Open Space</b>					
	POS1 (Local Park)	\$612,666	\$638,591	\$25,925	4.23%	Rates updated to August 2025
	POS2 (Neighbourhood Park)	\$1,877,684	\$1,962,161	\$84,477	4.50%	Rates updated to August 2025
	POS3 (Local Park)	\$718,710	\$749,123	\$30,412	4.23%	Rates updated to August 2025
	POS4 (Local Park)	\$2,085,027	\$2,173,255	\$88,229	4.23%	Rates updated to August 2025
	POS5 (Neighbourhood Park)	\$658,252	\$661,874	\$3,622	0.55%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS6 (Playing Fields)	\$1,264,563	\$1,321,074	\$56,511	4.47%	Rates updated to August 2025
	POS7 (Local Park)	\$365,638	\$381,110	\$15,472	4.23%	Rates updated to August 2025
	POS8 (Local Park)	\$323,012	\$323,399	\$387	0.12%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS A (Neighbourhood Park)	\$1,522,777	\$1,531,430	\$8,653	0.57%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS B (Local Park)	\$563,211	\$564,093	\$882	0.16%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS C (Playing Fields)	\$1,488,044	\$1,554,541	\$66,498	4.47%	Rates updated to August 2025
	POS D (Neighbourhood Park)	\$1,454,417	\$1,459,278	\$4,861	0.33%	Actual costs already included in update Maintenance costs included and updated to August 2025
	POS E (Local Park)	\$591,519	\$616,549	\$25,030	4.23%	Rates updated to August 2025
	POS F (Local Park)	\$2,044,264	\$2,130,768	\$86,504	4.23%	Rates updated to August 2025
	<b>DCA 6 Mandagalup Public Open Space</b>	<b>\$15,569,784</b>	<b>\$16,067,247</b>	<b>\$497,463</b>	<b>3.20%</b>	
<b>4.5</b>	<b>DCA 2-7 District Sporting Ground (excluding building)</b>	NOT INCLUDED	NOT INCLUDED			
	<b>TOTAL PUBLIC OPEN SPACE COST (excl. GST)</b>	<b>\$86,588,290</b>	<b>\$90,023,151</b>	<b>\$3,434,861</b>	<b>3.97%</b>	
	GST	\$8,658,829	\$9,002,315	\$343,486	3.97%	
	<b>TOTAL PUBLIC OPEN SPACE COST (incl. GST)</b>	<b>\$95,247,119</b>	<b>\$99,025,467</b>	<b>\$3,778,347</b>	<b>3.97%</b>	