



## PENRITH CITY

### GLENMORE PARK STAGE 3 AT MULGOA

#### DEVELOPMENT CONTRIBUTIONS PLAN 2022

(Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 amended)

Adopted by council on xx xx 2022  
Effective from on xx xx 2022

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# CONTRIBUTIONS SUMMARY

## 1.1 EXECUTIVE SUMMARY

The City of Penrith is transforming into the New West and forms an important part of the Western Parkland City objective to reach a catchment of 1 million people by 2031. Penrith City's growing importance in the region reflects its proximity to the new Western Sydney Airport, and its key role as a transport and service hub supporting major developments such as Sydney Science Park, Penrith Health and Education Precinct and the Western Sydney Priority Growth Area.

Penrith City is forecast to accommodate more than 40,000 new jobs over the 15 years to 2036. Over the same period, the resident population is expected to grow by around 57,000 to reach almost 260,000 (forecast.id data).<sup>1</sup> This growth is based on a forecast of nearly 25,000 or 35% more dwellings. New dwellings are anticipated in various existing and new release areas, as well as from established areas of the LGA.

To meet the infrastructure demands caused by this growth, Council has developed a new contributions framework comprising a suite of new and updated contributions plans. These plans set out the development contributions required to fund the program of new and augmented local infrastructure to accommodate the demand of the new residents and workers.

This contributions plan (the Plan) applies to the new release area known as Glenmore Park Stage 3 at Mulgoa only.

The contributions described in this Plan relate to local infrastructure and not State or regional infrastructure funded through other state-based contributions.

The contribution rates that apply to development in Glenmore Park Stage 3 are summarised in **Table 1**.

**Table 1 Glenmore Park Stage 3 at Mulgoa residential development contributions**

Development Type	Contribution per dwelling
Single lots-dwellings in R2 & C4 Zones	\$92,253
Medium density dwellings—in R3 Zones	\$71,422
Studio dwellings—in R3 Zones	\$59,518
Shop top dwellings—in B2 Zones	\$71,422
Secondary dwellings	\$44,639
Seniors Living Independent Living Unit	\$44,639

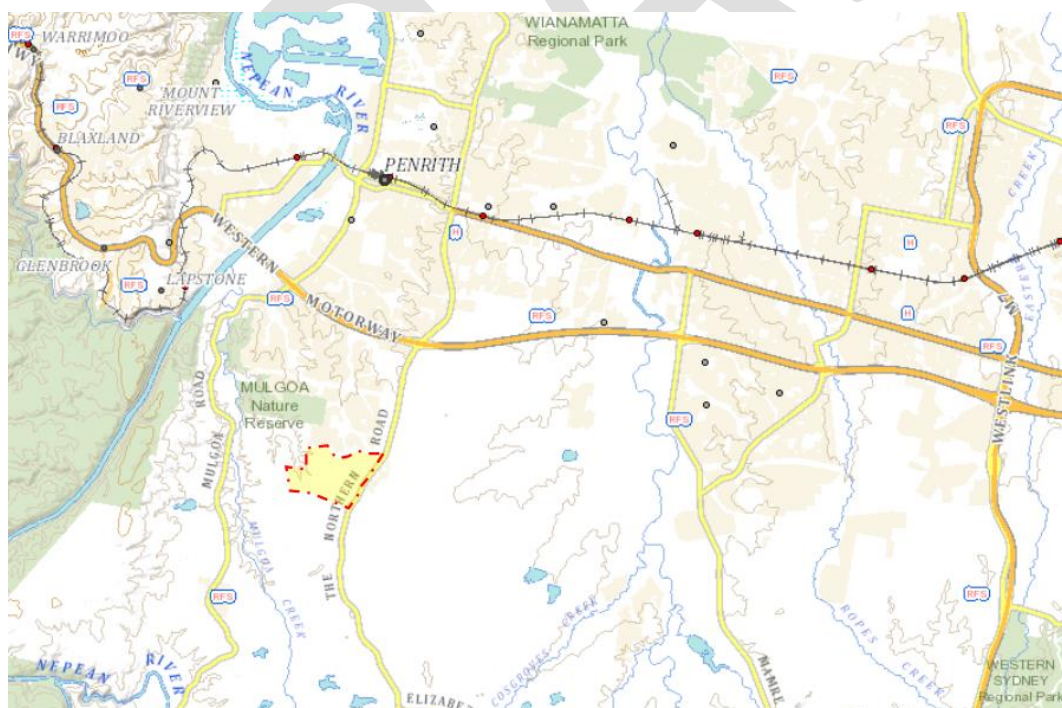
## 1.2 GLENMORE PARK STAGE 3 AT MULGOA

Glenmore Park Stage 3 release area spans approximately 206ha approximately located 6km south of Penrith and within 8km of the new airport and Sydney Science Park. Forming an extension of the existing Glenmore Park release area west of The Northern Road and south to Chain-O-Ponds Road, the release benefits from good access to jobs and infrastructure upgrades associated with the airport. The area is planned to accommodate the following mix of uses:

- 517 medium density dwellings including townhouses, dwellings above garages and smaller adaptable housing predominantly on lots averaging around 200m<sup>2</sup>
- 1,702 low density residential dwellings on lots averaging around 400m<sup>2</sup>
- 81 large Environmental Conservation lots with minimums ranging between 1,000m<sup>2</sup> and 4,000m<sup>2</sup>
- A local centre for retail activities including shop top housing with 100 dwellings.
- A future school site co-located adjacent to open space and local centre
- Open spaces comprising sports spaces, local parks and district parks including areas for passive and organised recreation and lineal parks.

**Figure 1** shows the location of Glenmore Park Stage 3 at Mulgoa to which this Contributions Plan applies.

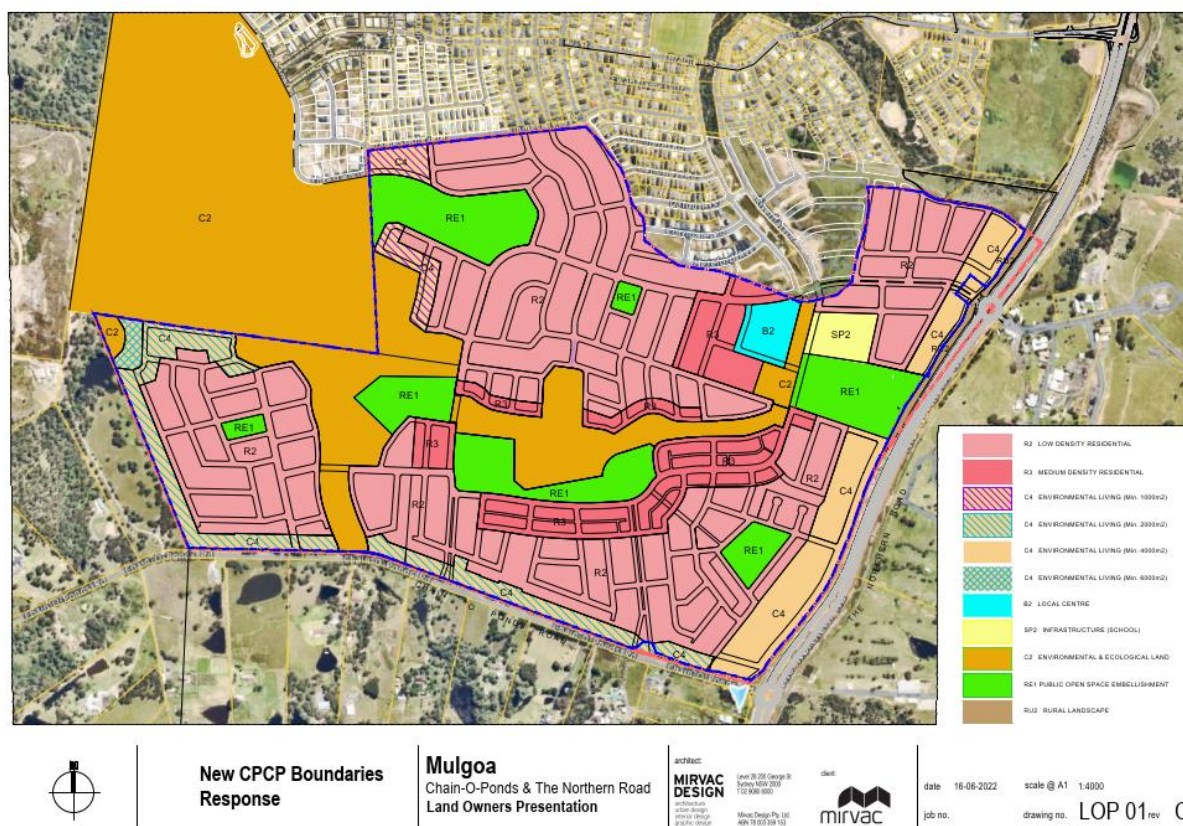
**Figure 1 Location of Glenmore Park Stage 3**



Source: Six Maps

**Figure 2** is the masterplan for Glenmore Park Stage 3 at Mulgoa which shows where different types of residential and non-residential development are expected to occur.

**Figure 2 Glenmore Park Stage 3 Masterplan**



Source: Mirvac

The Plan applies to residential development in the Glenmore Park Stage 3 at Mulgoa area.

### 1.3 SUMMARY OF LOCAL INFRASTRUCTURE NEEDS

The additional population and employment growth within Glenmore Park Stage 3 at Mulgoa will generate new demand for a range of local infrastructure including:

- open space and recreation facilities, such as sports fields, courts, parks, playgrounds, walking trails and bike paths
- water cycle management facilities such as detention basins and water quality devices
- traffic and transport management facilities, such as upgraded intersections and provision of collector road designed to take bus services and cycleways.

Contributions of land, works and money from the developers of land in Glenmore Park Stage 3 at Mulgoa will be a key source of funding for the new and upgraded infrastructure not otherwise provided directly by developers under conditions of consent.

The contributions that are made by developers under this Plan will be applied by Council to deliver the schedule of local infrastructure altogether valued at \$205,547,411 (see **Appendix A** for the more detailed Land and Works Schedule).

**Table 2 Glenmore Park Stage 3 at Mulgoa local infrastructure costs**

Infrastructure category	Land cost	Works cost	Total cost
Transport & Traffic Management	\$37,329,857	\$46,490,163	\$84,020,020
Water Cycle Management	\$5,631,063	\$21,042,000	\$26,673,063
Open space and recreation	\$42,866,509	\$51,987,819	\$94,854,328
Plan administration (1.5% of works)	-	-	\$1,795,800
<b>Total local infrastructure</b>	<b>\$85,827,429</b>	<b>\$119,719,982</b>	<b>\$207,343,211</b>

## 1.4 SUMMARY OF CONTRIBUTION RATES

### 1.4.1 RESIDENTIAL DEVELOPMENT

**Table 3** contains the section 7.11 contribution rates for residential development under this Plan.

**Table 3 Glenmore Park Stage 3 at Mulgoa residential development contributions**

	Per Subdivided Lot or Detached Dwelling House	Per medium density dwelling	Per shop top housing dwelling	Per studio dwelling	Per independent living unit	Per secondary dwelling
<b>Open Space &amp; Recreation</b>						
Land acquisition	\$19,164	\$14,837	\$14,837	\$12,364	\$9,273	\$9,273
Works	\$23,242	\$17,994	\$17,994	\$14,995	\$11,246	\$11,246
Sub total	\$42,407	\$32,831	\$32,831	\$27,359	\$20,519	\$20,519
<b>Water Cycle Management</b>						
Land acquisition	\$2517	\$1,949	\$1,949	\$1,624	\$1,218	\$1,218
Works	\$8970	\$6,944	\$6,944	\$5,787	\$4,340	\$4,430
Sub total	\$11,487	\$8,893	\$8,893	\$7,411	\$5,558	\$5,558
<b>Transport &amp; Traffic Management</b>						
Land acquisition	\$16,689	\$12,291	\$12,291	\$10,767	\$8,075	\$8,075
Works	\$20,874	\$16,160	\$16,160	\$13,467	\$10,100	\$10,100
Sub total	\$37,563	\$29,081	\$29,081	\$24,324	\$18,176	\$18,176
<b>Plan administration</b>	\$796	\$616	\$616	\$514	\$385	\$385
<b>Total contributions</b>	<b>\$92,253</b>	<b>\$71,422</b>	<b>\$71,422</b>	<b>\$59,518</b>	<b>\$44,369</b>	<b>\$44,369</b>



### 1.4.2 LATEST INDEXED RATES

Contributions in **Tables 1** and **4** are expressed in March 2022 dollars, representing the base period of the Plan.

The section 7.11 contribution to be imposed on a development will reflect the latest, indexed contributions rates authorised by this Plan.

**Section 2.2.4** establishes how the rates to be levied must be indexed (with the works cost share of contributions indexed by the CPI and the cost of land to be acquired indexed by the Established House Price Index).

At the time of payment, it is also necessary for monetary contributions to be updated for any further inflation that occurs from the consent date (see **Section 2.4.3**).

The latest contribution rates will also be published each quarter on Council's website and applicants and accredited certifiers can access the link to the latest contribution rates here.

### 1.4.3 ALLOWANCE FOR EXISTING DEVELOPMENT

An allowance for existing development is made in determining the contributions payable so that existing development is provided with a credit for its existing local infrastructure needs. **Section 2.2.1** explains how to calculate the contribution for this adjustment.

### 1.4.4 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

This Plan does not apply to the following types of developments:

- development for the sole purpose of affordable or social housing;
- development for the purpose of infrastructure provided by Council or any other public authority;
- development exempted from s7.11 contributions by a direction made by the Minister for Planning and Homes under s7.17 of the EP&A Act; or
- development for the purpose of any form of seniors housing defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider.
- development that in Council's opinion does not increase the demand for the categories of public facilities and services addressed by this Plan (such as alterations and additions or a new dwelling where the original subdivision has already incurred contributions for the single lot).

Developers are encouraged to contact Council if they are unsure whether or not a contribution would apply to their development. In certain cases, developers might need to include a submission arguing the case for exemption with a development application (DA).

## 1.5 SUMMARY OF PAYMENT TIMING AND SETTLEMENT OPTIONS

Council's policy in relation to the timing of payments of monetary contributions is as follows:

- DAs involving subdivision works: payment to be made prior to release of a Subdivision Certificate (linen plan).
- DAs involving building works: payment to be made prior to the release of a Construction Certificate.
- Complying Development works: payment to be made prior to the works authorised in a Complying Development Certificate commencing.

More detail about the timing of payments is contained in **Section 2.4.1**.

Deferred payments are only allowed in special circumstances and on written request to Council, as outlined in **Section 2.4.4**.

Instead of paying monetary contributions, a developer may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or as a land dedication.

Developers can also propose to provide another type of material public benefit (MPB) as means of satisfying development contributions required under the Plan, which is also subject to the agreement of Council. More detail on alternative settlement options is explained in **Section 2.5**.

## 2. HOW TO USE THIS PLAN

### 2.1 ABOUT THE PLAN

#### 2.1.1 NAME OF THE PLAN

This Plan is called the Glenmore Park Stage 3 at Mulgoa Development Contributions Plan 2022.

#### 2.1.2 PURPOSE OF THE PLAN

Sections 7.11 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* authorises councils and other consent authorities to require contributions from developers for local infrastructure as part of their development approvals. Councils and accredited certifiers may only impose a contribution if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

The primary purpose of the Plan is to authorise:

- Council or a planning panel, when granting consent to a DA to carry out development in the Glenmore Park Stage 3; or
- an accredited certifier, when issuing a complying development certificate (CDC) for development in the Glenmore Park Stage 3 catchment, to impose conditions on the development consents which require a contribution to be made towards either/both:
  - the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services; and
  - the recoupment of the cost of providing existing public amenities and public services within the area to which this Plan applies.

Other purposes of the Plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the Glenmore Park Stage 3.
- To determine the demand for public facilities generated by the incoming population to the Penrith LGA and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population.
- To ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the Glenmore Park Stage 3.
- To ensure Council's management of development contributions complies with relevant legislation and guidelines and achieves best practice in plan format and management.

## 2.1.3 STRUCTURE OF THE PLAN

This Plan provides summary information about the local infrastructure contributions payable; how to impose, pay and settle contributions; and other administrative matters.

The Plan's **Technical Document** provides more detail about the local infrastructure strategies for Glenmore Park Stage 3 at Mulgoa and how contributions have been determined to fund the infrastructure requirements.

## 2.1.4 PLAN COMMENCEMENT

This Plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

## 2.1.5 LAND AND DEVELOPMENT TO WHICH THIS PLAN APPLIES

This Plan applies to land for the purpose of residential (not exempted under **Section 1.4.5**) within the Glenmore Park Stage 3 at **Mulgoa** only, as identified in **Figure 1**.

## 2.2 CALCULATING THE CONTRIBUTION

### 2.2.1 CONTRIBUTION FOR RESIDENTIAL DEVELOPMENT

The contribution that applies to residential development is calculated using the rates shown in **Table 3**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable.

The occupancy rates included in **Table 5** reflect the estimate of future infrastructure demand for the proposed residential development as well as the estimate of existing demand allowances (or credits) for existing development.

**Table 5 Assumed dwelling occupancy rates<sup>2</sup>**

Development type	Occupancy rate
Single dwelling on a separate lot	3.1 persons per dwelling
Medium Density dwelling including shop top housing	2.4 persons per dwelling
Studio dwellings	2.0 persons per dwelling
Independent living unit in a seniors housing development	1.5 persons per dwelling
Secondary dwelling	1.5 person per room

Source: ABS Census 2016 calculation of average occupancy rates for dwelling types in Penrith LGA

<sup>2</sup> The occupancy rates for dwelling type are determined using 2016 Census data for the suburb of Glenmore Park. The Social Impact and Infrastructure Assessment Study (Elton Consulting 2020) assumed an average occupancy rate of 3.0 per dwelling from 2016 Census data for Glenmore Park.

**WORKED EXAMPLE:**

A construction of medium density dwellings in Glenmore Park Stage 3 at Mulgoa involves the demolition of an existing dwelling house on a large lot and construction of 25 townhouse dwellings and 2 studio dwellings

25 townhouse dwellings	=	25 x \$71,422 (refer <b>Table 3</b> ) = \$1,785,549
<u>plus</u> 2 studio	=	2 x \$59,518 (refer <b>Table 3</b> ) = \$119,037
<u>less</u> 1 x dwelling lot credit	=	1 x \$92,253 (refer to <b>Table 3</b> ) = \$92,253
<b>Total contribution under this Plan</b>	=	<b>\$1,693,296</b>

**2.2.2 INDEXING CONTRIBUTION AMOUNTS IN THE CONDITION OF CONSENT**

The contributions stated in a development consent or CDC are calculated using the indexed section 7.11 contribution rates determined in accordance with this Plan.

The component of the contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note below) as follows:

$$\frac{\$C_w \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

- \$C<sub>w</sub>** is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan
- Current CPI** is the most recent quarterly CPI as published by the ABS at the time of the development consent
- Base CPI** is the CPI in the quarter of the date of adoption of this Plan, or the previous quarter if this is not yet published

The component of the contribution rate for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

**\$C<sub>L</sub> X Current EHPI**

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**Base EHPI**

Where:

**\$C<sub>L</sub>** is the contribution rate for land yet to be acquired at the time of adoption of the Plan

**Current EHPI** is the most recent quarterly Established House Price Index for Sydney (EHPI) published by the ABS at the time of the development consent

**Base EHPI** is the EHPI in the quarter of the date of adoption of this Plan, or the previous quarter if this is not yet published

Note: The contribution amount in the consent will not be less than the contribution amount specified at the date of the adoption of this Plan.

If the contributions are not paid within the quarter in which consent (or the CDC) is issued, the contributions payable will be adjusted further in accordance with **Section 2.4.3**.

The current indexed contributions are published by Council on its website and are also available from Council offices.

## **2.3 IMPOSING THE CONTRIBUTION**

### **2.3.1 MONETARY CONTRIBUTIONS**

This Plan authorises the Council or a planning panel, when granting consent to a DA to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This Plan requires the Council or an accredited certifier, when determining an application for a CDC relating to development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

### **2.3.2 LAND CONTRIBUTIONS**

This Plan authorises the Council or a planning panel, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this Plan.

The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this Plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land, as indexed by the EHPI in accordance with this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not or cannot provide the full (land) area required as a contribution, the shortfall will be required as a monetary contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the value of the land exceeds the monetary development contribution otherwise authorised by this Plan, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.

### **2.3.3 CAP ON CONTRIBUTIONS FOR RESIDENTIAL DEVELOPMENT**

The Minister for Planning in 2012 issued a Direction in relation to the maximum contribution amounts that could be imposed on DAs or CDCs for residential development as a condition of consent (see Plan References at the end of this Plan).

Under the current policy, a capped amount of \$30,000 per dwelling or residential lot applies in designated greenfield areas. Councils can only levy contributions above the cap if the contributions plan has been reviewed by IPART and Council has implemented any subsequent advice given by the Minister. An essential works list applies (excluding any capital works for community facilities) when councils are seeking local infrastructure contributions above these caps.

### **2.3.4 OBLIGATIONS OF ACCREDITED CERTIFIERS**

A section 7.11 contribution condition would not generally be required to be imposed on a CDC unless the complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan.

For example, a new dwelling on a vacant lot of land would not be subject to section 7.11 contributions because the contributions would likely have been imposed and paid at the subdivision stage. However, a secondary dwelling CDC would be subject to a section 7.11 contribution under this Plan, because the development increases the demand for local infrastructure (as the assumed population of the lot is increased) beyond the demand attributable to the original lot.

## Complying Development Certificates

This Plan requires that, in relation to an application made to an Accredited Certifier for a CDC:

- the Accredited Certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this Plan.
- the amount of the monetary contribution that the Accredited Certifier must impose is the amount determined in accordance with this section.
- the terms of the condition be in accordance with this section.

### Procedure for determining the contribution amount

The procedure for an Accredited Certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act or an exemption for part or the whole of the development under **Section 1.4.5** of this Plan, the Accredited Certifier must:
  - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
  - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC, refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Tables 3** or 4 of this Plan, taking into account any exempt development specified in **Section 1.4.5** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Sections 2.2.4** and **2.4.3** to reflect the indexed charge for the provision of infrastructure.

### Construction Certificates

It is the responsibility of an Accredited Certifier issuing a Construction Certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or Development Consent.

The Accredited Certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with section 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by



the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## **2.4 PAYING THE CONTRIBUTION**

### **2.4.1 TIMING OF PAYMENTS**

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 2.2.4** for the indexes applicable to contribution rates in the condition of consent or CDC and **Section 2.4.3** for any further adjustment required at the time of payment).

The timing for payment of contributions is as follows:

- Development Applications involving subdivision works: payment to be made prior to release of a Subdivision Certificate (linen plan).
- Development Applications involving building works: payment to be made prior to the release of a Construction Certificate.
- Complying Development works: payment to be made prior to the works authorised in a Complying Development Certificate commencing.

Note: Where a 'superlot' (that is, an allotment of land that can be further subdivided into more residential allotments) is proposed to be created through a proposed subdivision of land, a condition requiring contributions to be paid under this Plan will not be imposed on the development consent in respect of the subdivision of that lot. Instead, contributions required under this Plan will be imposed as a condition of development consent for the first subdivision of the superlot in final lots, or for any dwellings on the superlot.

### **2.4.2 MEANS OF PAYING CONTRIBUTIONS**

Payment may be made by any means acceptable to Council provided that if the payment is not by cash or bank cheque then:

- any costs or commission payable by Council on the transaction or its collection must also be paid by the applicant; and
- the payment shall not be deemed to be received until Council's bankers acknowledge that the funds are cleared.

### **2.4.3 CONTRIBUTION ADJUSTMENT FOR INFLATION AT TIME OF PAYMENT**

The contributions stated in a development consent are calculated based on the indexed section 7.11 contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated based on the contribution rates that are applicable at the time of payment in the following manner:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where:

$\$C_P$  is the amount of the contribution calculated at the time of payment

$\$C_{DC}$  is the amount of the original contribution as set out in the development consent

$\$C_Q$  is the contribution amount applicable at the time of payment

$\$C_C$  is the contribution amount applicable at the time of the original consent.

The current contributions are published by Council on its website and are also available from Council offices. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the most recent validly published rate.

Note: The contribution payable will not be less than the contribution specified on the development consent.

#### 2.4.4 DEFERRED OR PERIODICAL PAYMENTS

Council will consider any request for deferment of contributions on its merits however, the developer must make written application.

Deferred or periodic payments may be permitted in the following circumstances:

- compliance with the provisions of **Section 2.4.1** is unreasonable or unnecessary in the circumstances of the case; or
- where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

Council will consider whether deferred or periodic payment of the contribution will prejudice the timing or the manner of the provision of public facilities included in the works program.

If Council grants such a request, it is conditional upon the applicant providing a suitable bank guarantee and deed of agreement consistent with Council's accounting practices for such scenarios.

A period for deferral of a contribution will be agreed between the applicant and Council prior to preparation of the bank guarantee. The period may be extended in circumstances acceptable to Council.

Interest and an administrative fee will be charged on deferred contributions. The amount of the bank guarantee will be calculated in the following manner:

$$G = C \times (1 + r)^P$$

Where:

**G** is the amount of the Bank Guarantee;

**C** is the contribution owing at the time the guarantee is lodged with Council;

**r** is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate; and

**P** is in years and reflects the number of years that the bank guarantee is expected to be held.

The guarantee will be terminated when the liability is met by the payment of cash or transfer of land or works or Council advises that the guarantee is no longer required.

The deed of agreement is to be prepared by Council's solicitors at full cost to the applicant.

If contributions are not paid by the agreed date the Bank Guarantee may be called up by Council.

## 2.5 ALTERNATIVES TO PAYING CONTRIBUTIONS

Council encourages and may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of works identified in this Plan), or may accept an offer by the applicant to provide a material public benefit (including land dedication), in lieu of the applicant satisfying its obligations under this Plan.

While an offer of settlement of contributions in-kind is encouraged, Council's decision to accept such an offer is solely at its discretion, having regard to the matters for consideration included in this clause and Council's WIK / Material Public Benefits Policy.

Applicants who may be considering an in-kind contribution are encouraged to consult Council's WIK / Material Public Benefits Policy.

Any works-in-kind or material public benefit offer by the applicant may be made either before or after the grant of a development consent. Where the offer is made before the grant of development consent, the applicant's request:

- may be contained in the relevant DA; or

- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement (see **Section 2.5.3** below).

### **2.5.1 DETERMINING THE VALUE OF THE WORKS-IN-KIND OR LAND DEDICATION**

The value of the contribution credit applying to offers of works-in-kind (or land dedication) shall be the value of that work (or land) shown in the works schedule included in this Plan at the time the offer is made (including any adjustment using the indices listed in **Section 2.2.4**).

The value of the contribution credit applying to another type of material public benefit offered by the applicant must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

A valuation of the works will be required to be prepared by the applicant on completion, as the work will form part of Council's asset register.

### **2.5.2 PROPOSALS MUST BE AGREED BY COUNCIL**

Council will require the applicant to enter into a written agreement for the provision of the works. Where the offer is included in a draft planning agreement, Council will require the applicant to enter into that agreement.

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

Once an agreement has been reached between Council and the applicant about the works cost and subject to any other conditions included in the agreement, the applicant may undertake the works.

The applicant will remain liable for any cost overruns in the execution of the work. Similarly, any economies in construction costs will flow to the developer, provided that the quality of the work is not diminished.

### **2.5.3 PLANNING AGREEMENTS**

Section 7.4 of the Act allows the negotiation of planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes in connection with a DA.

Planning Agreements may be used to pay money, dedicate land, carry out works, or to provide other public benefits and may be an alternative means for settling a requirement to pay a Section 7.11 contribution.

Council has adopted a Planning Agreements Policy that outlines its requirements in relation to the preparation of Planning Agreements. Applicants who may be

considering a Planning Agreement as an alternative to satisfying a Section 7.11 contribution are encouraged to consult Council's Planning Agreements Policy.

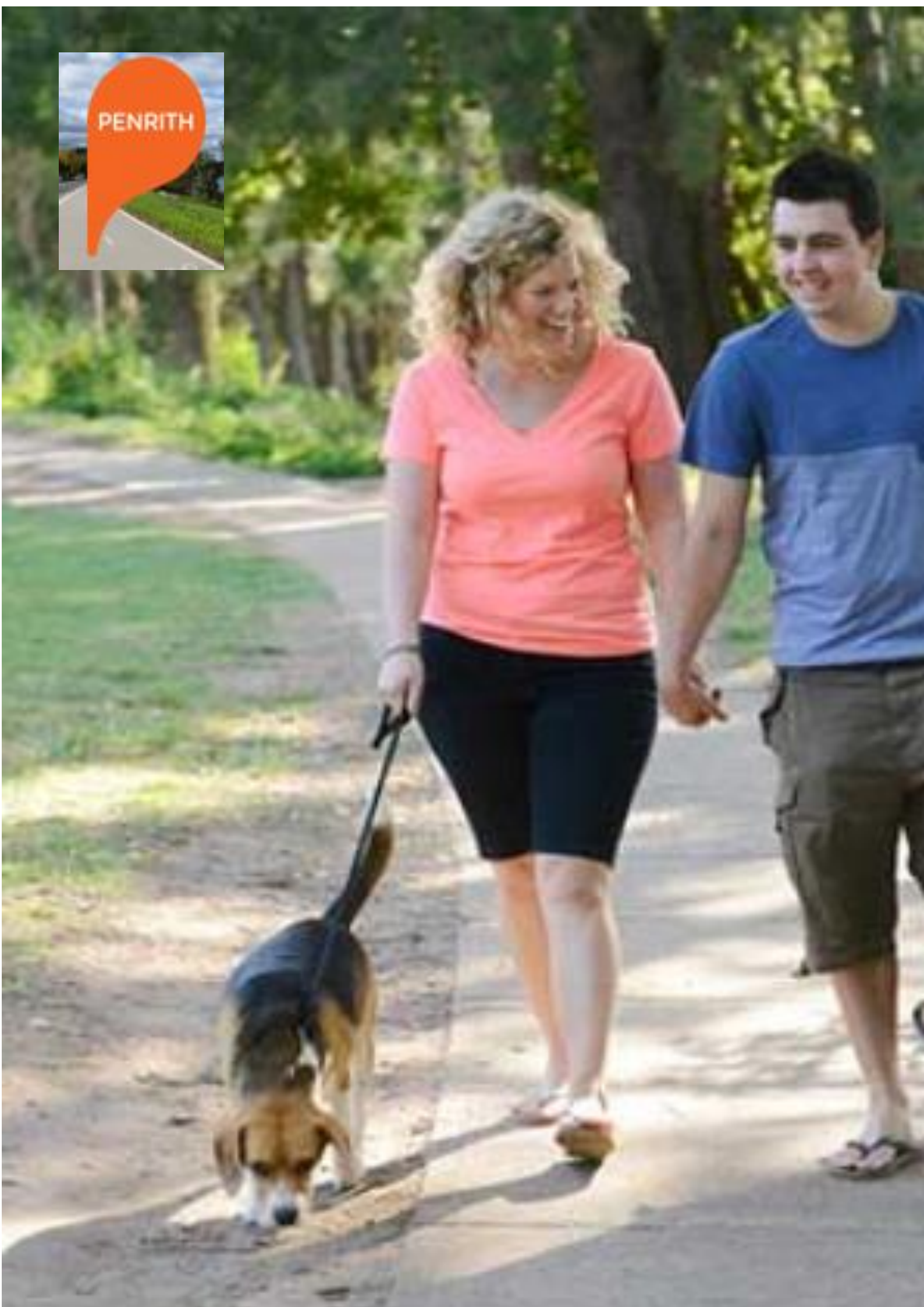
#### **2.5.4 POLICY ON SURPLUS CONTRIBUTIONS MADE BY A DEVELOPER**

The clause applies in the circumstance where a developer has made total contributions under this Plan that exceed the developer's obligations under this Plan.

If no further land within Glenmore Park Stage 3 at Mulgoa is to be developed and all development contributions owing to Council by a developer have been paid, any surplus contributions will either be:

- recognised in the calculation of development contributions for any future development in the City of Penrith which the developer may undertake;
- reimbursed by Council;
- or a combination of the above.

The decision on whether to transfer and/or settle contribution credits will be at Council's discretion and in accordance with its WIK/MPB or Planning Agreements policies.



## **3. OTHER ADMINISTRATION MATTERS**

### **3.1 RELATIONSHIP TO OTHER CONTRIBUTION PLANS**

This Plan does not repeal Council's Section 7.12 City Wide Development Contributions Plan for Non- Residential Development that will apply to the local shops and educational establishments.

This Plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (SICs) pursuant to Subdivision 4 of Division 7.1 of Part 7 of the EP&A Act.

### **3.2 SAVINGS AND TRANSITIONAL ARRANGEMENTS**

A DA or a CDC which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application. The Plan should apply to DAs determined or CDCs issued on or after the date to which the Plan was made.

### **3.3 POOLING OF CONTRIBUTIONS FUNDS**

Council's ability to forward fund the infrastructure in this Plan is very limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public amenities and public services, this Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents and CDCs authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedules in Appendix A.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council must first be satisfied that such action will not unreasonably prejudice the delivery within a reasonable time, of the purposes for which the money was originally paid.

### **3.4 ACCOUNTABILITY AND ACCESS TO INFORMATION**

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;

- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council.

### 3.5 REVIEW OF THE PLAN

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan.

Council intends to otherwise review its contribution plans at least every three years with any material amendments to be made to the development yield, proposed infrastructure items or their cost of provision, to be subject to Plan amendment and public exhibition.

### 3.6 DICTIONARY

Except where indicated in this section, the definitions of terms used in this Plan are the definitions included in the EP&A Act, EP&A Regulation and the relevant *Environmental Planning Instrument* applying to Glenmore Park Stage 3 at Mulgoa.

In this Plan, the following words and phrases have the following meanings:

**ABS** means the Australian Bureau of Statistics.

**CDC** means complying development certificate.

**Council** means Penrith City Council.

**CPI** means the Consumer Price Index (All Groups - Sydney) published by the ABS.

**DA** means development application.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2021*.

**EHPI** means the Established House Price Index for Sydney published by the ABS.

**Independent living unit** means a self-contained dwelling in a seniors housing development defined in State Environmental Planning Policy (Housing) 2021.

**IPART** means Independent Pricing and Regulatory Tribunal.

**Just Terms Act** means the *Land Acquisition (Just Terms Compensation) Act 1991*.

**LGA** means local government area.



**Works schedule** means the schedule of the specific public amenities and public services for which contributions may be required as set out in **Appendix A** of this Plan.

**Planning agreement** means a voluntary planning agreement referred to in section 7.4 of the EP&A Act.

**Security** means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by an eligible financial institution consistent with credit rating requirements detailed in Treasury Circular NSW TC 08/01 or equivalent revised version.

**SIC** means special infrastructure contribution.

**Social infrastructure** means open space, recreation, community and cultural facilities.

**Work in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

## APPENDIX A

### LAND ACQUISITION & WORKS SCHEDULE & MAPS

DRAFT

# GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE

## Adopted Base Land Acquisition Rates

Underlying Land Zoning	<10,000 m <sup>2</sup>	>10,000 m <sup>2</sup>	>20,000 m <sup>2</sup>	>50,000 m <sup>2</sup>
C2	\$80	\$50	\$15	\$10
R2	\$350		\$300	\$275
R3		\$300	\$300	\$275

**NOTE:** Underlying Land Zoning and base Land Rates supplied by Cushman & Wakefield, 11th April 2022 in letter titled "Stage 3, Glenmore Park Development Contributions Plan"

ID	Description	Length (m)	E/O width (per lin m)	Area (m <sup>2</sup> )	Unit	Rate (\$ per Unit)	Value (\$)	Disturbance (\$) (5.5% < \$3.1M, 7.0% > \$3.1M)	Total (\$)	Contribution Rate (\$/person)
<b>Open Space &amp; Recreation</b>										<b>6,182.08</b>
<b>Local Parks</b>										<b>1,370.65</b>
L1	Local Park 1	N/A	N/A	5,099	m <sup>2</sup>	\$ 350	\$ 1,784,650	\$ 98,156	\$ 1,882,806	271.53
L2	Local Park 2	N/A	N/A	17,450	m <sup>2</sup>	\$ 300	\$ 5,235,000	\$ 366,450	\$ 5,601,450	807.82
L3	Local Park 3	N/A	N/A	5,470	m <sup>2</sup>	\$ 350	\$ 1,914,500	\$ 105,298	\$ 2,019,798	291.29
<b>District Parks</b>										<b>4,593.42</b>
D1	District Park 1	N/A	N/A	67,837	m <sup>2</sup>	\$ 10	\$ 678,370	\$ 37,310	\$ 715,680	103.21
D2	District Park 2	N/A	N/A	29,520	m <sup>2</sup>	\$ 15	\$ 442,800	\$ 24,354	\$ 467,154	67.37
D3	District Park 3	N/A	N/A	50,400	m <sup>2</sup>	\$ 275	\$ 13,860,000	\$ 970,200	\$ 14,830,200	2,138.77
D4	District Park 4	N/A	N/A	53,824	m <sup>2</sup>	\$ 275	\$ 14,801,600	\$ 1,036,112	\$ 15,837,712	2,284.07
<b>Linear Open Space</b>										<b>218.01</b>
LIN1	Linear Open Space 1 (Riparian corridor)	N/A	N/A	156,043	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00
LIN2	Linear Open Space 2 (Riparian corridor)	N/A	N/A	37,742	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00
LIN3	Linear Open Space 3 (Riparian corridor)	N/A	N/A	17,129	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00
LIN4	Linear Open Space 4	N/A	N/A	4,094	m <sup>2</sup>	350	\$ 1,432,900	\$ 78,810	\$ 1,511,710	218.01
<b>Water Cycle Management</b>										<b>812.09</b>
<b>Trunk Drainage</b>										<b>0.00</b>
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	N/A	N/A	N/A	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	N/A	N/A	N/A	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
TD3	Trunk Drainage 3 - Piped Diversion (West)	N/A	N/A	N/A	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
<b>Dry Detention Basins (no permanent ponding)</b>										<b>114.11</b>
VB1	Dry Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	15,000	m <sup>2</sup>	\$ 50	\$ 750,000	\$ 41,250	\$ 791,250	114.11
<b>Wet Detention Basins (with permanent ponding)</b>										<b>265.27</b>
MB1	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	13,800	m <sup>2</sup>	\$ 50	\$ 690,000	\$ 37,950	\$ 727,950	104.98
VB2	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	33,000	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
MB3	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	20,100	m <sup>2</sup>	\$ 15	\$ 301,500	\$ 16,583	\$ 318,083	45.87
VB4	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	9,400	m <sup>2</sup>	\$ 80	\$ 752,000	\$ 41,360	\$ 793,360	114.42
<b>Raingardens</b>										<b>432.71</b>
RG A	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	1,800	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
RG B	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	1,200	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
RG C	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	9,000	m <sup>2</sup>	\$ 80	\$ 720,000	\$ 39,600	\$ 759,600	109.55
RG D	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	6,200	m <sup>2</sup>	\$ 80	\$ 496,000	\$ 27,280	\$ 523,280	75.47
RG E	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	14,000	m <sup>2</sup>	\$ 50	\$ 700,000	\$ 38,500	\$ 738,500	106.50
RG F	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	3,000	m <sup>2</sup>	\$ 80	\$ 240,000	\$ 13,200	\$ 253,200	36.52
RG G	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	2,100	m <sup>2</sup>	\$ 80	\$ 168,000	\$ 9,240	\$ 177,240	25.56
RG H	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	4,000	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
RG J	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	6,500	m <sup>2</sup>	\$ 80	\$ 520,000	\$ 28,600	\$ 548,600	79.12
<b>Underground Tanks</b>										<b>0.00</b>
UT1	Underground Tank for water harvesting and irrigation of sportsfields within D4	N/A	N/A	0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
<b>GPTs</b>										<b>0.00</b>
GPT-VB1	Gross Pollutant Trap/s for VB1 as required by underlying SWMP for GP3			0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
GPT2-VB2	Gross Pollutant Trap/s for VB2 as required by underlying SWMP for GP3			0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
GPT3-VB4	Gross Pollutant Trap/s for VB4 as required by underlying SWMP for GP3			0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00

# GP3 S7.11 PLAN: WORKS SCHEDULE

ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Professional Fees (\$ (15%))	Contingency (\$ (10%))	Total (\$)	Contribution Rate (\$/person)
<b>Open Space &amp; Recreation</b>								<b>\$ 51,987,819</b>	<b>\$ 7,497.52</b>
<b>Local Parks</b>								<b>\$ 4,842,222</b>	<b>\$ 698.33</b>
L1	Local Park 1	5,099	m <sup>2</sup>	\$ 273	\$ 1,114,669	\$ 167,200	\$ 111,467	\$ 1,393,336	\$ 200.94
L2	Local Park 2	17,450	m <sup>2</sup>	\$ 131	\$ 1,822,303	\$ 273,345	\$ 182,230	\$ 2,277,879	\$ 328.51
L3	Local Park 3	5,470	m <sup>2</sup>	\$ 214	\$ 936,805	\$ 140,521	\$ 93,680	\$ 1,171,006	\$ 168.88
<b>District Parks</b>								<b>\$ 36,625,245</b>	<b>\$ 5,281.98</b>
D1	District Park 1	67,837	m <sup>2</sup>	\$ 60	\$ 3,248,970	\$ 487,345	\$ 324,897	\$ 4,061,212	\$ 585.70
D2	District Park 2	29,520	m <sup>2</sup>	\$ 108	\$ 2,552,807	\$ 382,921	\$ 255,281	\$ 3,191,008	\$ 460.20
D3	District Park 3	50,400	m <sup>2</sup>	\$ 277	\$ 11,153,603	\$ 1,673,041	\$ 1,115,360	\$ 13,942,004	\$ 2,010.67
D4	District Park 4	53,824	m <sup>2</sup>	\$ 287	\$ 12,344,816	\$ 1,851,722	\$ 1,234,482	\$ 15,431,020	\$ 2,225.41
<b>Linear Open Space</b>								<b>\$ 10,520,353</b>	<b>\$ 1,517.21</b>
LIN1	Linear Open Space 1 (Riparian corridor)	156,043	m2	\$ 43	\$ 5,312,193	\$ 796,829	\$ 531,219	\$ 6,640,241	\$ 957.64
LIN2	Linear Open Space 2 (Riparian corridor)	37,742	m2	\$ 42	\$ 1,260,343	\$ 189,051	\$ 126,034	\$ 1,575,429	\$ 227.20
LIN3	Linear Open Space 3 (Riparian corridor)	17,129	m2	\$ 92	\$ 1,262,358	\$ 189,354	\$ 126,236	\$ 1,577,948	\$ 227.57
LIN4	Linear Open Space 4	4,094	m2	\$ 178	\$ 581,388	\$ 87,208	\$ 58,139	\$ 726,735	\$ 104.81
<b>Water Cycle Management</b>								<b>\$ 21,042,000</b>	<b>\$ 2,893.48</b>
<b>Trunk Drainage</b>								<b>\$ 1,624,000</b>	<b>\$ 234.21</b>
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	230	lin m	\$ 1,217	\$ 200,000	\$ 30,000	\$ 50,000	\$ 280,000	\$ 40.38
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	500	lin m	\$ 2,520	\$ 900,000	\$ 135,000	\$ 225,000	\$ 1,260,000	\$ 181.71
TD3	Trunk Drainage 3 - Piped Diversion (West)	160	lin m	\$ 525	\$ 60,000	\$ 9,000	\$ 15,000	\$ 84,000	\$ 12.11
<b>Dry Detention Basins (no permanent ponding)</b>								<b>\$ 1,258,600</b>	<b>\$ 40.38</b>
VB1	Dry Detention Basin as required by the underlying SWMP for GP3	15,000	m <sup>2</sup>	\$ 84	\$ 868,000	\$ 130,200	\$ 260,400	\$ 1,258,600	\$ 40.38
<b>Wet Detention Basins (with permanent ponding)</b>								<b>\$ 4,680,200</b>	<b>\$ 674.96</b>
MB1	Wet Detention Basin as required by the underlying SWMP for GP3	13,800	m <sup>2</sup>	\$ 37	\$ 365,000	\$ 54,750	\$ 91,250	\$ 511,000	\$ 73.69
VB2	Wet Detention Basin as required by the underlying SWMP for GP4	33,000	m <sup>2</sup>	\$ 33	\$ 769,000	\$ 115,350	\$ 192,250	\$ 1,076,600	\$ 155.26
MB3	Wet Detention Basin as required by the underlying SWMP for GP5	20,100	m <sup>2</sup>	\$ 37	\$ 534,000	\$ 80,100	\$ 133,500	\$ 747,600	\$ 107.82
VB4	Wet Detention Basin as required by the underlying SWMP for GP6	9,400	m <sup>2</sup>	\$ 249	\$ 1,675,000	\$ 251,250	\$ 418,750	\$ 2,345,000	\$ 338.19
<b>Raingardens</b>								<b>\$ 10,368,950</b>	<b>\$ 1,495.38</b>
RG A	Rain Garden as required by underlying SWMP for GP3	1,800	m <sup>2</sup>	\$ 214	\$ 266,000	\$ 39,900	\$ 79,800	\$ 385,700	\$ 55.62
RG B	Rain Garden as required by underlying SWMP for GP3	1,200	m <sup>2</sup>	\$ 172	\$ 142,000	\$ 21,300	\$ 42,600	\$ 205,900	\$ 29.69
RG C	Rain Garden as required by underlying SWMP for GP3	9,000	m <sup>2</sup>	\$ 200	\$ 1,240,000	\$ 186,000	\$ 372,000	\$ 1,798,000	\$ 259.30
RG D	Rain Garden as required by underlying SWMP for GP3	6,200	m <sup>2</sup>	\$ 162	\$ 691,000	\$ 103,650	\$ 207,300	\$ 1,001,950	\$ 144.50
RG E	Rain Garden as required by underlying SWMP for GP3	14,000	m <sup>2</sup>	\$ 255	\$ 2,462,000	\$ 369,300	\$ 738,600	\$ 3,569,900	\$ 514.84
RG F	Rain Garden as required by underlying SWMP for GP3	3,000	m <sup>2</sup>	\$ 222	\$ 460,000	\$ 69,000	\$ 138,000	\$ 667,000	\$ 96.19
RG G	Rain Garden as required by underlying SWMP for GP3	2,100	m <sup>2</sup>	\$ 224	\$ 325,000	\$ 48,750	\$ 97,500	\$ 471,250	\$ 67.96
RG H	Rain Garden as required by underlying SWMP for GP3	4,000	m <sup>2</sup>	\$ 229	\$ 632,000	\$ 94,800	\$ 189,600	\$ 916,400	\$ 132.16
RG J	Rain Garden as required by underlying SWMP for GP3	6,500	m <sup>2</sup>	\$ 208	\$ 933,000	\$ 139,950	\$ 279,900	\$ 1,352,850	\$ 195.10
<b>Underground Tanks</b>								<b>\$ 435,000</b>	<b>\$ 62.73</b>
UT1	Underground Tank for water harvesting and irrigation of sportsfields within D	1,000	m <sup>3</sup>	\$ 435	\$ 300,000	\$ 45,000	\$ 90,000	\$ 435,000	\$ 62.73
<b>GPT's</b>								<b>\$ 2,675,250</b>	<b>\$ 385.82</b>
GPT-VB1	Gross Pollutant Trap/s for VB1 as required by underlying SWMP for GP3				\$ 160,000	\$ 24,000	\$ 48,000	\$ 232,000	\$ 33.46
GPT2-VB2	Gross Pollutant Trap/s for VB2 as required by underlying SWMP for GP3				\$ 320,000	\$ 48,000	\$ 96,000	\$ 464,000	\$ 66.92
GPT3-VB4	Gross Pollutant Trap/s for VB4 as required by underlying SWMP for GP3				\$ 175,000	\$ 26,250	\$ 52,500	\$ 253,750	\$ 36.60

# GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE

## Adopted Base Land Acquisition Rates

Underlying Land Zoning	<10,000 m <sup>2</sup>	>10,000 m <sup>2</sup>	>20,000 m <sup>2</sup>	>50,000 m <sup>2</sup>
C2	\$80	\$50	\$15	\$10
R2	\$350		\$300	\$275
R3		\$300	\$300	\$275

**NOTE:** Underlying Land Zoning and base Land Rates supplied by Cushman & Wakefield, 11th April 2022 in letter titled "Stage 3, Glenmore Park Development Contributions Plan"

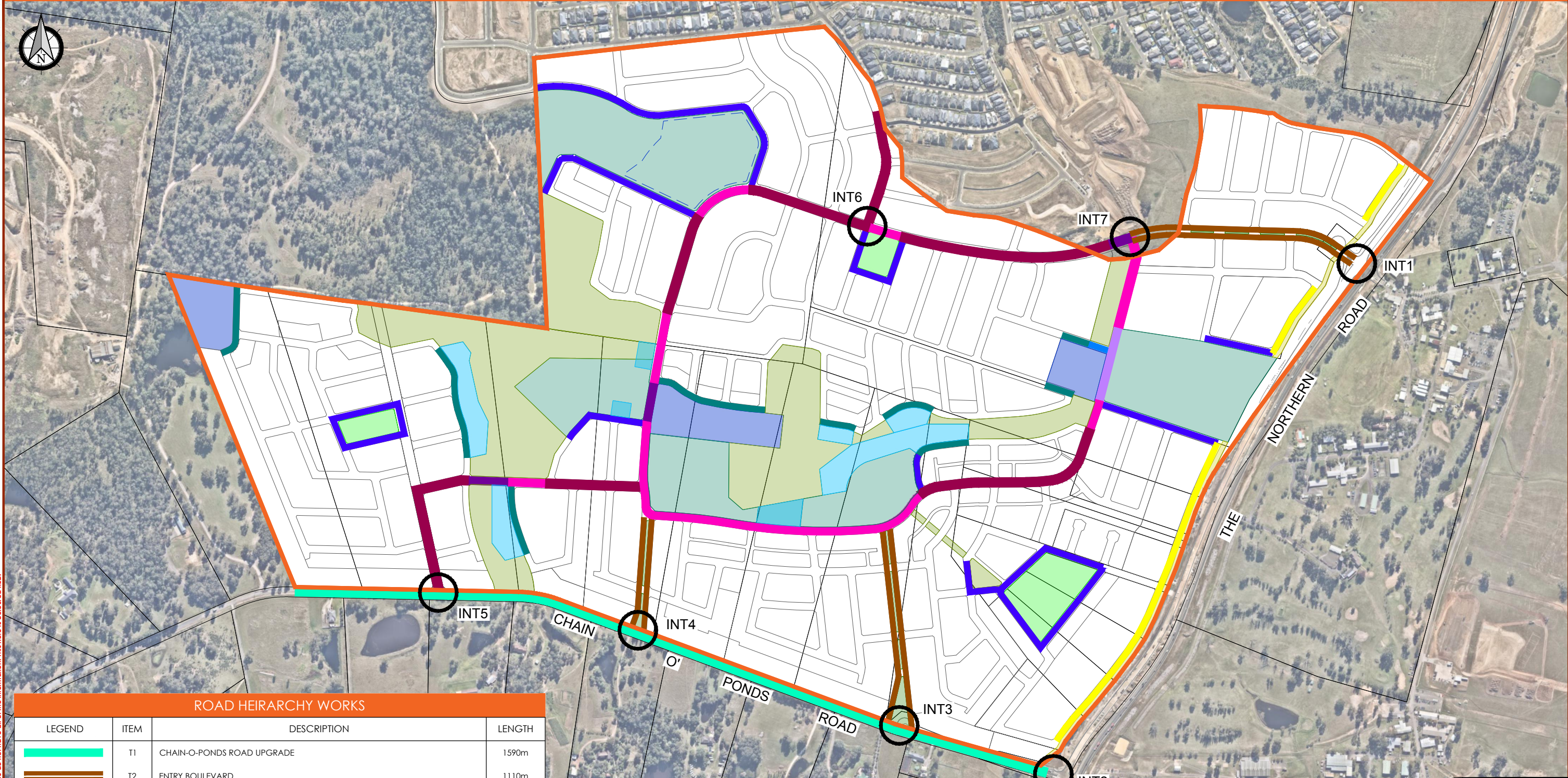
ID	Description	Length (m)	E/O width (per lin m)	Area (m <sup>2</sup> )	Unit	Rate (\$ per Unit)	Value (\$)	Disturbance (\$) (5.5% < \$3.1M, 7.0% > \$3.1M)	Total (\$)	Contribution Rate (\$/person)
GPT4-MB1	Gross Pollutant Trap/s for MB1 as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT5-MB3	Gross Pollutant Trap/s for MB3 as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGA	Gross Pollutant Trap/s for RGA as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGB	Gross Pollutant Trap/s for RGB as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGC	Gross Pollutant Trap/s for RGC as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGD	Gross Pollutant Trap/s for RGD as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGE	Gross Pollutant Trap/s for RGE as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGF	Gross Pollutant Trap/s for RGF as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGG	Gross Pollutant Trap/s for RGG as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
GPT6-RGH	Gross Pollutant Trap/s for RGH as required by underlying SWMP for GP3			0	m <sup>2</sup>		\$ -	\$ -	\$ -	0.00
<b>Transport &amp; Traffic Management</b>									<b>\$ 37,329,857</b>	<b>5,383.60</b>
<b>Road Hierarchy Works</b>									<b>\$ 36,228,015</b>	<b>5,224.69</b>
T1	Chain-O-Ponds Road Upgrade	1,590	0	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
T2	Entry Boulevard	1,110	23	25,530	m <sup>2</sup>	\$ 300	\$ 7,659,000	\$ 536,130	\$ 8,195,130	1,181.88
T3.1	Collector Road (adjacent to development on both sides)	1,872	19.6	36,691	m <sup>2</sup>	\$ 300	\$ 11,007,360	\$ 770,515	\$ 11,777,875	1,698.57
T3.2	Collector Road (adjacent to riparian or open space on one side)	1,425	16.8	23,940	m <sup>2</sup>	\$ 300	\$ 7,182,000	\$ 502,740	\$ 7,684,740	1,108.27
T3.3	Collector Road (adjacent to riparian one side, open space one side )	150	14	2,100	m <sup>2</sup>	\$ 350	\$ 735,000	\$ 40,425	\$ 775,425	111.83
T3.4	Collector Road (riparian crossing)	210	19.6	4,116	m <sup>2</sup>	\$ 80	\$ 329,280	\$ 18,110	\$ 347,390	50.10
T4.1a	Minor Local Road (adjacent to open space on one side)	2,966	5	14,830	m <sup>2</sup>	\$ 350	\$ 5,190,500	\$ 363,335	\$ 5,553,835	800.96
T4.1b	Minor Local Road (adjacent to riparian on one side)	1,182	5	5,910	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
T4.2	Minor Local Road (riparian crossing)	50	15.6	780	m <sup>2</sup>	\$ 80	\$ 62,400	\$ 3,432	\$ 65,832	9.49
T5	Perimeter Road (The Northern Road interface)	990	5	4,950	m <sup>2</sup>	\$ 350	\$ 1,732,500	\$ 95,288	\$ 1,827,788	263.60
<b>Intersections</b>									<b>\$ -</b>	<b>0.00</b>
INT1	Entry Boulevard / The Northern Road	N/A	N/A	0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
INT2	Chain-O-Ponds Rd / The Northern Road	N/A	N/A	0	m <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	0.00
INT3	Chain-O-Ponds Road / Entry Boulevard (East)	N/A	N/A	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
INT4	Chain-O-Ponds Road / Entry Boulevard (West)	N/A	N/A	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
INT5	Chain-O-Ponds Road / Collector Road	N/A	N/A	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
INT6	Collector Road / Local Road (Vianello land)	N/A	N/A	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
INT7	Collector Road / Entry Boulevard (Vianello Land)	N/A	N/A	0	m <sup>2</sup>	\$ 350	\$ -	\$ -	\$ -	0.00
<b>Active Transport</b>									<b>\$ 1,101,842</b>	<b>158.90</b>
AT1	Shared path / Cycle way within road reserve	N/A	N/A	0	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00
AT2	Shared path / Cycle way within open space	N/A	N/A	0	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00
AT3	Shared path / Cycle way within linear open space / stormwater facility areas	N/A	N/A	13,055	m <sup>2</sup>	\$ 80	\$ 1,044,400	\$ 57,442	\$ 1,101,842	158.90
AT4	Footpath within road reserve	N/A	N/A	0	m <sup>2</sup>	N/A	\$ -	\$ -	\$ -	0.00

# GP3 S7.11 PLAN: WORKS SCHEDULE

ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Professional Fees (\$ (15%)	Contingency (\$ (10%)	Total (\$)	Contribution Rate (\$/person)
GPT4-MB1	Gross Pollutant Trap/s for MB1 as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT5-MB3	Gross Pollutant Trap/s for MB3 as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGA	Gross Pollutant Trap/s for RGA as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT6-RGB	Gross Pollutant Trap/s for RGB as required by underlying SWMP for GP3				\$ 55,000	\$ 8,250	\$ 16,500	\$ 79,750	\$ 11.50
GPT6-RGC	Gross Pollutant Trap/s for RGC as required by underlying SWMP for GP3				\$ 225,000	\$ 33,750	\$ 67,500	\$ 326,250	\$ 47.05
GPT6-RGD	Gross Pollutant Trap/s for RGD as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT6-RGE	Gross Pollutant Trap/s for RGE as required by underlying SWMP for GP3				\$ 240,000	\$ 36,000	\$ 72,000	\$ 348,000	\$ 50.19
GPT6-RGF	Gross Pollutant Trap/s for RGF as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGG	Gross Pollutant Trap/s for RGG as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGH	Gross Pollutant Trap/s for RGH as required by underlying SWMP for GP3				\$ 145,000	\$ 21,750	\$ 43,500	\$ 210,250	\$ 30.32
<b>Transport &amp; Traffic Management</b>							<b>sub-total</b>	<b>\$ 46,690,163</b>	<b>\$ 6,733.51</b>
<b>Road Hierarchy</b>							<b>sub-total</b>	<b>\$ 31,755,638</b>	<b>\$ 4,579.70</b>
T1	Chain-O-Ponds Road Upgrade	1,590	lin m	\$ 3,770	\$ 5,994,300	\$ 899,145	\$ 599,430	\$ 7,492,875	\$ 1,080.60
T2	Entry Boulevard	1,110	lin m	\$ 3,850	\$ 4,273,500	\$ 641,025	\$ 427,350	\$ 5,341,875	\$ 770.39
T3.1	Collector Road (adjacent to development on both sides)	2,080	lin m	\$ 2,640	\$ 5,491,200	\$ 823,680	\$ 549,120	\$ 6,864,000	\$ 989.90
T3.2	Collector Road (adajcent to riparian or open space on one side)	1,425	lin m	\$ 2,430	\$ 3,462,750	\$ 519,413	\$ 346,275	\$ 4,328,438	\$ 624.23
T3.3	Collector Road (adjacent to riparian one side, open space one side )	150	lin m	\$ 2,440	\$ 366,000	\$ 54,900	\$ 36,600	\$ 457,500	\$ 65.98
T3.4	Collector Road (riparian crossing)	210	lin m	\$ 2,520	\$ 529,200	\$ 79,380	\$ 52,920	\$ 661,500	\$ 95.40
T4.1a	Minor Local Road (adjacent to open space on one side)	3,029	lin m	\$ 1,040	\$ 3,150,160	\$ 472,524	\$ 315,016	\$ 3,937,700	\$ 567.88
T4.1b	Minor Local Road (adjacent to riparian on one side)	1,182	lin m	\$ 950	\$ 1,122,900	\$ 168,435	\$ 112,290	\$ 1,403,625	\$ 202.43
T4.2	Minor Local Road (riparian crossing)	50	lin m	\$ 1,480	\$ 74,000	\$ 11,100	\$ 7,400	\$ 92,500	\$ 13.34
T5	Perimiter Road (The Northern Road interface)	990	lin m	\$ 950	\$ 940,500	\$ 141,075	\$ 94,050	\$ 1,175,625	\$ 169.54
<b>Intersections</b>							<b>sub-total</b>	<b>\$ 12,603,276</b>	<b>\$ 1,817.61</b>
INT1	Entry Boulevard / The Norther Road				\$ 3,418,354	\$ -	\$ -	\$ 3,418,354	\$ 492.98
INT2	Chain-O-Ponds Rd / The Northern Road				\$ 2,772,255	\$ -	\$ -	\$ 2,772,255	\$ 399.81
INT3	Chain-O-Ponds Road / Entry Boulevard (East)				\$ 1,416,366	\$ 212,455	\$ -	\$ 1,628,821	\$ 234.90
INT4	Chain-O-Ponds Road / Entry Boulevard (West)				\$ 1,847,544	\$ 277,132	\$ -	\$ 2,124,676	\$ 306.41
INT5	Chain-O-Ponds Road / Collector Road				\$ 1,953,018	\$ 292,953	\$ -	\$ 2,245,971	\$ 323.91
INT6	Collector Road / Local Road (Vianello land)				\$ 170,544	\$ 25,582	\$ -	\$ 196,126	\$ 28.28
INT7	Collector Road / Entry Boulevard (Vianello Land)				\$ 188,760	\$ 28,314	\$ -	\$ 217,074	\$ 31.31
<b>Active Transport</b>							<b>sub-total</b>	<b>\$ 2,331,250</b>	<b>\$ 336.21</b>
AT1	Shared path / Cycle way within road reserve	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT2	Shared path / Cycle way within open space	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT3	Shared path / Cycle way within linear open space / stormwater facility areas	3,730	lin m	\$ 500	\$ 1,865,000	\$ 279,750	\$ 186,500	\$ 2,331,250	\$ 336.21
AT4	Footpath within road reserve	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# GP3 S.7.11 PLAN: TRAFFIC & TRANSPORT MANAGEMENT ITEMS

300070-PSK-101



## ROAD HEIRARCHY WORKS

LEGEND	ITEM	DESCRIPTION	LENGTH
	T1	CHAIN-O-PONDS ROAD UPGRADE	1590m
	T2	ENTRY BOULEVARD	1110m
	T3.1	COLLECTOR ROAD (ADJACENT TO DEVELOPMENT ON BOTH SIDES)	2080m
	T3.2	COLLECTOR ROAD (ADAJCENT TO RIPARIAN OR OPEN SPACE ON ONE SIDE)	1425m
	T3.3	COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE)	150m
	T3.4	COLLECTOR ROAD (RIPARIAN CROSSING)	210m
	T4.1a	MINOR LOCAL ROAD (ADJACENT TO OPEN SPACE ON ONE SIDE)	3029m
	T4.1b	MINOR LOCAL ROAD (ADJACENT TO RIPARIAN ON ONE SIDE)	1182m
	T4.2	MINOR LOCAL ROAD (RIPARIAN CROSSING)	50m
	T5	PERIMETER ROAD (THE NORTHERN ROAD INTERFACE)	990m

## INTERSECTIONS

INT1	ENTRY BOULEVARD / THE NORTHER ROAD
INT2	CHAIN-O-PONDS ROAD / THE NORTHERN ROAD
INT3	CHAIN-O-PONDS ROAD / ENTRY BOULEVARD (EAST)
INT4	CHAIN-O-PONDS ROAD / ENTRY BOULEVARD (WEST)
INT5	CHAIN-O-PONDS ROAD / COLLECTOR ROAD
INT6	COLLECTOR ROAD / LOCAL ROAD (VIANELLO LAND)
INT7	COLLECTOR ROAD / ENTRY BOULEVARD (VIANELLO LAND)

## LEGEND

	GP3 BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	LOCAL PARK
	DISTRICT PARK
	RIPARIAN ZONE
	MEDIANS
	LANDSCAPE BUFFER
	STORMWATER BASIN
	RAINGARDEN

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 A3 1:8000	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:  
**TRAFFIC & TRANSPORT MANAGEMENT ITEMS**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-101

client:

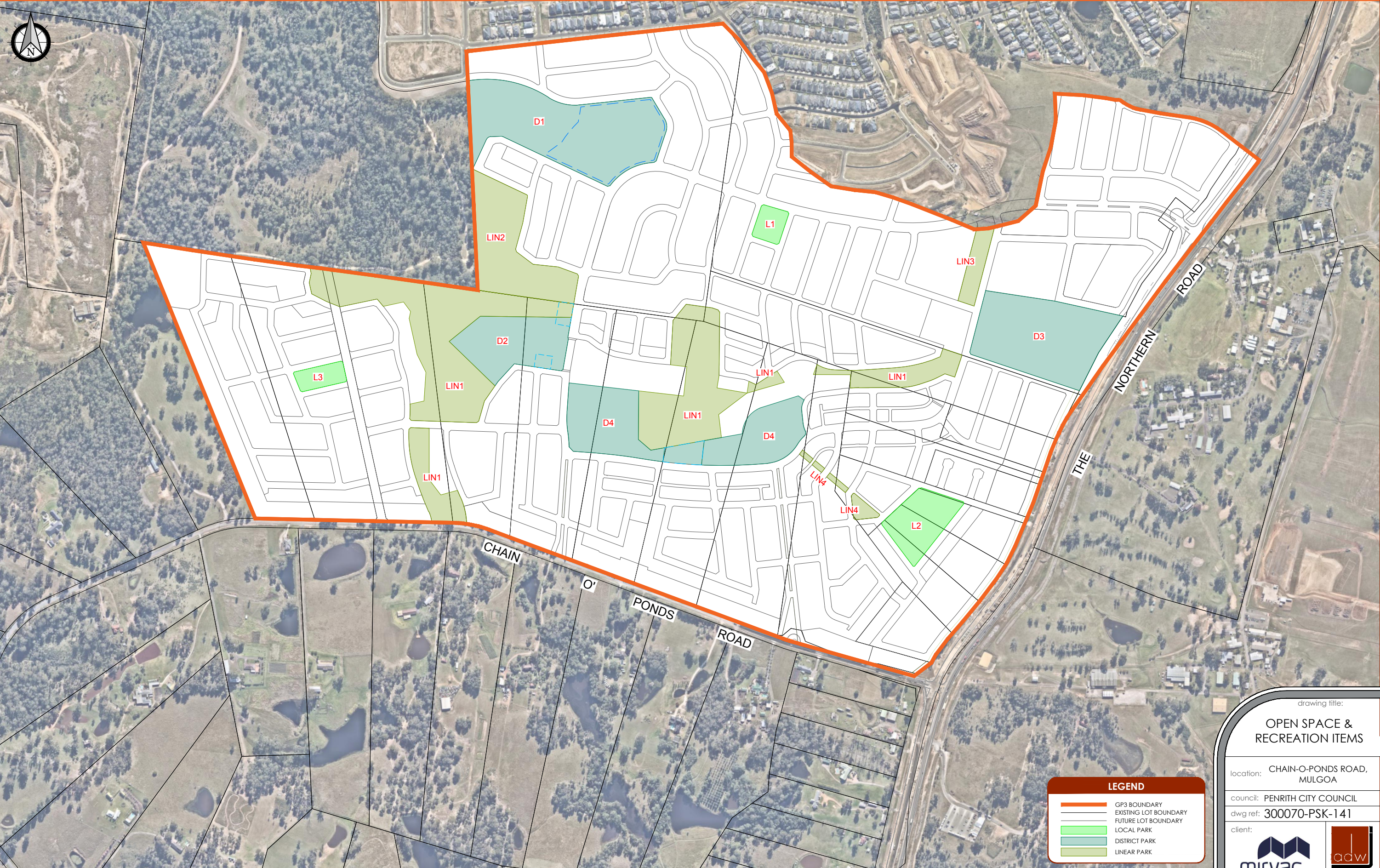


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# GP3 S.7.11 PLAN: OPEN SPACE & RECREATION ITEMS



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**LEGEND**

- GP3 BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- LOCAL PARK
- DISTRICT PARK
- LINEAR PARK

drawing title:  
**OPEN SPACE & RECREATION ITEMS**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-141

client:

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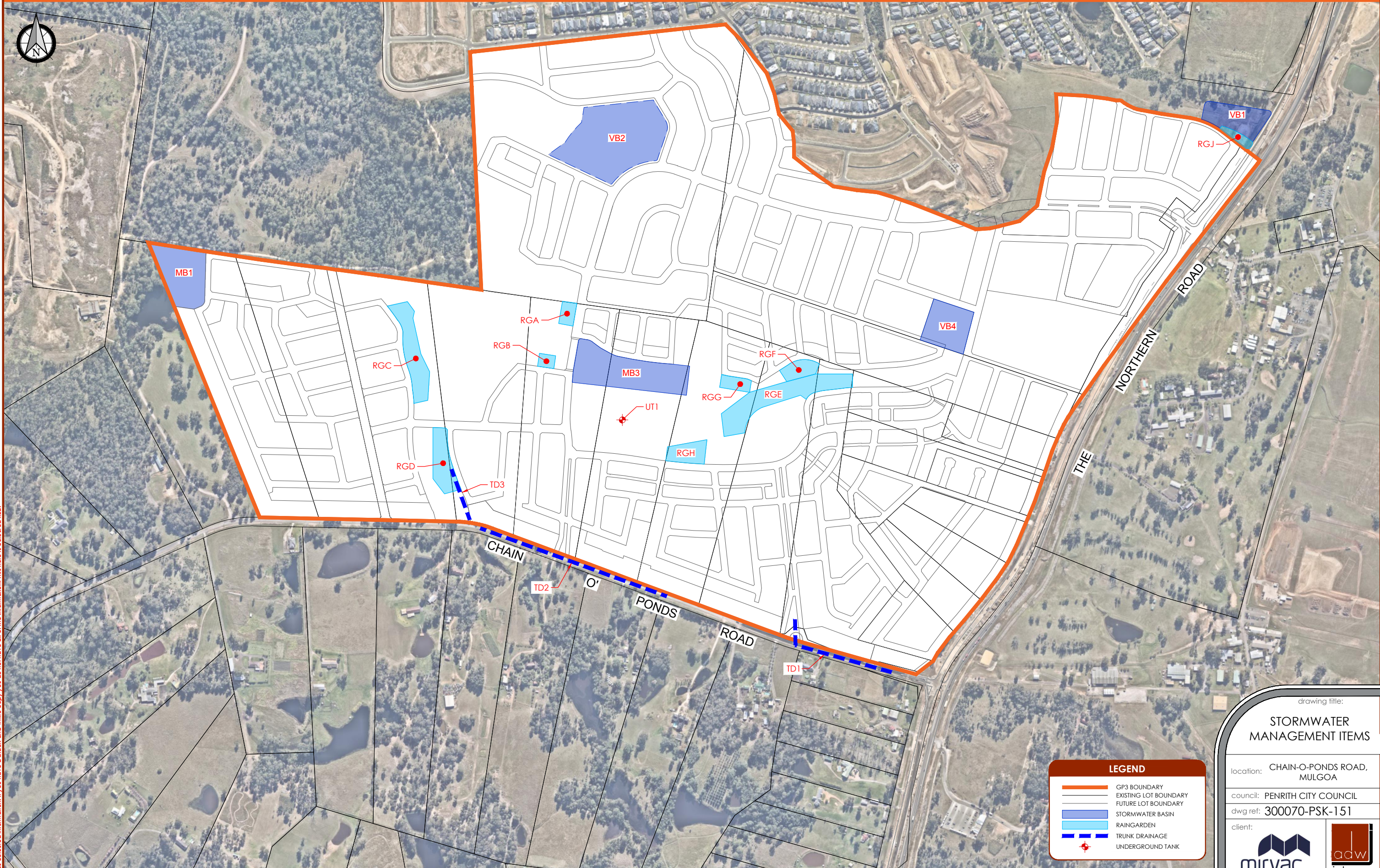
ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	



# GP3 S.7.11 PLAN: STORMWATER MANAGEMENT ITEMS

300070-PSK-151

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**LEGEND**

- GP3 BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- STORMWATER BASIN
- RAINGARDEN
- TRUNK DRAINAGE
- + UNDERGROUND TANK

drawing title:  
**STORMWATER MANAGEMENT ITEMS**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-151

client:

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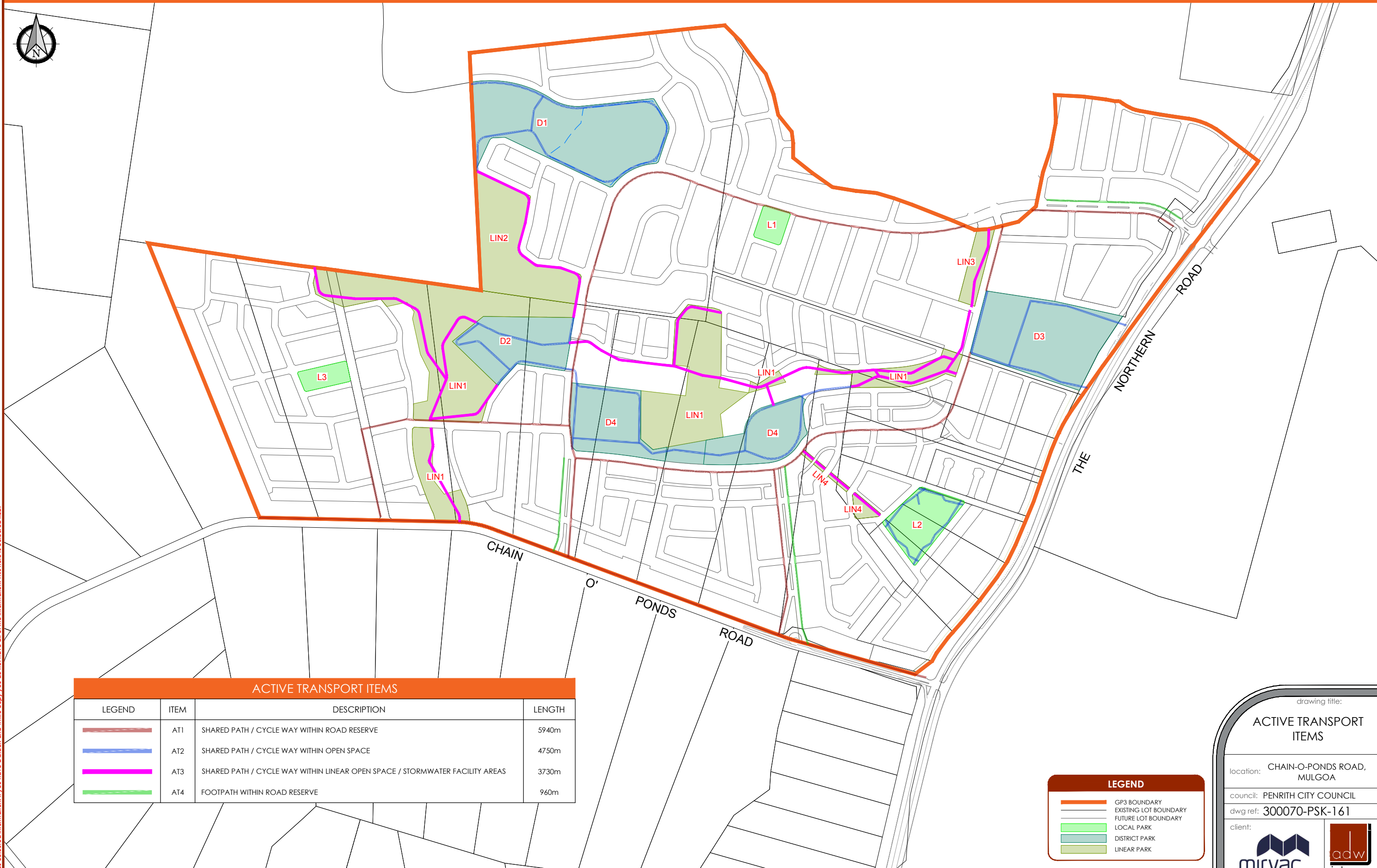
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	LOCATIONS AND SIZES OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO REFINEMENT THROUGHOUT FUTURE DESIGN PHASES.

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# GP3 S.7.11 PLAN: ACTIVE TRANSPORT ITEMS

300070-PSK-161



## ACTIVE TRANSPORT ITEMS

LEGEND	ITEM	DESCRIPTION	LENGTH
	AT1	SHARED PATH / CYCLE WAY WITHIN ROAD RESERVE	5940m
	AT2	SHARED PATH / CYCLE WAY WITHIN OPEN SPACE	4750m
	AT3	SHARED PATH / CYCLE WAY WITHIN LINEAR OPEN SPACE / STORMWATER FACILITY AREAS	3730m
	AT4	FOOTPATH WITHIN ROAD RESERVE	960m

LEGEND	
	GP3 BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	LOCAL PARK
	DISTRICT PARK
	LINEAR PARK

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	

• project management	• civil engineering	• infrastructure	• superintendency	• economic analysis	• social impact	• town planning	• surveying	• development feasibility	• visualisation	• urban design
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drawing title:  
**ACTIVE TRANSPORT ITEMS**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-161

client:

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sydney office ph: (02) 8046 7411

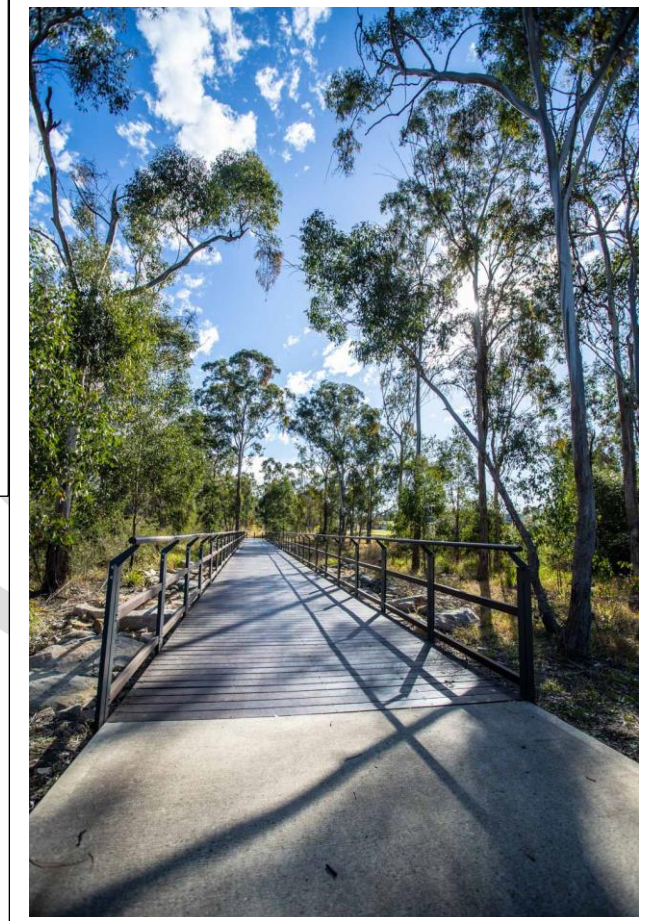
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DRAFT

## PENRITH CITY

### GLENMORE PARK STAGE 3 AT MULGOA

#### DEVELOPMENT CONTRIBUTIONS PLAN 2021 – TECHNICAL DOCUMENT

(Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 amended)

Adopted by council on xx xx 20xx  
Effective from on xx xx 20xx

**PENRITH**  
CITY COUNCIL



[penrithcity.nsw.gov.au](http://penrithcity.nsw.gov.au)

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Appendix A Transport and Traffic Management Designs and Costings

Appendix B Water Cycle Management Designs and Costings

Appendix C Open Space and Recreation Designs

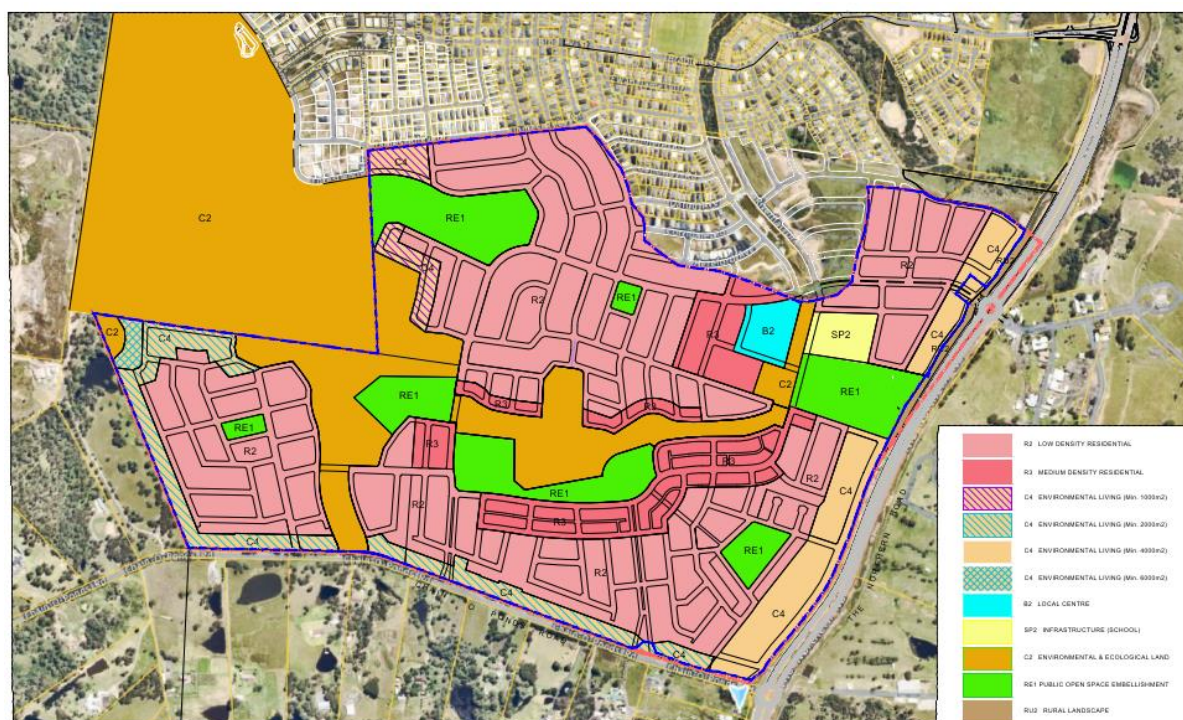
Appendix D Cumberland Plain Conservation Plan (CPCP) Overlay

# 1. DEMAND FOR INFRASTRUCTURE

## 1.1 EXISTING DEVELOPMENT

Glenmore Park Stage 3 at Mulgoa is a predominantly rural and rural residential area of some 206ha that will become an urban environment with areas for housing, shops, school, open space, and environmental corridors. **Figure 1** shows the land to which the Contributions Plan applies outlined in blue.

**Figure 1 Glenmore Park Stage 3**



New CPCP Boundaries  
Response

**Mulgoa**  
Chain-O-Ponds & The Northern Road  
Land Owners Presentation

ac2BAC  
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Mirvac Design Pty Ltd  
ABN 78 002 588 112



date 16-06-2022 scale @ A1 1:4000  
job no. drawing no. LOP 01 rev C

Source: Mirvac Design 2022

## 1.2 EXPECTED DEVELOPMENT

### 1.2.1 RESIDENTIAL DEVELOPMENT

Glenmore Park Stage 3 is proposed to provide a maximum total of 2,400 dwellings with a variety of dwelling types including:

- low density dwellings,
- medium density dwellings,
- large environmental conservation lots, and
- shop top and studio dwellings.

## 1.2.2 POPULATION YIELD

For the purposes of this plan, the assumed occupancy rates are derived from the ABS 2016 Census for the dwelling types in the suburb of Glenmore Park<sup>1</sup>. The proposed future population of the development area is shown in **Table 1**. The expected number of dwellings 2,400 has been multiplied by the corresponding occupancy rates (refer to Table 5 in Contributions Plan) expected within each dwelling type.

The expected future population growth is 6,934 people.

**Table 1 Population forecast – Glenmore Park Stage 3 at Mulgoa**

Dwelling type	No. of dwellings	Average occupancy rate	Expected population
Single lots <sup>a</sup>	1,783	3.1	5,527
Medium density dwellings*	487	2.4	1,169
Studio dwellings**	30	2.0	60
Shop top dwellings	100	2.4	240
Seniors living	0	1.5	0
Boarding house rooms	0	1.4 per room	0
<b>Total</b>	<b>2,400</b>		<b>6,996</b>
<b>Less Existing Dwellings</b>	<b>20</b>	<b>3.1</b>	<b>62</b>
<b>Additional Population</b>			<b>6,934</b>

Source: ABS 2016 Census Data for occupancy rates

Note: <sup>a</sup> Includes large lots. \* Medium density dwellings include townhouses, semi-detached or multi-dwelling housing in the R3 zone. \*\*Studio dwellings sit above rear garages facing a lane or road in the R3 zone.

## 1.3 DEMAND FOR LOCAL INFRASTRUCTURE

The new urban development will require investment in new and augmented public amenities and services.

Studies on future infrastructure requirements to which this Plan applies has identified the need to upgrade public services and public amenities as follows:

- upgraded intersections with The Northern Road and Chain-O-Ponds Road to link the development to the regional road network and new collector/local roads and cycleways for safe travel.
- stormwater management works as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.
- active and passive recreation facilities, such as recreation areas, sports fields, courts, playgrounds, walking trails and shared paths.

<sup>1</sup> The occupancy rates for dwelling type are determined using 2016 Census data for the suburb of Glenmore Park. The Social Impact and Infrastructure Assessment Study (Elton Consulting 2020) assumed an average occupancy rate of 3.0 per dwelling from 2016 Census data for Glenmore Park.

- increased demand for spaces that will foster community life and the development of social capital in the area, such as community facilities.

A range of public facilities and public amenities have been identified in this Plan that are required to address the need arising from the expected development, including:

- traffic and transport management facilities,
- stormwater management facilities, and
- open space and recreation facilities.

The next sections explain the need for the infrastructure in the Contributions Plan generated by the new development.

## 2. INFRASTRUCTURE STRATEGIES

### 2.1 TRANSPORT AND TRAFFIC MANAGEMENT FACILITIES

#### 2.1.1 NEEDS ASSESSMENT

The existing transport network serves the perimeter of the development site via The Northern Road and Chain-O-Ponds Road. The transition of the area to higher residential density will create additional vehicle trips on the existing road network. There is a high reliance on private vehicles for most travel. The new residential area is proposed to be provided with active transport links (cycleway and walking) to connect to Glenmore Park Stage 2 and the potential for future bus transportation.

The *Transport Impact Assessment* by TTPP (April 2022) identified works for access into the new development and the internal road and active transport network.

Access into the new residential development will be provided at:

- Entry boulevards at two points along Chain-O-Ponds Road and one on The Northern Road,
- A third access point along Chain-O-Ponds Road

The internal roads in the development are designed in accordance with the Glenmore Park Development Control Plan. The cost of land and works and a map showing the locations of works is provided in Appendix A of the Contributions Plan. Detailed information on the cost of intersections and other transport items is contained in Appendix A this technical document. **Figure 2** shows the road network through the development.

Pedestrian and cycling facilities are provided to encourage active and sustainable transport modes. The proposed active transport provision is shown in **Figure 3**.

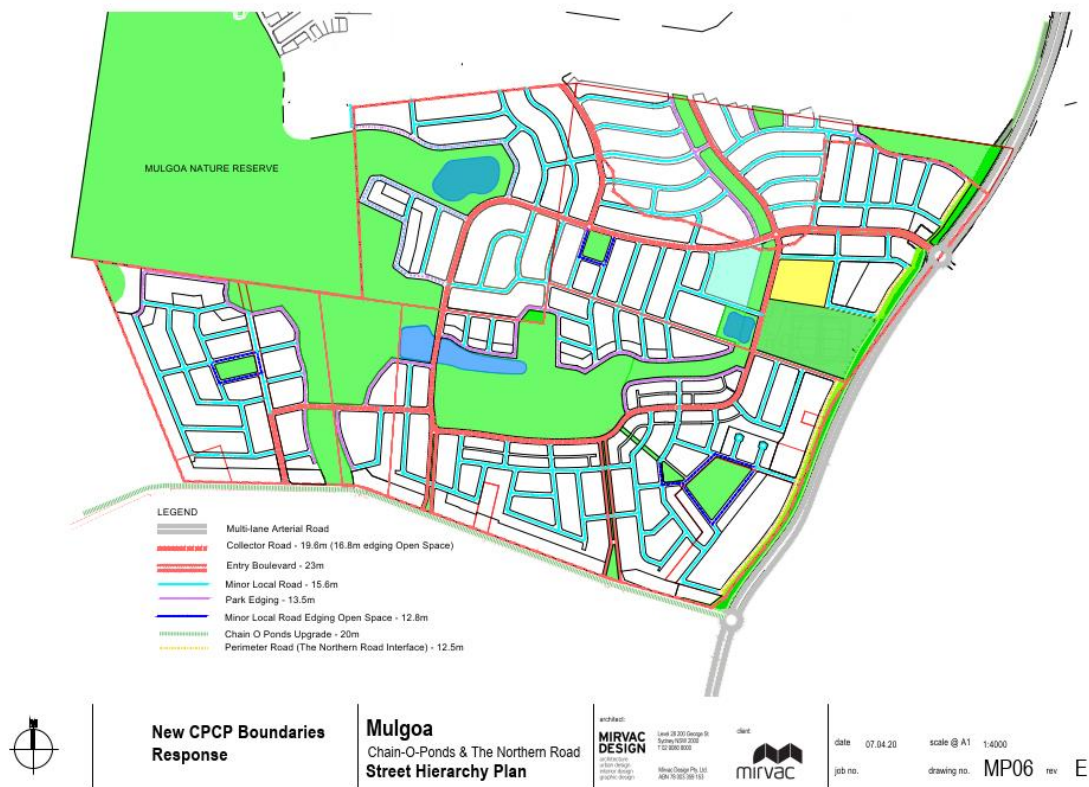
#### Road Network

Collector roads provide a high level of accessibility for all road users including vehicles, bicycles and pedestrians. The lane width is sufficient to accommodate potential future bus services. A shared use path will generally be provided along one side.

Minor local roads are generally residential streets and will be designed to encourage low-speed traffic environments, discourage rat running and make the precinct pedestrian friendly.

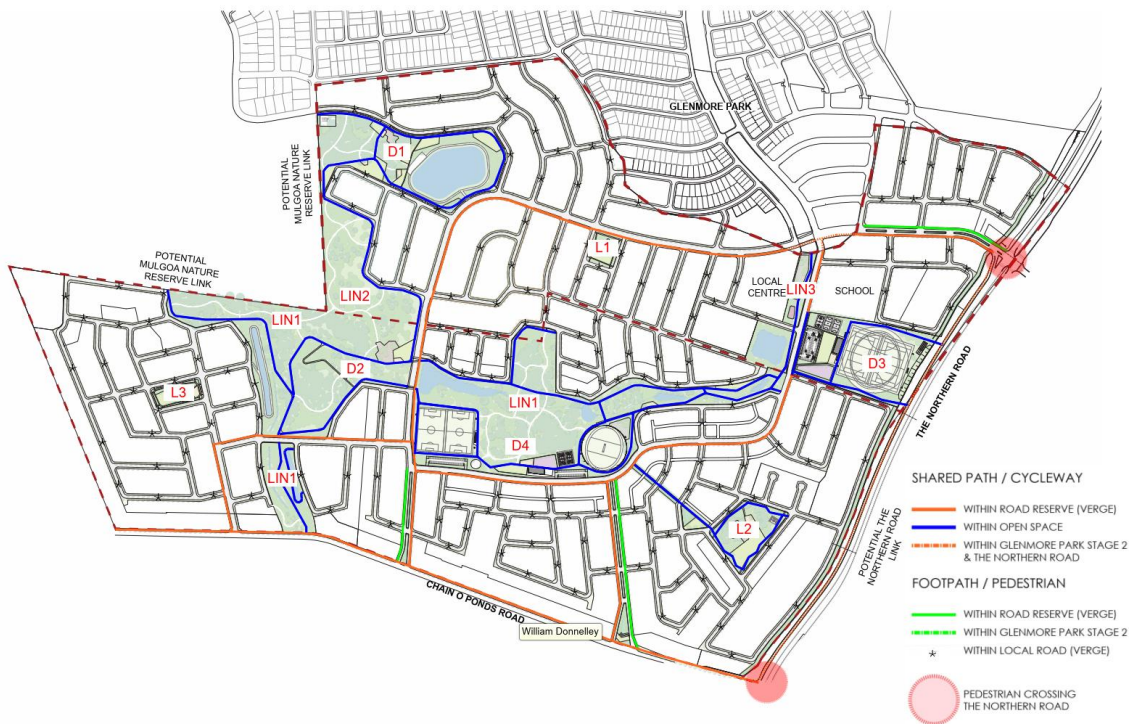


**Figure 2 Indicative Road hierarchy**



Source: Mirvac Design, as produced in Traffic Impact Assessment

**Figure 3 Active transport Plan**



Source: Mirvac design, as produced in the Traffic Impact Assessment

This Contributions Plan applies the following apportionments to the proposed works and land.

**Table 2 Apportionment of the intersection and roads works**

Item	Description	Apportionment
T1	Chain-O-Ponds Road upgrade	Full
T2	Entry Boulevard	Full width
T3.1	Collector Road (adjacent to development on both sides)	Full width
T3.2	Collector Road (adjacent to riparian or open space on one side)	Full width
T3.3	Collector Road (adjacent to riparian one side, open space one side)	Full-width ½ collector on riparian and open space sides
T3.4	Collector Road (riparian crossing)	Full width ½ collector
T4.1	Minor Local Road (adjacent to riparian on one side)	Full width ½ local road on riparian or open space
T4.1	Minor Local Road (adjacent to open space on one side)	Full width ½ local road on riparian or open space
T4.2	Collector Road (riparian crossing)	Full width local road
T5	Perimeter Road (The Northern Road interface)	Full width on landscape buffer
<b>Intersections</b>		
INT1	Entry Boulevard / The Northern Road	Full
INT2	Chain-O-Ponds Rd / The Northern Road	Full
INT3	Chain-O-Ponds Road / Entry Boulevard (East)	Full
INT4	Chain-O-Ponds Road / Entry Boulevard (West)	Full
INT5	Chain-O-Ponds Road / Collector Road	Full
INT6	Collector Road / Local Road	Full
INT7	Collector Road / Entry Boulevard	Full

Where a road is adjacent to riparian or open space land, the cost of road is to be shared by the new population. In most cases, the cost to be shared is the extra-over cost to provide a higher order road, or half the width of the road.

### 2.1.2 CONTRIBUTION FORMULA FOR TRAFFIC AND TRANSPORT FACILITIES

This Plan determines contributions for traffic and transport facilities by first calculating the total required intersection and other road works for and dividing it by the proposed new residential population. The cost of land and works have been apportioned as described in Table 2.

The existing population together with the proposed local shops and school have been excluded for the contributions for upgraded intersections and roads as these will primarily attract local trips by private car, public transport and by linked active transport routes.

### Formula for residential development

The contribution formula for transport and traffic management is as follows:

$$\text{Contribution per resident} = \frac{\sum ( \$TINF )}{TP}$$

Where:

- \$TINF** = The apportioned estimated cost of providing each of the transport infrastructure items (refer to the works schedule in Appendix A of the contributions plan)
- P** = The expected persons that will generate the demand for the transport and traffic infrastructure (new growth population 6,934 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5 of the contributions plan.

## 2.2 WATERCYCLE MANAGEMENT FACILITIES

### 2.2.1 NEEDS ASSESSMENT

Urban areas experience an increase in stormwater runoff due to increased impervious areas which potentially exacerbate flooding issues and erode existing creek systems.

In addition to increased stormwater runoff, pollutants from urban areas reduce water quality. Therefore, stormwater drainage structures are required to detain and treat stormwater prior to it being discharged into the natural creek system.

To ensure that the future urban development manages these issues, J Wyndham Prince (JWP) prepared the *Water Cycle Management Strategy Report* (April 2022). This strategy identifies a package of stormwater infrastructure to ensure appropriate stormwater facilities are provided so that stormwater is discharged to the existing creek network at pre-development flows as well as being treated for pollutants.

The cost of land and works and a map showing the locations of works is provided in Appendix A of the Contributions Plan. Detailed information on the cost water cycle management items is contained in Appendix B this technical document.

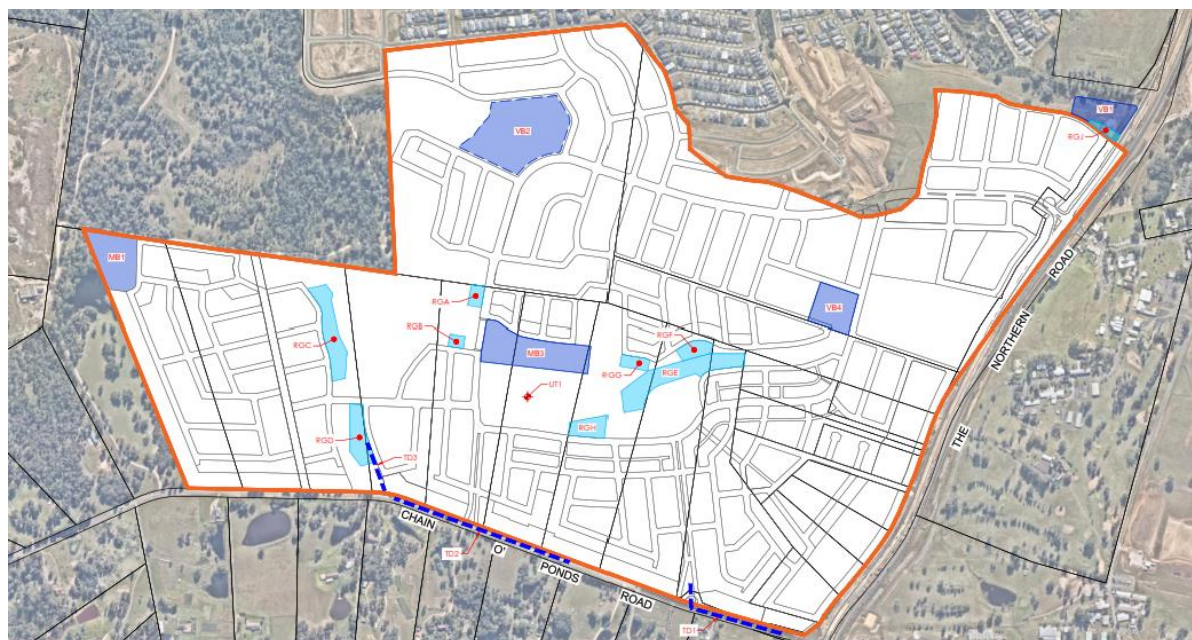
### 2.2.2 INFRASTRUCTURE PROVISION STRATEGY

The Water Cycle Management Strategy includes the construction or installation of the following:

- Proprietary GPT units at each stormwater discharge point,
- Bio-retention raingarden systems,
- Four (4) wet detention basins,
- One (1) dry detention basin and

**Figure 4** shows the indicative location of basins and raingardens.

**Figure 4** Indicative location of basins and raingardens



Source: ADWJ

### **2.2.3 CONTRIBUTION FORMULA FOR STORMWATER MANAGEMENT FACILITIES**

As the development forms a broad valley, all residents of the community benefit from the stormwater strategy and lots/dwellings produced will contribute at the same rates. This approach is considered reasonable on the basis that the Water Cycle Management Strategy assumed the same level of impervious area for all types of residential development.

As many of the items are to be located within open space area corridors, the cost of land is included within the RE1 open space lands that are levied under open space. However, where facilities are provided on land other than open space, the cost of land has been separately identified as water cycle management land.

The cost of works and land to provide the facilities, the costs are apportioned fully to the new demand population of Glenmore Park Stage 3.

## Formula for residential development

The contribution formula for water cycle management is as follows:

$$\text{Contribution per resident} = \frac{\sum ( \$WINF )}{P}$$

Where:

- \$WINF** = The apportioned estimated cost of providing each of the watercycle management infrastructure items (refer to the works schedule in Appendix A of the contributions plan)
- P** = The expected persons that will generate the demand for the transport and traffic infrastructure (new growth population 6,934 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5 of the contributions plan.

## 2.3 Open space and recreation facilities

### 2.3.1 NEEDS ASSESSMENT

The new population of almost 6,934 residents will create demand for new open space and recreational facilities for future residents. A *Social Impact and Infrastructure Assessment – Glenmore Park Extension* (March 2020). The assessment was subsequently updated as an addendum by WSP (2022). This assessment was prepared with regard to Council's *Open Space and Recreation Facilities Strategy* and the NSW Government's Draft *Greener Places Design Guide*.

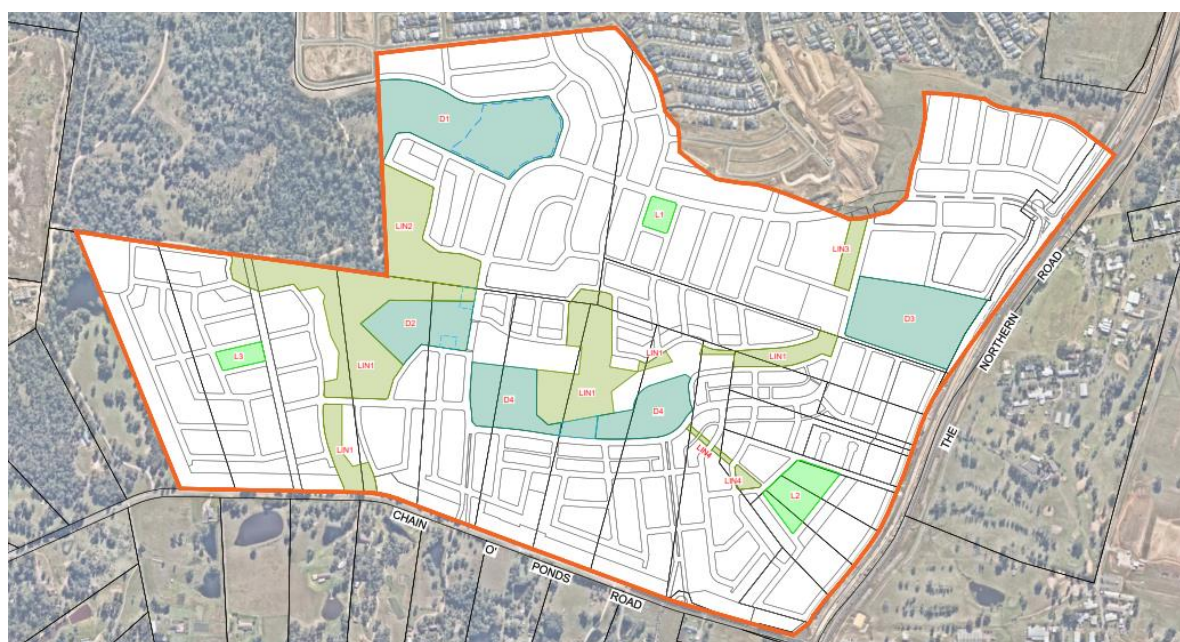
The aim is to provide accessible, walkable, vibrant, integrated and purposeful open space to cater for the various needs of the future community based on the following principles:

- Major linear corridors follow or extend on natural features such as creek lines and link areas of other open spaces or school and local shops. Detention basins and raingardens are integrated into these areas as well as interface treatment.
- Existing stands of Cumberland Plain Woodland (CPW) are maintained and preserved to be integrated into major open spaces and within environmental corridors.
- A range of active and passive connected recreational pursuits are provided for the new community.

### 2.3.2 INFRASTRUCTURE PROVISION STRATEGY

The open space areas proposed in Glenmore Park Stage 3 shown in **Figure 5**.

**Figure 5 Proposed open space in Glenmore Park Stage 3**



Source: ADWJ

The open space areas have been provided to meet Council's *Open Space and Recreation Facilities Strategy* as demonstrated in **Table 5**:

**Table 5 Open Space Facility Provision in Glenmore Park Stage 3 at Mulgoa**

Type of Open Space	Provided Approx area (ha)	Compliance with criteria
Local Parks Required 0.2ha/1,000 pop or 1.38ha Provided L1, L2 & L3	2.8	3 local parks of over 0.5ha. Additional local facilities provided in District Parks D1, D2, D3 & D4 ensuring access to all dwellings within 400m.
District Park - Passive Required 1.0ha/1,000 pop or 6.9ha Provided D1 & D2	9.7	D1 is 6.8ha and D2 is 2.9ha exceed the min area of 2ha and within the average range of 5ha-10ha. These are within 800m of all dwellings.
District Park – Sporting Required 1.4ha/1,000 pop or 9.7ha Provided D3 & D4	10.4	D3 is 5ha and D4 is 5.4ha, providing access to 2 spaces exceeding 10ha.
Total	22.9	

Additional land is being provided as linear open space. However, those lands are not being levied under this plan.

**All local parks will include the following level of embellishment:**

- A range of recreation opportunities spread across local parks and where incorporated into District Parks including local play spaces, exercise equipment, multipurpose courts, off leash dog exercise areas, community gardens etc
- Shade structures, picnic/BBQ areas
- Amenities (male/female and accessible), and
- Water bubblers, bins, seating and walking paths.

**District parks (passive) are proposed to include the following level of embellishment:**

- A range of recreation opportunities which could include exercise equipment, multipurpose courts, off leash dog exercise areas, kickabout spaces, youth recreation spaces



- Shade structures, picnic/BBQ areas
- District level play space (large, inclusive play space with equipment for a range of ages, providing a unique offer)
- Water bubblers, bins, seating and walking paths

### ***Active sporting spaces and recreation facilities***

- Up to 5 field for active organised sports including a village green.
- A sealed, line-marked parking lot (including adequate accessible parking) and associated movement with additional parking provided by bays within surrounding streets.
- Safe and functional spectator seating and/or standing areas adjacent to the playing field/s and players amenities.
- Irrigation system for the playing field/s and sports field lighting for D3 fields.
- Multi-ability playground
- Picnic facilities including shelter, tables, seating and electric BBQs
- Landscaping including lawn areas, mass planting and canopy tree species.
- Connected pedestrian and cycle path network

The cost of land and works and a map showing the locations of works is provided in Appendix A of the Contributions Plan. Detailed information on the cost of works items is contained in **Appendix C** this technical document.

### **2.3.3 CONTRIBUTION FORMULA FOR OPEN SPACE AND RECREATIONAL FACILITIES**

The open space and recreation infrastructure in this plan results from the demand created by the new population of Glenmore Park Stage 3.

This plan will levy the full cost of providing the land and works required for the development area.

#### **Formula for residential development**

The contribution formula for open space and recreation is as follows:

$$\text{Contribution per resident} = \sum \left( \frac{\$INF}{P} \right)$$

Where:

- \$INF** = The apportioned estimated cost of providing each of the open space and recreation infrastructure items (refer to the works schedule in Appendix A of the contributions plan)
- P** = The expected persons that will generate the demand for the transport and traffic infrastructure (new growth population 6,934 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5 of the contributions plan.

## 2.4 Contributions for plan administration

Councils incur significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs, including involvement in negotiating works-in-kind and material public benefit agreements.
- The costs of consultant studies that are commissioned from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of legal professionals to provide advice on implementing the Plan.

As these costs arise directly as a result of the development in the areas covered by the Plan, it is reasonable that the costs associated with preparing and administering this Plan be recouped through section 7.11 contributions.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all DAs and CDCs that are required to make a contribution under this Plan. The total costs are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark allowance equivalent to 1.5% of the cost of capital works identified in the respective works schedules in this Plan.

The 1.5% contribution appears as a line item in the works schedule and is incorporated into the contribution for each dwelling type.

### **3. INFRASTRUCTURE STAGING PRIORITIES**

The staging and priority of infrastructure in Glenmore Park Stage 3 will generally occur with development. Development is likely to progress from the Entry Boulevards at Chain-O-Ponds Road and The Northern Road. Future subdivisions will expand out from these I works.

# APPENDIX A – TRANSPORT & TRAFFIC MANAGEMENT DESIGNS AND COSTINGS

# GP3 S7.11 PLAN: INT1 (Entry Boulevard/TNR) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>WAD ADMINISTRATION &amp; CONCEPT DESIGN</b>			<b>sub-total</b>	<b>\$120,000.00</b>	
1.1	RMS administration fees				\$60,000.00	
1.2	Detail Survey				\$20,000.00	
1.3	Concept Civil Design				\$40,000.00	
1.4	Review of Environmental Factors				\$0.00	Adapt that works assessed as part of DA
<b>2</b>	<b>DETAILED DESIGN ACCEPTANCE</b>			<b>sub-total</b>	<b>\$115,000.00</b>	
2.1	Geotechnical Investigation and Pavement Design				\$15,000.00	
2.2	Street Lighting Design				\$15,000.00	
2.3	TCS Design				\$7,500.00	
2.4	Detailed Civil Design				\$60,000.00	
2.5	Stage 3 Road Safety Audit				\$7,500.00	
2.6	Independent Design Verification				\$10,000.00	
<b>3</b>	<b>CONSTRUCTION APPROVAL</b>			<b>sub-total</b>	<b>\$65,000.00</b>	
3.1	Construction Commencement Approval				\$2,500.00	
3.2	Tender and Contracts				\$10,000.00	
3.3	Construction Superintendency				\$50,000.00	Adapt 20 weeks at \$2,500 per week
3.4	Verification and Monitoring Plan				\$2,500.00	
<b>4</b>	<b>POST CONSTRUCTION</b>			<b>sub-total</b>	<b>\$157,500.00</b>	
4.1	Independent Construction Verification				\$60,000.00	
4.2	Stage 4 Road Safety Audit				\$7,500.00	
4.3	RMS Capitalised TCS Maintenance Costs				\$90,000.00	Allowance for maintenance costs assuming relocation of existing signal poles
<b>5</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$2,242,387.50</b>	
<b>5.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$700,000.00</b>	
5.1.1	Establishment & Preliminaries	1	item	\$200,000.00	\$200,000.00	Assumed 20 week construction program
5.1.2	Survey and setout	1	item	\$50,000.00	\$50,000.00	
5.1.3	Geotechnical	1	item	\$50,000.00	\$50,000.00	
5.1.4	Service adjustments/relocation	0	item	\$0.00	\$0.00	Assumed none required as all works done inside footprint of TfNSW upgrade works
5.1.5	Traffic Control	1	item	\$400,000.00	\$400,000.00	Adapt \$4,000 per day for 20 weeks
<b>5.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$143,537.50</b>	
5.2.1	Bulk earthworks	4672.5	m <sup>3</sup>	\$30.00	\$140,175.00	Allowance to undertake 1.0m cut to fill over new pavement areas
5.2.2	Trim subgrade	4672.5	m <sup>2</sup>	\$5.00	\$23,362.50	
<b>5.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$895,900.00</b>	
5.3.1	Heavily Bound Pavement	4672.5	m <sup>2</sup>	\$120.00	\$560,700.00	
5.3.2	SA Type Kerb	340	m <sup>2</sup>	\$70.00	\$23,800.00	
5.3.3	SF Type Kerb	1065	m <sup>2</sup>	\$60.00	\$63,900.00	
5.3.4	Sawcut Existing Median and Pavement and dispose offsite	1065	m	\$150.00	\$159,750.00	
5.3.5	Replant median island	2125	m <sup>2</sup>	\$30.00	\$63,750.00	Allowance to replant median island
5.3.6	Shared Path	120	m	\$200.00	\$24,000.00	Allowance to provide shared path on W4.3 leg of intersection only
<b>5.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$292,950.00</b>	
5.4.1	Reinforced concrete pipes	340	m	\$250.00	\$85,000.00	Allowance for stormwater under SA kerbs only
5.4.2	Stormwater Pits	9	ea	\$3,500.00	\$31,500.00	Allowance for one pit every 40m of SA kerb
5.4.3	Subsoil drainage (NFC)	1405	m	\$90.00	\$126,450.00	Allowance for subsoil drainage under sawcuts
5.4.4	Erosion and sediment control	1	item	\$50,000.00	\$50,000.00	Nominal allowance only
<b>5.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$190,000.00</b>	
5.5.1	Linemarking and signposting	1	item	\$30,000.00	\$30,000.00	Nominal allowance only
5.5.2	Street lighting	4	ea	\$15,000.00	\$60,000.00	Allowance for 1 light every 60m on W4.3 leg only
5.5.3	Traffic signals	1	item	\$100,000.00	\$100,000.00	Allowance to relocate signals in central medians, and new signals on left turn slip lane
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$718,466.25</b>	
6.1	Contingency on construction (TfNSW requirement)	30%	of	\$2,242,387.50	\$672,716.25	Nominal allowance only
6.2	Contingency on professional fees	10%	of	\$457,500.00	\$45,750.00	
<b>Total (ex GST)</b>					<b>\$3,418,353.75</b>	

## EXCLUSIONS / QUALIFICATIONS

- Construction cost estimate based on upgrade works in Appendix B of TTPP report ref: 17285 Version Draft01 dated 07 April 2022
- A nominal 3.5m lane width and 40m taper has been adopted for all upgrades
- Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-131 for details of upgrade works
- Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
- No allowance has been made for service relocation works due to works being within the existing TfNSW upgrade footprint
- No allowance has been made for structural design

# GP3 S7.11 PLAN: INT2 (Chain-O-Ponds Rd/TNR) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>WAD ADMINISTRATION &amp; CONCEPT DESIGN</b>			<b>sub-total</b>	<b>\$120,000.00</b>	
1.1	RMS administration fees				\$60,000.00	
1.2	Detail Survey				\$20,000.00	
1.3	Concept Civil Design				\$40,000.00	
1.4	Review of Environmental Factors				\$0.00	Adopt that works assessed as part of DA
<b>2</b>	<b>DETAILED DESIGN ACCEPTANCE</b>			<b>sub-total</b>	<b>\$115,000.00</b>	
2.1	Geotechnical Investigation and Pavement Design				\$15,000.00	
2.2	Street Lighting Design				\$15,000.00	
2.3	TCS Design				\$7,500.00	
2.4	Detailed Civil Design				\$60,000.00	
2.5	Stage 3 Road Safety Audit				\$7,500.00	
2.6	Independent Design Verification				\$10,000.00	
<b>3</b>	<b>CONSTRUCTION APPROVAL</b>			<b>sub-total</b>	<b>\$55,000.00</b>	
3.1	Construction Commencement Approval				\$2,500.00	
3.2	Tender and Contracts				\$10,000.00	
3.3	Construction Superintendency				\$40,000.00	Adopt 16 weeks at \$2,500 per week
3.4	Verification and Monitoring Plan				\$2,500.00	
<b>4</b>	<b>POST CONSTRUCTION</b>			<b>sub-total</b>	<b>\$157,500.00</b>	
4.1	Independent Construction Verification				\$60,000.00	
4.2	Stage 4 Road Safety Audit				\$7,500.00	
4.3	RMS Capitalised TCS Maintenance Costs				\$90,000.00	Allowance for maintenance costs assuming relocation of existing signal poles
<b>5</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$1,753,850.00</b>	
<b>5.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$610,000.00</b>	
5.1.1	Establishment	1	item	\$160,000.00	\$160,000.00	Assumed 16 week construction program
5.1.2	Survey and setout	1	item	\$40,000.00	\$40,000.00	
5.1.3	Geotechnical	1	item	\$40,000.00	\$40,000.00	
5.1.4	Service adjustments/relocation	1	item	\$50,000.00	\$50,000.00	Nominal allowance only for works on Chain O Ponds Road
5.1.5	Traffic Control	1	item	\$320,000.00	\$320,000.00	Adopt \$4,000 per day for 16 weeks
<b>5.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$132,300.00</b>	
5.2.1	Bulk earthworks	3780	m3	\$30.00	\$113,400.00	Allowance to undertake 1m cut to fill over new pavement areas
5.2.2	Trim subgrade	3780	m <sup>2</sup>	\$5.00	\$18,900.00	
<b>5.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$637,900.00</b>	
5.3.1	Heavily Bound Pavement	3780	m <sup>2</sup>	\$100.00	\$378,000.00	
5.3.2	SA Type Kerb	205	m <sup>2</sup>	\$70.00	\$14,350.00	
5.3.3	SF Type Kerb	755	m <sup>2</sup>	\$60.00	\$45,300.00	
5.3.4	Sawcut Existing Median and Pavement and dispose offsite	755	m	\$150.00	\$113,250.00	
5.3.5	Replant Median Island	2100	m <sup>2</sup>	\$30.00	\$63,000.00	Allowance to replant median island
5.3.6	Shared Path	120	m	\$200.00	\$24,000.00	Allowance to provide shared path on Chain O Ponds Road Leg Only
<b>5.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$208,650.00</b>	
5.4.1	Reinforced concrete pipes	205	m	\$250.00	\$51,250.00	Allowance for stormwater under SA kerbs only
5.4.2	Stormwater Pits	6	ea	\$3,500.00	\$21,000.00	Allowance for one pit every 40m of SA kerb
5.4.3	Subsoil drainage (NFC)	960	m	\$90.00	\$86,400.00	Allowance for subsoil drainage under sawcuts
5.4.4	Erosion and sediment control	1	item	\$50,000.00	\$50,000.00	Nominal allowance only
<b>5.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$165,000.00</b>	
5.5.1	Linemarking and signposting	1	item	\$25,000.00	\$25,000.00	Nominal allowance only
5.5.2	Street lighting	4	item	\$15,000.00	\$60,000.00	Allowance to replace street lights on Chain O Ponds Road
5.5.3	Traffic signals	1	item	\$50,000.00	\$50,000.00	Allowance to relocate signals in central medians
5.5.4	Driveway Reconstruction	1	item	\$30,000.00	\$30,000.00	Allowance to reconstruct driveways on Chain O Ponds Road
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$570,905.00</b>	
6.1	Contingency on construction (TfNSW requirement)	30%	of	\$1,753,850.00	\$526,155.00	Construction less third-party fees
6.2	Contingency on professional fees	10%	of	\$447,500.00	\$44,750.00	
<b>Total (ex GST)</b>					<b>\$2,772,255.00</b>	

## EXCLUSIONS / QUALIFICATIONS

- Construction cost estimate based on upgrade works in Appendix B of TTPP report ref: 17285 Version Draft01 dated 07 April 2022
- A nominal 3.5m lane width and 40m taper has been adopted for all upgrades
- Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-132 for details of upgrade works
- Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
- No allowance has been made for service relocation works based upon the works being within the existing TfNSW upgrade footprint
- No allowance has been made for structural design

# GP3 S7.11 PLAN: INT6 (Collector Rd/Collector Rd) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$142,120.00</b>	
<b>1.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$0.00</b>	
1.1.1	Establishment & Preliminaries	1	item	\$0.00	\$0.00	
1.1.2	Survey and setout	1	item	\$0.00	\$0.00	
1.1.3	Geotechnical	1	item	\$0.00	\$0.00	
1.1.4	Service adjustments/relocation	0	item		\$0.00	
1.1.5	Traffic Control	1	item	\$0.00	\$0.00	
1.1.6	Clearing & Demolition	1	item	\$0.00	\$0.00	
<b>1.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$9,820.00</b>	
1.2.1	Topsoil Strip and Replace	220	m <sup>2</sup>	\$6.00	\$1,320.00	
1.2.2	Bulk earthworks	280	m <sup>3</sup>	\$25.00	\$7,000.00	Allowance to undertake 1.25m cut to fill over new pavement areas
1.2.3	Trim subgrade	300	m <sup>2</sup>	\$5.00	\$1,500.00	
<b>1.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$116,300.00</b>	
1.3.1	Full depth flexible Pavement	220	m <sup>2</sup>	\$130.00	\$28,600.00	
1.3.2	SA Type Kerb	0	m <sup>2</sup>	\$70.00	\$0.00	
1.3.3	SF Type Kerb	160	m <sup>2</sup>	\$60.00	\$9,600.00	
1.3.4	Shared Path	150	m	\$250.00	\$37,500.00	
1.3.5	Driveway reconstruction	0	ea	\$5,000.00	\$0.00	
1.3.6	Coloured surface coating to R110 (Bus/Cycle)	0	m <sup>2</sup>	\$40.00	\$0.00	
1.3.7	Concrete traffic island	290	m <sup>2</sup>	\$140.00	\$40,600.00	
<b>1.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$0.00</b>	
1.4.1	Reinforced concrete pipes	0	m	\$250.00	\$0.00	Allowance for stormwater under SA kerbs only
1.4.2	Stormwater Pits	0	ea	\$2,500.00	\$0.00	Allowance for one pit every 50m of SA kerb
1.4.3	Subsoil drainage (NFC)	0	m	\$50.00	\$0.00	Allowance for subsoil drainage under kerbs
1.4.4	Erosion and sediment control	1	item	\$0.00	\$0.00	Nominal allowance only
<b>1.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$6,000.00</b>	
1.5.1	Linemarking and signposting	1	item	\$6,000.00	\$6,000.00	Nominal allowance only
1.5.2	Street lighting	0	ea	\$15,000.00	\$0.00	Allowance for 1 light every 60m
<b>1.6</b>	<b>Landscaping</b>			<b>sub-total</b>	<b>\$10,000.00</b>	
1.6.1	Landscaping	1	item	\$10,000.00	\$10,000.00	
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$28,424.00</b>	
6.1	Contingency on construction	20%	of	\$142,120.00	\$28,424.00	
<b>Total (ex GST)</b>					<b>\$170,544.00</b>	

## EXCLUSIONS / QUALIFICATIONS

1. These costs should be read in conjunction with plan set prepared by ADW Johnson, titled "GP3 Section 7.11 Plan Technical Drawings", revision A, dated 14/04/2022
2. Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
3. Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-136 for details of upgrade works
4. No allowance has been made for service relocation works
5. No allowance has been made for structural design

# GP3 S7.11 PLAN: INT3 (Chain-O-Ponds Rd/Entry Boulevard (East)) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$1,180,305.00</b>	
<b>1.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$345,000.00</b>	
1.1.1	Establishment & Preliminaries	1	item	\$120,000.00	\$120,000.00	
1.1.2	Survey and setout	1	item	\$30,000.00	\$30,000.00	
1.1.3	Geotechnical	1	item	\$30,000.00	\$30,000.00	
1.1.4	Service adjustments/relocation	0	item		\$0.00	
1.1.5	Traffic Control	1	item	\$160,000.00	\$160,000.00	
1.1.6	Clearing & Demolition	1	item	\$5,000.00	\$5,000.00	
<b>1.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$113,280.00</b>	
1.2.1	Topsail Strip and Replace	5930	m <sup>2</sup>	\$6.00	\$35,580.00	
1.2.2	Bulk earthworks	2600	m <sup>3</sup>	\$25.00	\$65,000.00	Allowance to undertake 1.25m cut to fill over new pavement areas
1.2.3	Trim subgrade	2540	m <sup>2</sup>	\$5.00	\$12,700.00	
<b>1.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$434,275.00</b>	
1.3.1	Full depth flexible Pavement	2080	m <sup>2</sup>	\$130.00	\$270,400.00	
1.3.2	SA Type Kerb	330	m <sup>2</sup>	\$70.00	\$23,100.00	
1.3.3	SF Type Kerb	265	m <sup>2</sup>	\$60.00	\$15,900.00	
1.3.4	Shared Path	164	m	\$250.00	\$40,875.00	
1.3.5	Driveway reconstruction	0	ea	\$5,000.00	\$0.00	
1.3.6	Coloured surface coating to R110 (Bus/Cycle)	0	m <sup>2</sup>	\$40.00	\$0.00	
1.3.7	Concrete traffic island	600	m <sup>2</sup>	\$140.00	\$84,000.00	
<b>1.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$124,750.00</b>	
1.4.1	Reinforced concrete pipes	165	m	\$250.00	\$41,250.00	Allowance for stormwater under SA kerbs only
1.4.2	Stormwater Pits	13	ea	\$2,500.00	\$32,500.00	Allowance for one pit every 50m of SA kerb
1.4.3	Subsoil drainage (NFC)	620	m	\$50.00	\$31,000.00	Allowance for subsoil drainage under kerbs
1.4.4	Erosion and sediment control	1	item	\$20,000.00	\$20,000.00	Nominal allowance only
<b>1.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$88,000.00</b>	
1.5.1	Linemarking and signposting	1	item	\$13,000.00	\$13,000.00	Nominal allowance only
1.5.2	Street lighting	5	ea	\$15,000.00	\$75,000.00	Allowance for 1 light every 60m
<b>1.6</b>	<b>Landscaping</b>			<b>sub-total</b>	<b>\$75,000.00</b>	
1.6.1	Landscaping	1	item	\$75,000.00	\$75,000.00	
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$236,061.00</b>	
6.1	Contingency on construction	20%	of	\$1,180,305.00	\$236,061.00	
<b>Total (ex GST)</b>					<b>\$1,416,366.00</b>	

## EXCLUSIONS / QUALIFICATIONS

1. These costs should be read in conjunction with plan set prepared by ADW Johnson, titled "GP3 Section 7.11 Plan Technical Drawings", revision A, dated 14/04/2022
2. Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
3. Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-133 for details of upgrade works
4. No allowance has been made for service relocation works
5. No allowance has been made for structural design



# GP3 S7.11 PLAN: INT4 (Chain-O-Ponds Rd/Entry Boulevard (Central)) - Works Cost Schedule

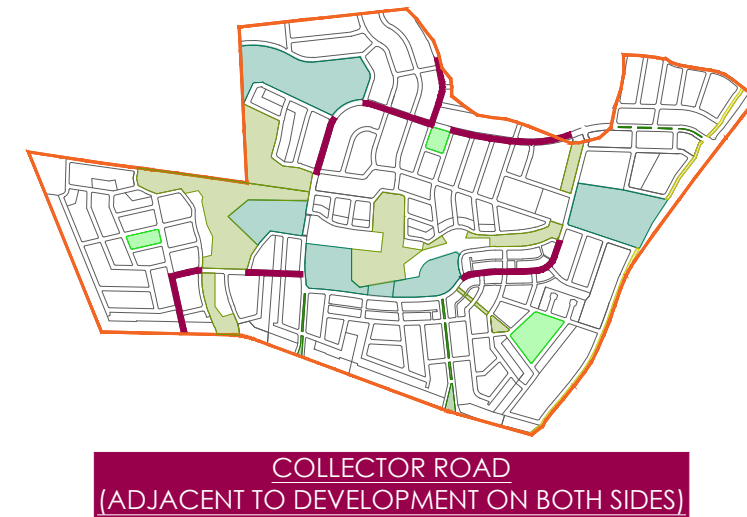
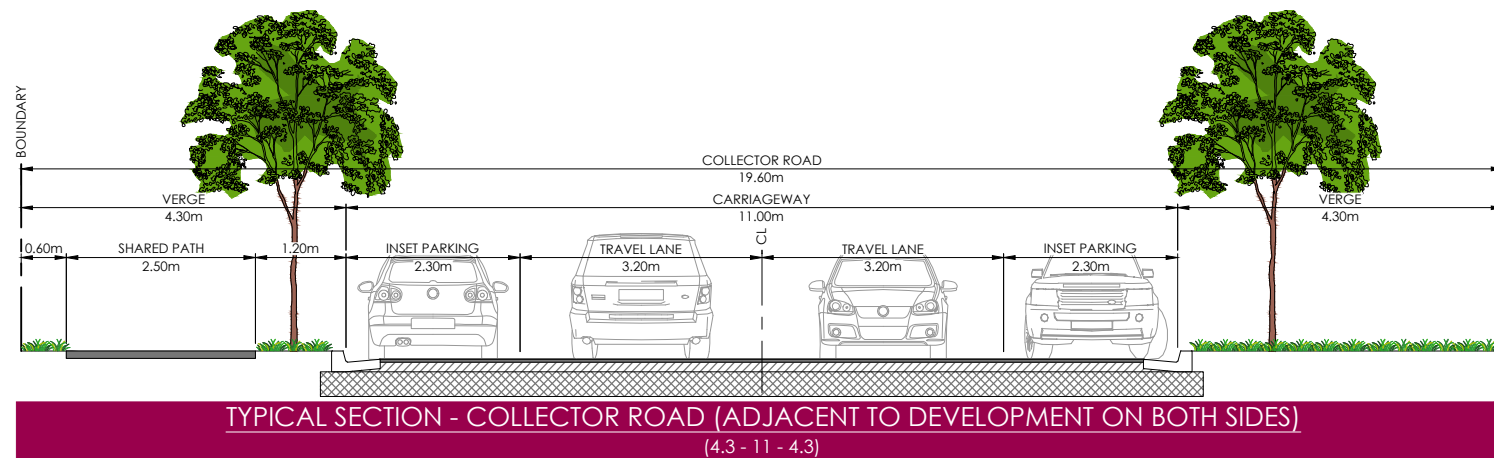
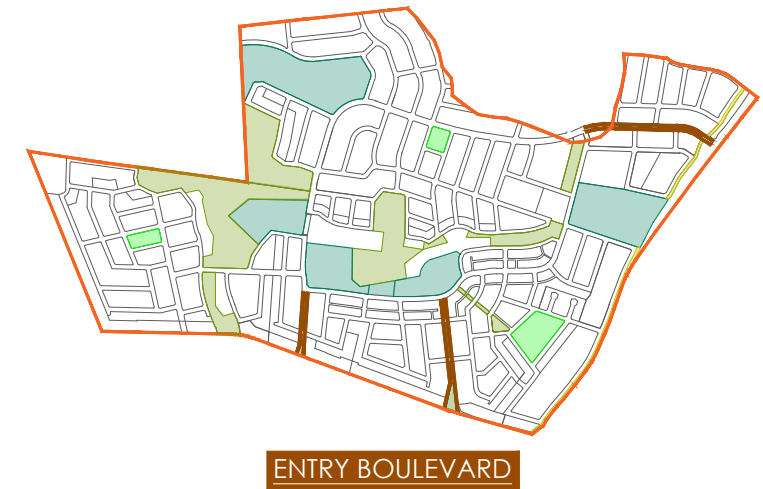
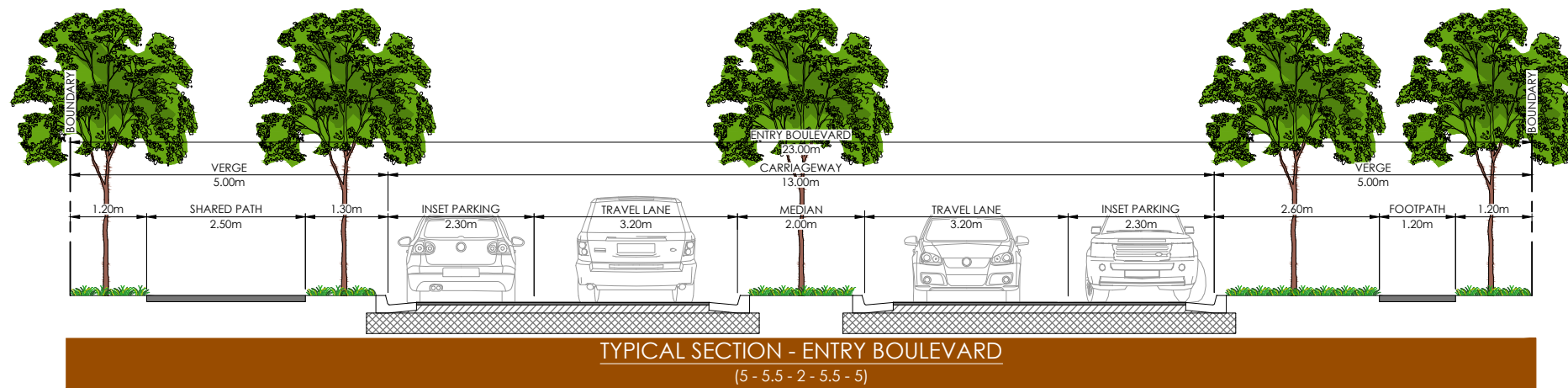
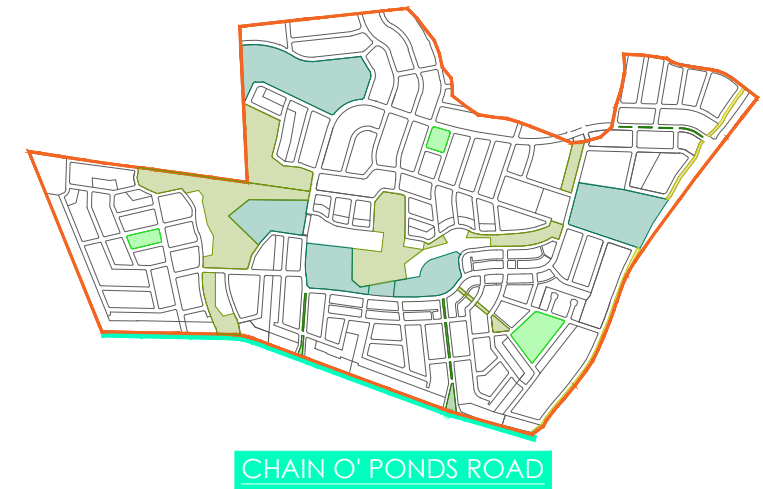
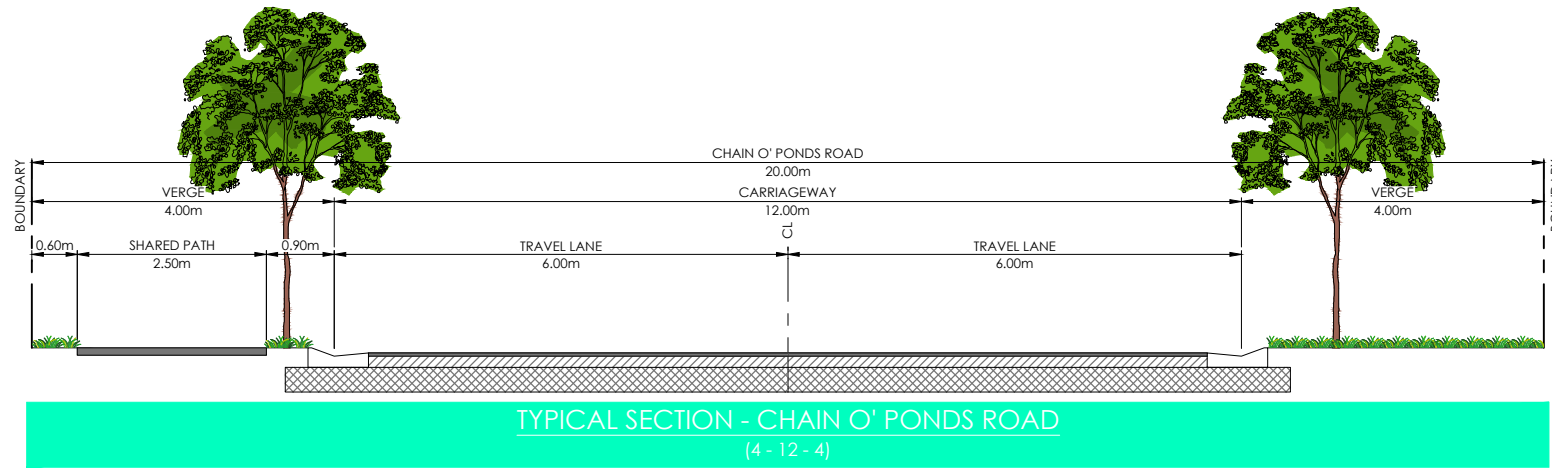
300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$1,539,620.00</b>	
<b>1.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$345,000.00</b>	
1.1.1	Establishment & Preliminaries	1	item	\$120,000.00	\$120,000.00	
1.1.2	Survey and setout	1	item	\$30,000.00	\$30,000.00	
1.1.3	Geotechnical	1	item	\$30,000.00	\$30,000.00	
1.1.4	Service adjustments/relocation	0	item		\$0.00	
1.1.5	Traffic Control	1	item	\$160,000.00	\$160,000.00	
1.1.6	Clearing & Demolition	1	item	\$5,000.00	\$5,000.00	
<b>1.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$194,420.00</b>	
1.2.1	Topsail Strip and Replace	6470	m <sup>2</sup>	\$6.00	\$38,820.00	
1.2.2	Bulk earthworks	5270	m <sup>3</sup>	\$25.00	\$131,750.00	Allowance to undertake 1.25m cut to fill over new pavement areas
1.2.3	Trim subgrade	4770	m <sup>2</sup>	\$5.00	\$23,850.00	
<b>1.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$666,700.00</b>	
1.3.1	Full depth flexible Pavement	4220	m <sup>2</sup>	\$130.00	\$548,600.00	
1.3.2	SA Type Kerb	550	m <sup>2</sup>	\$70.00	\$38,500.00	
1.3.3	SF Type Kerb	35	m <sup>2</sup>	\$60.00	\$2,100.00	
1.3.4	Shared Path	270	m	\$250.00	\$67,500.00	
1.3.5	Driveway reconstruction	1	ea	\$5,000.00	\$5,000.00	
1.3.6	Coloured surface coating to R110 (Bus/Cycle)	90	m <sup>2</sup>	\$40.00	\$3,600.00	
1.3.7	Concrete traffic island	10	m <sup>2</sup>	\$140.00	\$1,400.00	
<b>1.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$215,500.00</b>	
1.4.1	Reinforced concrete pipes	540	m	\$250.00	\$135,000.00	Allowance for stormwater under SA kerbs only
1.4.2	Stormwater Pits	12	ea	\$2,500.00	\$30,000.00	Allowance for one pit every 50m of SA kerb
1.4.3	Subsoil drainage (NFC)	610	m	\$50.00	\$30,500.00	Allowance for subsoil drainage under kerbs
1.4.4	Erosion and sediment control	1	item	\$20,000.00	\$20,000.00	Nominal allowance only
<b>1.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$88,000.00</b>	
1.5.1	Linemarking and signposting	1	item	\$13,000.00	\$13,000.00	Nominal allowance only
1.5.2	Street lighting	5	ea	\$15,000.00	\$75,000.00	Allowance for 1 light every 60m
<b>1.6</b>	<b>Landscaping</b>			<b>sub-total</b>	<b>\$30,000.00</b>	
1.6.1	Landscaping	1	item	\$30,000.00	\$30,000.00	
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$307,924.00</b>	
6.1	Contingency on construction	20%	of	\$1,539,620.00	\$307,924.00	
<b>Total (ex GST)</b>					<b>\$1,847,544.00</b>	

## EXCLUSIONS / QUALIFICATIONS

1. These costs should be read in conjunction with plan set prepared by ADW Johnson, titled "GP3 Section 7.11 Plan Technical Drawings", revision A, dated 14/04/2022
2. Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
3. Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-134 for details of upgrade works
4. No allowance has been made for service relocation works
5. No allowance has been made for structural design

# GP3 S.7.11 PLAN: BASE ROAD SECTIONS



drawing title:  
**BASE ROAD SECTIONS - SHEET 1**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-111

client:

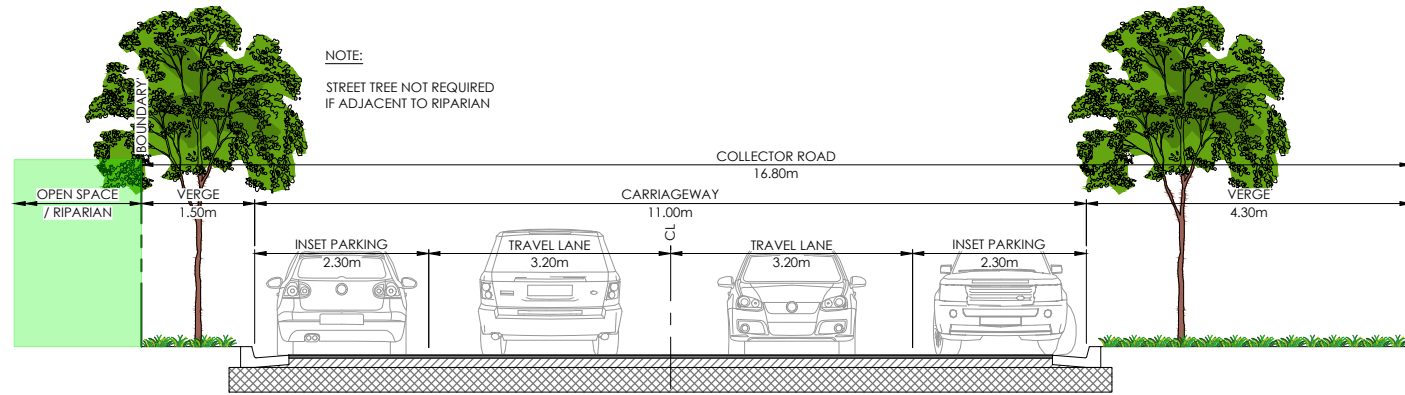


central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
sydney office ph: (02) 8046 7411

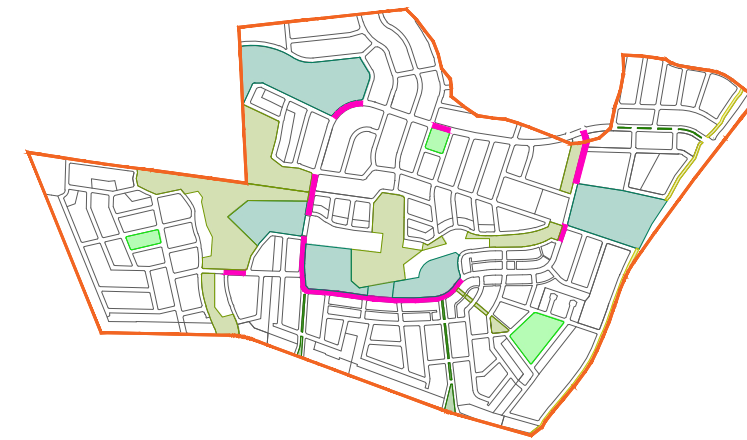
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
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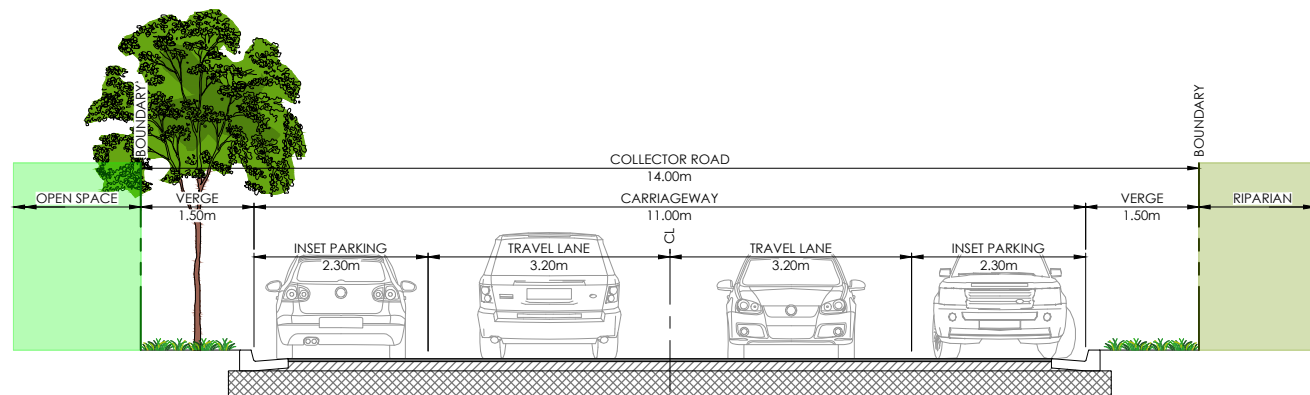
# GP3 S.7.11 PLAN: BASE ROAD SECTIONS



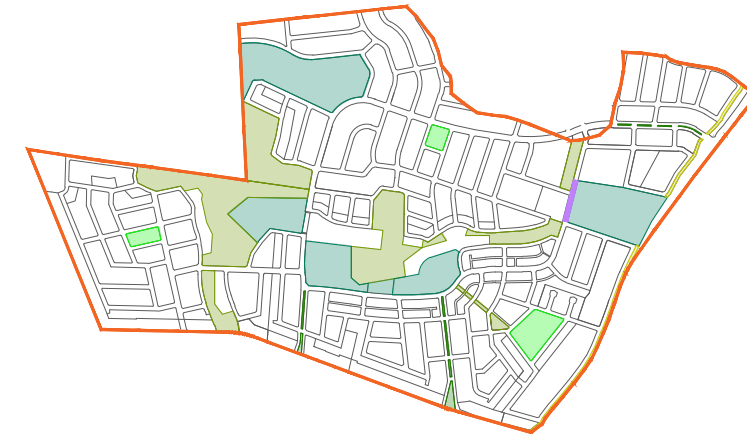
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(1.5 - 11 - 4.3)



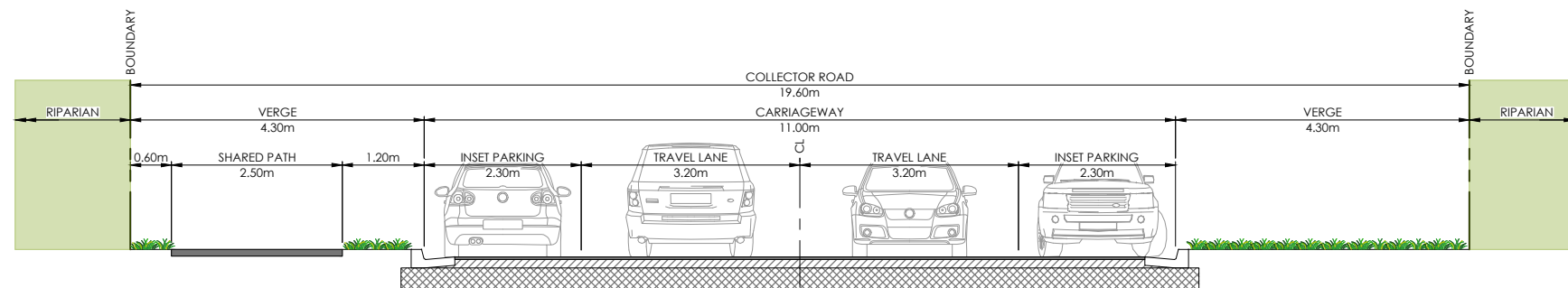
**COLLECTOR ROAD (ADJACENT TO RIPARIAN OR OPEN SPACE ON ONE SIDE)**



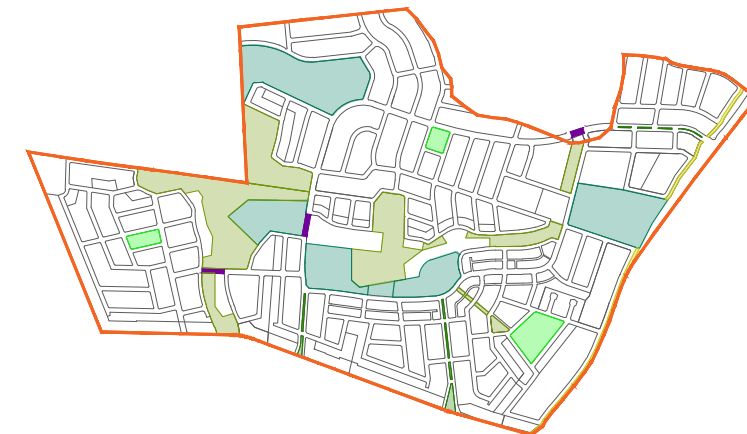
**TYPICAL SECTION - COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE)**  
(1.5 - 11 - 1.5)



**COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE)**



**TYPICAL SECTION - COLLECTOR ROAD (RIPARIAN CROSSING)**  
(1.5 - 11 - 1.5)



**COLLECTOR ROAD (RIPARIAN CROSSING)**

Plotted By: Jacob Jackson Plot Date: 11/07/22 3:39:56PM Cod File: \\PSERVER06\DRAWINGS\PLANNING\GP3 S711\300070-PSK-112.DWG  
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

working beyond expectations

drawing title:  
**BASE ROAD SECTIONS - SHEET 2**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-112

client:



central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411

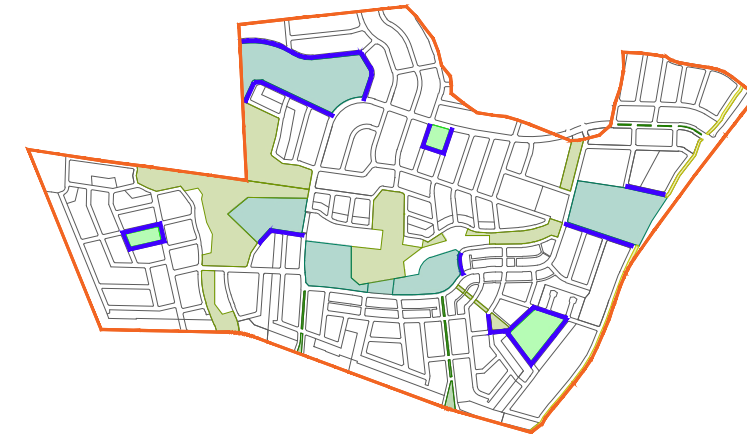
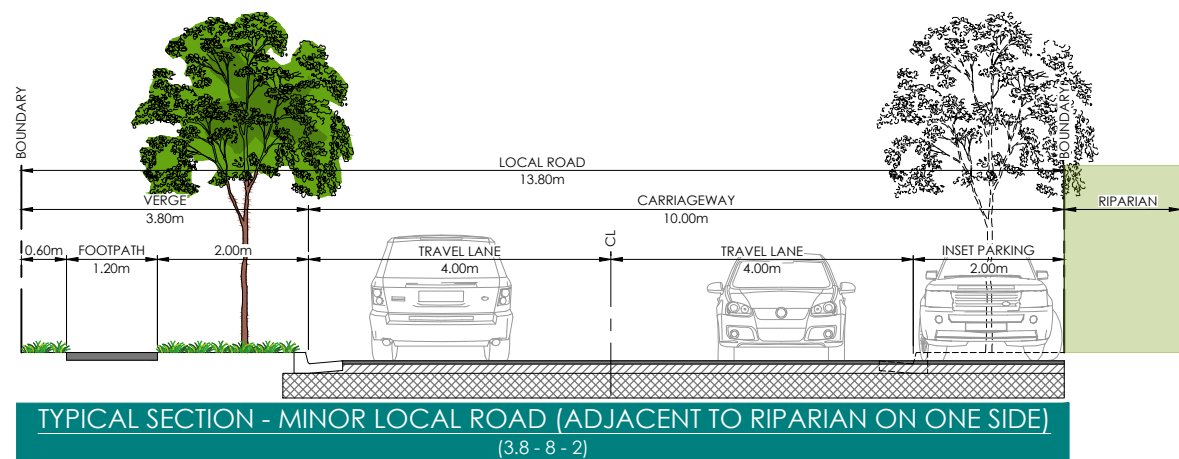
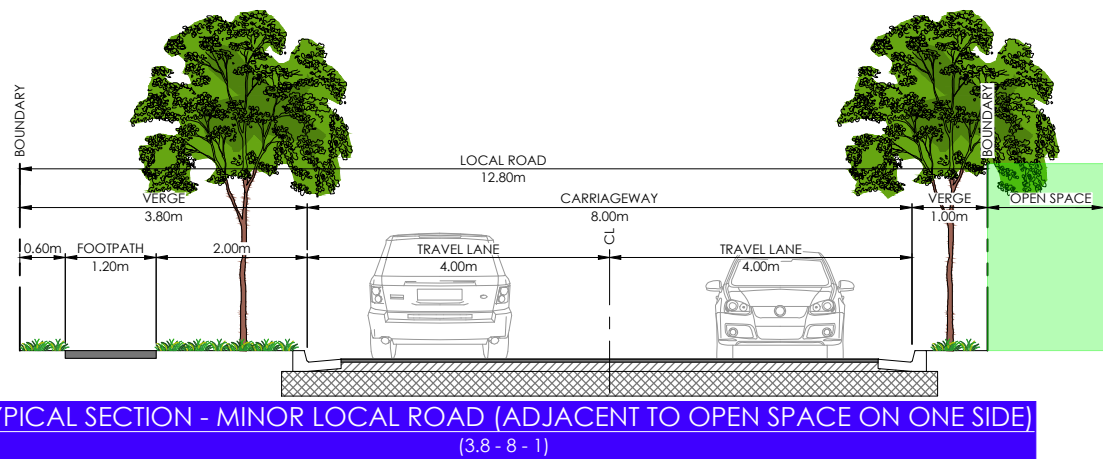
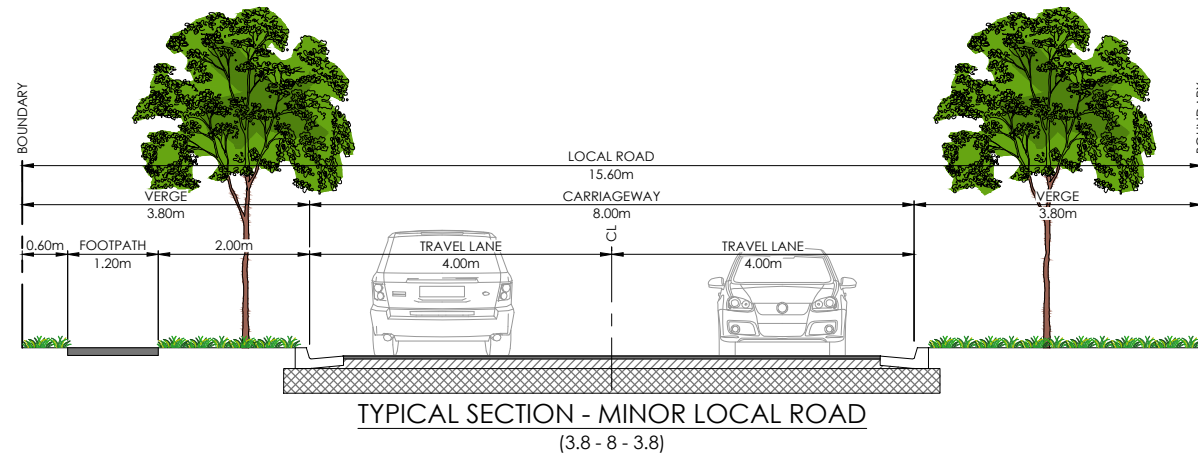
www.adwjohnson.com.au

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
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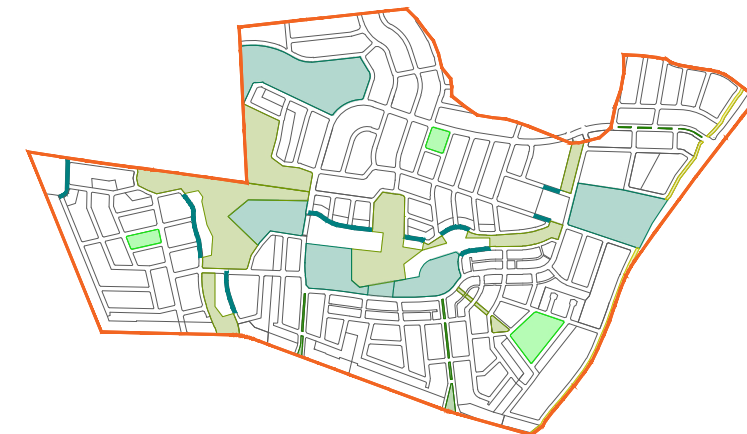
- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

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# GP3 S.7.11 PLAN: BASE ROAD SECTIONS



**MINOR LOCAL ROAD (ADJACENT TO OPEN SPACE ON ONE SIDE)**



**MINOR LOCAL ROAD (ADJACENT TO RIPARIAN ON ONE SIDE)**

drawing title:  
**BASE ROAD SECTIONS - SHEET 3**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-113

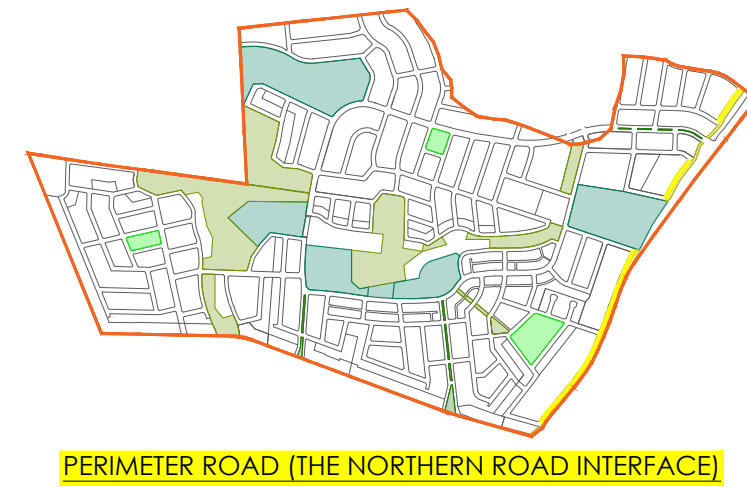
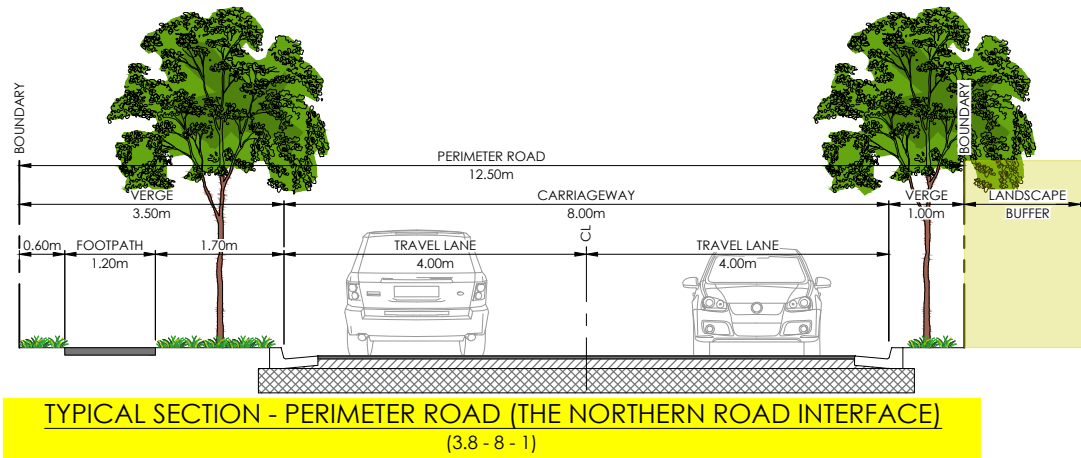
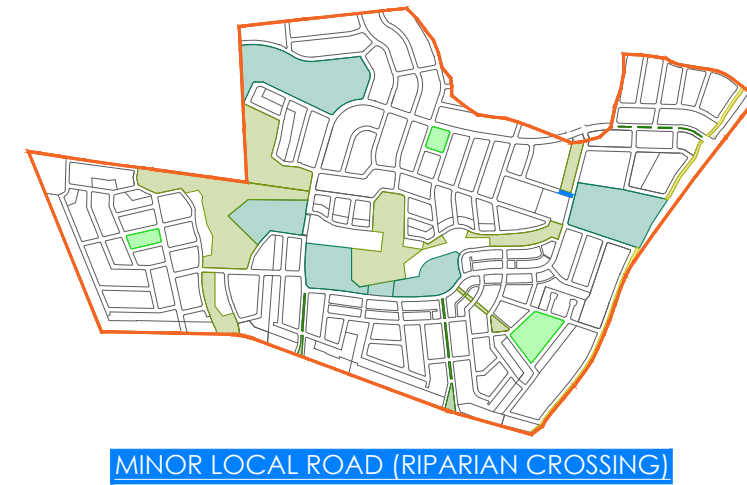
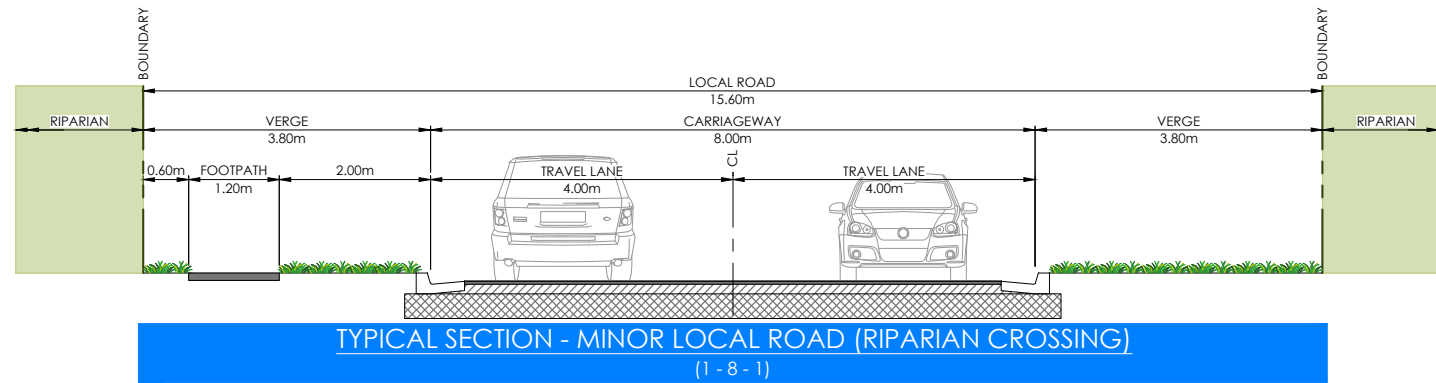
client:



central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
sydney office ph: (02) 8046 7411

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# GP3 S.7.11 PLAN: BASE ROAD SECTIONS



Plotted By: Jacob Jackson Plot Date: 11/07/22 3:40:15PM Cod File: \\PSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S711\300070-PSK-114.DWG  
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working beyond expectations

drawing title:  
**BASE ROAD SECTIONS - SHEET 4**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-114

client:

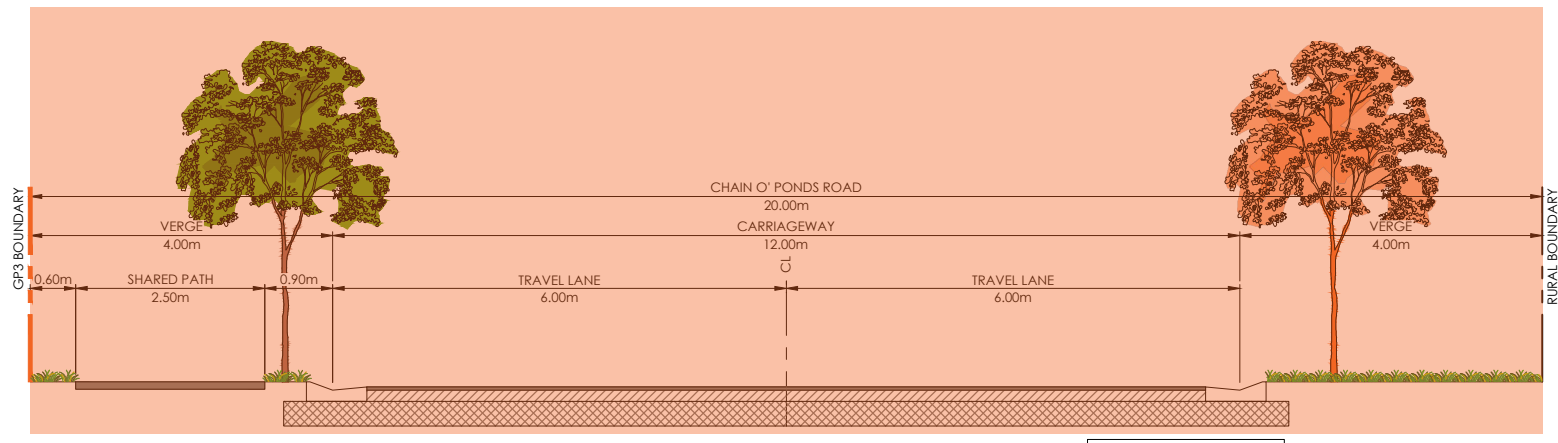
central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A		

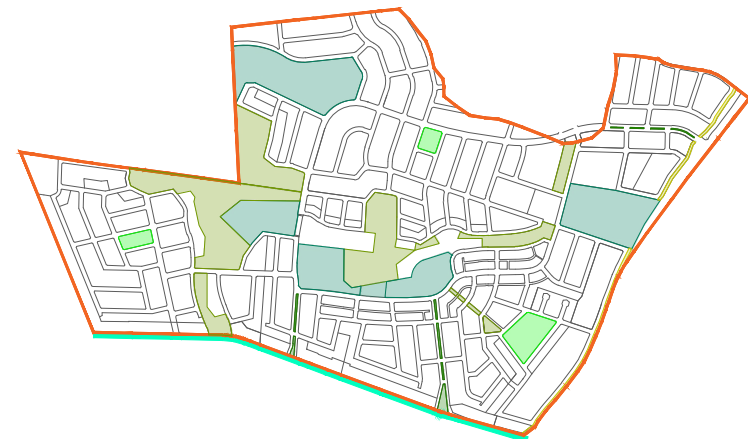
# GP3 S.7.11 PLAN: ROAD SECTION WORKS ITEMS INCLUDED

NOTE:  
DENOTES ITEMS INCLUDED  
IN WORKS SCHEDULE

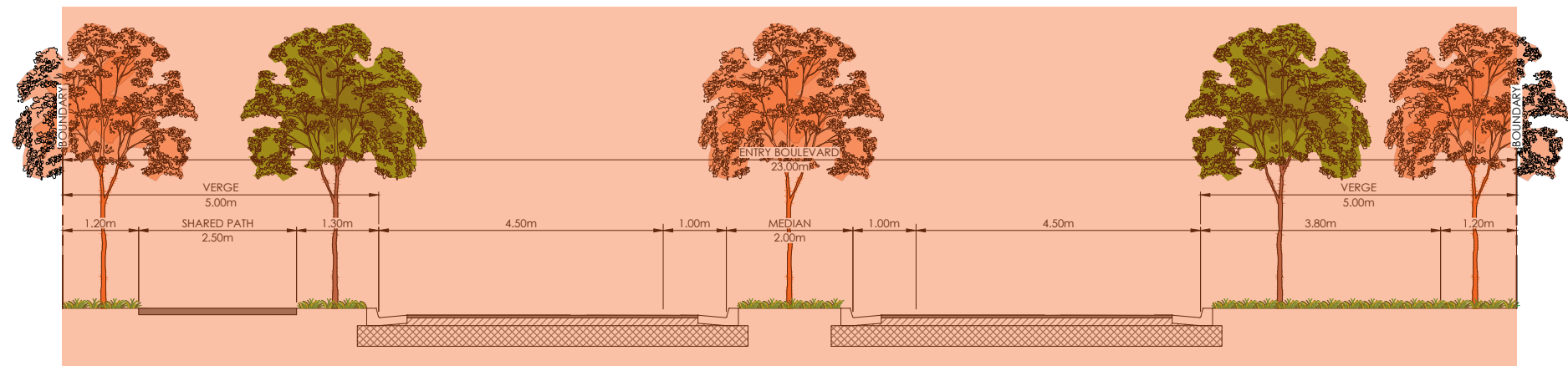


- HALF ROAD CONSTRUCTION

T1 - CHAIN O' PONDS ROAD S.7.11 COSTS



CHAIN O' PONDS ROAD

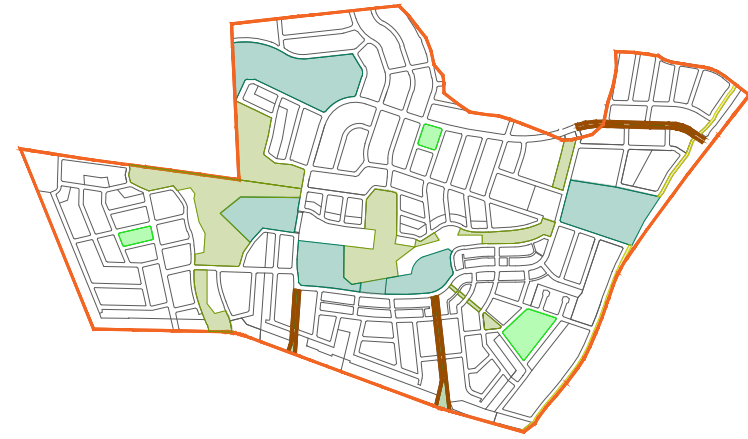


- ADDITIONAL SHARED PATH  
- ADDITIONAL STREET TREE

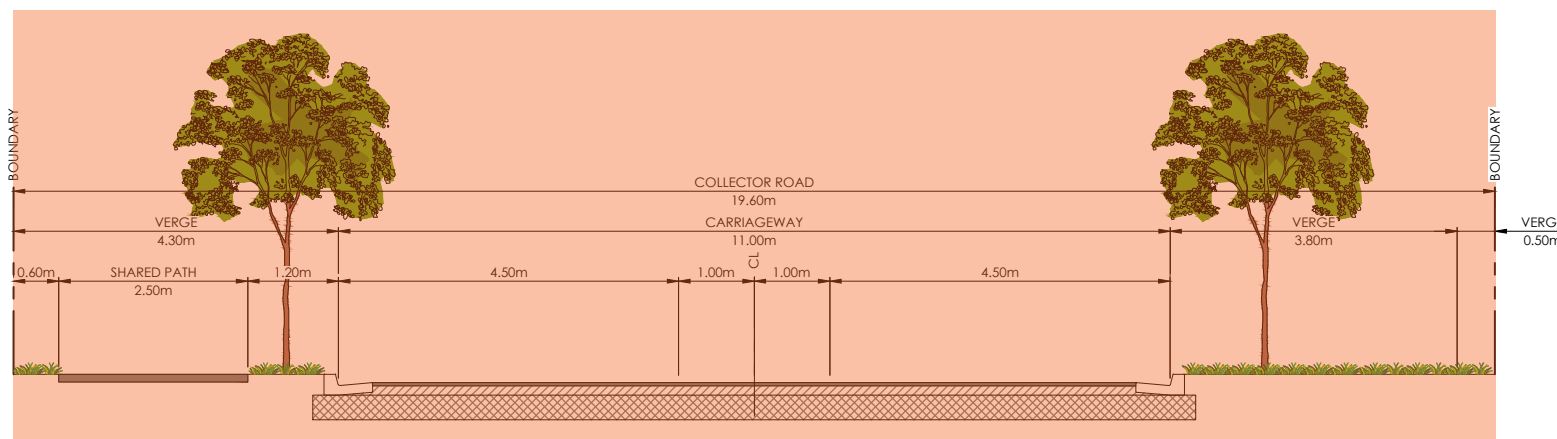
- 2.0m INCREASED ROAD PAVEMENT WIDTH  
- 2.0m MEDIAN WITH KERBS & PLANTING

- 1.2m ADDITIONAL VERGE  
WIDTH AND STREET TREE

T2 - ENTRY BOULEVARD S.7.11 COSTS



ENTRY BOULEVARD

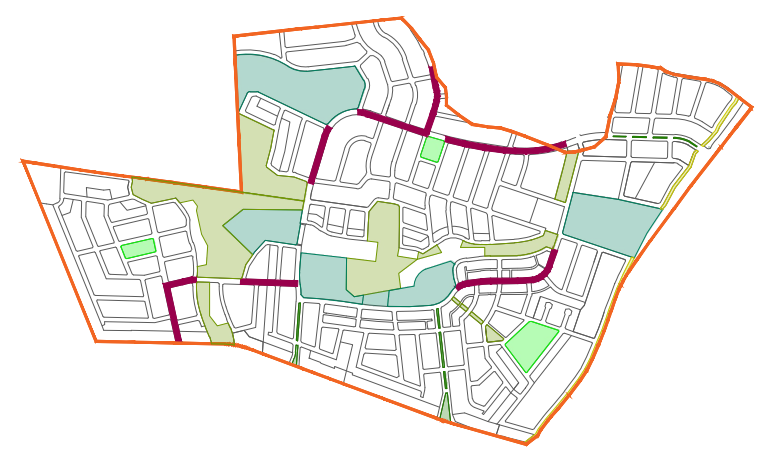


- ADDITIONAL SHARED PATH

2.0m INCREASED ROAD PAVEMENT WIDTH

- 0.5m ADDITIONAL  
VERGE WIDTH

T3.1 - COLLECTOR ROAD (ADJACENT TO DEVELOPMENT ON BOTH SIDES) S.7.11 COSTS



COLLECTOR ROAD (ADJACENT TO  
DEVELOPMENT ON BOTH SIDES)

drawing title:  
**ROAD SECTION  
WORK ITEMS - SHEET 1**

location: CHAIN-O-PONDS ROAD,  
MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-121

client:

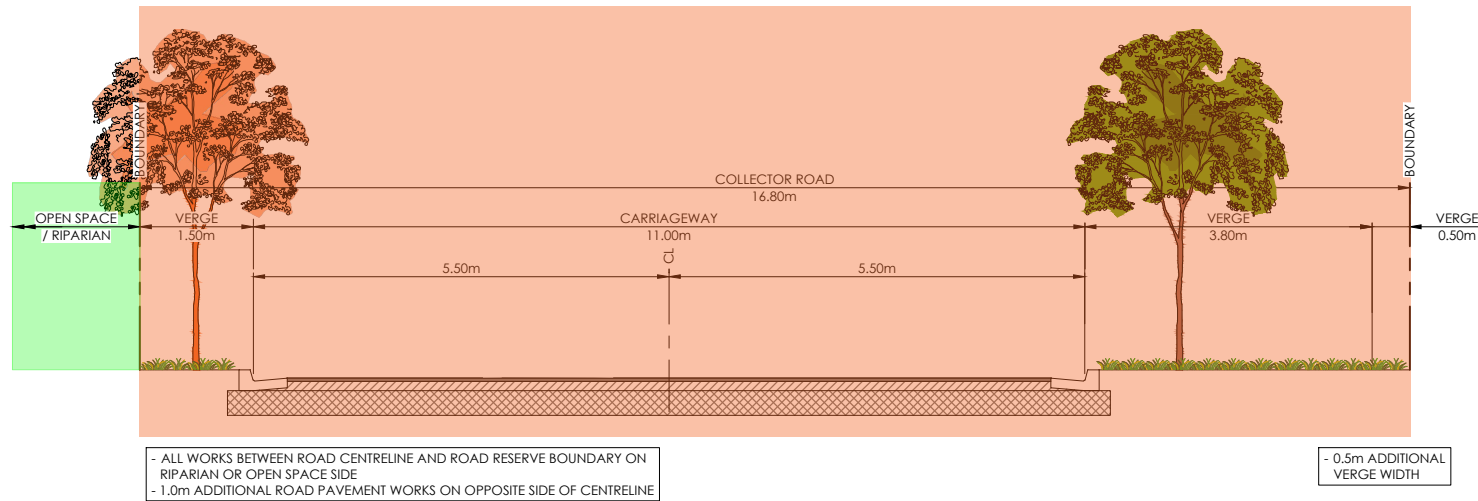


central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411  
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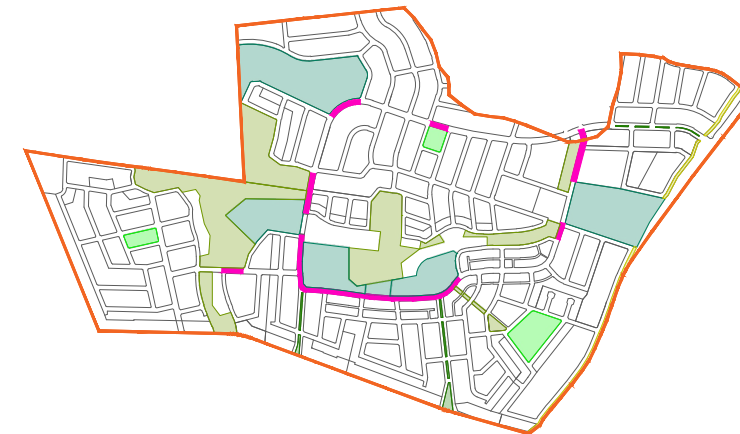
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# GP3 S.7.11 PLAN: ROAD SECTION WORKS ITEMS INCLUDED

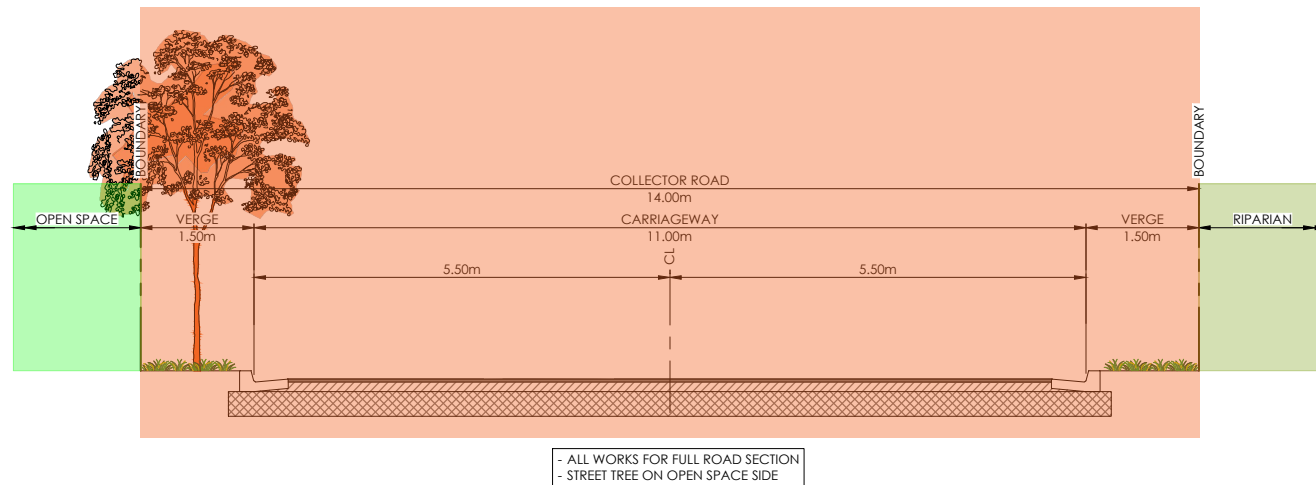
NOTE:  
DENOTES ITEMS INCLUDED  
IN WORKS SCHEDULE



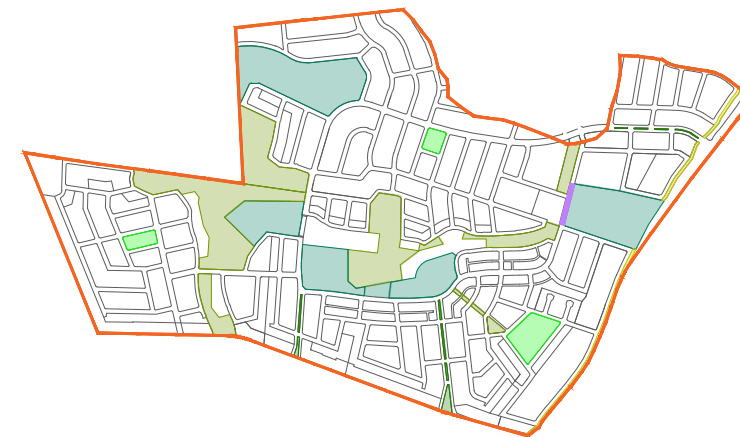
T3.2 - COLLECTOR ROAD (ADJACENT TO RIPARIAN OR OPEN SPACE ON ONE SIDE) S.7.11 COSTS



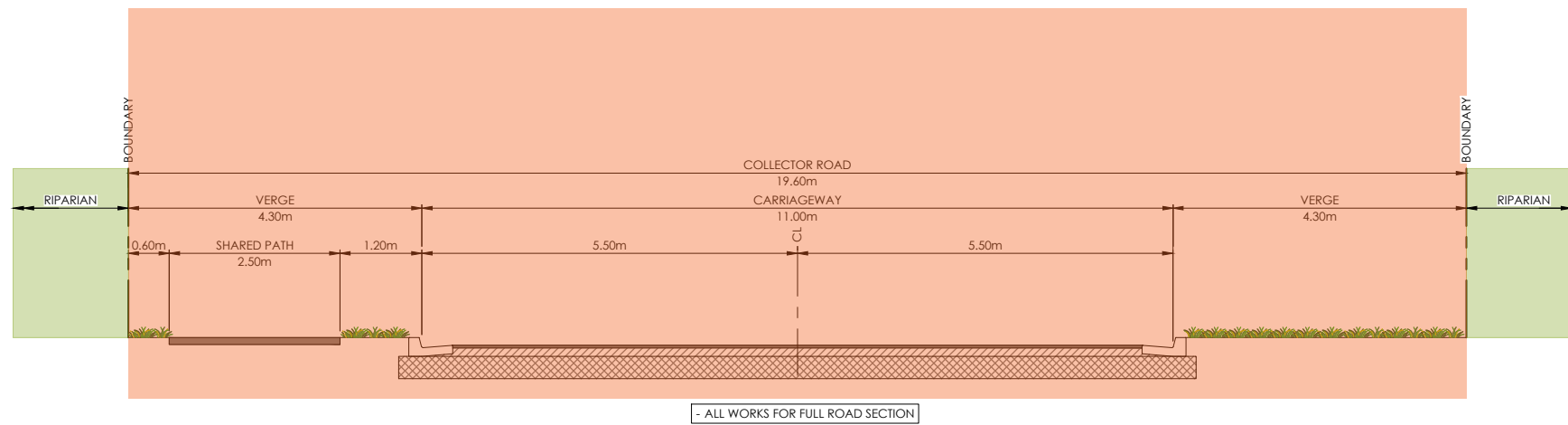
COLLECTOR ROAD (ADJACENT TO RIPARIAN OR OPEN SPACE ON ONE SIDE)



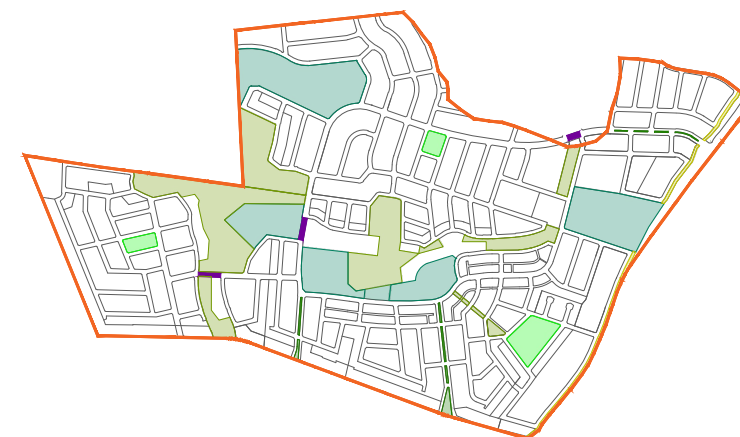
T3.3 - COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE) S.7.11 COSTS



COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE)



T3.4 - COLLECTOR ROAD (RIPARIAN CROSSING) S.7.11 COSTS



COLLECTOR ROAD (RIPARIAN CROSSING)

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:50 0 1.25 2.5 m A3 1:100	

drawing title:  
**ROAD SECTION  
WORK ITEMS - SHEET 2**

location: CHAIN-O-PONDS ROAD,  
MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-122

client:

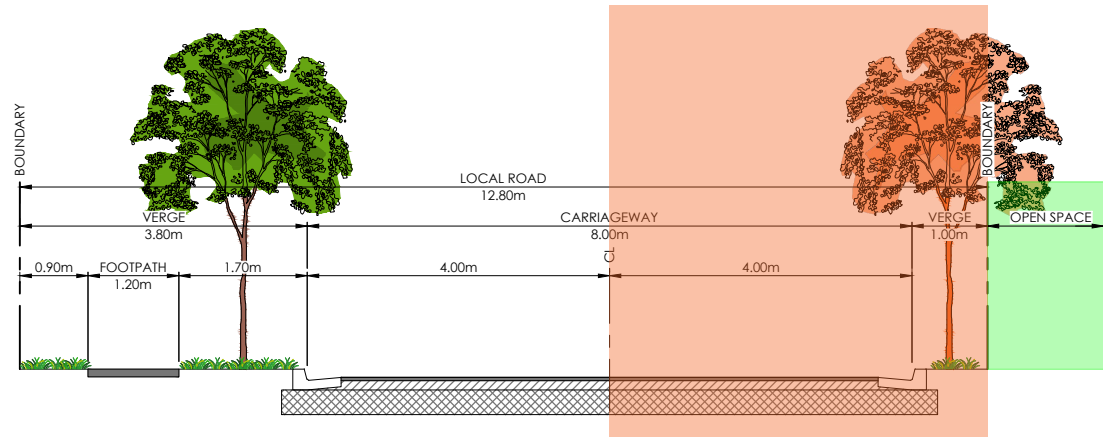


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sydney office ph: (02) 8046 7411

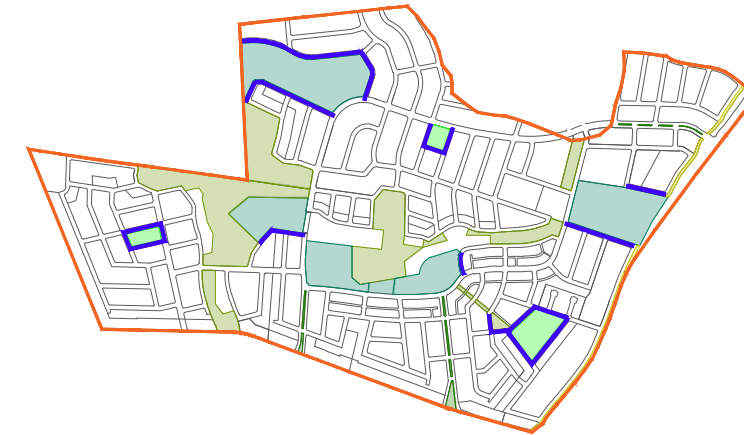
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# GP3 S.7.11 PLAN: ROAD SECTION WORKS ITEMS INCLUDED

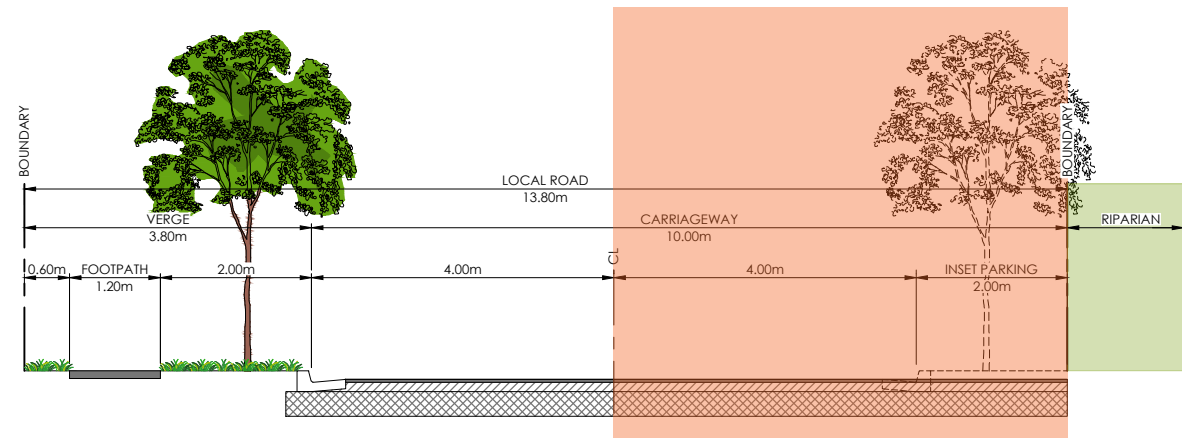
NOTE:  
 DENOTES ITEMS INCLUDED  
 IN WORKS SCHEDULE



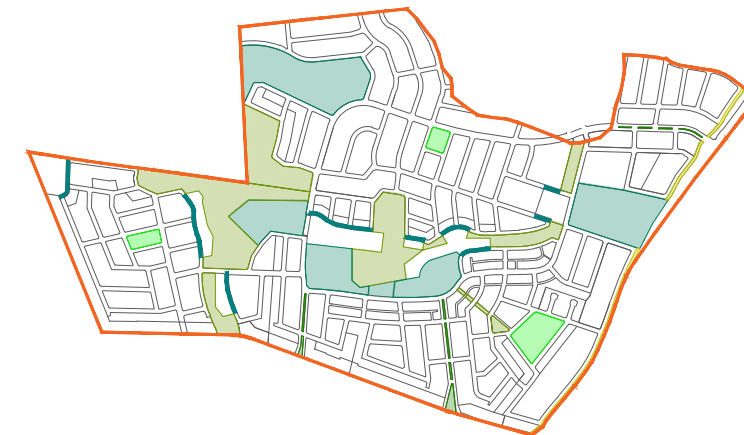
**T4.1 - MINOR LOCAL ROAD (ADJACENT TO OPEN SPACE ON ONE SIDE) S.7.11 COSTS**



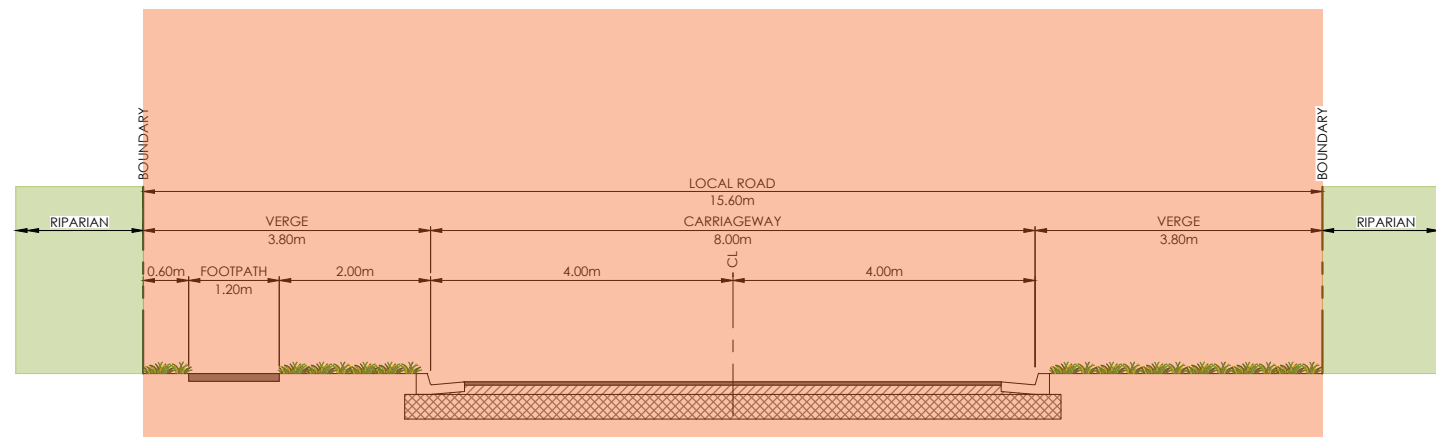
**MINOR LOCAL ROAD (ADJACENT TO OPEN SPACE ON ONE SIDE)**



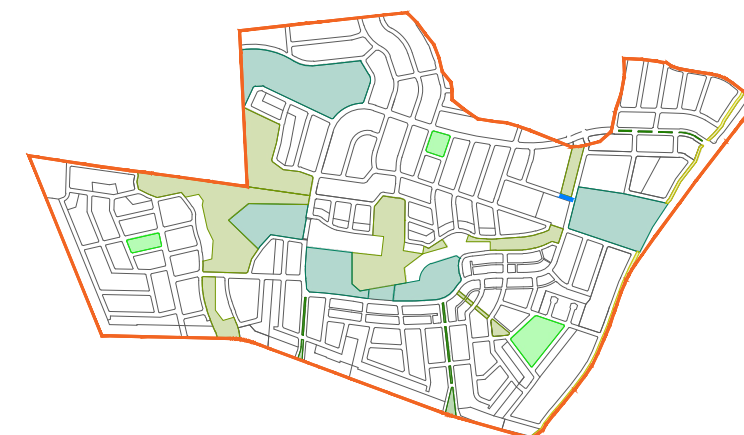
**T4.1 - MINOR LOCAL ROAD (ADJACENT TO RIPARIAN ON ONE SIDE) S.7.11 COSTS**



**MINOR LOCAL ROAD (ADJACENT TO RIPARIAN ON ONE SIDE)**



**T4.2 - MINOR LOCAL ROAD (RIPARIAN CROSSING) S.7.11 COSTS**



**MINOR LOCAL ROAD (RIPARIAN CROSSING)**

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:50 0 1.25 2.5 m A3 1:100	

drawing title:  
**ROAD SECTION WORK ITEMS - SHEET 3**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-123

client:

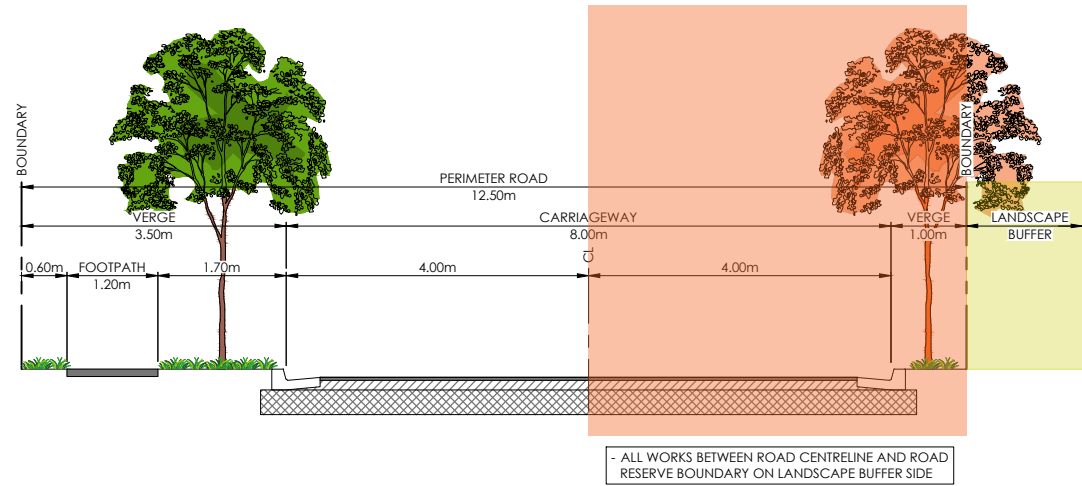



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 sydney office ph: (02) 8046 7411

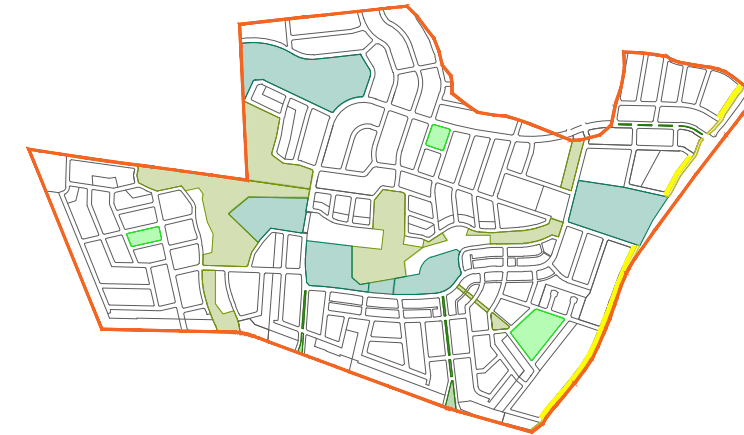
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# GP3 S.7.11 PLAN: ROAD SECTION WORKS ITEMS INCLUDED



**T5 - TYPICAL SECTION - PERIMETER ROAD (THE NORTHERN ROAD INTERFACE) S.7.11 COSTS**



**PERIMETER ROAD (THE NORTHERN ROAD INTERFACE)**

NOTE:  
DENOTES ITEMS INCLUDED  
IN WORKS SCHEDULE

drawing title:  
**ROAD SECTION  
WORK ITEMS - SHEET 4**

location: CHAIN-O-PONDS ROAD,  
MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-124

client:

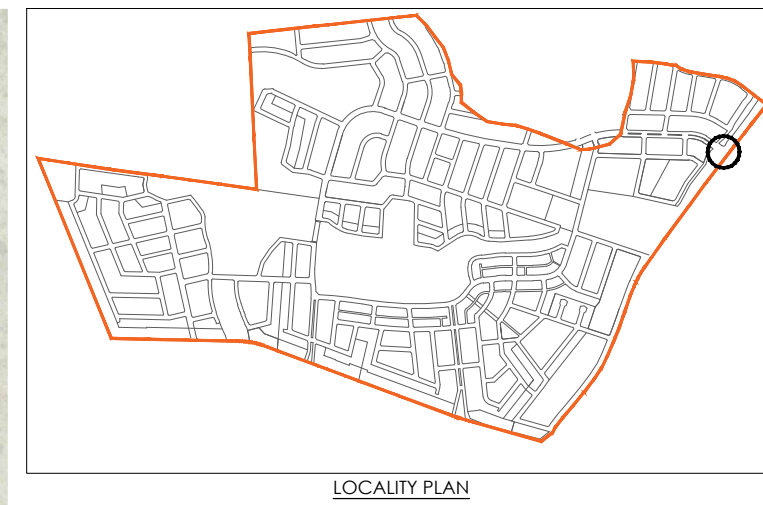
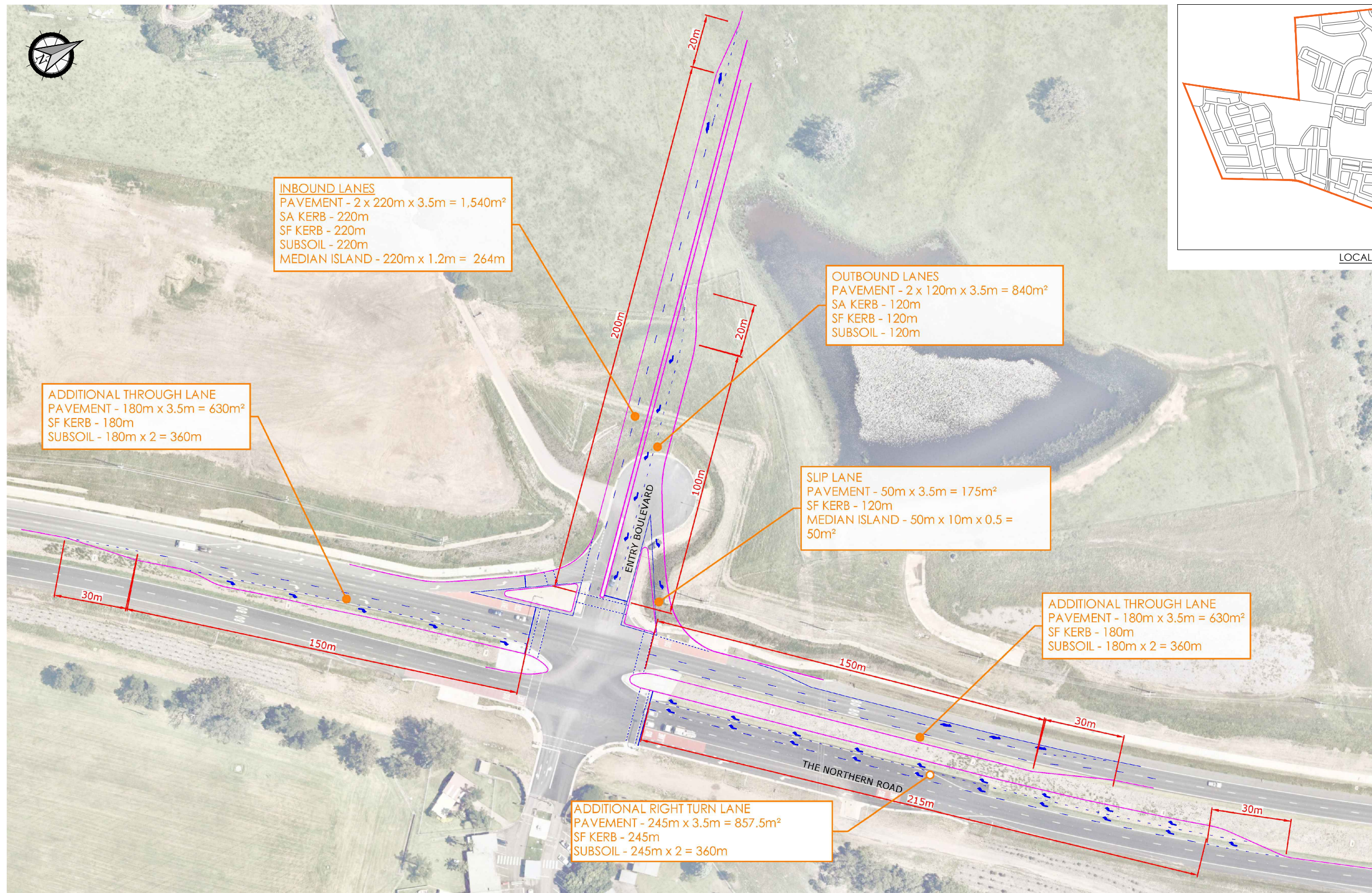


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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:50 0 1.25 2.5 m A3 1:100	

# GP3 S.7.11 PLAN: INT1 WORKS



INTERSECTION No.1 - ENTRY BOULEVARD / THE NORTHERN ROAD

drawing title:  
**ROAD INTERSECTION No. 1**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-131

client:

central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
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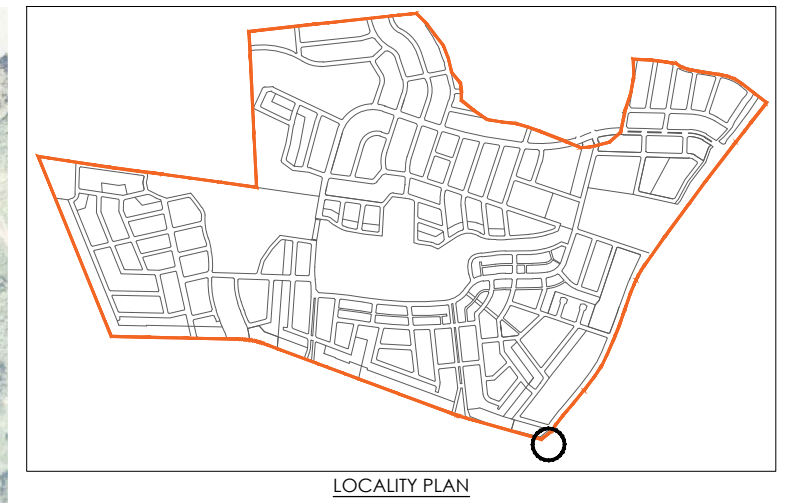
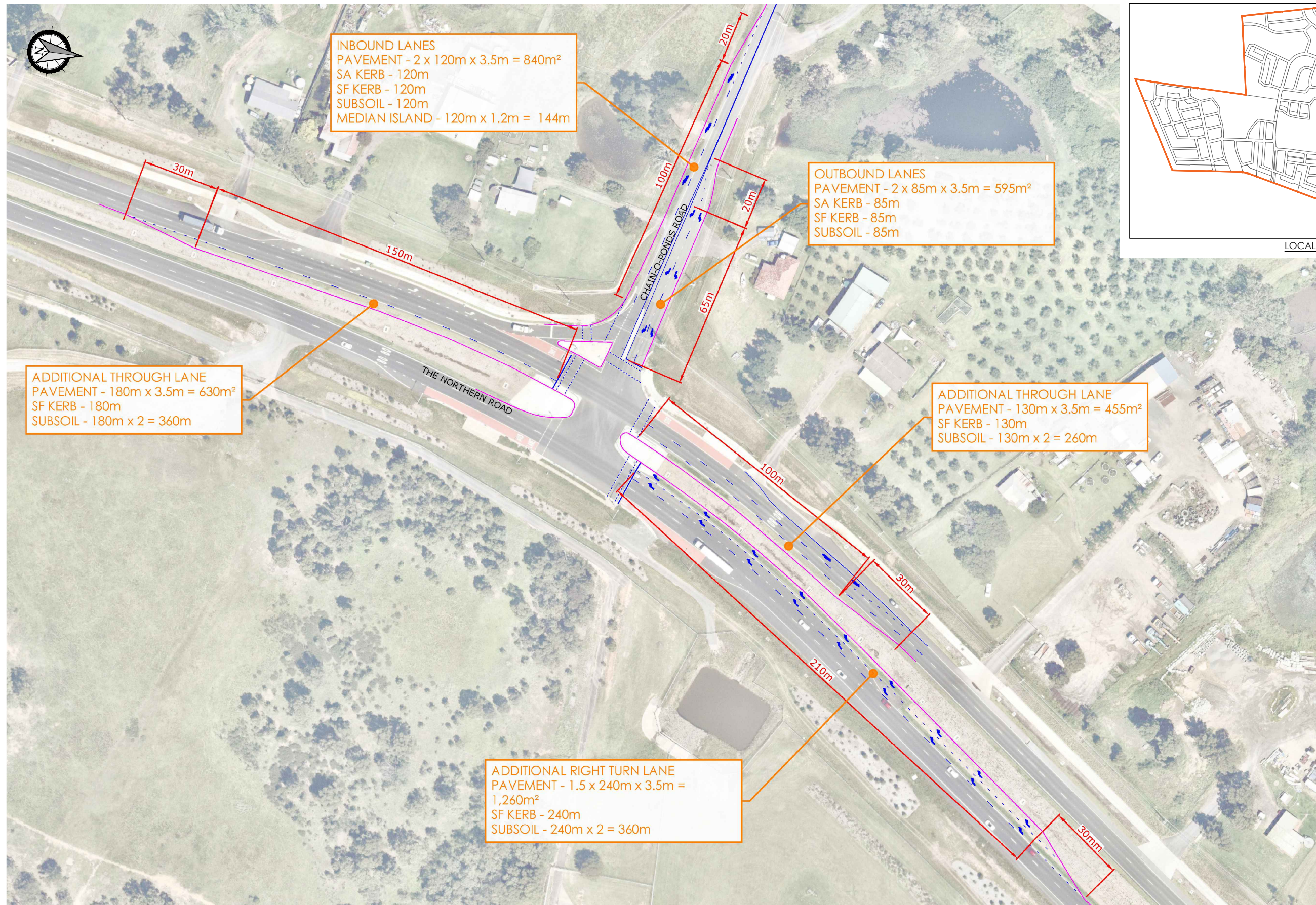
Plotted By: Jacob Jackson Plot Date: 11/07/22 3:40:58PM Cod File: \\PSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S.7.11\300070-PSK-131.DWG  
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:750 0 15.0 30.0 37.5m A3 1:1500	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

# GP3 S.7.11 PLAN: INT2 WORKS



INTERSECTION No. 2 - CHAIN O' PONDS ROAD / THE NORTHERN ROAD

drawing title:  
**ROAD INTERSECTION No. 2**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-132

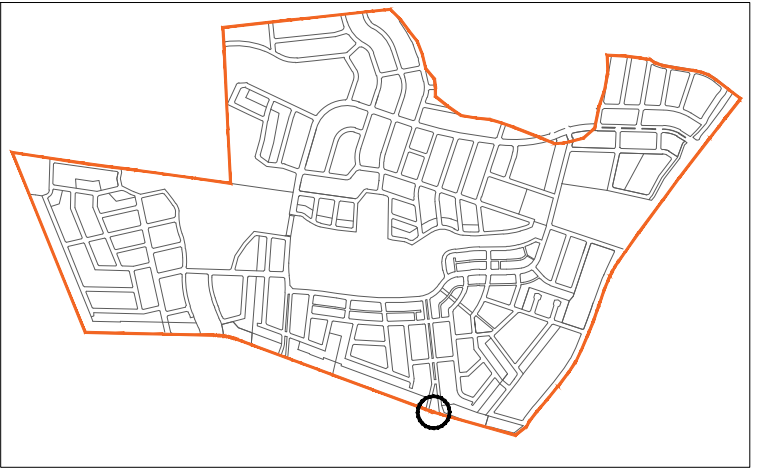
client:

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 sydney office ph: (02) 8046 7411

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:750 0 15.0 30.0 37.5m A3 1:1500	

# GP3 S.7.11 PLAN: INT3 WORKS



**INTERSECTION No. 3**

- Lot Area: 0m<sup>2</sup>
- Pavement: 2075m<sup>2</sup>
- Concrete: 992m<sup>2</sup>
- Edge Line: 362m
- - - TB Line: 25m
- BB Line: 18m
- Kerb (SF/SM): 264m
- Kerb (SA): 327m
- Landscaping Area: 939m<sup>2</sup>
- SW Pits: 13
- SW Pipe: 165m<sup>2</sup>

LOCALITY PLAN

Plotted By: Jacob Jackson Plot Date: 11/07/22 3:41:11PM Cod File: \\PSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S711\300070-PSK-133.DWG  
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drawing title:  
**ROAD INTERSECTION No. 3**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-133

client:



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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:500 0 12.5 25.0m A3 1:1000	

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# GP3 S.7.11 PLAN: INT4 WORKS



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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:500 0 12.5 25.0m A3 1:1000	



drawing title:  
**ROAD INTERSECTION No. 4**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-134

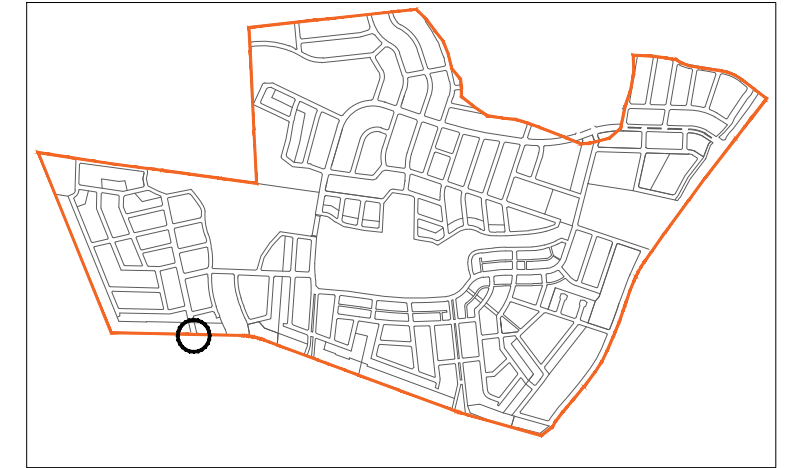
client:

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# GP3 S.7.11 PLAN: INT5 WORKS



LOCALITY PLAN

**INTERSECTION No. 5**

- Pavement: 4423m<sup>2</sup>
- Concrete: 735m<sup>2</sup>
- Edge Line: 958m
- - - - TB Line: 9m
- Kerb (SA): 593m
- - - - C1 Line: 95m
- - - - BB Line: 84m
- Arrows: 3
- Chevrons: 73m<sup>2</sup>

COLLECTOR ROAD

CHAIN O' PONDS ROAD

Plotted By: Jacob Jackson Plot Date: 11/07/22 3:41:24PM Cod File: \\JPSERVER06\DRAWINGS\PLANNING\GP3 S711\300070-PSK-135.DWG  
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A		

drawing title:  
**ROAD INTERSECTION No. 5**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

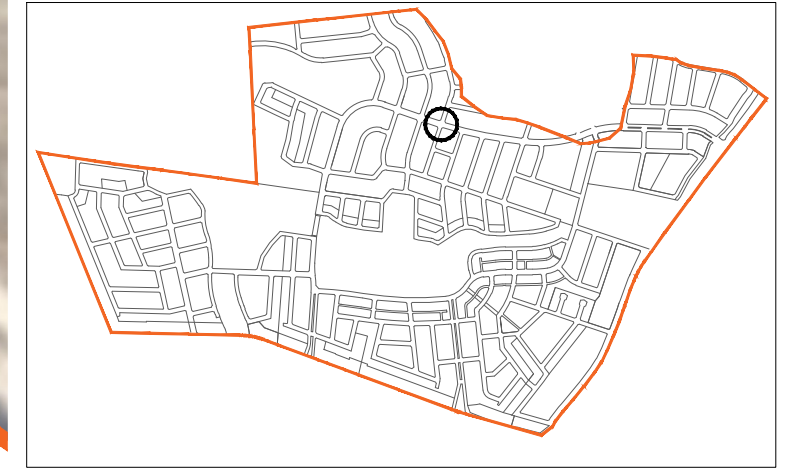
dwg ref: 300070-PSK-135

client:

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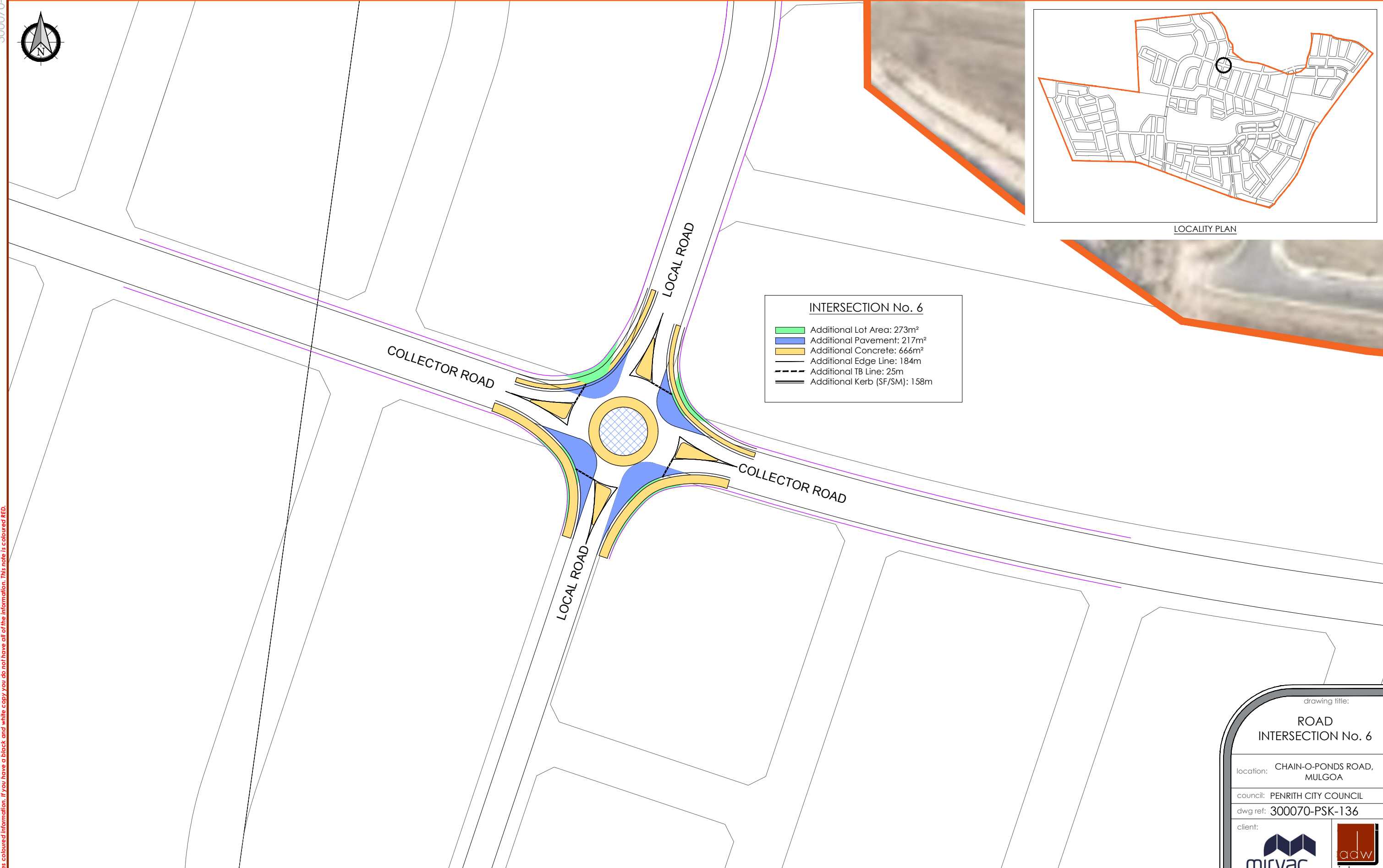
# GP3 S.7.11 PLAN: INT6 WORKS



LOCALITY PLAN

**INTERSECTION No. 6**

- Additional Lot Area: 273m<sup>2</sup>
- Additional Pavement: 217m<sup>2</sup>
- Additional Concrete: 666m<sup>2</sup>
- Additional Edge Line: 184m
- - - Additional TB Line: 25m
- Additional Kerb (SF/SM): 158m



Plotted By: Jacob Jackson Plot Date: 11/07/22 3:41:31PM Cod File: \\PSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S711\300070-PSK-136.DWG  
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working beyond expectations

drawing title:  
**ROAD INTERSECTION No. 6**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-136

client:



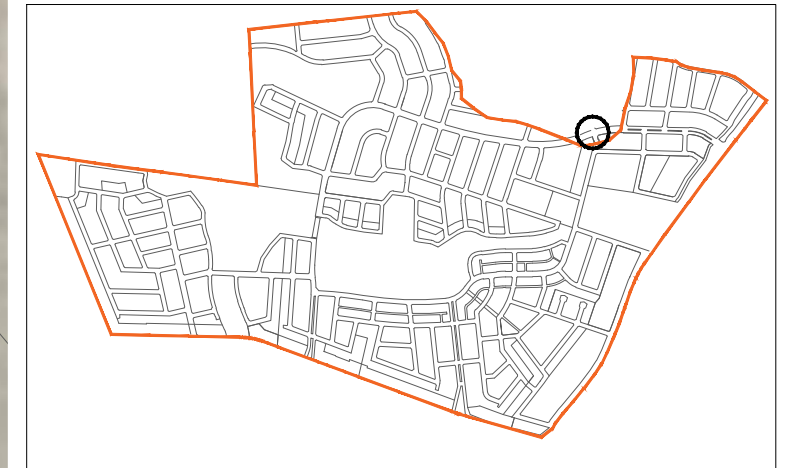
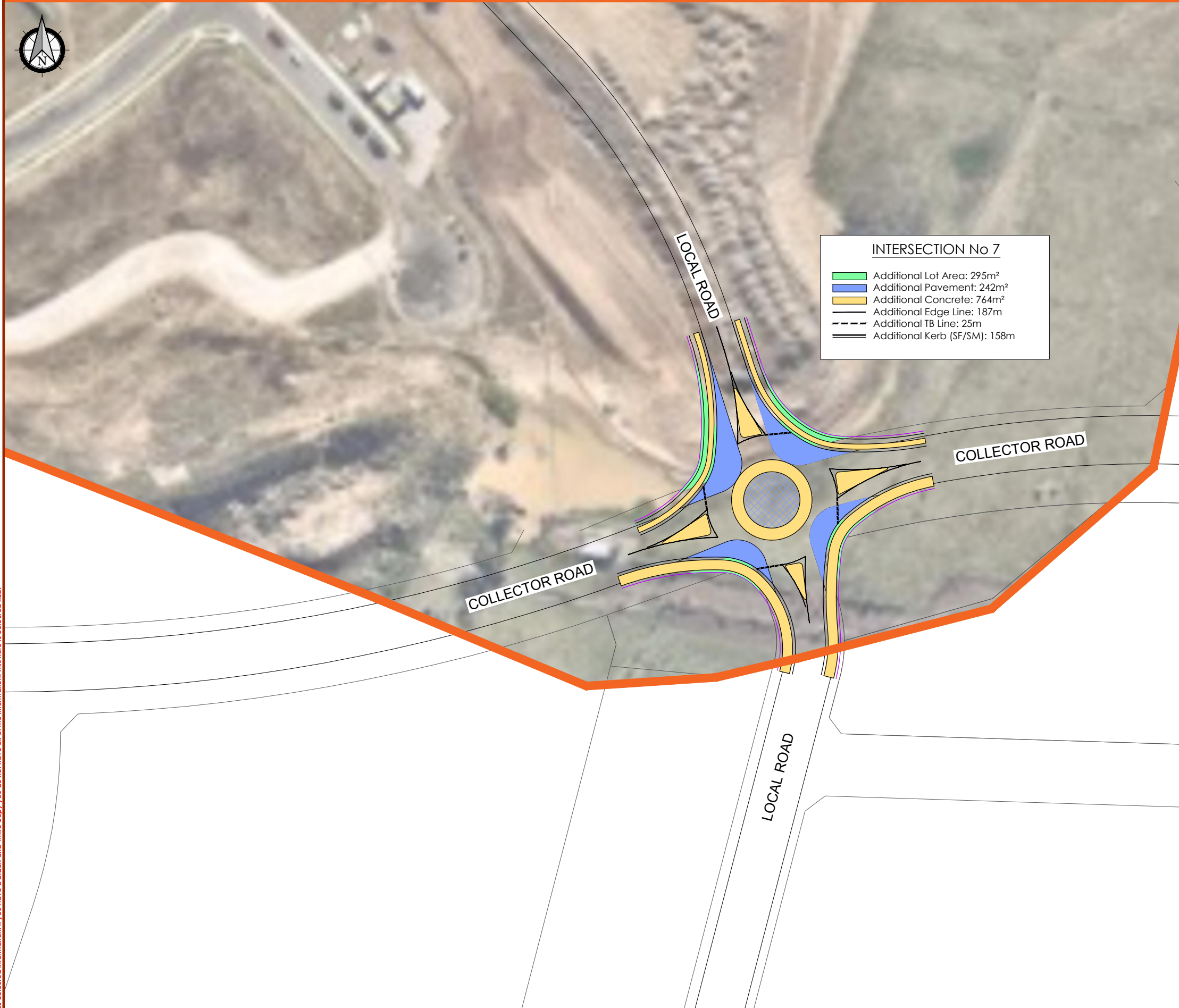
central coast office ph: (02) 4305 4300  
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:500 0 12.5 25.0m A3 1:1000	

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# GP3 S.7.11 PLAN: INT7 WORKS



LOCALITY PLAN

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working beyond expectations

drawing title:  
**ROAD INTERSECTION No. 7**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-137

client:




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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:500 0 12.5 25.0m A3 1:1000	



# GP3 S7.11 PLAN: INT5 (Chain-O-Ponds Rd/Entry Boulevard (West)) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$1,627,515.00</b>	
<b>1.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$345,000.00</b>	
1.1.1	Establishment & Preliminaries	1	item	\$120,000.00	\$120,000.00	
1.1.2	Survey and setout	1	item	\$30,000.00	\$30,000.00	
1.1.3	Geotechnical	1	item	\$30,000.00	\$30,000.00	
1.1.4	Service adjustments/relocation	0	item		\$0.00	
1.1.5	Traffic Control	1	item	\$160,000.00	\$160,000.00	
1.1.6	Clearing & Demolition	1	item	\$5,000.00	\$5,000.00	
<b>1.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$208,190.00</b>	
1.2.1	Topsail Strip and Replace	6840	m <sup>2</sup>	\$6.00	\$41,040.00	
1.2.2	Bulk earthworks	5660	m <sup>3</sup>	\$25.00	\$141,500.00	Allowance to undertake 1.25m cut to fill over new pavement areas
1.2.3	Trim subgrade	5130	m <sup>2</sup>	\$5.00	\$25,650.00	
<b>1.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$714,825.00</b>	
1.3.1	Full depth flexible Pavement	4530	m <sup>2</sup>	\$130.00	\$588,900.00	
1.3.2	SA Type Kerb	605	m <sup>2</sup>	\$70.00	\$42,350.00	
1.3.3	SF Type Kerb	0	m <sup>2</sup>	\$60.00	\$0.00	
1.3.4	Shared Path	302	m	\$250.00	\$75,375.00	
1.3.5	Driveway reconstruction	1	ea	\$5,000.00	\$5,000.00	
1.3.6	Coloured surface coating to R110 (Bus/Cycle)	80	m <sup>2</sup>	\$40.00	\$3,200.00	
1.3.7	Concrete traffic island	0	m <sup>2</sup>	\$140.00	\$0.00	
<b>1.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$239,500.00</b>	
1.4.1	Reinforced concrete pipes	610	m	\$250.00	\$152,500.00	Allowance for stormwater under SA kerbs only
1.4.2	Stormwater Pits	14	ea	\$2,500.00	\$35,000.00	Allowance for one pit every 50m of SA kerb
1.4.3	Subsoil drainage (NFC)	640	m	\$50.00	\$32,000.00	Allowance for subsoil drainage under kerbs
1.4.4	Erosion and sediment control	1	item	\$20,000.00	\$20,000.00	Nominal allowance only
<b>1.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$90,000.00</b>	
1.5.1	Linemarking and signposting	1	item	\$15,000.00	\$15,000.00	Nominal allowance only
1.5.2	Street lighting	5	ea	\$15,000.00	\$75,000.00	Allowance for 1 light every 60m
<b>1.6</b>	<b>Landscaping</b>			<b>sub-total</b>	<b>\$30,000.00</b>	
1.6.1	Landscaping	1	item	\$30,000.00	\$30,000.00	
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$325,503.00</b>	
6.1	Contingency on construction	20%	of	\$1,627,515.00	\$325,503.00	
<b>Total (ex GST)</b>					<b>\$1,953,018.00</b>	

## EXCLUSIONS / QUALIFICATIONS

1. These costs should be read in conjunction with plan set prepared by ADW Johnson, titled "GP3 Section 7.11 Plan Technical Drawings", revision A, dated 14/04/2022
2. Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
3. Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-135 for details of upgrade works
4. No allowance has been made for service relocation works
5. No allowance has been made for structural design

# GP3 S7.11 PLAN: INT7 (Collector Rd/Entry Boulevard) - Works Cost Schedule

300070PM  
14/07/2022  
Revision E

Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Cost (ex GST)	Comments
<b>1</b>	<b>CONSTRUCTION</b>			<b>sub-total</b>	<b>\$157,300.00</b>	
<b>1.1</b>	<b>General</b>			<b>sub-total</b>	<b>\$0.00</b>	
1.1.1	Establishment & Preliminaries	1	item	\$0.00	\$0.00	
1.1.2	Survey and setout	1	item	\$0.00	\$0.00	
1.1.3	Geotechnical	1	item	\$0.00	\$0.00	
1.1.4	Service adjustments/relocation	0	item		\$0.00	
1.1.5	Traffic Control	1	item	\$0.00	\$0.00	
1.1.6	Clearing & Demolition	1	item	\$0.00	\$0.00	
<b>1.2</b>	<b>Earthworks</b>			<b>sub-total</b>	<b>\$10,900.00</b>	
1.2.1	Topsail Strip and Replace	250	m <sup>2</sup>	\$6.00	\$1,500.00	
1.2.2	Bulk earthworks	310	m <sup>3</sup>	\$25.00	\$7,750.00	Allowance to undertake 1.25m cut to fill over new pavement areas
1.2.3	Trim subgrade	330	m <sup>2</sup>	\$5.00	\$1,650.00	
<b>1.3</b>	<b>Roadworks</b>			<b>sub-total</b>	<b>\$130,400.00</b>	
1.3.1	Full depth flexible Pavement	250	m <sup>2</sup>	\$130.00	\$32,500.00	
1.3.2	SA Type Kerb	0	m <sup>2</sup>	\$70.00	\$0.00	
1.3.3	SF Type Kerb	160	m <sup>2</sup>	\$60.00	\$9,600.00	
1.3.4	Shared Path	188	m	\$250.00	\$47,000.00	
1.3.5	Driveway reconstruction	0	ea	\$5,000.00	\$0.00	
1.3.6	Coloured surface coating to R110 (Bus/Cycle)	0	m <sup>2</sup>	\$40.00	\$0.00	
1.3.7	Concrete traffic island	295	m <sup>2</sup>	\$140.00	\$41,300.00	
<b>1.4</b>	<b>Stormwater</b>			<b>sub-total</b>	<b>\$0.00</b>	
1.4.1	Reinforced concrete pipes	0	m	\$250.00	\$0.00	Allowance for stormwater under SA kerbs only
1.4.2	Stormwater Pits	0	ea	\$2,500.00	\$0.00	Allowance for one pit every 50m of SA kerb
1.4.3	Subsoil drainage (NFC)	0	m	\$50.00	\$0.00	Allowance for subsoil drainage under kerbs
1.4.4	Erosion and sediment control	1	item	\$0.00	\$0.00	Nominal allowance only
<b>1.5</b>	<b>Traffic facilities</b>			<b>sub-total</b>	<b>\$6,000.00</b>	
1.5.1	Linemarking and signposting	1	item	\$6,000.00	\$6,000.00	Nominal allowance only
1.5.2	Street lighting	0	ea	\$15,000.00	\$0.00	Allowance for 1 light every 60m
<b>1.6</b>	<b>Landscaping</b>			<b>sub-total</b>	<b>\$10,000.00</b>	
1.6.1	Landscaping	1	item	\$10,000.00	\$10,000.00	
<b>6</b>	<b>CONTINGENCY</b>			<b>sub-total</b>	<b>\$31,460.00</b>	
6.1	Contingency on construction	20%	of	\$157,300.00	\$31,460.00	
				<b>Total (ex GST)</b>	<b>\$188,760.00</b>	

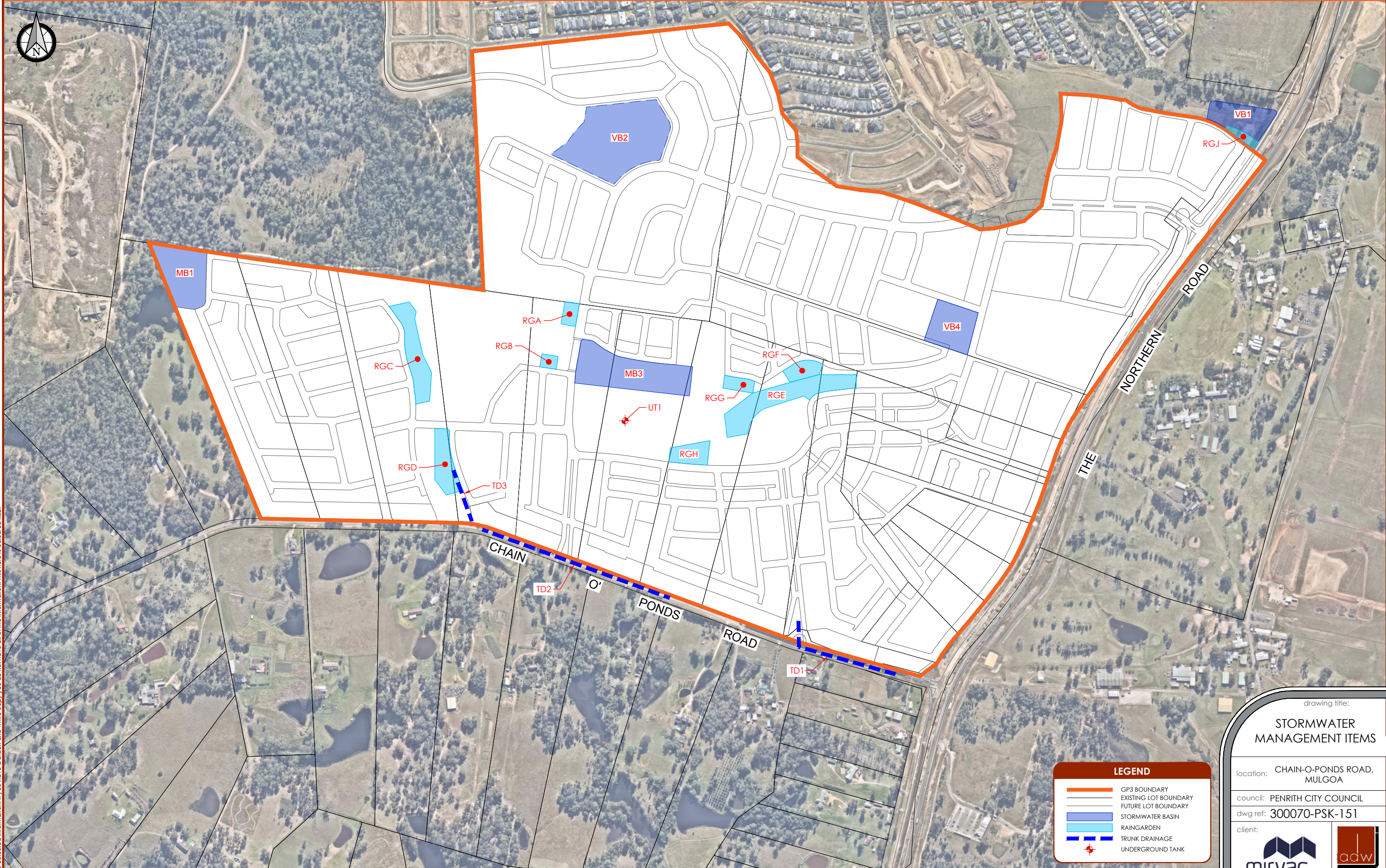
## EXCLUSIONS / QUALIFICATIONS

1. These costs should be read in conjunction with plan set prepared by ADW Johnson, titled "GP3 Section 7.11 Plan Technical Drawings", revision A, dated 14/04/2022
2. Construction cost estimates based on works inside the road reserve boundary only - no acquisition costs allowed for
3. Refer to GP3 s7.11 plan set prepared by ADW Johnson ref: 300070-PSK-137 for details of upgrade works
4. No allowance has been made for service relocation works
5. No allowance has been made for structural design

# APPENDIX B – WATER CYCLE MANAGEMENT DESIGNS AND COSTINGS

# GP3 S.7.11 PLAN: STORMWATER MANAGEMENT ITEMS

300070-PSK-151



Plot Date: 11/07/22 3:41:58PM Cod File: \\JPSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S.7.11\300070-PSK-151.DWG  
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured red.

working beyond expectations

**LEGEND**

- GP3 BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- STORMWATER BASIN
- RAINGARDEN
- TRUNK DRAINAGE
- + UNDERGROUND TANK

drawing title:  
**STORMWATER MANAGEMENT ITEMS**

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-151

client:

central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411

www.adwjohnson.com.au

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000  A3 1:8000	LOCATIONS AND SIZES OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO REFINEMENT THROUGHOUT FUTURE DESIGN PHASES.

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## PRELIMINARY COST ESTIMATE

PROJECT: Glenmore Park Stage 3

JWP Plan Number/Version: 110474-02/SK100-SK130

NO.	ITEM					AMOUNT
						Exc GST\$
		Main Device	Raingarden	GPTs	Contingency	
1	Basin VB1 & Raingarden J	\$868,000	\$933,000	\$160,000	\$589,000	\$2,550,000
2	Basin VB2	\$769,000		\$320,000	\$273,000	\$1,362,000
3	Basin VB4	\$1,675,000		\$175,000	\$463,000	\$2,313,000
4	Basin MB1	\$365,000		\$65,000	\$108,000	\$538,000
5	Basin MB3	\$534,000		\$110,000	\$161,000	\$805,000
	<b>SUBTOTAL</b>	<b>\$4,211,000</b>	<b>\$933,000</b>	<b>\$830,000</b>	<b>\$1,594,000</b>	<b>\$7,568,000</b>
6	Raingarden A	\$0	\$266,000	\$65,000	\$100,000	\$431,000
7	Raingarden B	\$0	\$142,000	\$55,000	\$60,000	\$257,000
8	Raingarden C	\$0	\$1,240,000	\$225,000	\$440,000	\$1,905,000
9	Raingarden D	\$0	\$691,000	\$65,000	\$227,000	\$983,000
10	Raingarden E	\$0	\$2,462,000	\$240,000	\$811,000	\$3,513,000
11	Raingarden F	\$0	\$460,000	\$110,000	\$171,000	\$741,000
12	Raingarden G	\$0	\$325,000	\$110,000	\$131,000	\$566,000
13	Raingarden H	\$0	\$632,000	\$145,000	\$234,000	\$1,011,000
	<b>TOTAL</b>	<b>\$4,211,000.00</b>	<b>\$7,151,000.00</b>	<b>\$1,845,000.00</b>	<b>\$3,768,000.00</b>	<b>\$16,975,000</b>

### CLARIFICATIONS

This Preliminary Cost Estimate is based on the following clarifications and assumptions:

- This Preliminary Cost Estimate is based on J. Wyndham Prince's experience and judgment as a firm of practicing professional civil engineers familiar with the construction industry and that the cost estimate can not be guaranteed as we have no control over Contractor's prices, market forces, material supply costs, competitive bids from tenderers and specific site conditions that may be encountered but not yet investigated.
- This Preliminary Cost Estimate is based on the information supplied by the client prior to the date of preparation and is subject to traffic investigation and modelling, geotechnical investigation and design, hydrological and hydraulic investigation and design, utility impact assessment by Utility Authorities, concept and detail investigation and design of civil works.
- This Preliminary Cost Estimate is based on present day costs.
- This Preliminary Cost Estimate has been prepared for the purposes of identifying indicative Section 7.11 costs for elements within the proposed Precinct.
- Establishment Costs have been assumed to be approximately 5% of the Construction Works of the elements (including additional contingencies).
- Clearing Costs are indicative only and are based on assumptions after assessing recent aerial photography of the area
- Strip and Stockpile of the Topsoil is based on removing the upper 100mm to 150mm of ground and stockpiling for later use over the site.
- Respread of Topsoil is based on utilising the stockpiled material and spreading over the finished surface, excluding raingarden and riparian areas.
- Excavation and disposing of unsound material is the complete removal offsite of unsuitable material which is usually the result of desilting existing farm dams. Costs include disposal fees.
- Cut to Dispose off Site is the complete removal offsite of excess material which is otherwise suitable for construction or filling. Costs include disposal fees.
- General Planting includes the planting of endemic, low-maintenance species and up to two years maintenance of the basin/channel floor and embankments
- Spillway Weir is assumed to consist of a formed 300wx500d concrete edge strip along the full length of the weir for level control, cost rate excludes reinforced turfing for the remainder of the weir surface and batters to basin crest, which is included in the Spillway item
- Reinforced turf on spillway embankment assumed to be 20m long x spillway length
- Soil & Water Management costs have been assumed to be based on a general allowance involving generic erosion protection measures.
- Raingarden costs include the excavation, placement of subsoil drainage system, placement of drainage media and 600mm deep treatment filter media layer. Planting has been excluded from the general cost, but has been itemised in the following line item.
- GPT devices cost are based on CDS model and assumed to include supply and placement of device and also includes the provision for a diversion splitter pit and related pipework.
- Raingarden maintenance access assumes full perimeter of the raingarden and 4m wide access
- Main Outlet costs include the supply and placement of RC Box Culvert or Pipe drainage systems, including headwalls and wingwalls. RCBC costs include excavation, placing blinding layer, base slab, sealing and backfilling.
- Main Basin Outlet Structure costs is an allowance to provide a major reinforced concrete drainage structure.
- Rock Erosion Protection costs include placement of rock armouring downstream of the basin outlet into the channel. Includes rock ramps and energy dissipaters. Standard 50m<sup>2</sup> allowance.
- Headwall allowances assume 2m<sup>3</sup> of reinforced concrete per item
- No allowance has been made for bush revegetation of undisturbed areas i.e. Planting within basin disturbed footprint.
- 'Earthworks - Excavate and Dispose of Unsound Material' has been taken as an indicative 2% of the Cut Volume per Basin.
- Drainage Structure dimensions are based on indicative sizes determined through basin modelling; subject to change after relevant investigations have been completed.
- Material used in constructing the retaining walls is assumed to be 'Rock'; subject to change after relevant investigations have been completed.

## PRELIMINARY COST ESTIMATE

PROJECT: Glenmore Park Stage 3

VB1 & RGJ

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
<b>1 BASIN</b>							
	Establishment (5%)	1	item		\$95,000.00		\$95,000.00
	Clearing (Allowance Only)	1	item		\$50,000.00		\$50,000.00
	Strip & stockpile topsoil	7,000	sq.m.		\$1.50		\$10,500.00
	Respread topsoil	5,500	sq.m.		\$3.30		\$18,150.00
	Earthworks - Excavate and Dispose of Unsound Material	551	cu.m.		\$200.00		\$110,284.00
	Earthworks - Cut to Fill On Site	479	cu.m.		\$6.00		\$2,874.00
	Earthworks - Import material	0	cu.m.		\$15.00		\$0.00
	Earthworks - Cut, Dispose and Compact within 2 km	27,000	cu.m.		\$15.00		\$405,000.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$40.00		\$0.00
	Trim and Compact	7,000	sq.m.		\$1.50		\$10,500.00
	Planting (incl maintenance for 2 years)	2,000	sq.m.		\$26.00		\$52,000.00
	Spillway Weir - 300x500 concrete edge strip	40	ln. m.		\$150.00		\$6,000.00
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	800	sq.m.		\$25.00		\$20,000.00
	Soil & Water Management (Allowance Only)	1	item		\$25,000.00		\$25,000.00
					<b>SUBTOTAL</b>		<b>\$806,000.00</b>
<b>2 RAINGARDEN</b>							
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,500	sq.m.		\$450.00		\$675,000.00
	Raingarden Planting	1,500	sq.m.		\$80.00		\$120,000.00
	Construction of Maintenance Access (230m)	920	sq.m.		\$150.00		\$138,000.00
	GPT Device and Associated Drainage Infrastructure	1	item		\$160,000.00		\$160,000.00
					<b>SUBTOTAL</b>		<b>\$1,093,000.00</b>
<b>3 DRAINAGE / STRUCTURES</b>							
	Low Level Outlet Structure	1	item		\$5,000.00		\$5,000.00
	Main Basin Outlet Structure	1	item		\$15,000.00		\$15,000.00
	Main Basin Outlet Conduits	20	m		\$1,200.00		\$24,000.00
	Headwall (incl. supply and install of concrete headwall)	1	item		\$7,500.00		\$7,500.00
	Rock Erosion Protection / Energy Dissipator at Outlet	50	sq.m.		\$200.00		\$10,000.00
					<b>SUBTOTAL</b>		<b>\$62,000.00</b>
				<b>TOTAL FOR ITEMS 1, 2 &amp; 3</b>			<b>\$1,961,000.00</b>
<b>4 PLANT &amp; CONTINGENCIES</b>							
	30% Plant & Contingency		item				\$589,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>			<b>\$2,550,000.00</b>

## PRELIMINARY COST ESTIMATE

**PROJECT: Glenmore Park Stage 3**

JWP Plan Number/Version: 110474-02/SK120	VB2
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
<b>1</b>	<b>BASIN</b>						
	Establishment (5%)	1	item	\$55,000.00		\$55,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Earthworks - Import material (allowance)	15,000	cu.m.	\$15.00		\$225,000.00	
	Spillway Weir - 300x500 concrete edge strip	40	ln. m.	\$150.00		\$6,000.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	800	sq.m.	\$25.00		\$20,000.00	
	Water Recirculation System Pond (Allowance Only)	5HP	item	\$60,000.00		\$60,000.00	
	Trim, grade, compact base to basins (Pond)	10,000	sq.m.	\$3.00		\$30,000.00	
	Lime Stabilisation below Permanent Water Level	10,000	sq.m.	\$20.00		\$200,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				<b>SUBTOTAL</b>		<b>\$671,000.00</b>	
<b>2</b>	<b>DRAINAGE / STRUCTURES</b>						
	Low Level Outlet Structure	1	item	\$5,000.00		\$5,000.00	
	Main Basin Outlet Structure	1	item	\$15,000.00		\$15,000.00	
	Main Basin Outlet Conduits	30	m	\$1,760.00		\$52,800.00	
	Headwall (incl. supply and install of concrete headwall)	2	item	\$7,500.00		\$15,000.00	
	GPT Device and Associated Drainage Infrastructure	3	item	\$106,666.67		\$320,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	50	sq.m.	\$200.00		\$10,000.00	
				<b>SUBTOTAL</b>		<b>\$418,000.00</b>	
				<b>TOTAL FOR ITEMS 1 &amp; 2</b>		<b>\$1,089,000.00</b>	
<b>3</b>	<b>PLANT &amp; CONTINGENCIES</b>						
	25% Plant & Contingency		item			\$273,000.00	
				<b>TOTAL WITH 25% CONTINGENCY</b>		<b>\$1,362,000.00</b>	

Note: Assumed batter embankments adjacent to the water device will be delivered as part of the subdivision

## PRELIMINARY COST ESTIMATE

PROJECT: Glenmore Park Stage 3

JWP Plan Number/Version: 110474-02/SK111	VB4
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc	GST\$	Exc	GST\$
<b>1</b>	<b>BASIN</b>						
	Establishment (5%)	1	item	\$90,000.00		\$90,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	10,000	sq.m.	\$1.50		\$15,000.00	
	Respread topsoil	10,000	sq.m.	\$3.30		\$33,000.00	
	Earthworks - Excavate and Dispose of Unsound Material	3,000	cu.m.	\$200.00		\$600,000.00	
	Earthworks - Cut to Fill On Site	727	cu.m.	\$6.00		\$4,362.00	
	Earthworks - Import material	0	cu.m.	\$15.00		\$0.00	
	Earthworks - Cut, Dispose and Compact within 2 km	24,000	cu.m.	\$15.00		\$360,000.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$40.00		\$0.00	
	Trim and Compact	10,000	sq.m.	\$1.50		\$15,000.00	
	Planting	5,000	sq.m.	\$45.00		\$225,000.00	
	Spillway Weir - 300x500 concrete edge strip	40	ln. m.	\$150.00		\$6,000.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	800	sq.m.	\$25.00		\$20,000.00	
	Water Recirculation System Pond (Allowance Only)	3HP	item	\$54,000.00		\$54,000.00	
	Trim, grade, compact base to basins (Pond)	5,200	sq.m.	\$3.00		\$15,600.00	
	Lime Stabilisation below Permanent Water Level	5,200	sq.m.	\$20.00		\$104,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				<b>SUBTOTAL</b>		<b>\$1,617,000.00</b>	
<b>2</b>	<b>DRAINAGE / STRUCTURES</b>						
	Low Level Outlet Structure	1	item	\$5,000.00		\$5,000.00	
	Main Basin Outlet Structure	1	item	\$15,000.00		\$15,000.00	
	Main Basin Outlet Conduits	20	m	\$1,000.00		\$20,000.00	
	Headwall (incl. supply and install of concrete headwall)	1	item	\$7,500.00		\$7,500.00	
	GPT Device and Associated Drainage Infrastructure	2	item	\$87,500.00		\$175,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	50	sq.m.	\$200.00		\$10,000.00	
				<b>SUBTOTAL</b>		<b>\$233,000.00</b>	
				<b>TOTAL FOR ITEMS 1 &amp; 2</b>		<b>\$1,850,000.00</b>	
<b>3</b>	<b>PLANT &amp; CONTINGENCIES</b>						
	25% Plant & Contingency		item			\$463,000.00	
				<b>TOTAL WITH 25% CONTINGENCY</b>		<b>\$2,313,000.00</b>	



## PRELIMINARY COST ESTIMATE

**PROJECT: Glenmore Park Stage 3**

JWP Plan Number/Version: 110474-02/SK130	MB1
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
<b>1</b>	<b>BASIN</b>						
	Establishment (5%)	1	item	\$25,000.00		\$25,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Earthworks - Import material (allowance)	5,000	cu.m.	\$15.00		\$75,000.00	
	Spillway Weir - 300x500 concrete edge strip	44	ln. m.	\$150.00		\$6,600.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	880	sq.m.	\$25.00		\$22,000.00	
	Water Recirculation System Pond (Allowance Only)	1.5HP	item	\$40,000.00		\$40,000.00	
	Trim, grade, compact base to basins (Pond)	2,000	sq.m.	\$3.00		\$6,000.00	
	Lime Stabilisation below Permanent Water Level	2,000	sq.m.	\$20.00		\$40,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				<b>SUBTOTAL</b>		<b>\$290,000.00</b>	
<b>2</b>	<b>DRAINAGE / STRUCTURES</b>						
	Low Level Outlet Structure	1	item	\$5,000.00		\$5,000.00	
	Main Basin Outlet Structure	1	item	\$15,000.00		\$15,000.00	
	Main Basin Outlet Conduits	20	m	\$1,500.00		\$30,000.00	
	Headwall (incl. supply and install of concrete headwall)	2	item	\$7,500.00		\$15,000.00	
	GPT Device and Associated Drainage Infrastructure	1	item	\$65,000.00		\$65,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	50	sq.m.	\$200.00		\$10,000.00	
				<b>SUBTOTAL</b>		<b>\$140,000.00</b>	
				<b>TOTAL FOR ITEMS 1 &amp; 2</b>		<b>\$430,000.00</b>	
<b>3</b>	<b>PLANT &amp; CONTINGENCIES</b>						
	25% Plant & Contingency		item			\$108,000.00	
				<b>TOTAL WITH 25% CONTINGENCY</b>		<b>\$538,000.00</b>	

Note: Assumed batter embankments adjacent to the water device will be delivered as part of the subdivision

## PRELIMINARY COST ESTIMATE

**PROJECT: Glenmore Park Stage 3**

JWP Plan Number/Version: 110474-02/SK101	MB3
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
<b>1</b>	<b>BASIN</b>						
	Establishment (5%)	1	item	\$35,000.00		\$35,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Earthworks - Import material (allowance)	10,000	cu.m.	\$15.00		\$150,000.00	
	Water Recirculation System Pond (Allowance Only)	3HP	item	\$54,000.00		\$54,000.00	
	Trim, grade, compact base to basins (Pond)	6,600	sq.m.	\$3.00		\$19,800.00	
	Lime Stabilisation below Permanent Water Level	6,600	sq.m.	\$20.00		\$132,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				<b>SUBTOTAL</b>		<b>\$466,000.00</b>	
<b>2</b>	<b>DRAINAGE / STRUCTURES</b>						
	Low Level Outlet Structure	1	item	\$5,000.00		\$5,000.00	
	Main Basin Outlet Structure	1	item	\$15,000.00		\$15,000.00	
	Main Basin Outlet Conduits	20	m	\$1,500.00		\$30,000.00	
	Headwall (incl. supply and install of concrete headwall)	1	item	\$7,500.00		\$7,500.00	
	GPT Device and Associated Drainage Infrastructure	2	item	\$55,000.00		\$110,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	50	sq.m.	\$200.00		\$10,000.00	
				<b>SUBTOTAL</b>		<b>\$178,000.00</b>	
				<b>TOTAL FOR ITEMS 1 &amp; 2</b>		<b>\$644,000.00</b>	
<b>3</b>	<b>PLANT &amp; CONTINGENCIES</b>						
	25% Plant & Contingency		item			\$161,000.00	
				<b>TOTAL WITH 25% CONTINGENCY</b>		<b>\$805,000.00</b>	

Note: Assumed batter embankments adjacent to the water device will be delivered as part of the subdivision

## PRELIMINARY COST ESTIMATE

PROJECT: Glenmore Park Stage 3

### Bioretention Raingarden A

NO.	ITEM	QTY.	UNIT	RATE Exc GST\$	AMOUNT Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	400	sq.m.	\$450.00	\$180,000.00
	Raingarden Planting	400	sq.m.	\$80.00	\$32,000.00
	Construction of Maintenance Access (90m)	360	sq.m.	\$150.00	\$54,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$65,000.00	\$65,000.00
				<b>SUBTOTAL</b>	<b>\$331,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$100,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$431,000.00</b>

**PRELIMINARY COST ESTIMATE**

**PROJECT: Glenmore Park Stage 3**

**Bioretention Raingarden B**

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	200	sq.m.	\$450.00	\$90,000.00
	Raingarden Planting	200	sq.m.	\$80.00	\$16,000.00
	Construction of Maintenance Access (60m)	240	sq.m.	\$150.00	\$36,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$55,000.00	\$55,000.00
				<b>SUBTOTAL</b>	<b>\$197,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$60,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$257,000.00</b>

**PRELIMINARY COST ESTIMATE**

**PROJECT: Glenmore Park Stage 3**

**Bioretention Raingarden C**

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	2,000	sq.m.	\$450.00	\$900,000.00
	Raingarden Planting	2,000	sq.m.	\$80.00	\$160,000.00
	Construction of Maintenance Access (300m)	1,200	sq.m.	\$150.00	\$180,000.00
	GPT Device and Associated Drainage Infrastructure	2	item	\$112,500.00	\$225,000.00
				<b>SUBTOTAL</b>	<b>\$1,465,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$440,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$1,905,000.00</b>

## PRELIMINARY COST ESTIMATE

PROJECT: Glenmore Park Stage 3

### Bioretention Raingarden D

NO.	ITEM	QTY.	UNIT	RATE Exc GST\$	AMOUNT Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,100	sq.m.	\$450.00	\$495,000.00
	Raingarden Planting	1,100	sq.m.	\$80.00	\$88,000.00
	Construction of Maintenance Access (180m)	720	sq.m.	\$150.00	\$108,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$65,000.00	\$65,000.00
				<b>SUBTOTAL</b>	<b>\$756,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$227,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$983,000.00</b>

**PRELIMINARY COST ESTIMATE**

**PROJECT: Glenmore Park Stage 3**

**Bioretention Raingarden E**

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	4,000	sq.m.	\$450.00	\$1,800,000.00
	Raingarden Planting	4,000	sq.m.	\$80.00	\$320,000.00
	Construction of Maintenance Access (570m)	2,280	sq.m.	\$150.00	\$342,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$240,000.00	\$240,000.00
				<b>SUBTOTAL</b>	<b>\$2,702,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$811,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$3,513,000.00</b>

## PRELIMINARY COST ESTIMATE

**PROJECT: Glenmore Park Stage 3**

<b>Bioretention Raingarden F</b>
----------------------------------

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	720	sq.m.	\$450.00	\$324,000.00
	Raingarden Planting	720	sq.m.	\$80.00	\$57,600.00
	Construction of Maintenance Access (130m)	520	sq.m.	\$150.00	\$78,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$110,000.00	\$110,000.00
				<b>SUBTOTAL</b>	<b>\$570,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$171,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$741,000.00</b>



## PRELIMINARY COST ESTIMATE

**PROJECT: Glenmore Park Stage 3**

<b>Bioretention Raingarden G</b>
----------------------------------

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	500	sq.m.	\$450.00	\$225,000.00
	Raingarden Planting	500	sq.m.	\$80.00	\$40,000.00
	Construction of Maintenance Access (100m)	400	sq.m.	\$150.00	\$60,000.00
	GPT Device and Associated Drainage Infrastructure	1	item	\$110,000.00	\$110,000.00
				<b>SUBTOTAL</b>	<b>\$435,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$131,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$566,000.00</b>

**PRELIMINARY COST ESTIMATE**

**PROJECT: Glenmore Park Stage 3**

**Bioretention Raingarden H**

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
<b>1</b>	<b>RAINGARDEN</b>				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,000	sq.m.	\$450.00	\$450,000.00
	Raingarden Planting	1,000	sq.m.	\$80.00	\$80,000.00
	Construction of Maintenance Access (170m)	680	sq.m.	\$150.00	\$102,000.00
	GPT Device and Associated Drainage Infrastructure	2	item	\$72,500.00	\$145,000.00
				<b>SUBTOTAL</b>	<b>\$777,000.00</b>
<b>2</b>	<b>PLANT &amp; CONTINGENCIES</b>				
	30% Plant & Contingency		item		\$234,000.00
				<b>TOTAL WITH 30% CONTINGENCY</b>	<b>\$1,011,000.00</b>

## **APPENDIX C – OPEN SPACE & RECREATION DESIGNS AND COSTINGS**

# MASTERPLAN



- Stage boundary
- - - Extent of works

## KEY

- D1 District Park 1
- D2 District Park 2
- D3 District Park 3
- D4 District Park 4
- L1 Local Park 1
- L2 Local Park 2
- L3 Local Park 3
- LIN1 Linear Park 1
- LIN2 Linear Park 2
- LIN3 Linear Park 3
- LIN4 Linear Park 4
- EB1 Entry Boulevard 1
- EB2 Entry Boulevard 2
- EB3 Entry Boulevard 3
- LB1 Landscape Buffer 1
- LB2 Landscape Buffer 2

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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**MIRVAC / VIANELLO**

DRAWING  
**MASTERPLAN**

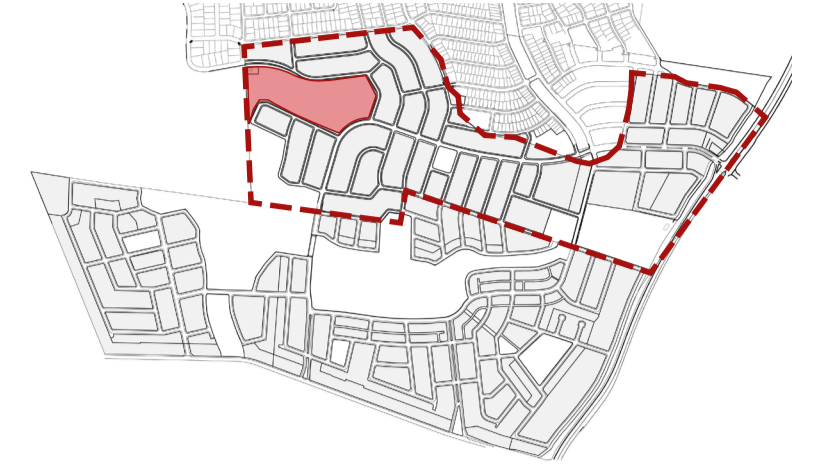
DRAWING No. ISSUE DRAWN DATE  
**CP-2109-000 C jw / jc 13.04.2022**

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# DISTRICT PARK 01

## KEY PLAN



## LEGEND

- Stage boundary
- · - · Extent of works
- - - - Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Water quality basin / wetland
- Paths / hardstand
- Informal paths
- Open lawn area
- Picnic area
- Wild play / nature play
- Landscape area
- Feature planting

## NOTES

1. 2.5m wide shared path
2. On-street parking
3. Bridge
4. Informal stepping stone crossing
5. Pumping station by others 40 x 25m
6. Maintenance access track and spill way to basin
7. Approximate location of existing watercourse

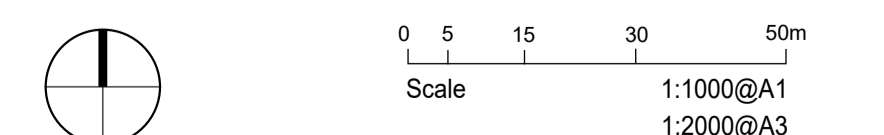
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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

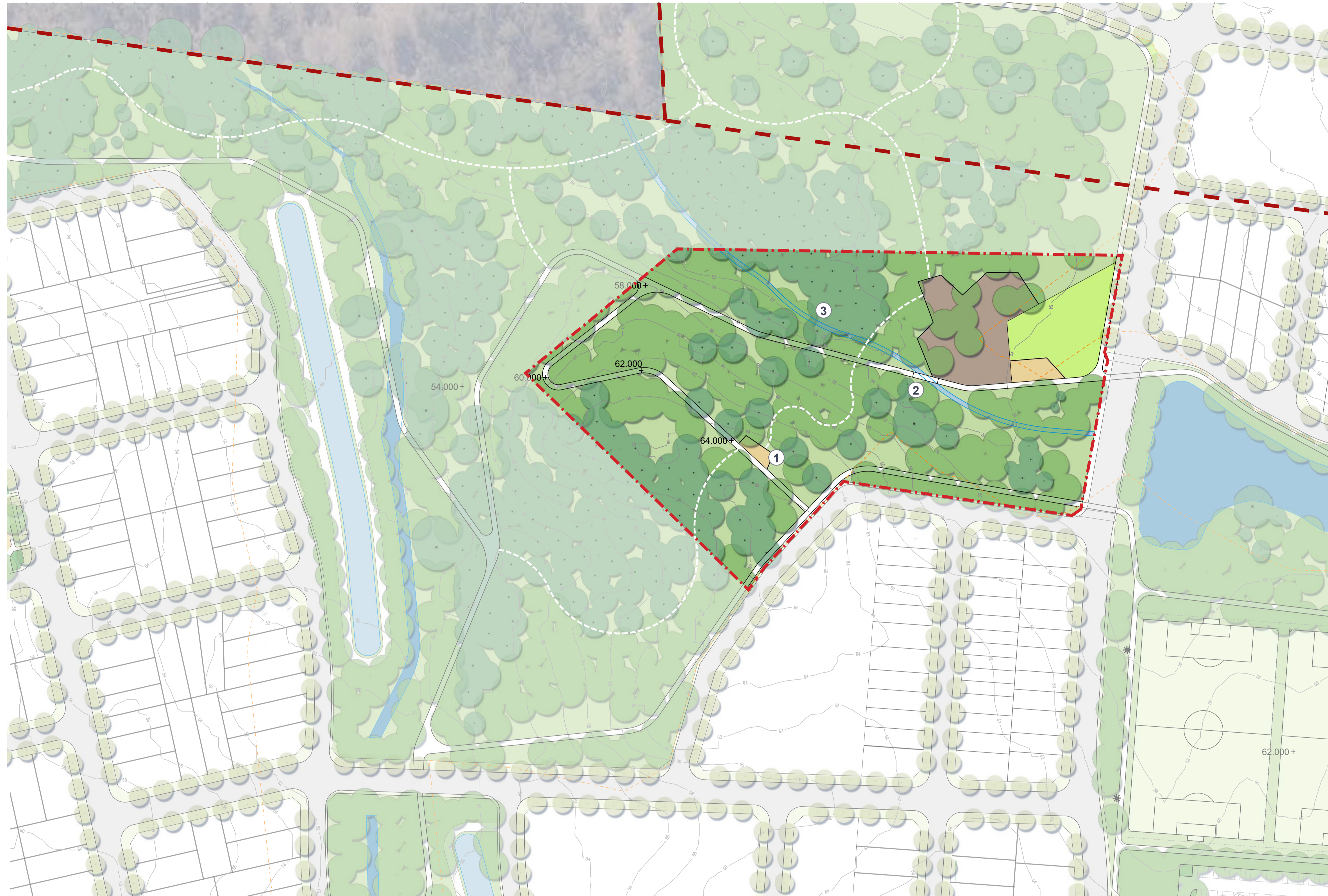
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**DISTRICT PARK 1 (D1)**

DRAWING No.	ISSUE	DRAWN	DATE
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# DISTRICT PARK 2



## KEY PLAN



## LEGEND

- - - Stage boundary
- . . . Extent of works
- - - Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Informal paths
- Open lawn area
- Wild play / nature play
- Picnic area
- Landscape area

## NOTES

1. Views to wetland and beyond
2. Bridge
3. Approximate location of existing watercourse

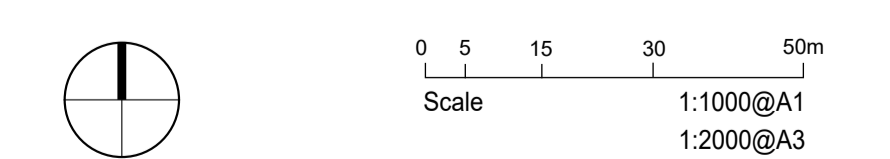
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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**DISTRICT PARK 2 (D2)**

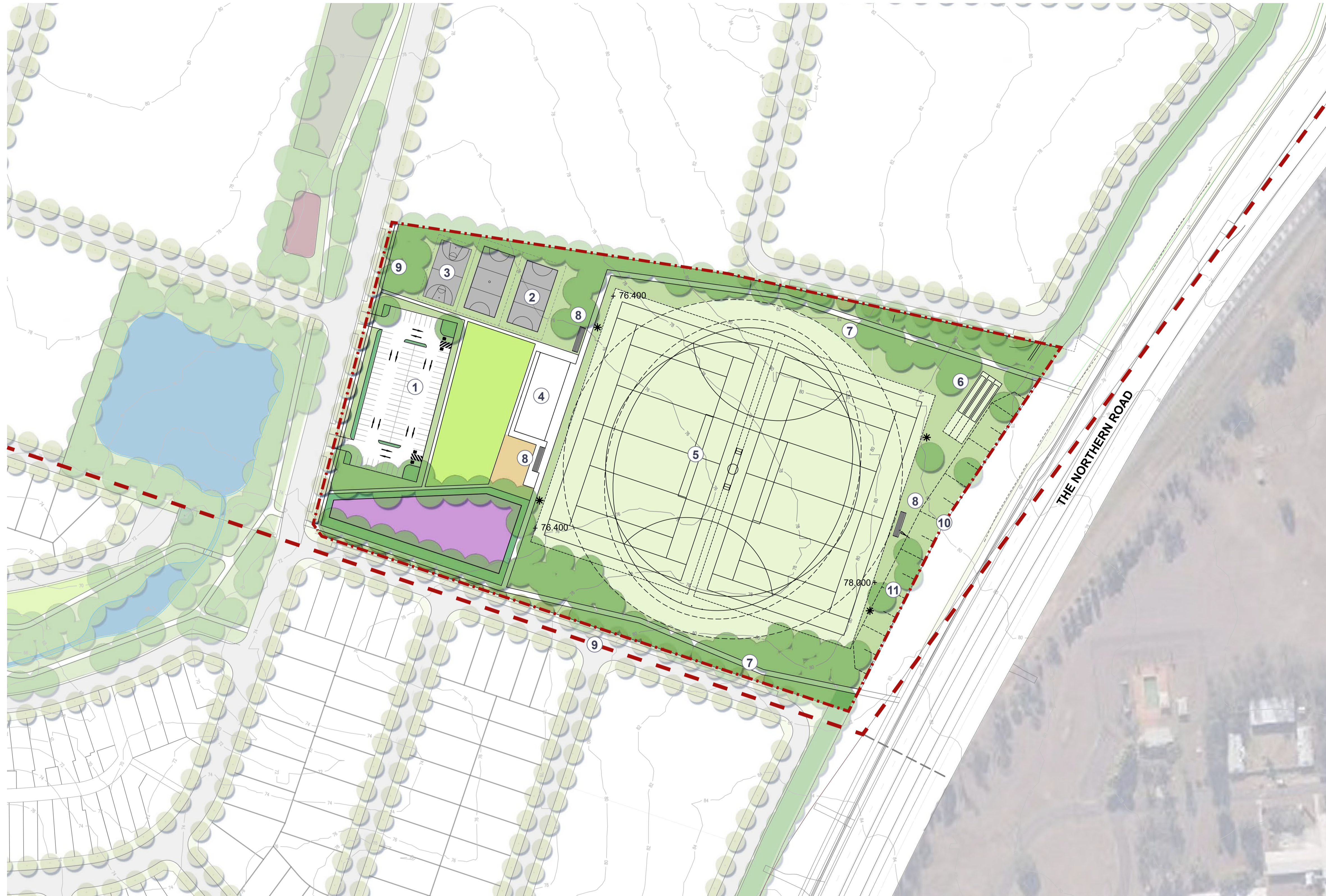
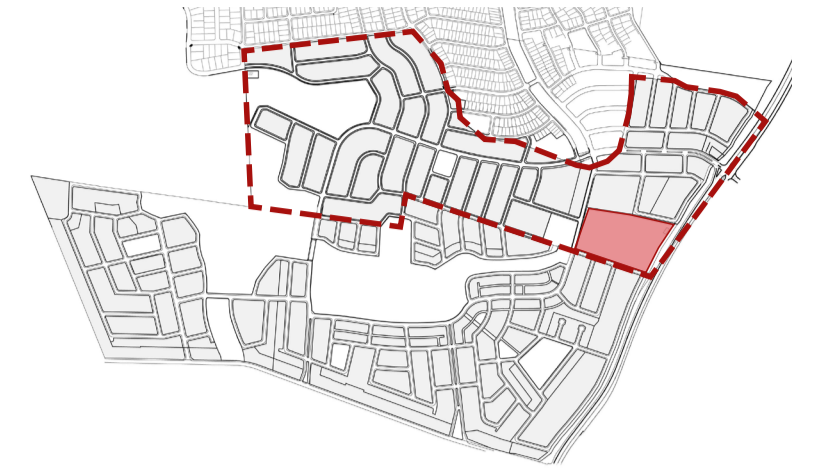
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# DISTRICT PARK 03

## KEY PLAN



## LEGEND

- - - Stage boundary
- · - · - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Sports fields
- Open lawn area
- Picnic area
- Mixed recreation space
- Landscape area
- Feature planting
- \* Indicative flood light location

## NOTES

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Carpark with 98 spaces plus 4 accessible spaces</li> <li>2. Netball courts</li> <li>3. Basketball court</li> <li>4. Amenities building (39 x 16m)</li> <li>5. Community Cricket oval (120m dia with 20m runoff) / Small regional AFL field (135 x 100m with 4m run off) / 2 x rugby league fields (100 x 68m with 8m try lines and 5m runoff area)</li> </ol> | <ol style="list-style-type: none"> <li>6. Cricket practice nets</li> <li>7. 2.5m wide shared path</li> <li>8. Bleacher seating</li> <li>9. On-street parking</li> <li>10. Clear sightlines through to Riley's Mountain</li> <li>11. Landscape bank</li> </ol> |
|---|---|

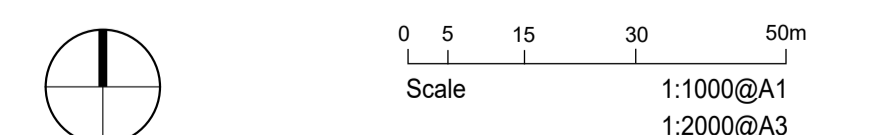
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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

DRAWING  
**DISTRICT PARK 3 (D3)**

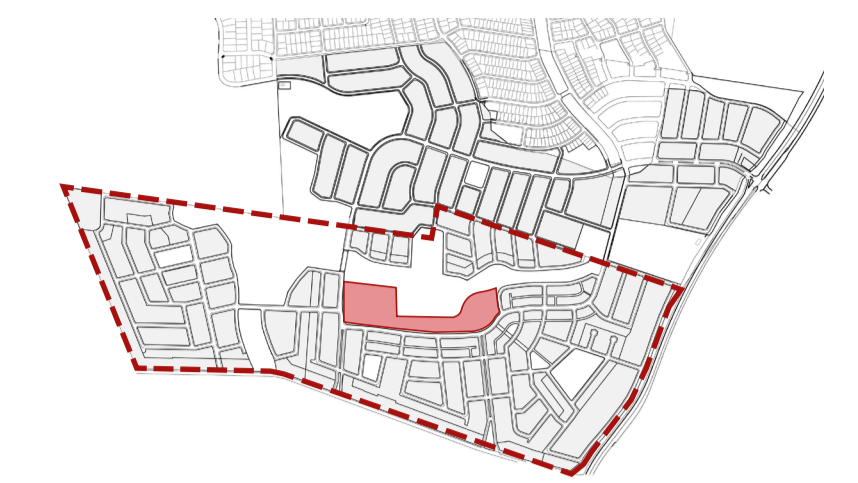
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<b>CP-2109-003 C</b>		<b>jw / jc</b>	<b>13.04.2022</b>



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# DISTRICT PARK 4

## KEY PLAN



## LEGEND

- - - Extent of works
- - - Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Informal paths
- Sports fields
- Open lawn area
- Picnic area
- District playground
- Landscape area
- \* Indicative flood light location

## NOTES

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. 2 x Soccer fields (100 x 64m with 3m runoff area around and a 5m technical area)</li> <li>2. Multi use tennis / basketball courts</li> <li>3. Amenities building and community centre (59 x 15m)</li> <li>4. Outdoor fitness node with dynamic and static equipment</li> <li>5. Car park with 64 spaces and 4 accessible spaces</li> </ol> | <ol style="list-style-type: none"> <li>6. Car park with 48 spaces and 4 accessible spaces</li> <li>7. Village green / Cricket oval (110m dia) and junior AFL field (100 x 80m with a 5m run off area)</li> <li>8. Bleacher seating</li> <li>9. 2.5m wide shared path</li> <li>10. Fenced dog park</li> </ol> |
|--|--|

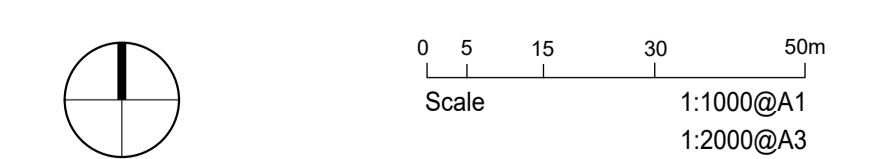
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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**DISTRICT PARK 4 (D4)**

DRAWING No.	ISSUE	DRAWN	DATE
<b>CP-2109-004</b>	<b>C</b>	<b>jw / jc</b>	<b>13.04.2022</b>



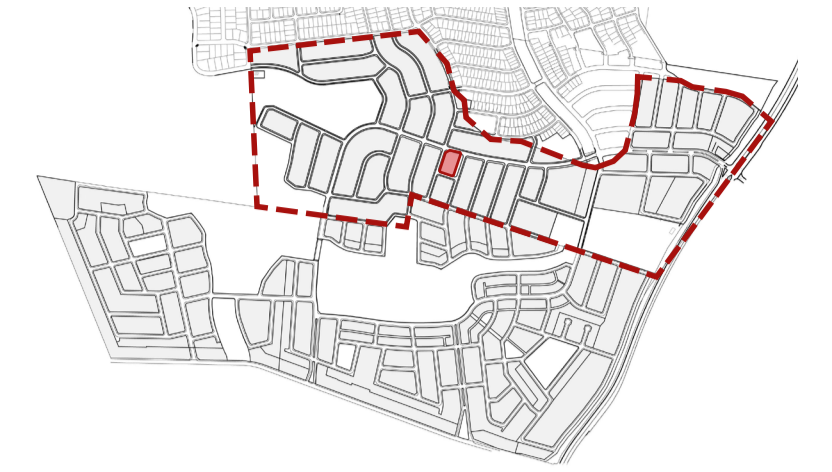
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# LOCAL PARK 1



## KEY PLAN



## LEGEND

- - - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Open lawn area
- Picnic area
- Playground
- Wild play / nature play
- Landscape area
- Feature planting

## NOTES

1. 1.5m wide path
2. 2.5m wide shared path

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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

DRAWING  
**LOCAL PARK 1 (L1)**

DRAWING No.	ISSUE	DRAWN	DATE
CP-2109-005	C	jw / jc	13.04.2022

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# LOCAL PARK 2

## KEY PLAN



## LEGEND

- - - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Sports courts
- Open lawn area
- Picnic area
- Wild play / nature play
- Landscape area
- Feature planting

## NOTES

1. Half basketball court
2. On-street parking
3. 2.5m wide path



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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**LOCAL PARK 2 (L2)**

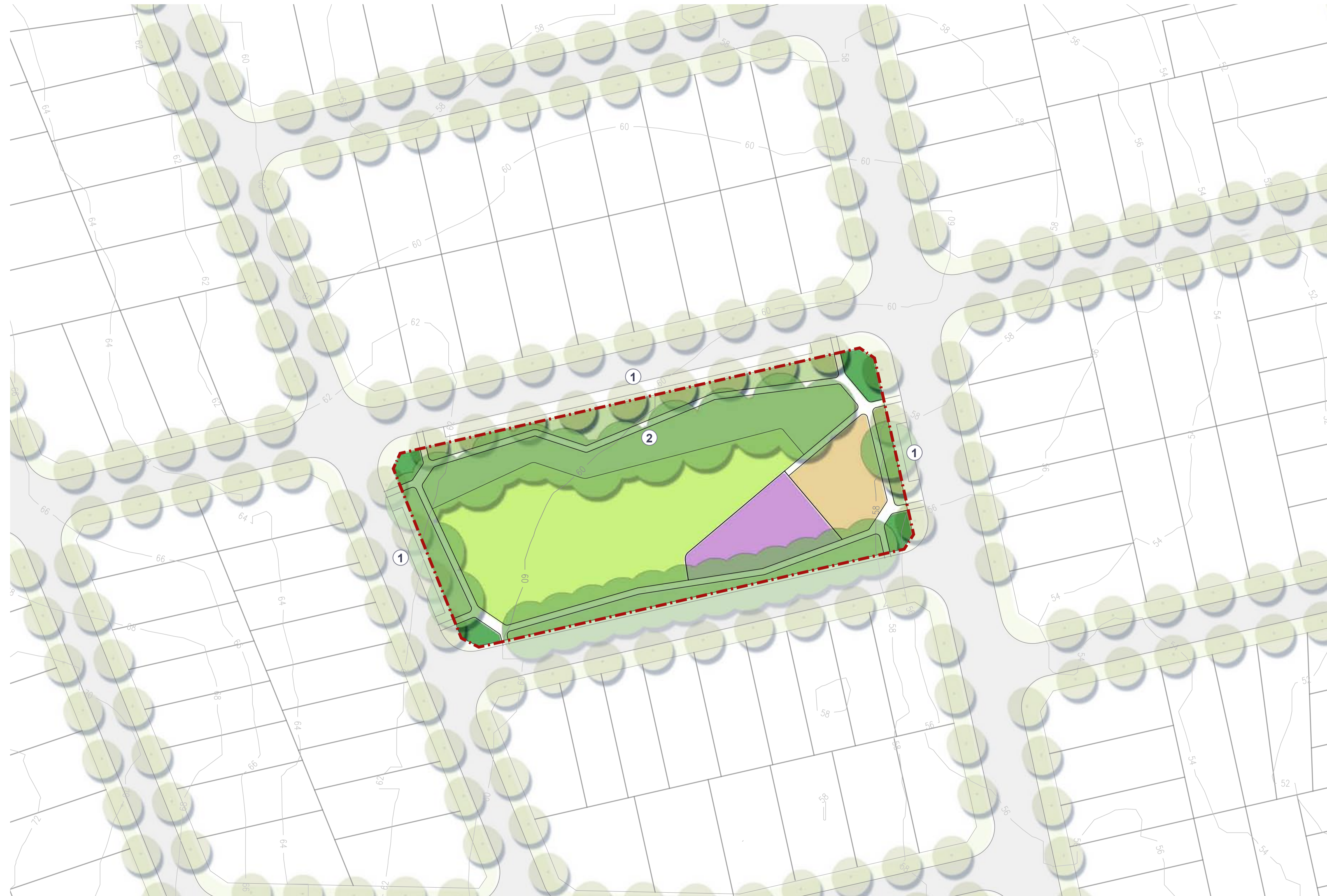
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# LOCAL PARK 3

## KEY PLAN



## LEGEND

- Extent of works
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Open lawn area
- Picnic area
- Playground
- Landscape area
- Feature planting

## NOTES

1. On-street parking
2. 1.5m wide path

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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**LOCAL PARK 3 (L3)**

DRAWING No.	ISSUE	DRAWN	DATE
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# LINEAR PARK 1



## LEGEND

- - - Stage boundary
- · - · - Extent of works
- - - - - Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Water quality basin / wetland / channel
- Rain garden
- Paths / hardstand
- Informal paths
- Open lawn area
- Landscape area

## NOTES

1. 2.5m wide shared path
2. Bridge
3. Informal stepping stone crossing
4. Approximate location of existing water course

## KEY PLAN



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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**LINEAR PARK 1 (LIN1)**

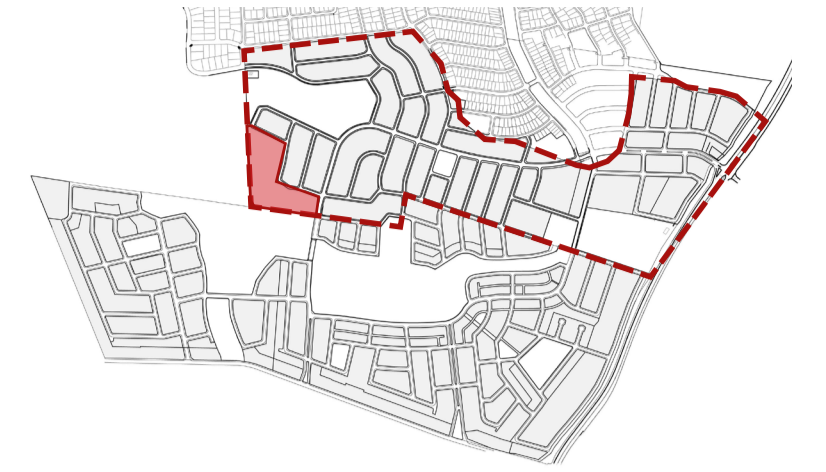
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# LINEAR PARK 2

## KEY PLAN



## LEGEND

- - - Stage boundary
- · - · - Extent of works
- - - Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Informal paths
- Landscape area

## NOTES

1. 2.5m wide shared path

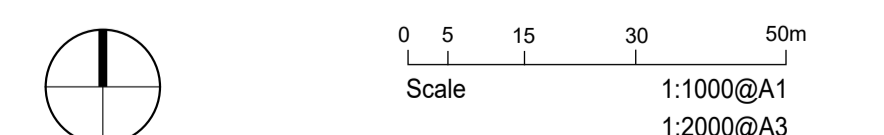

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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

DRAWING  
**LINEAR PARK 2 (LIN2)**

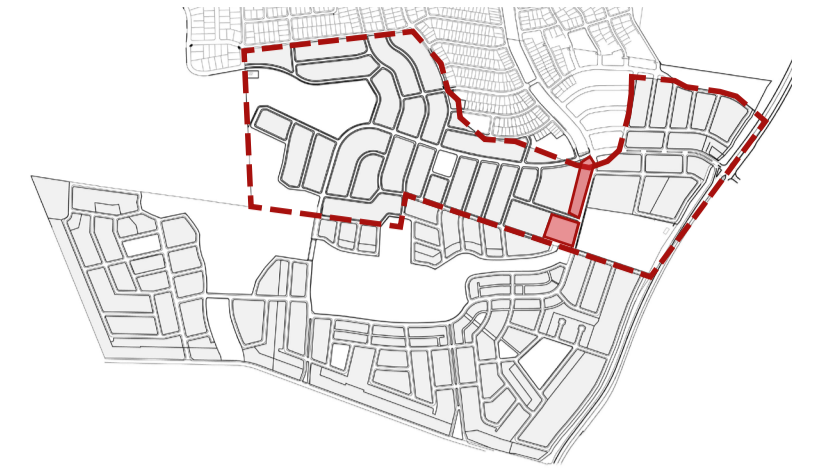
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# LINEAR PARK 3

## KEY PLAN



## LEGEND

- Stage boundary
- · - · - Extent of works
- Extent of avoided land for Cumberland Plains Conservation
- Existing trees
- Proposed trees
- Street trees
- Water quality basin / wetland
- Paths / hardstand
- Landscape area

## NOTES

1. 2.5m wide shared path
2. Fenced dog park
3. Outdoor fitness node with dynamic and static equipment

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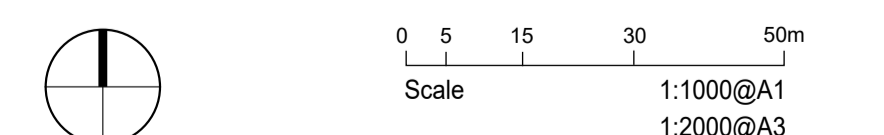
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PROJECT  
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CLIENT  
**VIANELLO**

DRAWING  
**LINEAR PARK 3 (LIN3)**

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# ENTRY BOULEVARD 2 AND LINEAR PARK 4

## KEY PLAN



## LEGEND

- Stage boundary
- - - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Paths / hardstand
- Open lawn area
- Swale planting

## NOTES

1. Entry statement
2. Swale with low planting and trees
3. 2.5m wide shared path

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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**ENTRY BOULEVARD 2 (EB2) AND  
 LINEAR PARK 4 (LIN4)**

DRAWING No.	ISSUE	DRAWN	DATE
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# ENTRY BOULEVARD 1



## KEY PLAN



## LEGEND

- - - Stage boundary
- · - · - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Swale planting

## NOTES

1. Swale with low planting and trees



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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**ENTRY BOULEVARD 1 (EB1)**

DRAWING No.	ISSUE	DRAWN	DATE
CP-2109-012	C	jw / jc	13.04.2022


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 1:2000@A3

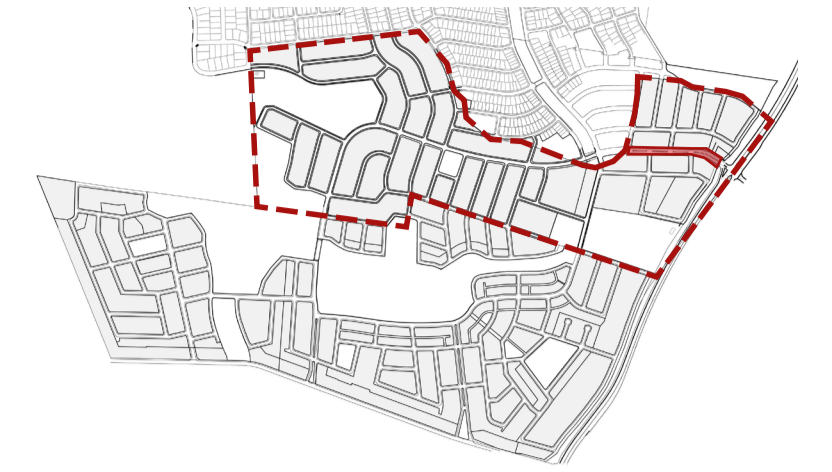
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# ENTRY BOULEVARD 3



## KEY PLAN



## LEGEND

- - - Stage boundary
- . . . Extent of works
- Proposed trees
- Street trees
- Swale planting

## NOTES

1. Swale with low planting and trees

**Sturt Noble**  
Associates

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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

DRAWING  
**ENTRY BOULEVARD 3 (EB3)**

DRAWING No.	ISSUE	DRAWN	DATE
CP-2109-013	C	jw / jc	13.04.2022

Scale: 0 5 15 30 50m  
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1:2000@A3

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# LANDSCAPE BUFFER 2



## KEY PLAN



## LEGEND

- Stage boundary
- · - · - Extent of works
- Existing trees
- Proposed trees
- Street trees
- Landscape area

## NOTES

1. Buffer planting of trees, shrubs and groundcovers
2. RMS planting area
3. The Northern Road shared path



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PROJECT  
**GLENMORE PARK STAGE 3 SOUTH**

CLIENT  
**MIRVAC**

DRAWING  
**LANDSCAPE BUFFER 2 (LB2)**

DRAWING No.	ISSUE	DRAWN	DATE
CP-2109-014	C	jw / jc	13.04.2022

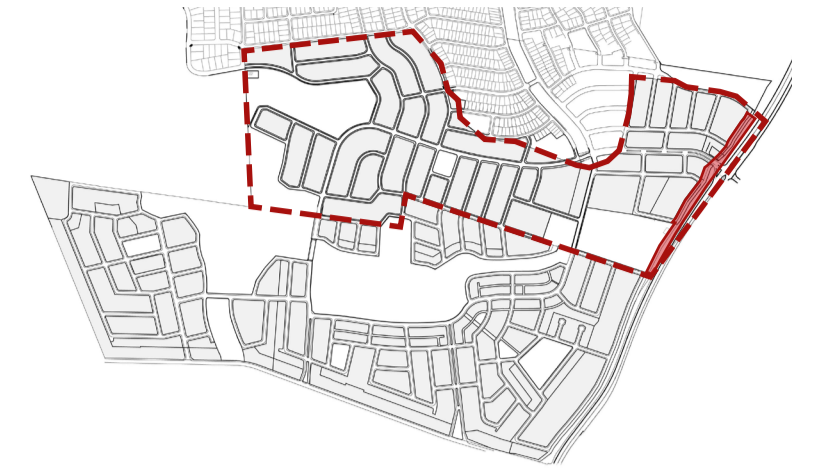

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# LANDSCAPE BUFFER 1



## KEY PLAN



## LEGEND

- Stage boundary
- · - · - Extent of works
- Proposed trees
- Street trees
- Landscape area

## NOTES

1. Buffer planting of trees, shrubs and groundcovers
2. RMS planting area
3. The Northern Road shared path

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PROJECT  
**GLENMORE PARK STAGE 3 NORTH**

CLIENT  
**VIANELLO**

DRAWING  
**LANDSCAPE BUFFER 1 (LB1)**

DRAWING No.	ISSUE	DRAWN	DATE
CP-2109-015	C	jw / jc	13.04.2022

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# GLENMORE PARK STAGE 3 OPEN SPACES SUMMARY

Project Number: 2109



## OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-000 to 015

District Park 1	D1	\$3,573,866.53
District Park 2	D2	\$2,808,087.29
District Park 3	D3	\$12,268,963.80
District Park 4	D4	\$13,579,297.96
Local Park 1	L1	\$1,226,135.96
Local Park 2	L2	\$2,006,535.50
Local Park 3	L3	\$1,030,595.48
Linear Park 1	LIN1	\$5,843,412.34
Linear Park 2	LIN2	\$1,386,377.10
Linear Park 3	LIN3	\$1,388,593.94
Linear Park 4	LIN4	\$639,527.11
Entry Boulevard 1	EB1	\$188,048.52
Entry Boulevard 2	EB2	\$559,451.24
Entry Boulevard 3	EB3	\$138,811.20
Landscape Buffer 1	LB1	\$571,658.45
Landscape Buffer 2	LB2	\$949,009.05
<b>TOTAL</b>		<b>\$48,158,371.47</b>

# GLENMORE PARK STAGE 3

## DISTRICT PARK 1 (D1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-001

Site Area (m2):

67837

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse and access paths will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$8,650.00	\$8,650.00
1.02	Security fencing (allowance)	1310	m	\$28.00	\$36,680.00
1.03	Soil sediment and erosion control	1	allow	\$16,200.00	\$16,200.00
	<b>Establishment Total</b>				<b>\$61,530.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	15943	m2	\$6.50	\$103,629.50
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	15943	m2	\$6.00	\$95,658.00
	<b>Grading and Excavation Total</b>				<b>\$199,287.50</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	1400	m	\$60.00	\$84,000.00
3.02	Pipes, pits and connections (allowance)	6	each	\$1,620.00	\$9,720.00
	<b>Drainage Total</b>				<b>\$93,720.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	2972	m2	\$160.00	\$475,520.00
4.02	Footpaths (1.5m wide path)	222	m2	\$130.00	\$28,860.00
4.03	Walking trails (1m wide deco granite, no edging)	394	m2	\$78.00	\$30,732.00
4.04	Reflection spaces (3no. deco granite with edge)	75	m2	\$105.00	\$7,875.00
4.05	Fitness trail stations (equipment and sofffall with edging)	8	Item	\$10,800.00	\$86,400.00
4.06	Picnic areas	548	m2	\$130.00	\$71,240.00
4.07	Basin access tracks (by others)	2881	m2		
	<b>Hardscape Total</b>				<b>\$700,627.00</b>
<b>5.00</b>	<b>PLAY AREA</b>				
5.01	Play area surfacing (loose fill, grass, planting)	700	m2	\$215.00	\$150,500.00
5.02	Play equipment	1	item	\$325,000.00	\$325,000.00
5.03	Shade structures (10 x 10m shade sails)	2	item	\$16,200.00	\$32,400.00
5.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$510,600.00</b>
<b>6.00</b>	<b>FURNITURE AND ELEMENTS</b>				
6.01	Picnic table	6	item	\$5,400.00	\$32,400.00
6.02	Seating (seats and benches)	12	item	\$2,700.00	\$32,400.00
6.03	Rubbish bin	3	item	\$2,150.00	\$6,450.00
6.04	Bike racks	16	item	\$920.00	\$14,720.00
6.05	Drinking fountain & connection	2	item	\$12,950.00	\$25,900.00
6.06	BBQ (including connections)	1	item	\$16,200.00	\$16,200.00
6.07	Shelter (small 4 x 4m)	2	item	\$12,950.00	\$25,900.00
6.08	Shelter (large 8 x 4m)	1	item	\$19,450.00	\$19,450.00
6.09	Bollards (timber along road edge at 1.5m spacings)	735	item	\$160.00	\$117,600.00
6.10	Bridge (pedestrian, cycle and maintenance access)	1	item	\$80,000.00	\$80,000.00
6.11	Bridge (pedestrian)	1	item	\$27,000.00	\$27,000.00
6.12	Informal pedestrian watercourse crossing (stepping stones)	2	each	\$2,500.00	\$5,000.00
6.13	Signage (directional finger post)	4	item	\$540.00	\$2,160.00
6.14	Signage entry	1	item	\$2,160.00	\$2,160.00

# GLENMORE PARK STAGE 3

## DISTRICT PARK 1 (D1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-001

Site Area (m2):

67837

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse and access paths will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
6.15	Distance marker signage (timber bollard marker)	5	item	\$800.00	\$4,000.00
	<b>Furniture and Elements Total</b>				<b>\$411,340.00</b>
<b>7.00</b>	<b>SOFTSCAPE</b>				
7.01	Existing grassland (slash and weed removal)	31688	m2	\$2.70	\$85,557.60
7.02	Open lawn area	10182	m2	\$23.80	\$242,331.60
7.03	Wetland planting (tubestock 6/m2 to perimeter)	965	m2	\$43.00	\$41,495.00
7.04	Bush regeneration (5m existing bushland along watercourse)	2300	m2	\$27.00	\$62,100.00
7.05	New bushland planting (cumberland plain reveg 4 tubes/m2)	6500	m2	\$32.50	\$211,250.00
7.06	Feature planting	850	m2	\$195.00	\$165,750.00
7.07	Tree planting (tube stock)	800	item	\$16.00	\$12,800.00
7.08	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$848,284.20</b>
<b>8.00</b>	<b>SERVICES</b>				
8.01	Hose cocks and connections	6	item	\$970.00	\$5,820.00
8.02	Services and connections	3	item	\$1,600.00	\$4,800.00
	<b>Services Total</b>				<b>\$10,620.00</b>
<b>9.00</b>	<b>Maintenance</b>				
9.01	Maintenance	12	month	\$9,800.00	\$117,600.00
	<b>Maintenance Total</b>				<b>\$117,600.00</b>
	<b>Total</b>				<b>\$2,953,608.70</b>
	Builders Margin 10%		allow		\$295,360.87
	Contingency 10%		allow		\$324,896.96
	<b>TOTAL ex GST</b>				<b>\$3,573,866.53</b>

# GLENMORE PARK STAGE 3

## DISTRICT PARK 2 (D2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-002

Site Area (m2):

29520

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$16,200.00	\$16,200.00
1.02	Security fencing (allowance)	750	m	\$28.00	\$21,000.00
1.03	Soil sediment and erosion control	1	allow	\$16,200.00	\$16,200.00
	<b>Establishment Total</b>				<b>\$53,400.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	6492	m2	\$6.50	\$42,198.00
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	6492	m2	\$6.00	\$38,952.00
	<b>Grading and Excavation Total</b>				<b>\$81,150.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	1000	m	\$60.00	\$60,000.00
3.02	Pipes, pits and connections (allowance)	3	each	\$1,620.00	\$4,860.00
	<b>Drainage Total</b>				<b>\$64,860.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	1731	m2	\$160.00	\$276,960.00
4.02	Walking trails (1m wide deco granite, no edging)	188	m2	\$78.00	\$14,664.00
4.03	Walking trail stairs and walls (allowance for steep grades)	1	allow	\$54,000.00	\$54,000.00
4.04	Reflection spaces (3no. deco granite with edge)	75	m2	\$105.00	\$7,875.00
4.05	Picnic areas	323	m2	\$130.00	\$41,990.00
	<b>Hardscape Total</b>				<b>\$395,489.00</b>
<b>5.00</b>	<b>PLAY AREA</b>				
5.01	Play area surfacing (loose fill, grass, planting)	2100	m2	\$215.00	\$451,500.00
5.02	Play equipment	1	item	\$540,000.00	\$540,000.00
5.03	Shade structures (10 x 10m shade sails)	2	item	\$16,200.00	\$32,400.00
5.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$1,026,600.00</b>
<b>6.00</b>	<b>FURNITURE AND ELEMENTS</b>				
6.01	Picnic table	3	item	\$5,400.00	\$16,200.00
6.02	Seating (seats and benches)	10	item	\$2,700.00	\$27,000.00
6.03	Rubbish bin	2	item	\$2,150.00	\$4,300.00
6.04	Bike racks	8	item	\$920.00	\$7,360.00
6.05	Drinking fountain & connection	1	item	\$12,950.00	\$12,950.00
6.06	BBQ (including connections)	1	item	\$16,200.00	\$16,200.00
6.07	Shelter (large 8 x 4m)	1	item	\$19,450.00	\$19,450.00
6.08	Bollards (timber along road edge at 1.5m spacings)	200	item	\$160.00	\$32,000.00
6.09	Bridge (pedestrian, cycle and maintenance access)	1	item	\$80,000.00	\$80,000.00
6.10	Informal pedestrian watercourse crossing (stepping stones)	1	each	\$2,500.00	\$2,500.00
6.11	Signage (directional finger post)	2	item	\$540.00	\$1,080.00
6.12	Signage entry	1	item	\$2,160.00	\$2,160.00
6.13	Distance marker signage (timber bollard marker)	3	item	\$800.00	\$2,400.00
	<b>Furniture and Elements Total</b>				<b>\$223,600.00</b>

# GLENMORE PARK STAGE 3

## DISTRICT PARK 2 (D2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-002

Site Area (m2):

29520

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>7.00</b>	<b>SOFTSCAPE</b>				
7.01	Existing grassland (slash and weed removal)	22609	m2	\$2.70	\$61,044.30
7.02	Open lawn area	1575	m2	\$23.80	\$37,485.00
7.03	Bush regeneration (along watercourse)	1980	m2	\$27.00	\$53,460.00
7.04	New bushland planting (cumberland plain reveg 4 tubes/m2)	4650	m2	\$32.50	\$151,125.00
7.05	Feature planting	500	m2	\$195.00	\$97,500.00
7.06	Tree planting (tube stock)	530	item	\$16.00	\$8,480.00
7.07	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$436,094.30</b>
<b>8.00</b>	<b>SERVICES</b>				
8.01	Hose cocks and connections	2	item	\$970.00	\$1,940.00
8.02	Services and connections	1	item	\$1,600.00	\$1,600.00
	<b>Services Total</b>				<b>\$3,540.00</b>
<b>9.00</b>	<b>Maintenance</b>				
9.01	Maintenance	12	month	\$3,000.00	\$36,000.00
	<b>Maintenance Total</b>				<b>\$36,000.00</b>
	<b>Total</b>				<b>\$2,320,733.30</b>
	Builders Margin 10%		allow		\$232,073.33
	Contingency 10%		allow		\$255,280.66
	<b>TOTAL ex GST</b>				<b>\$2,808,087.29</b>



# GLENMORE PARK STAGE 3

## DISTRICT PARK 3 (D3)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-003

Site Area (m2):

50400

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Includes sport field flood lighting but excludes amenity lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$8,650.00	\$8,650.00
1.02	Security fencing (allowance)	935	m	\$28.00	\$26,180.00
1.03	Soil sediment and erosion control	1	allow	\$10,800.00	\$10,800.00
	<b>Site Establishment Total</b>				<b>\$45,630.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation (done during bulk earthworks)	0	m2		\$0.00
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	44621	m2	\$6.00	\$267,726.00
	<b>Grading and Excavation Total</b>				<b>\$267,726.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	1250	m	\$60.00	\$75,000.00
3.02	Pipes, pits and connections (allowance)	6	each	\$1,620.00	\$9,720.00
	<b>Drainage Total</b>				<b>\$84,720.00</b>
<b>4.00</b>	<b>SPORTS FACILITIES AND BUILDINGS</b>				
4.01	Amenities building	1	m2	\$1,730,000.00	\$1,730,000.00
4.02	Turf sports fields (2 x Rugby / Cricket oval / AFL field)	22328	m2	\$110.00	\$2,456,080.00
4.03	Netball and basket ball courts and fencing	3	item	\$135,000.00	\$405,000.00
4.04	Cricket practice wickets	3	item	\$20,250.00	\$60,750.00
	<b>Sports Facilities and Buildings Total</b>				<b>\$4,651,830.00</b>
<b>5.00</b>	<b>HARDSCAPE</b>				
5.01	Shared path (2.5m wide path)	1588	m2	\$160.00	\$254,080.00
5.02	Footpaths (1.5m wide path)	640	m2	\$130.00	\$83,200.00
5.03	Hardstand	230	m2	\$130.00	\$29,900.00
5.04	Picnic areas	433	m2	\$130.00	\$56,290.00
5.05	Car park	2594	m2	\$125.00	\$324,250.00
5.06	Retaining walls (blockwork walls)	320	lm	\$410.00	\$131,200.00
	<b>Hardscape Total</b>				<b>\$878,920.00</b>
<b>6.00</b>	<b>MIXED RECREATIONAL SPACE</b>				
6.01	Surfacing (rubber, loose fill, grass, planting)	2012	m2	\$270.00	\$543,240.00
6.02	Play equipment, water play and other elements	1	allow	\$1,620,000.00	\$1,620,000.00
6.03	Shade structures (10 x 10m shade sails)	3	item	\$16,200.00	\$48,600.00
6.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$2,214,540.00</b>
<b>7.00</b>	<b>FURNITURE AND ELEMENTS</b>				
7.01	Picnic table	4	item	\$5,400.00	\$21,600.00
7.02	Seating (seats and benches)	20	item	\$2,700.00	\$54,000.00
7.03	Bleacher seating (3 teirs of seating, 6m long with canopy)	6	item	\$25,000.00	\$150,000.00
7.04	Rubbish bin	6	item	\$2,150.00	\$12,900.00
7.05	Bike racks	20	item	\$920.00	\$18,400.00
7.06	Drinking fountain & connection	2	item	\$12,950.00	\$25,900.00
7.07	BBQ (including connections)	2	item	\$16,200.00	\$32,400.00
7.08	Shelter (large 8 x 4m)	2	item	\$19,450.00	\$38,900.00
7.09	Bollards (timber along road edge at 1.5m spacings)	380	item	\$160.00	\$60,800.00

# GLENMORE PARK STAGE 3

## DISTRICT PARK 3 (D3)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-003

Site Area (m2):

50400

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Includes sport field flood lighting but excludes amenity lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
7.10	Signage (directional finger post)	1	item	\$540.00	\$540.00
7.11	Signage entry	1	item	\$2,160.00	\$2,160.00
7.12	Distance marker signage (timber bollard marker)	4	item	\$800.00	\$3,200.00
	<b>Furniture and Elements Total</b>				<b>\$420,800.00</b>
<b>8.00</b>	<b>SOFTSCAPE</b>				
8.01	Existing grassland (slash and weed removal)	5779	m2	\$2.70	\$15,603.30
8.02	Open lawn area	2293	m2	\$23.80	\$54,573.40
8.03	Make good lawn around fields	6000	m2	\$24.00	\$144,000.00
8.04	Landscape bank	1880	m2	\$43.00	\$80,840.00
8.05	New bushland planting (cumberland plain reveg 4 tubes/m2)	1200	m2	\$32.50	\$39,000.00
8.06	Feature planting	1500	m2	\$195.00	\$292,500.00
8.07	Tree planting (tube stock)	430	item	\$16.00	\$6,880.00
8.08	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$660,396.70</b>
<b>9.00</b>	<b>SERVICES</b>				
9.01	Sports field lighting	4	item	\$75,600.00	\$302,400.00
9.02	Court lighting	8	item	\$37,800.00	\$302,400.00
9.03	Irrigation to sports fields	22328	m2	\$8.10	\$180,856.80
9.04	Hose cocks and connections	6	item	\$970.00	\$5,820.00
9.05	Services and connections	3	item	\$1,600.00	\$4,800.00
	<b>Services Total</b>				<b>\$796,276.80</b>
<b>10.00</b>	<b>Maintenance</b>				
10.01	Maintenance	12	month	\$9,900.00	\$118,800.00
	<b>Maintenance Total</b>				<b>\$118,800.00</b>
	<b>Total</b>				<b>\$10,139,639.50</b>
	Builders Margin 10%		allow		\$1,013,963.95
	Contingency 10%		allow		\$1,115,360.35
	<b>TOTAL ex GST</b>				<b>\$12,268,963.80</b>

# GLENMORE PARK STAGE 3

## DISTRICT PARK 4 (D4)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-004

Site Area (m2):

53824

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Includes sport field flood lighting but excludes amenity lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$16,200.00	\$16,200.00
1.02	Security fencing (allowance)	1515	m	\$28.00	\$42,420.00
1.03	Soil sediment and erosion control	1	allow	\$10,800.00	\$10,800.00
	<b>Site Establishment Total</b>				<b>\$69,420.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation (done during bulk earthworks)	0	m2		\$0.00
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	53824	m2	\$6.00	\$322,944.00
	<b>Grading and Excavation Total</b>				<b>\$322,944.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	2000	m	\$60.00	\$120,000.00
3.02	Pipes, pits and connections (allowance)	6	each	\$1,620.00	\$9,720.00
	<b>Drainage Total</b>				<b>\$129,720.00</b>
<b>4.00</b>	<b>SPORTS FACILITIES AND BUILDINGS</b>				
4.01	Amenities and change room building with Community Centre	1	m2	\$2,250,000.00	\$2,250,000.00
4.02	Tennis / Basketball courts and fencing (x2)	2	m2	\$135,000.00	\$270,000.00
4.03	Turf sports fields (2 x Soccer and Cricket oval / jr AFL field)	24253	m2	\$110.00	\$2,667,830.00
	<b>Sports Facilities and Buildings Total</b>				<b>\$5,187,830.00</b>
<b>5.00</b>	<b>HARDSCAPE</b>				
5.01	Shared path (2.5m wide path)	3203	m2	\$160.00	\$512,480.00
5.02	Walking trails (1m wide deco granite, no edging)	16	m2	\$78.00	\$1,248.00
5.03	Hardstand	778	m2	\$130.00	\$101,140.00
5.04	Fitness node (equipment and softfall with edging)	1	Item	\$151,200.00	\$151,200.00
5.05	Picnic areas	473	m2	\$130.00	\$61,490.00
5.06	Car park	2917	m2	\$125.00	\$364,625.00
5.07	Retaining walls (blockwork walls)	750	lm	\$410.00	\$307,500.00
	<b>Hardscape Total</b>				<b>\$1,499,683.00</b>
<b>6.00</b>	<b>PLAY AREA</b>				
6.01	Play area surfacing (rubber, loose fill, grass, planting)	1516	m2	\$215.00	\$325,940.00
6.02	Play equipment and water play	1	allow	\$1,188,000.00	\$1,188,000.00
6.03	Shade structures (10 x 10m shade sails)	3	item	\$16,200.00	\$48,600.00
6.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$1,565,240.00</b>
<b>7.00</b>	<b>FURNITURE AND ELEMENTS</b>				
7.01	Picnic table	4	item	\$5,400.00	\$21,600.00
7.02	Seating (seats and benches)	18	item	\$2,700.00	\$48,600.00
7.03	Bleacher seating (5 teirs of seating, 6m long with canopy)	4	item	\$35,000.00	\$140,000.00
7.04	Rubbish bin	4	item	\$2,150.00	\$8,600.00
7.05	Bike racks	20	item	\$920.00	\$18,400.00
7.06	Drinking fountain & connection	2	item	\$12,950.00	\$25,900.00
7.07	BBQ (including connections)	2	item	\$16,200.00	\$32,400.00
7.08	Shelter (large 8 x 4m)	3	item	\$19,450.00	\$58,350.00
7.09	Bollards (timber along road edge at 1.5m spacings)	540	item	\$160.00	\$86,400.00

# GLENMORE PARK STAGE 3

## DISTRICT PARK 4 (D4)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-004

Site Area (m2):

53824

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Includes sport field flood lighting but excludes amenity lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
7.10	Fence and gates to dog park	117	lm	\$160.00	\$18,720.00
7.11	Ball safety fence (post and net system)	65	lm	\$325.00	\$21,125.00
7.12	Village green aluminium fence	245	lm	\$160.00	\$39,200.00
7.13	Signage (directional finger post)	2	item	\$540.00	\$1,080.00
7.14	Signage entry	1	item	\$2,160.00	\$2,160.00
7.15	Distance marker signage (timber bollard marker)	5	item	\$800.00	\$4,000.00
	<b>Furniture and Elements Total</b>				<b>\$526,535.00</b>

8.00	SOFTSCAPE				
8.01	Existing grassland (slash and weed removal)	8728	m2	\$2.70	\$23,565.60
8.02	Open lawn area	1408	m2	\$23.80	\$33,510.40
8.03	Make good lawn around fields	4057	m2	\$24.00	\$97,368.00
8.04	Dog park lawn, planting area and paths	1477	m2	\$165.00	\$243,705.00
8.05	New bushland planting (cumberland plain reveg 4 tubes/m2)	3000	m2	\$32.50	\$97,500.00
8.06	Feature planting	2300	m2	\$195.00	\$448,500.00
8.07	Tree planting (tube stock)	600	item	\$16.00	\$9,600.00
8.08	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$980,749.00</b>

9.00	SERVICES				
9.01	Sports field lighting	8	item	\$75,600.00	\$604,800.00
9.02	Irrigation to sports fields	24253	m2	\$8.10	\$196,449.30
9.03	Hose cocks and connections	7	item	\$970.00	\$6,790.00
9.04	Services and connections	4	item	\$1,600.00	\$6,400.00
	<b>Services Total</b>				<b>\$814,439.30</b>

10.00	Maintenance				
10.01	Maintenance	12	month	\$10,500.00	\$126,000.00
	<b>Maintenance Total</b>				<b>\$126,000.00</b>

	<b>Total</b>				<b>\$11,222,560.30</b>
	Builders Margin 10%		allow		\$1,122,256.03
	Contingency 10%		allow		\$1,234,481.63
	<b>TOTAL ex GST</b>				<b>\$13,579,297.96</b>

# GLENMORE PARK STAGE 3

## LOCAL PARK 1 (L1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-005

Site Area (m2):

5099

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$4,320.00	\$4,320.00
1.02	Security fencing (allowance)	280	m	\$28.00	\$7,840.00
1.03	Soil sediment and erosion control	1	allow	\$2,700.00	\$2,700.00
	<b>Establishment Total</b>				<b>\$14,860.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	5099	m2	\$1.60	\$8,158.40
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	3040	m2	\$6.00	\$18,240.00
	<b>Grading and Excavation Total</b>				<b>\$26,398.40</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	300	m	\$60.00	\$18,000.00
3.02	Pipes, pits and connections (allowance)	3	each	\$1,620.00	\$4,860.00
	<b>Drainage Total</b>				<b>\$22,860.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	164	m2	\$160.00	\$26,240.00
4.02	Footpaths (1.5m wide path)	311	m2	\$130.00	\$40,430.00
4.03	Picnic areas	313	m2	\$130.00	\$40,690.00
	<b>Hardscape Total</b>				<b>\$107,360.00</b>
<b>5.00</b>	<b>PLAY AREA</b>				
5.01	Play area surfacing (rubber, loose fill, grass, planting)	669	m2	\$215.00	\$143,835.00
5.02	Play equipment	1	allow	\$378,000.00	\$378,000.00
5.03	Shade structures (10 x 10m shade sails)	2	item	\$16,200.00	\$32,400.00
5.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$556,935.00</b>
<b>6.00</b>	<b>FURNITURE AND ELEMENTS</b>				
6.01	Picnic table	3	item	\$5,400.00	\$16,200.00
6.02	Seating (seats and benches)	6	item	\$2,700.00	\$16,200.00
6.03	Rubbish bin	2	item	\$2,150.00	\$4,300.00
6.04	Bike racks	6	item	\$920.00	\$5,520.00
6.05	Drinking fountain & connection	1	item	\$12,950.00	\$12,950.00
6.06	Shelter (medium 6 x 4m)	2	item	\$16,200.00	\$32,400.00
6.07	Bollards (timber along road edge at 1.5m spacings)	185	item	\$160.00	\$29,600.00
6.08	Signage entry	1	item	\$2,160.00	\$2,160.00
	<b>Furniture and Elements Total</b>				<b>\$119,330.00</b>
<b>7.00</b>	<b>SOFTSCAPE</b>				
7.01	Existing grassland (slash and weed removal)	1895	m2	\$2.70	\$5,116.50
7.02	Feature planting	360	m2	\$195.00	\$70,200.00
7.03	New bushland planting (cumberland plain reveg 4 tubes/m2)	830	m2	\$32.50	\$26,975.00
7.04	Open lawn area	1387	m2	\$23.80	\$33,010.60
7.05	Tree planting (tube stock)	80	item	\$16.00	\$1,280.00
7.06	Feature trees (100L trees)	15	item	\$540.00	\$8,100.00
	<b>Softscape Total</b>				<b>\$144,682.10</b>

# GLENMORE PARK STAGE 3

## LOCAL PARK 1 (L1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-005

Site Area (m2):

5099

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>8.00</b>	<b>SERVICES</b>				
8.01	Hose cocks and connections	3	item	\$970.00	\$2,910.00
8.02	Services and connections	3	item	\$1,600.00	\$4,800.00
	<b>Services Total</b>				<b>\$7,710.00</b>
<b>10.00</b>	<b>Maintenance</b>				
10.01	Maintenance	12	month	\$1,100.00	\$13,200.00
	<b>Maintenance Total</b>				<b>\$13,200.00</b>
	<b>Total</b>				<b>\$1,013,335.50</b>
	Builders Margin 10%		allow		\$101,333.55
	Contingency 10%		allow		\$111,466.91
	<b>TOTAL ex GST</b>				<b>\$1,226,135.96</b>

# GLENMORE PARK STAGE 3

## LOCAL PARK 2 (L2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-006

Site Area (m2):

17450

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$4,320.00	\$4,320.00
1.02	Security fencing (allowance)	540	m	\$28.00	\$15,120.00
1.03	Soil sediment and erosion control	1	allow	\$3,800.00	\$3,800.00
	<b>Establishment Total</b>				<b>\$23,240.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	7745	m2	\$1.60	\$12,392.00
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	7745	m2	\$6.00	\$46,470.00
	<b>Grading and Excavation Total</b>				<b>\$58,862.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	1200	m	\$60.00	\$72,000.00
3.02	Pipes, pits and connections (allowance)	2	each	\$1,620.00	\$3,240.00
	<b>Drainage Total</b>				<b>\$75,240.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	1444	m2	\$160.00	\$231,040.00
4.02	Picnic areas	720	m2	\$130.00	\$93,600.00
4.03	Half basketball court	1	item	\$64,800.00	\$64,800.00
	<b>Hardscape Total</b>				<b>\$389,440.00</b>
<b>5.00</b>	<b>PLAY AREA</b>				
5.01	Play area surfacing (rubber, loose fill, grass, planting)	1425	m2	\$215.00	\$306,375.00
5.02	Play equipment	1	allow	\$325,000.00	\$325,000.00
5.03	Shade structures (10 x 10m shade sails)	1	item	\$16,200.00	\$16,200.00
5.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$650,275.00</b>
<b>6.00</b>	<b>FURNITURE AND ELEMENTS</b>				
6.01	Picnic table	4	item	\$5,400.00	\$21,600.00
6.02	Seating (seats and benches)	10	item	\$2,700.00	\$27,000.00
6.03	Rubbish bin	2	item	\$2,150.00	\$4,300.00
6.04	Bike racks	8	item	\$920.00	\$7,360.00
6.05	Drinking fountain & connection	1	item	\$12,950.00	\$12,950.00
6.06	Shelter (medium 6 x 4m)	2	item	\$16,200.00	\$32,400.00
6.07	Bollards (timber along road edge at 1.5m spacings)	360	item	\$160.00	\$57,600.00
6.08	Signage entry	1	item	\$2,160.00	\$2,160.00
	<b>Furniture and Elements Total</b>				<b>\$165,370.00</b>
<b>7.00</b>	<b>SOFTSCAPE</b>				
7.01	Existing grassland (slash and weed removal)	9420	m2	\$2.70	\$25,434.00
7.02	Open lawn area	3656	m2	\$23.80	\$87,012.80
7.03	Feature planting	500	m2	\$195.00	\$97,500.00
7.04	New bushland planting (cumberland plain reveg 4 tubes/m2)	1000	m2	\$32.50	\$32,500.00
7.05	Tree planting (tube stock)	340	item	\$16.00	\$5,440.00
7.06	Feature trees (100L trees)	25	item	\$540.00	\$13,500.00
	<b>Softscape Total</b>				<b>\$261,386.80</b>

# GLENMORE PARK STAGE 3

## LOCAL PARK 2 (L2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-006

Site Area (m2):

17450

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>8.00</b>	<b>SERVICES</b>				
8.01	Hose cocks and connections	4	item	\$970.00	\$3,880.00
8.02	Services and connections	3	item	\$1,600.00	\$4,800.00
	<b>Services Total</b>				<b>\$8,680.00</b>
<b>9.00</b>	<b>Maintenance</b>				
9.01	Maintenance	12	month	\$2,150.00	\$25,800.00
	<b>Maintenance Total</b>				<b>\$25,800.00</b>
	<b>Total</b>				<b>\$1,658,293.80</b>
	Builders Margin 10%		allow		\$165,829.38
	Contingency 10%		allow		\$182,412.32
	<b>TOTAL ex GST</b>				<b>\$2,006,535.50</b>



# GLENMORE PARK STAGE 3

## LOCAL PARK 3 (L3)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-007

Site Area (m2):

5470

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$4,320.00	\$4,320.00
1.02	Security fencing (allowance)	320	m	\$28.00	\$8,960.00
1.03	Soil sediment and erosion control	1	allow	\$2,700.00	\$2,700.00
	<b>Establishment Total</b>				<b>\$15,980.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	3906	m2	\$1.60	\$6,249.60
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	3906	m2	\$6.00	\$23,436.00
	<b>Grading and Excavation Total</b>				<b>\$29,685.60</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	320	m	\$60.00	\$19,200.00
3.02	Pipes, pits and connections (allowance)	2	each	\$1,620.00	\$3,240.00
	<b>Drainage Total</b>				<b>\$22,440.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Footpaths (1.5m wide path)	532	m2	\$130.00	\$69,160.00
4.02	Picnic areas	386	m2	\$130.00	\$50,180.00
	<b>Hardscape Total</b>				<b>\$119,340.00</b>
<b>5.00</b>	<b>PLAY AREA</b>				
5.01	Play area surfacing (rubber, loose fill, grass, planting)	470	m2	\$215.00	\$101,050.00
5.02	Play equipment	1	allow	\$270,000.00	\$270,000.00
5.03	Shade structures (10 x 10m shade sails)	1	item	\$16,200.00	\$16,200.00
5.04	Playground certification	1	item	\$2,700.00	\$2,700.00
	<b>Playground Total</b>				<b>\$389,950.00</b>
<b>6.00</b>	<b>FURNITURE AND ELEMENTS</b>				
6.01	Picnic table	2	item	\$5,400.00	\$10,800.00
6.02	Seating (seats and benches)	7	item	\$2,700.00	\$18,900.00
6.03	Rubbish bin	1	item	\$2,150.00	\$2,150.00
6.04	Bike racks	5	item	\$920.00	\$4,600.00
6.05	Drinking fountain & connection	1	item	\$12,950.00	\$12,950.00
6.06	Shelter (medium 6 x 4m)	1	item	\$16,200.00	\$16,200.00
6.07	Bollards (timber along road edge at 1.5m spacings)	200	item	\$160.00	\$32,000.00
6.08	Signage entry	1	item	\$2,160.00	\$2,160.00
	<b>Furniture and Elements Total</b>				<b>\$99,760.00</b>
<b>7.00</b>	<b>SOFTSCAPE</b>				
7.01	Existing grassland (slash and weed removal)	1564	m2	\$2.70	\$4,222.80
7.02	Open lawn area	2118	m2	\$23.80	\$50,408.40
7.03	Feature planting	400	m2	\$195.00	\$78,000.00
7.04	New bushland planting (cumberland plain reveg 4 tubes/m2)	450	m2	\$32.50	\$14,625.00
7.05	Tree planting (tube stock)	80	item	\$16.00	\$1,280.00
7.06	Feature trees (100L trees)	15	item	\$540.00	\$8,100.00
	<b>Softscape Total</b>				<b>\$156,636.20</b>

# GLENMORE PARK STAGE 3

## LOCAL PARK 3 (L3)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-007

Site Area (m2):

5470

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>8.00</b>	<b>SERVICES</b>				
8.01	Hose cocks and connections	2	item	\$970.00	\$1,940.00
8.02	Services and connections	1	item	\$1,600.00	\$1,600.00
	<b>Services Total</b>				<b>\$3,540.00</b>
<b>9.00</b>	<b>Maintenance</b>				
9.01	Maintenance	12	month	\$1,200.00	\$14,400.00
	<b>Maintenance Total</b>				<b>\$14,400.00</b>
	<b>Total</b>				<b>\$851,731.80</b>
	Builders Margin 10%		allow		\$85,173.18
	Contingency 10%		allow		\$93,690.50
	<b>TOTAL ex GST</b>				<b>\$1,030,595.48</b>

# GLENMORE PARK STAGE 3

## LINEAR PARK 1 (LIN1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-008

Site Area (m2): 192143

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$16,200.00	\$16,200.00
1.02	Security fencing (allowance)	4903	m	\$28.00	\$137,284.00
1.03	Soil sediment and erosion control	1	allow	\$27,000.00	\$27,000.00
	<b>Establishment Total</b>				<b>\$180,484.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	49864	m2	\$6.50	\$324,116.00
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	10122	m2	\$6.00	\$60,732.00
	<b>Grading and Excavation Total</b>				<b>\$384,848.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	2700	m	\$60.00	\$162,000.00
3.02	Pipes and connections (allowance)	20	m	\$1,620.00	\$32,400.00
	<b>Drainage Total</b>				<b>\$194,400.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	6542	m2	\$160.00	\$1,046,720.00
4.02	Footpaths (1.5m wide path)	452	m2	\$130.00	\$58,760.00
4.03	Walking trails (1m wide deco granite, no edging)	1805	m2	\$78.00	\$140,790.00
4.04	Basin access tracks (by others)	2744	m2		
	<b>Hardscape Total</b>				<b>\$1,246,270.00</b>
<b>5.00</b>	<b>FURNITURE AND ELEMENTS</b>				
5.01	Seating (seats and benches)	40	item	\$2,700.00	\$108,000.00
5.02	Bike racks	25	item	\$920.00	\$23,000.00
5.03	Bollards (timber along road edge at 1.5m spacings)	2000	item	\$160.00	\$320,000.00
5.04	Bridge (pedestrian, cycle and maintenance access)	4	item	\$80,000.00	\$320,000.00
5.05	Informal pedestrian watercourse crossing (stepping stones)	3	each	\$2,500.00	\$7,500.00
5.06	Signage (directional finger post)	8	item	\$540.00	\$4,320.00
5.07	Signage entry	3	item	\$2,160.00	\$6,480.00
5.08	Distance marker signage (timber bollard marker)	10	item	\$800.00	\$8,000.00
	<b>Furniture and Elements Total</b>				<b>\$797,300.00</b>
<b>6.00</b>	<b>SOFTSCAPE</b>				
6.01	Existing grassland (slash and weed removal)	161740	m2	\$2.70	\$436,698.00
6.02	Open lawn area	1323	m2	\$23.80	\$31,487.40
6.03	Wetland planting (tubestock 6/m2 to basin perimeter)	3528	m2	\$43.00	\$151,704.00
6.04	Bush regeneration (along watercourse)	13450	m2	\$27.00	\$363,150.00
6.05	New bushland planting (cumberland plain reveg 4 tubes/m2)	16170	m2	\$32.50	\$525,525.00
6.06	Tree planting (tube stock)	2000	item	\$16.00	\$32,000.00
6.07	Feature trees (100L trees)	500	item	\$540.00	\$270,000.00
	<b>Softscape Total</b>				<b>\$1,810,564.40</b>

**GLENMORE PARK STAGE 3**  
**LINEAR PARK 1 (LIN1)**

Project Number: 2109



**OPINION OF PROBABLE COST**

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-008

Site Area (m2):

192143

**Assumptions:**

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>7.00</b>	<b>SERVICES</b>				
7.01	Hose cocks and connections	20	item	\$970.00	\$19,400.00
7.02	Services and connections	10	item	\$1,600.00	\$16,000.00
	<b>Services Total</b>				<b>\$35,400.00</b>
<b>8.00</b>	<b>Maintenance</b>				
8.01	Maintenance	12	month	\$15,000.00	\$180,000.00
	<b>Maintenance Total</b>				<b>\$180,000.00</b>
	<b>Total</b>				<b>\$4,829,266.40</b>
	Builders Margin 10%		allow		\$482,926.64
	Contingency 10%		allow		\$531,219.30
	<b>TOTAL ex GST</b>				<b>\$5,843,412.34</b>

# GLENMORE PARK STAGE 3

## LINEAR PARK 2 (LIN2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-009

Site Area (m2):

37742

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$4,300.00	\$4,300.00
1.02	Security fencing (allowance)	1000	m	\$28.00	\$28,000.00
1.03	Soil sediment and erosion control	1	allow	\$4,300.00	\$4,300.00
	<b>Establishment Total</b>				<b>\$36,600.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	1887	m2	\$1.60	\$3,019.20
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	1887	m2	\$6.00	\$11,322.00
	<b>Grading and Excavation Total</b>				<b>\$14,341.20</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	490	m	\$60.00	\$29,400.00
3.02	Pipes and connections (allowance)	2	m	\$1,620.00	\$3,240.00
	<b>Drainage Total</b>				<b>\$32,640.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	1229	m2	\$160.00	\$196,640.00
4.02	Walking trails (1m wide deco granite, no edging)	658	m2	\$78.00	\$51,324.00
	<b>Hardscape Total</b>				<b>\$247,964.00</b>
<b>5.00</b>	<b>FURNITURE AND ELEMENTS</b>				
5.01	Seating (seats and benches)	4	item	\$2,700.00	\$10,800.00
5.02	Bike racks	6	item	\$920.00	\$5,520.00
5.03	Bollards (timber along road edge at 1.5m spacings)	320	item	\$160.00	\$51,200.00
5.04	Distance marker signage (timber bollard marker)	2	item	\$800.00	\$1,600.00
	<b>Furniture and Elements Total</b>				<b>\$69,120.00</b>
<b>6.00</b>	<b>SOFTSCAPE</b>				
6.01	Existing grassland (slash and weed removal)	35855	m2	\$2.70	\$96,808.50
6.02	New bushland planting (cumberland plain reveg 4 tubes/m2)	17945	m2	\$32.50	\$583,212.50
6.03	Tree planting (tube stock)	1100	item	\$16.00	\$17,600.00
	<b>Softscape Total</b>				<b>\$697,621.00</b>
<b>7.00</b>	<b>SERVICES</b>				
7.01	Hose cocks and connections	4	item	\$970.00	\$3,880.00
7.02	Services and connections	1	item	\$1,600.00	\$1,600.00
	<b>Services Total</b>				<b>\$5,480.00</b>

# GLENMORE PARK STAGE 3

## LINEAR PARK 2 (LIN2)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-009

Site Area (m2):

37742

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Excludes lighting. Lighting of public spaces TBC by Council
- F Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>8.00</b>	<b>Maintenance</b>				
8.01	Maintenance	12	month	\$3,500.00	\$42,000.00
	<b>Maintenance Total</b>				<b>\$42,000.00</b>
	<b>Total</b>				<b>\$1,145,766.20</b>
	Builders Margin 10%		allow		\$114,576.62
	Contingency 10%		allow		\$126,034.28
	<b>TOTAL ex GST</b>				<b>\$1,386,377.10</b>

# GLENMORE PARK STAGE 3

## LINEAR PARK 3 (LIN3)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-010

Site Area (m2):

17129

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$4,300.00	\$4,300.00
1.02	Security fencing (allowance)	845	m	\$28.00	\$23,660.00
1.03	Soil sediment and erosion control	1	allow	\$4,300.00	\$4,300.00
	<b>Establishment Total</b>				<b>\$32,260.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Site clearing and preparation	11951	m2	\$1.60	\$19,121.60
2.02	Fine grading, cut & fill to new levels (0.2m nom allowance)	4030	m2	\$6.00	\$24,180.00
	<b>Grading and Excavation Total</b>				<b>\$43,301.60</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	430	m	\$60.00	\$25,800.00
3.02	Pipes and connections (allowance)	4	m	\$1,620.00	\$6,480.00
	<b>Drainage Total</b>				<b>\$32,280.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	725	m2	\$160.00	\$116,000.00
4.02	Fitness node (equipment and softfall with edging)	1	Item	\$151,200.00	\$151,200.00
	<b>Hardscape Total</b>				<b>\$267,200.00</b>
<b>5.00</b>	<b>FURNITURE AND ELEMENTS</b>				
5.01	Seating (seats and benches)	8	item	\$2,700.00	\$21,600.00
5.02	Bike racks	8	item	\$920.00	\$7,360.00
5.03	Shelter (large 8 x 4m)	1	item	\$19,450.00	\$19,450.00
5.04	Bollards (timber along road edge at 1.5m spacings)	285	item	\$160.00	\$45,600.00
5.05	Fence and gates to dog park	255	lm	\$160.00	\$40,800.00
5.06	Signage (directional finger post)	1	item	\$540.00	\$540.00
5.07	Distance marker signage (timber bollard marker)	2	item	\$800.00	\$1,600.00
	<b>Furniture and Elements Total</b>				<b>\$136,950.00</b>
<b>6.00</b>	<b>SOFTSCAPE</b>				
6.01	Existing grassland (slash and weed removal)	6671	m2	\$2.70	\$18,011.70
6.02	Dog park lawn, planting area and paths	2480	m2	\$165.00	\$409,200.00
6.03	Wetland planting (tubestock 6/m2 to perimeter)	550	m2	\$43.00	\$23,650.00
6.04	New bushland planting (cumberland plain reveg 4 tubes/m2)	1250	m2	\$32.50	\$40,625.00
6.05	Feature planting	420	m2	\$195.00	\$81,900.00
6.06	Tree planting (tube stock)	200	item	\$16.00	\$3,200.00
6.07	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$603,586.70</b>
<b>7.00</b>	<b>SERVICES</b>				
7.01	Hose cocks and connections	4	item	\$970.00	\$3,880.00
7.02	Services and connections	3	item	\$1,600.00	\$4,800.00
	<b>Services Total</b>				<b>\$8,680.00</b>

# GLENMORE PARK STAGE 3 LINEAR PARK 3 (LIN3)

Project Number: 2109



## OPINION OF PROBABLE COST

Revision C 13.04.2022

Based on the Landscape Contributions Plan CP-2109-010

Site Area (m2):

17129

### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Basin civil / watercourse works will be undertaken in a separate budget
- C Bulk earthworks undertaken in a separate budget
- D No soil contamination remediation or capping works allowed for
- E No allowance for the removal of contaminated materials
- F Excludes lighting. Lighting of public spaces TBC by Council
- G Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>8.00</b>	<b>Maintenance</b>				
8.01	Maintenance	12	month	\$1,945.00	\$23,340.00
	<b>Maintenance Total</b>				<b>\$23,340.00</b>
	<b>Total</b>				<b>\$1,147,598.30</b>
	Builders Margin 10%		allow		\$114,759.83
	Contingency 10%		allow		\$126,235.81
	<b>TOTAL ex GST</b>				<b>\$1,388,593.94</b>



**GLENMORE PARK STAGE 3**  
**LINEAR PARK 4 (LIN4)**

Project Number: 2109



**OPINION OF PROBABLE COST**

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-011

Site Area (m2): 4094

**Assumptions:**

- A Streetscape work will be undertaken in a separate budget
- B No soil contamination remediation or capping works allowed for
- C No allowance for the removal of contaminated materials
- D Excludes lighting. Lighting of public spaces TBC by Council
- E Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (no fencing allowed for)	0	m	\$28.00	\$0.00
1.03	Soil sediment and erosion control	1	allow	\$2,160.00	\$2,160.00
	<b>Establishment Total</b>				<b>\$4,320.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	4094	m2	\$6.00	\$24,564.00
	<b>Grading and Excavation Total</b>				<b>\$24,564.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	158	m	\$60.00	\$9,480.00
3.02	Pipes and connections (allowance)	8	m	\$1,620.00	\$12,960.00
	<b>Drainage Total</b>				<b>\$22,440.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Shared path (2.5m wide path)	486	m2	\$160.00	\$77,760.00
	<b>Hardscape Total</b>				<b>\$77,760.00</b>
<b>5.00</b>	<b>FURNITURE AND ELEMENTS</b>				
5.01	Seating (seats and benches)	2	item	\$2,700.00	\$5,400.00
5.02	Bollards (timber along road edge at 1.5m spacings)	100	item	\$160.00	\$16,000.00
	<b>Furniture and Elements Total</b>				<b>\$21,400.00</b>
<b>6.00</b>	<b>SOFTSCAPE</b>				
6.01	Open lawn area	916	m2	\$23.80	\$21,800.00
6.02	Swale planting	1802	m2	\$70.00	\$126,140.00
6.03	Feature planting	890	m2	\$195.00	\$173,550.00
6.04	Feature trees (100L trees)	70	item	\$540.00	\$37,800.00
	<b>Softscape Total</b>				<b>\$359,290.80</b>
<b>7.00</b>	<b>SERVICES</b>				
7.01	Services and connections	4	item	\$1,600.00	\$6,400.00
	<b>Services Total</b>				<b>\$6,400.00</b>
<b>8.00</b>	<b>Maintenance</b>				
8.01	Maintenance	12	month	\$1,030.00	\$12,360.00
	<b>Maintenance Total</b>				<b>\$12,360.00</b>
	<b>Total</b>				<b>\$528,534.80</b>
	Builders Margin 10%		allow		\$52,853.48
	Contingency 10%		allow		\$58,138.83
	<b>TOTAL ex GST</b>				<b>\$639,527.11</b>

# GLENMORE PARK STAGE 3

## ENTRY BOULEVARD 1 (EB1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-012

Site Area (m2):

1342

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B No soil contamination remediation or capping works allowed for
- C No allowance for the removal of contaminated materials
- D Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (no fencing allowed for)	0	m	\$28.00	\$0.00
1.03	Soil sediment and erosion control	1	allow	\$2,160.00	\$2,160.00
	<b>Establishment Total</b>				<b>\$4,320.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	1342	m2	\$6.00	\$8,052.00
	<b>Grading and Excavation Total</b>				<b>\$8,052.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	205	m	\$60.00	\$12,300.00
3.02	Pipes and connections (allowance)	4	m	\$1,620.00	\$6,480.00
	<b>Drainage Total</b>				<b>\$18,780.00</b>
<b>4.00</b>	<b>SOFTSCAPE</b>				
4.01	Swale planting	1342	m2	\$70.00	\$93,940.00
4.02	Feature trees (100L trees)	32	item	\$540.00	\$17,280.00
	<b>Softscape Total</b>				<b>\$111,220.00</b>
<b>5.00</b>	<b>SERVICES</b>				
5.01	Services and connections	2	item	\$1,600.00	\$3,200.00
	<b>Services Total</b>				<b>\$3,200.00</b>
<b>6.00</b>	<b>Maintenance</b>				
6.01	Maintenance	12	month	\$820.00	\$9,840.00
	<b>Maintenance Total</b>				<b>\$9,840.00</b>
	<b>Total</b>				<b>\$155,412.00</b>
	Builders Margin 10%		allow		\$15,541.20
	Contingency 10%		allow		\$17,095.32
	<b>TOTAL ex GST</b>				<b>\$188,048.52</b>

**GLENMORE PARK STAGE 3**  
**ENTRY BOULEVARD 2 (EB2)**

Project Number: 2109



**OPINION OF PROBABLE COST**

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-011

Site Area (m2): 3425

**Assumptions:**

- A Streetscape work will be undertaken in a separate budget
- B No soil contamination remediation or capping works allowed for
- C No allowance for the removal of contaminated materials
- D Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (no fencing allowed for)	0	m	\$28.00	\$0.00
1.03	Soil sediment and erosion control	1	allow	\$2,160.00	\$2,160.00
	<b>Establishment Total</b>				<b>\$4,320.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	3425	m2	\$6.00	\$20,550.00
	<b>Grading and Excavation Total</b>				<b>\$20,550.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	325	m	\$60.00	\$19,500.00
3.02	Pipes and connections (allowance)	8	m	\$1,620.00	\$12,960.00
	<b>Drainage Total</b>				<b>\$32,460.00</b>
<b>4.00</b>	<b>HARDSCAPE</b>				
4.01	Entry Statement	1	item	\$27,000.00	\$27,000.00
	<b>Hardscape Total</b>				<b>\$27,000.00</b>
<b>5.00</b>	<b>SOFTSCAPE</b>				
5.01	Open lawn area	378	m2	\$23.80	\$8,996.40
5.02	Swale planting	2147	m2	\$70.00	\$150,290.00
5.03	Feature planting	900	m2	\$195.00	\$175,500.00
5.04	Feature trees (100L trees)	50	item	\$540.00	\$27,000.00
	<b>Softscape Total</b>				<b>\$361,786.40</b>
<b>6.00</b>	<b>SERVICES</b>				
6.01	Services and connections	4	item	\$1,600.00	\$6,400.00
	<b>Services Total</b>				<b>\$6,400.00</b>
<b>7.00</b>	<b>Maintenance</b>				
7.01	Maintenance	12	month	\$820.00	\$9,840.00
	<b>Maintenance Total</b>				<b>\$9,840.00</b>
	<b>Total</b>				<b>\$462,356.40</b>
	Builders Margin 10%		allow		\$46,235.64
	Contingency 10%		allow		\$50,859.20
	<b>TOTAL ex GST</b>				<b>\$559,451.24</b>

**GLENMORE PARK STAGE 3**  
**ENTRY BOULEVARD 3 (EB3)**

Project Number: 2109



**OPINION OF PROBABLE COST**

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-013

Site Area (m2):

695

**Assumptions:**

- A Streetscape work will be undertaken in a separate budget
- B No soil contamination remediation or capping works allowed for
- C No allowance for the removal of contaminated materials
- D Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (no fencing allowed for)	0	m	\$28.00	\$0.00
1.03	Soil sediment and erosion control	1	allow	\$2,160.00	\$2,160.00
	<b>Establishment Total</b>				<b>\$4,320.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	695	m2	\$6.00	\$4,170.00
	<b>Grading and Excavation Total</b>				<b>\$4,170.00</b>
<b>3.00</b>	<b>DRAINAGE</b>				
3.01	Subsoil drainage	230	m	\$60.00	\$13,800.00
3.02	Pipes and connections (allowance)	8	m	\$1,620.00	\$12,960.00
	<b>Drainage Total</b>				<b>\$26,760.00</b>
<b>4.00</b>	<b>SOFTSCAPE</b>				
4.01	Swale planting	695	m2	\$70.00	\$48,650.00
4.02	Feature trees (100L trees)	27	item	\$540.00	\$14,580.00
	<b>Softscape Total</b>				<b>\$63,230.00</b>
<b>5.00</b>	<b>SERVICES</b>				
5.01	Services and connections	4	item	\$1,600.00	\$6,400.00
	<b>Services Total</b>				<b>\$6,400.00</b>
<b>6.00</b>	<b>Maintenance</b>				
6.01	Maintenance	12	month	\$820.00	\$9,840.00
	<b>Maintenance Total</b>				<b>\$9,840.00</b>
	<b>Total</b>				<b>\$114,720.00</b>
	Builders Margin 10%		allow		\$11,472.00
	Contingency 10%		allow		\$12,619.20
	<b>TOTAL ex GST</b>				<b>\$138,811.20</b>

# GLENMORE PARK STAGE 3

## LANDSCAPE BUFFER 1 (LB1)

Project Number: 2109



### OPINION OF PROBABLE COST

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-014

Site Area (m2): 4135

#### Assumptions:

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (allowance)	960	m	\$28.00	\$26,880.00
1.03	Soil sediment and erosion control	1	allow	\$4,300.00	\$4,300.00
	<b>Establishment Total</b>				<b>\$33,340.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	4135	m2	\$6.00	\$24,810.00
	<b>Grading and Excavation Total</b>				<b>\$24,810.00</b>
<b>3.00</b>	<b>SOFTSCAPE</b>				
3.01	Buffer planting (8 tubes/m2 and 75L trees 1/20m2)	4135	m2	\$97.00	\$401,095.00
	<b>Softscape Total</b>				<b>\$401,095.00</b>
<b>4.00</b>	<b>Maintenance</b>				
4.01	Maintenance	12	month	\$1,100.00	\$13,200.00
	<b>Maintenance Total</b>				<b>\$13,200.00</b>
	<b>Total</b>				<b>\$472,445.00</b>
	Builders Margin 10%		allow		\$47,244.50
	Contingency 10%		allow		\$51,968.95
	<b>TOTAL ex GST</b>				<b>\$571,658.45</b>

**GLENMORE PARK STAGE 3  
LANDSCAPE BUFFER 2 (LB2)**

Project Number: 2109



**OPINION OF PROBABLE COST**

Revision C 11.04.2022

Based on the Landscape Contributions Plan CP-2109-015

Site Area (m2): 7035

**Assumptions:**

- A Streetscape work will be undertaken in a separate budget
- B Bulk earthworks undertaken in a separate budget
- C No soil contamination remediation or capping works allowed for
- D No allowance for the removal of contaminated materials
- E Servicing connections to site by Civil

	Item	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE ESTABLISHMENT</b>				
1.01	Site establishment and preliminaries	1	item	\$2,160.00	\$2,160.00
1.02	Security fencing (allowance)	1550	m	\$28.00	\$43,400.00
1.03	Soil sediment and erosion control	1	allow	\$4,300.00	\$4,300.00
	<b>Establishment Total</b>				<b>\$49,860.00</b>
<b>2.00</b>	<b>GRADING AND EXCAVATION</b>				
2.01	Fine grading, cut & fill to new levels (0.2m nom allowance)	7035	m2	\$6.00	\$42,210.00
	<b>Grading and Excavation Total</b>				<b>\$42,210.00</b>
<b>3.00</b>	<b>SOFTSCAPE</b>				
3.01	Buffer planting (8 tubes/m2 and 75L trees 1/20m2)	7035	m2	\$97.00	\$682,395.00
	<b>Softscape Total</b>				<b>\$682,395.00</b>
<b>4.00</b>	<b>Maintenance</b>				
4.01	Maintenance	12	month	\$820.00	\$9,840.00
	<b>Maintenance Total</b>				<b>\$9,840.00</b>
	<b>Total</b>				<b>\$784,305.00</b>
	Builders Margin 10%		allow		\$78,430.50
	Contingency 10%		allow		\$86,273.55
	<b>TOTAL ex GST</b>				<b>\$949,009.05</b>

## **APPENDIX D - CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) OVERLAY**

300070-PSK-044[A]



**LEGEND**

- GP3 BOUNDARY (solid orange line)
- CPCP BOUNDARY (dashed red line)



Plotted By: David Preston-Thomson Plot Date: 23/06/22 2:12:08PM Cad File: \\JFSERVER06\DRAWING\PLANNING\300070\PSK-044[A].DWG  
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	23.06.22	INITIAL ISSUE	DPT	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
**GP3 MASTERPLAN WITH CPCP MAPPING OVERLAY**

location: CHAIN O' PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-044

client:

central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411

www.adwjohson.com.au

working beyond expectations



## REFERENCES

Population and household forecasts, 2016 to 2036, prepared by id., the population experts, December 2017.

Social Impact and Infrastructure Assessment by Elton Consulting (March 2020)

Social Impact and Infrastructure Assessment Addendum by WSP (April 2022)

Transport Impact Assessment by The Transport Partnership (April 2022)

Water Cycle Management Strategy Report by J Wyndham Prince (April 2022)

Public Domain and Open Space Strategy by GLN Planning and Sturt Noble (July 2022)

