



City of Canterbury

City of Cultural Diversity

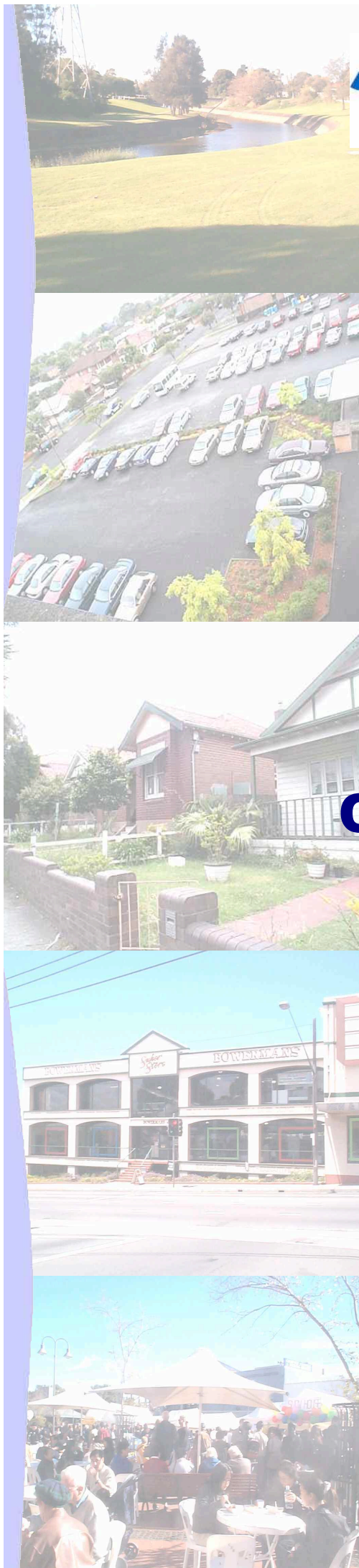
Development Contributions Plan

Canterbury Town Centre & Riverfront Precinct

Adopted by Council: 11 August 2011
Effective from: 1 September 2011

Jim Montague
GENERAL MANAGER

City Planning Division



**Canterbury Town Centre and
Riverfront Precinct
Development Contributions Plan**

prepared by:

Newplan – Urban Planning Solutions

in conjunction with:

Mott MacDonald/ Hughes Trueman;

Environmental Partnerships; and

Annand Associates Urban Design

Contents

	Page Number
1. Plan summary	1
1.1 Plan overview	1
1.2 Calculating a contribution under the Plan	2
1.3 Structure of this Plan	3
2. Administration and operation of this Plan	5
2.1 Definitions	5
2.2 Name of this Plan	6
2.3 Purposes of this Plan	6
2.4 Commencement and amendment of the Plan	6
2.5 Land to which this Plan applies	7
2.6 Development to which this Plan applies	7
2.6.1 Development exempted from contributions under this Plan	7
2.7 Relationship to other plans and policies	8
2.8 Authority to impose conditions requiring contributions or levies on consents	8
2.9 Other contributions to be taken into account in determining a section 94 contribution	8
2.10 Obligations of accredited certifiers	9
2.10.1 Complying development certificates	9
2.10.2 Construction certificates	9
2.11 Adjustment of section 94 contribution rates in this Plan	10
2.12 Adjustment of monetary contributions required by a condition imposed under this Plan	10
2.13 Timing of payment of monetary contributions required under this Plan	10
2.14 Policy on deferred or periodic payments	10
2.15 Material public benefits and dedication of land offered in part or full satisfaction of contributions	11
2.15.1 Offer of a material public benefit made <u>after</u> the imposition of a section 94 contribution condition under this Plan	11
2.15.2 Offer of a material public benefit made <u>before</u> the imposition of a community infrastructure contribution condition under this Plan	11
2.15.3 Matters to be considered by the Council in determining offers of material public benefits	12
2.15.4 Agreements to be in writing	12
2.15.5 Valuation of offers of works-in-kind and other material public benefits	13
2.16 Pooling of funds	13
2.17 Accountability and access to information	13

2.18	Review of Plan	13
2.19	Savings and transitional arrangements	14
3.	Relationship between expected development and demand for infrastructure	15
3.1	Canterbury Town Centre development	15
3.2	Infrastructure objectives	16
3.3	Infrastructure required to sustain development	17
3.4	Amalgamation of sites underpins efficient infrastructure provision	17
3.5	Sharing of infrastructure responsibility	18
3.6	Infrastructure delivery strategy	18
3.6.1	Canterbury Road / Close Street / Charles Street intersection	19
3.6.2	Foreshore Promenade	19
3.6.3	Land for new thoroughfares	19
3.7	Contributions formula	21
4.	Works schedule summary and maps	23

Tables

Table 1.1	Development subject to a contribution under this Plan	2
Table 1.2	Monetary contribution rates	2
Table 3.1	Expected development in Canterbury Town Centre	15
Table 3.2	Infrastructure delivery strategy	19

Figures

Figure 1.1	Canterbury Town Centre	1
Figure 3.1	Location of expected development in Canterbury Town Centre	16

Annexures

Annexure A	Easement Proforma
Annexure B	Detailed works schedules

1. Plan summary

1.1 Plan overview

The *Canterbury Town Centre Development Contributions Plan* (the **Plan**) has been prepared to address anticipated demand for local infrastructure generated by mixed use / urban renewal developments in the Canterbury Town Centre.

The area referred to as Canterbury Town Centre in this Plan is shown in Figure 1.1.

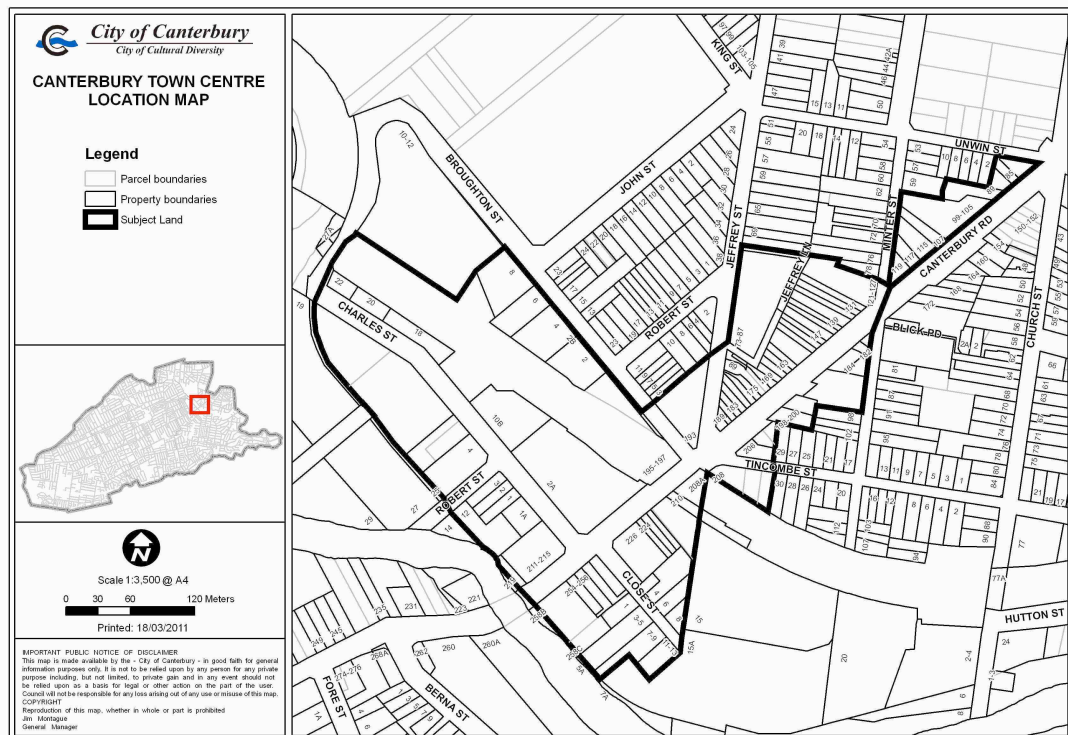


Figure 1.1 Canterbury Town Centre

The expected development will place additional burdens on the demand for local infrastructure in the Canterbury LGA. In the case of Canterbury Town Centre, an overhaul of existing infrastructure is necessary to sustain the scale of urban renewal envisaged for that area. Accordingly, the main purpose of this Plan is to enable reasonable contributions to be obtained from development for the provision of new and augmented local infrastructure that is occasioned by that development.

This Plan authorises Canterbury City Council (**Council**) or an accredited certifier to impose conditions on development consents or complying development certificates requiring section 94 contributions for the development types identified in Table 1.1.

Table 1.1 Development subject to a contribution under this Plan

Development type	Limiting circumstances
Development involving redevelopment of land in the Canterbury Town Centre	Where the development will or is likely to result in an increase in demand for the local infrastructure types identified in this Plan. Certain development is exempted from contributions under this Plan - refer to clause 2.6.1.

Monetary contribution amounts will be determined in accordance with the contribution rates included in Table 1.2.

Table 1.2 Monetary contribution rates

Development type	Contribution rate
Development involving redevelopment of land in the Canterbury Town Centre	\$149.59 per m ² of gross floor area

This Plan has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**) and the *Environmental Planning and Assessment Regulation 2000* (the **EP&A Regulation**). In preparing the Plan Council has had regard to practice notes issued by the NSW Department of Planning in accordance with clause 26(1) of the EP&A Regulation.

This Plan sets out:

- the expected types of future development on the land to which this Plan applies and the local infrastructure required to meet that development;
- the formulas used to determine the contribution rates provided for in this Plan;
- the contribution rates applying to different types of development;
- maps showing the location of the items of local infrastructure proposed to be provided by the Council supported by a works schedule setting out an estimate of their cost and staging; and
- the administrative and accounting procedures applying to contributions that are required by this Plan.

1.2 Calculating a contribution under the Plan

The total section 94 contribution levied for any individual development is, subject to adjustments or allowances provided in this plan, simply the contribution rate shown in Table 1.2 multiplied by the gross floor area of the development.

The section 94 contribution rate shown in Table 1.2 reflects the contribution rate at the date that the Plan commenced. This rate will be regularly adjusted for inflation in accordance with the provisions of clause 2.11 of this Plan. Applicants should inquire at the Council for information on the latest contribution rates.

Calculation of the amount of contributions or levies in respect to a development subject to this Plan may also be affected by directions issued by the Minister for Planning. Copies of relevant

Ministerial directions affecting the calculation or imposition of contribution requirements contained in this Plan can be accessed on the Department of Planning's website.

1.3 Structure of this Plan

This Plan is structured as follows:

Part 1 (this Part) provides a general summary, a description of the areas and development types to which the Plan applies, and the contribution rates used to determine contributions obligations. In most circumstances this will provide sufficient information for an applicant to calculate an estimate of the contributions that would apply to an individual development.

Part 2 includes the operational provisions of the Plan which give it legal effect and describe how the Plan is administered and managed by the Council.

Part 3 describes the relationship between development levied under this Plan and the infrastructure to be provided under this Plan. It also provides a summary of how the Council will facilitate the delivery of the different types of local infrastructure necessary to sustain the urban renewal of the Canterbury Town Centre.

Part 4 includes a list and maps of the infrastructure programs covered by this Plan.

This page has been left blank intentionally

2. Administration and operation of this Plan

2.1 Definitions

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

Attributable cost means the estimated cost for each item in the works schedules set out in Part 4 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

CPI means the *Consumer Price Index (All Groups - Sydney)* published by the Australian Bureau of Statistics.

Council means Canterbury City Council.

DCP means *Canterbury Town Centre Development Control Plan* adopted by the Council.

Development has the meaning under section 4 of the EP&A Act which in relation to land means:

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing referred to in section 26 of the EP&A Act that is controlled by an environmental planning instrument.

Development consent means consent under Part 4 of the EP&A Act to carry out development and includes, unless expressly excluded, a complying development certificate.

Section 94 contribution means:

- (a) the dedication of land free of cost, or
 - (b) the payment of a monetary contribution, or
- a combination of these.

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

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2000*.

LGA means Local Government Area.

Material public benefit means a benefit provided, by a person entitled to act on a development consent, as an alternative to making a section 94 contribution.

Plan means this contributions plan.

Planning agreement or **Voluntary Planning Agreement** or **VPA** means a planning agreement referred to in section 93F of the EP&A Act.

Work in kind means the provision of an item of infrastructure that is nominated in the works schedule of a contributions plan.

2.2 Name of this Plan

This contributions plan is called the *Canterbury Town Centre Development Contributions Plan*.

2.3 Purposes of this Plan

The primary purpose of the Plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

to require a section 94 contribution to be made towards:

- the provision, extension or augmentation of local infrastructure; and
- the recoupment of the cost of providing existing local infrastructure,

within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of local infrastructure generated by development within the area;
- to ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of local infrastructure required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of section 94 contributions complies with relevant legislation and practice notes, and achieves best practice in plan format and management.

2.4 Commencement and amendment of the Plan

This Plan commences on the date on which public notice was published pursuant to clause 31(4) of the EP&A Regulation.

Applications made after this date will be assessed against the requirements of this Plan.

Council is authorised under clause 32(3) of the EP&A Regulation to make certain types of amendments to the Plan without the need for prior exhibition of those amendments (refer to clause 2.11 of this Plan for details).

2.5 Land to which this Plan applies

This Plan applies to all of the land shown in Figure 1.1 of this Plan.

2.6 Development to which this Plan applies

Subject to clause 2.6.1 and any direction issued by the Minister for Planning, clause 1.1 of this Plan identifies:

- the types and areas of development subject to section 94 contributions under this Plan; and
- the contribution rates applicable to those types and areas of development.

2.6.1 Development exempted from contributions under this Plan

The following types of development, or components of development, will be exempted from a requirement to make contributions under this Plan:

- Development that in Council's opinion does not generate demand for the types of urban renewal infrastructure included in this Plan, for example (but not necessarily limited to):
 - development (apart from residential development) involving change of use of floor space that was existing or approved at the time this Plan was made;
 - utility infrastructure development permitted with consent under State *Environmental Planning Policy (Infrastructure) 2007* that is unlikely to generate demand for infrastructure included in this Plan; and
 - certain types of subdivision, for example subdivision that involves a boundary adjustment, or that creates a lot with no development potential; or that creates a lot solely to dedicate land to the Council or Crown.
- Development comprising infrastructure to be carried out by or on behalf of the Council.
- Development the subject of a planning agreement that expressly excludes a section 94 contribution under the EP&A Act.
- Development for the purposes of any form of seniors housing as defined in State *Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that is provided by a social housing provider as defined in that Policy.
- Development for the purposes of Affordable Housing as defined by, and approved in accordance with, State *Environmental Planning Policy (Affordable Rental Housing) 2009*. With respect to 'In-fill Affordable Housing' this exemption only applies to that part of the building that is managed by a registered community housing provider.
- Development for the sole purpose of disabled access.
- Development for the sole purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building.
- Development for the sole purpose of the adaptive re-use of an item of environmental heritage.
- Development exempted from contributions by a direction of the Minister pursuant to section 94E of the EP&A Act, current at the time of assessment of the application. (The direction will provide the terms of its applicability).

2.7 Relationship to other plans and policies

This Plan is the sole contributions plan adopted by Council that applies to the land to which this Plan applies.

For the sake of clarity, *Canterbury City Section 94 Contributions Plan 2005* does not apply to the land to which this Plan applies.

2.8 Authority to impose conditions requiring contributions or levies on consents

This Plan authorises Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, and subject to other provisions of this Plan, to impose a condition requiring a section 94 contribution on that development, including:

- the payment of a monetary contribution to the Council for land for community infrastructure; and / or
- the dedication of land, or the dedication of rights to use land, for local infrastructure free of cost to the Council (but only if the consent authority is other than an accredited certifier);

to enable the provision of local infrastructure identified in this Plan.

This Plan also authorises the Council and accredited certifiers to require monetary contributions from development towards recouping the cost of the provision of existing local infrastructure that has been provided by the Council for or to facilitate the carrying out of development and which the development will benefit from.

The types and areas of development affected by section 94 contributions, and the contribution rates applying to different development types, are identified in clauses 1.1 and 2.6 of this Plan.

Accredited certifiers should also refer to clause 2.10 of this Plan as to their obligations in assessing and determining applications subject to local infrastructure contributions authorised by this Plan.

2.9 Other contributions to be taken into account in determining a section 94 contribution

This clause applies in respect to the calculation of section 94 contributions for individual developments.

Council, in proposing to impose a requirement for a section 94 contribution, will take into consideration any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the area (or any adjoining area) or previously paid to the consent authority, other than:

- a benefit provided as a condition of the grant of development consent under the EP&A Act, or
- a benefit excluded from consideration by a planning agreement.

In order for Council to consider the previous benefits made by the applicant, details must be submitted at the time of the development application.

A reduction in the contribution requirement under this Plan may be considered where it can be demonstrated by the applicant that:

- the land, money or other material public benefit previously provided continues to provide an ongoing benefit to the community;
- the benefit was not required to be provided under a condition of consent or under a planning agreement;
- the benefit offsets some of the need for local infrastructure identified in this Plan;
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether the Council would need make up funds for any shortfall in contributions by its agreement to reduce the contribution).

2.10 Obligations of accredited certifiers

2.10.1 Complying development certificates

This Plan authorises that, in relation to an application made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a development contribution if such a contribution is authorised by this Plan; and
- such contribution can only be a monetary contribution required under this Plan; and
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the development contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

If an accredited certifier fails to comply with this requirement, the consent authority may impose the necessary condition on the complying development certificate and it has effect as if it had been imposed by the accredited certifier.

2.10.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate to certify that any development contributions required as a condition of development consent or complying development certificate have been paid to the Council prior to the issue of the certificate.

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 clause 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 consent authority. For the purposes of clarity, agreement by Council means written agreement in the

form of a letter or contractual arrangement confirming that an alternative payment or settlement method has been agreed with the applicant.

2.11 Adjustment of section 94 contribution rates in this Plan

The purpose of this clause is to ensure that the section 94 contribution rates imposed at the time of development consent are adjusted to reflect the indexed cost of the provision of infrastructure included in this Plan.

In accordance with clause 32(3)(b) of the EP&A Regulation, the Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect periodical variations to the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Bureau of Statistics.

2.12 Adjustment of monetary contributions required by a condition imposed under this Plan

The purpose of this clause is to ensure that the monetary contribution amounts imposed on developments at the time of consent are adjusted at the time of payment to reflect the indexed cost of the provision of infrastructure included in this Plan.

A monetary contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Bureau of Statistics.

2.13 Timing of payment of monetary contributions required under this Plan

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

- Development applications involving subdivision - prior to the release of the subdivision certificate.
- Development applications involving building work - prior to the release of the first construction certificate relating to that development application, except where that first Construction Certificate only relates to demolition and/or earthworks, in which case payment shall be prior to release of the second Construction Certificate.
- Development applications where no subdivision or building approval is required – prior to the issue of development consent or release of the occupation certificate.
- Complying development works – prior to the issue of a complying development certificate.

2.14 Policy on deferred or periodic payments

Council will not accept the deferred or periodic payment of any monetary contribution required under this Plan.

2.15 Material public benefits and dedication of land offered in part or full satisfaction of contributions

This clause applies to development, or proposed development, on land subject to a section 94 contribution under this Plan.

Council infrastructure planning and delivery resources are limited. Council will therefore encourage developers to carry out works identified in this Plan on Council's behalf.

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in lieu of making a section 94 contribution in accordance with a condition imposed under this Plan, in the terms described below.

2.15.1 Offer of a material public benefit made after the imposition of a section 94 contribution condition under this Plan

The Council may accept an offer made in writing to the Council that provides for:

- a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- the dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 96 of the EP&A Act.

2.15.2 Offer of a material public benefit made before the imposition of a community infrastructure contribution condition under this Plan

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

The applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the development application.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement offered by the applicant, it may impose a condition under section 93I(3) of the EP&A Act.

2.15.3 Matters to be considered by the Council in determining offers of material public benefits

In addition to any matters identified above the Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the value of the material public benefit is to be at least equal to the value of the contributions that are proposed to be offset, as assessed according to this Plan; and
- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

Council will generally consider offers of material public benefits that constitute infrastructure items identified in this Plan. However there may be circumstances that arise where substitute or additional material public benefits are acceptable.

Where the offer of material public benefit does not relate to an item of infrastructure identified in this Plan, the Council will take into account the following additional matters:

- the overall benefit of the proposal; and
- the proposal is for the provision of an appropriate alternative facility to that which the contribution was required which will provide public benefit to the local community; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether the Council would need to obtain funds from alternative sources to make up for any shortfall in contributions by its acceptance of the offer; and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

2.15.4 Agreements to be in writing

Council will require the applicant to enter into a written agreement for the provision of a material public benefit prior to its provision or the commencement of the development. If the offer is made by way of a draft planning agreement under the EP&A Act, the Council will require the agreement to be entered into and performed via a condition in the development consent.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this Plan, the program for delivering the works.

Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

2.15.5 Valuation of offers of works-in-kind and other material public benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works-in-kind will be used in the calculation of the value of any offset of monetary section 94 contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared. No contributions offset shall be applied to material public benefits that are not works-in-kind.

2.16 Pooling of funds

To provide a strategy for the orderly delivery of the infrastructure, this Plan authorises monetary community infrastructure contributions paid:

- for different purposes in accordance with the conditions of various development consents authorised by this Plan; and
- for different purposes under 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 community infrastructure contributions under this Plan are the priorities for works as set out in the relevant works schedules.

In deciding whether to pool and progressively apply contributions funds, Council is satisfied that this action will not unreasonably prejudice the delivery, within a reasonable time, of the infrastructure for which the money was originally paid.

2.17 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 community infrastructure 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's administration office.

2.18 Review of Plan

This Plan shall be reviewed within a period of 5 years from the date it comes into force, in line with any review of its Asset Management Plans, so as to ensure its assumptions remain relevant.

2.19 Savings and transitional arrangements

A development application which has been submitted prior to the date that this Plan came into effect but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

3. Relationship between expected development and demand for infrastructure

3.1 Canterbury Town Centre development

The development vision of the Town Centre Precinct, included in the DCP, is as follows:

To create a new mixed-use centre based on 'Transit Oriented Development' between the rail and Cook River with good access to public transport and enhance the existing traditional Town Centre.

The Precinct is presently characterised by older, underutilised mixed use and industrial buildings.

Existing development is anticipated to be replaced by new mixed use development comprising:

- approximately 1,095 apartment dwellings (assuming a GFA per unit of 110m²); and
- approximately 17,300 square metres of retail and commercial development.

The extent and location of the expected development is shown in Table 3.1 cross-referenced to Figure 3.1.

Table 3.1 Expected development in Canterbury Town Centre

Develop- ment sector (see Figure 3.1)	Dwelling yield capacity	Residential GFA (m ²) capacity	Non retail / commercial GFA (m ²) capacity	Total GFA (m ²)	Total Expected GFA (m ²)(80% of total capacity)	Total Expected dwellings
B1	52	5,720		5,720	4,576	42
B2	72	7,920		7,920	6,336	58
C1	15	1,650		1,650	1,320	12
C2	18	1,980		1,980	1,584	14
C3	98	10,780		10,780	8,624	78
C4	145	15,950	6,500	22,450	17,960	163
C5	106	11,660	2,000	13,660	10,928	99
C6*	37	4,070	1,500	5,570	4,456	41
R1	175	19,250		19,250	15,400	140
R2	82	9,020		9,020	7,216	66
R3	87	9,570	3,500	13,070	10,456	95
R4	27	2,970	1,800	4,770	3,816	35
R5	75	8,250	2,000	10,250	8,200	75
R6	123	13,530		13,530	10,824	98

Development sector (see Figure 3.1)	Dwelling yield capacity	Residential GFA (m ²) capacity	Non retail / commercial GFA (m ²) capacity	Total GFA (m ²)	Total Expected GFA (m ²)(80% of total capacity)	Total Expected dwellings
Nth Cant. Rd	100	11,000		11,000	8,800	80
Total	1,212	133,320	17,300	150,620	120,496	1,095

* Existing strata subdivision - unlikely to redevelop



Figure 3.1 Location of expected development in Canterbury Town Centre

3.2 Infrastructure objectives

The framework for the development of the Precinct is provided in the DCP. Development objectives included in the DCP that relate to the provision of public infrastructure include the following:

- Reinforce the Railway Station status as the prime active transport interchange.
- Redevelop the Riverfront district into an attractive vital & vibrant mixed-use environment via a rich network of publicly accessible spaces and places.
- Provide open space to serve the local community and facilitate connections to regional open space.
- Create an attractive waterfront along the Cooks River through the provision of pedestrian and cycle ways, landscaped open spaces and opportunities for outdoor activities.
- Strengthen and activate the pedestrian connections between the railway station and new development.

- Upgrade the lower section of Canterbury Road (river area) into a welcoming gateway/boulevard.

This Plan has been prepared to assist achievement of the Precinct's infrastructure objectives by:

- authorising consent authorities to impose conditions on development consents requiring contributions of land and/or money to the Council to fund the provision of much of the required infrastructure; and
- encouraging developers of land in the Precinct to enter into arrangements with the Council to directly provide infrastructure that sustains the evolution of the Canterbury Town Centre into a modern and attractive mixed use centre.

3.3 Infrastructure required to sustain development

The expected development will generate a need to provide the following infrastructure:

- Water supply and sewerage discharge capacity enhancements;
- New and upgraded streets;
- Upgraded intersections;
- New urban places / spaces;
- Stormwater drainage improvements;
- Other utility upgrades.

The infrastructure included in this Plan:

- has been identified by Council's consultant urban designers, landscape architects and engineers in conjunction with the development of the planning controls for the Canterbury Town Centre; and
- is located in and around the town centre and relates to the appropriate upgrade of existing infrastructure to accommodate the increased intensity of uses and growth in residential population in that location.

The infrastructure is therefore consistent with the provisions of the DCP and relevant public domain plans for the Precinct and the public amenities and services that are included in this Plan are required to support the Precinct's growth and development.

All the infrastructure identified in this Plan is required solely because of the development of the Precinct. Accordingly, all the infrastructure costs will be apportioned to that development. That is, the Apportionment Factor is 100 percent for all works included in the schedule.

3.4 Amalgamation of sites underpins efficient infrastructure provision

The DCP establishes requirements for individual parcels of land in the Precinct to be amalgamated into discreet sites (shown in Figure 4.1.1-A of the DCP) suitable for the urban development envisaged.

These requirements are designed to facilitate:

- optimal organisation of the street network;

- optimal organisation of car parking and vehicular access to underground parking areas;
- optimal and more efficient provision of driveway crossings thus improving pedestrian safety and amenity;
- optimal provision of landscaped urban spaces; and
- optimal density and sustainable building practices in developments

Orderly and economic infrastructure delivery envisaged under the DCP and this plan is contingent upon the existing land parcels being amalgamated generally in accordance with the DCP.

3.5 Sharing of infrastructure responsibility

Part 3 of the DCP requires that the condition of allowing any new development to be built to its maximum envelope is that all the requirements as set out in the DCP, regarding improvements to the public domain (including the provision of the access and movement, and open space / public space networks), have been adequately addressed.

That is, the development potential proposed in the DCP can only be achieved if the surrounding infrastructure is upgraded in the manner identified in the DCP, public domain plans and supporting documents.

Developers of the amalgamated development sites in the Precinct are encouraged to directly deliver new public infrastructure required to support the urban renewal envisaged by the DCP.

Alternatively, developers will contribute towards the provision of local infrastructure by Council requiring contributions of land or money under this Plan. Once sufficient funds have been received, this infrastructure will be delivered by Council.

The infrastructure delivery strategy (clause 3.6) describes the different infrastructure required and the respective responsibilities for delivering that infrastructure.

3.6 Infrastructure delivery strategy

The various infrastructure items shall be provided at the appropriate time. The 'appropriate time' would be informed by various factors, and will depend on rates and locations of development within the Precinct.

Some infrastructure is more essential than others. For example, utilities such as water and sewer must be provided before development can occur, whereas public domain items (such as street furniture) can be delivered at a later date. Also, the various utility providers will have their own strategies and criteria for funding and delivery of infrastructure. The implementation strategy for infrastructure identified in this Plan must also integrate with these parallel strategies.

Nevertheless, for the purposes of the preparation of this plan, the delivery strategy has been divided into three (3) broad stages. These are:

- *Stage 1: By the time a Construction Certificate has been issued for three hundred (300) dwellings.* These works relate to land acquisition and services. After 200 dwellings have been commenced, approximately \$3.3million will have been collected. This is more than sufficient funds to provide all stage 1 works. Between receipt of funds and the issue of a CC for the 300th dwelling there should be sufficient time to implement these works. Some capacity has been provided in these funds to allow for consequential and associated Stage 2 works to be brought forward.

- Stage 2: *By the time a Construction Certificate has been issued for one thousand (1,000) dwellings.* These works relate to public domain improvements that will be carried out concurrently with the relevant developments as they proceed.
- Stage 3: *After the issue of a Construction Certificate for the one thousandth (1,000th) dwelling.* Completion of remaining works.

The estimate of staging and the assigned priorities for respective infrastructure included in Part 4 of this Plan are indicative only and will be re-appraised in conjunction with the periodical reviews of this Plan. Table 3.2 provides a summary of how Council envisages the different infrastructure types will be delivered.

Table 3.2 Infrastructure delivery strategy

Infrastructure category	Mode of delivery
Public domain works including: <ul style="list-style-type: none"> • Pavements; • Roads and kerbing; • Hard landscape works; • Street lights/ banners; • Street furniture; • Street trees; • Public art • Pedestrian bridges 	<p>Section 94 contributions condition.</p> <p>Opportunities for direct developer provision (via a negotiated material public benefit) will be available where the infrastructure interfaces or is in close proximity to the development site.</p> <p>Identified on Maps 001 and 002 in Part 4 of this Plan.</p>
Sewerage	<p>Section 80A condition of consent.</p> <p>Note that preliminary agreement has been reached with Sydney Water to obtain funding for carrier relocations through the 'Sydney Water Growth Servicing Plan, July 2010 to June 2015'.</p> <p>Identified on Map 004 in Part 4 of this Plan.</p>
Water supply, gas, and telecommunications	<p>Section 80A condition of consent. Responsibility for delivery will be imposed on the developer.</p> <p>Identified on Map 004 in Part 4 of this Plan.</p>
Undergrounding of electricity	<p>Section 94 contributions condition, due to the linkage of this facility with public domain works. However, opportunities for direct developer provision (via a negotiated material public benefit) will be available where the infrastructure interfaces or is in close proximity to the development site.</p> <p>Identified on Map 004 in Part 4 of this Plan.</p>
Stormwater management and drainage	<p>Section 94 contributions condition. Water management to be incorporated into civil design for roads.</p> <p>Identified on Map 004 in this Plan.</p>
Land for widening of existing roads Lot 1 DP 963920, Close Street.	<p>Section 94 contributions condition.</p> <p>Land identified on Map 003 in Part 4 of this Plan.</p> <p>Council will require land to be dedicated free of cost to Council, if dedication is proposed in conjunction with adjoining development.</p>
Land for widening of Canterbury Road and	Section 94 contributions condition.

Infrastructure category	Mode of delivery
for Foreshore Promenade	Land identified on Map 003 in Part 4 of this Plan, but subject to (in the case of road widening) adjustment by the Roads and Traffic Authority of NSW. To be dedicated free of cost to Council.
Land for new thoroughfares / roadways	Access rights for the general public to be provided in the form of an easement over these land areas. Refer to clause 3.6.3 of this Plan for further details. Land for new thoroughfares identified on Map 003 in this Plan.

3.6.1 Canterbury Road / Close Street / Charles Street intersection

The infrastructure program for Canterbury Town Centre includes provision for a new signalised intersection at Canterbury Road / Close Street / Charles Street.

This provision is likely to require the widening / realignment of roads at the intersection. All works are subject to the approval of the Roads and Traffic Authority of NSW.

The costs of providing the intersection works are included in this Plan.

Any land required for the widening of Canterbury Road will be subject to the agreement of the Roads and Traffic Authority of NSW and will be obtained by the owner of the land dedicating the required land free of cost as part of the development of the adjoining land.

The realignment of Close Street will be facilitated by the acquisition of Lot 1 DP 963920. The costs of acquisition will be met from contributions made under this Plan.

Lands to be dedicated or acquired are shown on Map 003 in Part 4 of this Plan.

3.6.2 Foreshore Promenade

Council has already provided a foreshore pedestrian access-way along the Cook River adjacent to the future Canterbury Town Centre development. Such access-ways are considered an important public asset. With significant improvements to the surrounding public domain intended to provide open space for the new residents and also be of a quality that will attract others to the Precinct to use its services, the enhancement of such assets as the foreshore promenade is considered a priority.

To properly develop that land, Council will need to manage the interface with new buildings that will be developed on the adjoining land. To achieve the optimum urban design layout, there will need to be some adjustments to the property boundaries at the time that those parcels are developed.

As with the proposed widening along Canterbury Road, the land will be required to be dedicated to Council, free of cost, as part of the development of that adjoining land.

Lands to be dedicated are shown on Map 003 in Part 4 of this Plan.

3.6.3 Land for new thoroughfares

This Plan proposes the provision of new thoroughfares identified in Map 003 as:

- 'Market Lane North'
- 'Market Lane South'

- 'Robert Street North'
- 'Robert Street South'
- 'Short Street'

The expanded road network is required to provide equitable and accessible street address to all sites in the precinct, to enable safe and convenient vehicle, pedestrian and cycle access to new Canterbury Town Centre developments, and to create an attractive and permeable public domain for the Precinct.

By enhancing the pedestrian network and encouraging activity on the streets, the adjoining commercial uses will enjoy significant economic benefits. These and other positive externalities are the return on investment in the public domain by the various individual development sites. Indeed it is this new public space that will greatly assist in making the Precinct developments viable.

In addition, the DCP supports developments using land beneath these public thoroughfares, in stratum, for the purposes of car parking.

For these reasons, Council's preference is for these thoroughfares to remain in the ownership of the property owner and any successors in title.

As a condition of development consent an easement shall be prepared burdening the subject land and benefitting Council on behalf of the community at large. The easement instrument shall be in the form provided as Annexure A to this Plan.

Developers seeking to undertake works on these thoroughfares would enter into an agreement with Council prior to undertaking the works, such developers would be entitled to a section 94 monetary contributions offset up to the attributable value of the works undertaken. Refer to clause 2.15 of this Plan for more details regarding material public benefits agreements.

In certain circumstances, Council may accept the transfer of title but only if all the following conditions are satisfied:

- Where there is no separate ownership, in stratum or otherwise, of land below the potential public roadway.
- Where all works on the land have been completed to Council's satisfaction and in accordance with this Plan and the DCP.
- Where no costs are incurred by Council in relation to that transfer, including preparation of relevant subdivision plans.

3.7 Contributions formula

Contributions will be collected from development to which this Plan applies.

The expected mixed use development is likely to comprise both residential and non residential components. For these reasons, the contribution rate is calculated on a gross floor area basis.

The monetary contribution per square metre of gross floor area is calculated as follows:

$$\text{Contribution per m}^2 \text{ of GFA} = \frac{\$ \text{Cost}}{\text{GFA}} + \text{AC}$$

$$\text{Contribution per m}^2 \text{ of GFA} = \sum \left(\frac{\$Cost}{GFA_{Total}} \right) + AC$$

Where:

\$Cost is the estimated cost - or if the facility is existing, the indexed, completed cost - (exclusive of GST) of providing each of the infrastructure items identified in this Plan (refer Part 4 – works schedule)

AC is the contribution toward preparing and administering this Plan, assessed to be 2% of the development contribution payable (per square metre of GFA) for infrastructure identified in this Plan

GFA_{Total} the total gross floor area (in square metres) that is anticipated on the land to which this Plan applies

Insertion of the values that applied at the time this Plan was prepared reveals the following working:

$$= \left(\frac{\$17,671,820}{120,496\text{m}^2} \right) + 2\%$$

$$= \$149.59 \text{ per square metre of GFA}$$

Note 1: The total value of works included in the works schedule is \$23,610,427. At the time of preparation of the Plan the town square works, costed at \$5,938,607 are not proceeding and so this figure was deducted from the estimated total cost of works.

Note 2: As indicated in clause 3.1, the estimate of dwelling yield was based on an average gross floor area of 110m² per unit. On this basis, the average development contribution per dwelling is (\$149.59 per m² of GFA) x 110m² = \$16,454.90. This is below the \$20,000 maximum contribution per dwelling that can be required by Council in accordance with the Ministerial Direction dated 3 March 2011.

4. Works schedule summary and maps

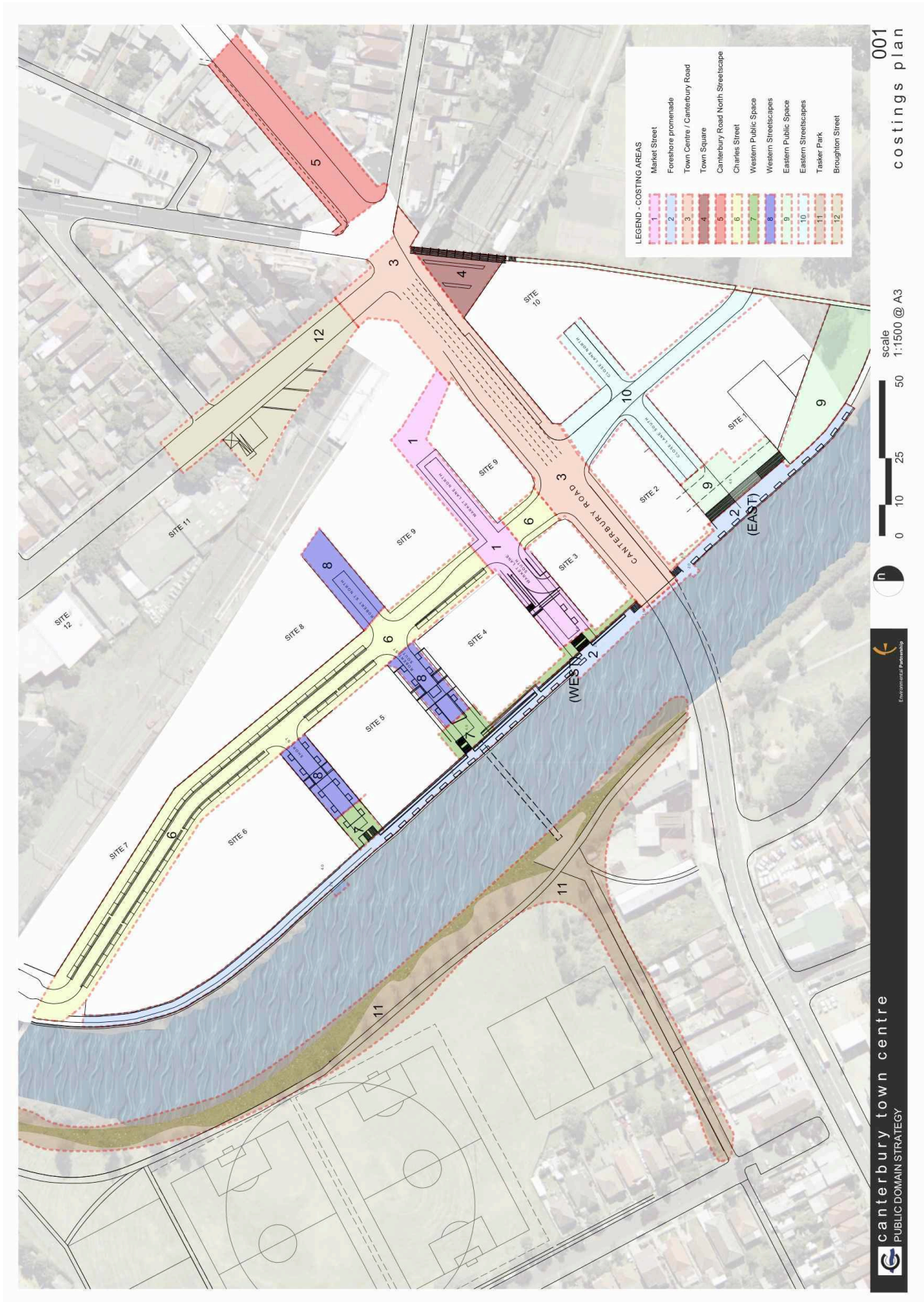
WORKS SCHEDULE SUMMARY

Plan Ref	Item and Description	Map reference	Cost of works to be funded by Development Contributions	Estimate of staging and priority (for funds pooling)
001(1)	MARKET STREET	Public domain works as identified on maps 001 and 002	\$ 656,804	Stage 2
001(2)	FORESHORE PROMENADE	Public domain works as identified on maps 001 and 002	\$ 3,851,040	Stage 2
001(3)	TOWN CENTRE / CANTERBURY ROAD WORKS	Public domain works as identified on maps 001 and 002	\$ 2,253,239	Stage 2
001(4)	TOWN SQUARE	Public domain works as identified on maps 001 and 002	\$ 5,938,607	Stage 3
001(5)	NTH CANTERBURY ROAD STREETSCAPE	Public domain works as identified on maps 001 and 002	\$ 1,323,547	Stage 3
001(6)	CHARLES STREET STREETSCAPE	Public domain works as identified on maps 001 and 002	\$ 1,208,857	Stage 2
001(7)	WESTERN PUBLIC SPACE	Public domain works as identified on maps 001 and 002	\$ 1,875,266	Stage 2
001(8)	WESTERN STREETSCAPES	Public domain works as identified on maps 001 and 002	\$ 1,795,091	Stage 2
001(9)	EASTERN PUBLIC SPACE	Public domain works as identified on maps 001 and 002	\$ 1,055,743	Stage 2
001(10)	EASTERN STREETSCAPES	Public domain works as identified on maps 001 and 002	\$ 481,609	Stage 2
001(11)	TASKER PARK	Public domain works as identified on maps 001 and 002	\$ 474,057	Stage 2
001(12)	BROUGHTON STREET	Public domain works as identified on maps 001 and 002	\$ 148,068	Stage 2
003(1)	ACQUISITION OF CLOSE STREET PROPERTY	Lot 1 DP 963920. Identified on map 003	\$ 720,000	Stage 1
003(2)	WIDENING OF EXISTING ROADS	Widen Canterbury Road as identified on map 003. Refer to clause 3.6.1 for further details.	Addressed by condition of consent	n/a
003(3)	PUBLIC EASEMENT OVER LAND	Access rights for the general public to be provided in the form of an easement over land identified on map 003. Refer to clause 3.6.3 of plan for further details.	Addressed by condition of consent	n/a

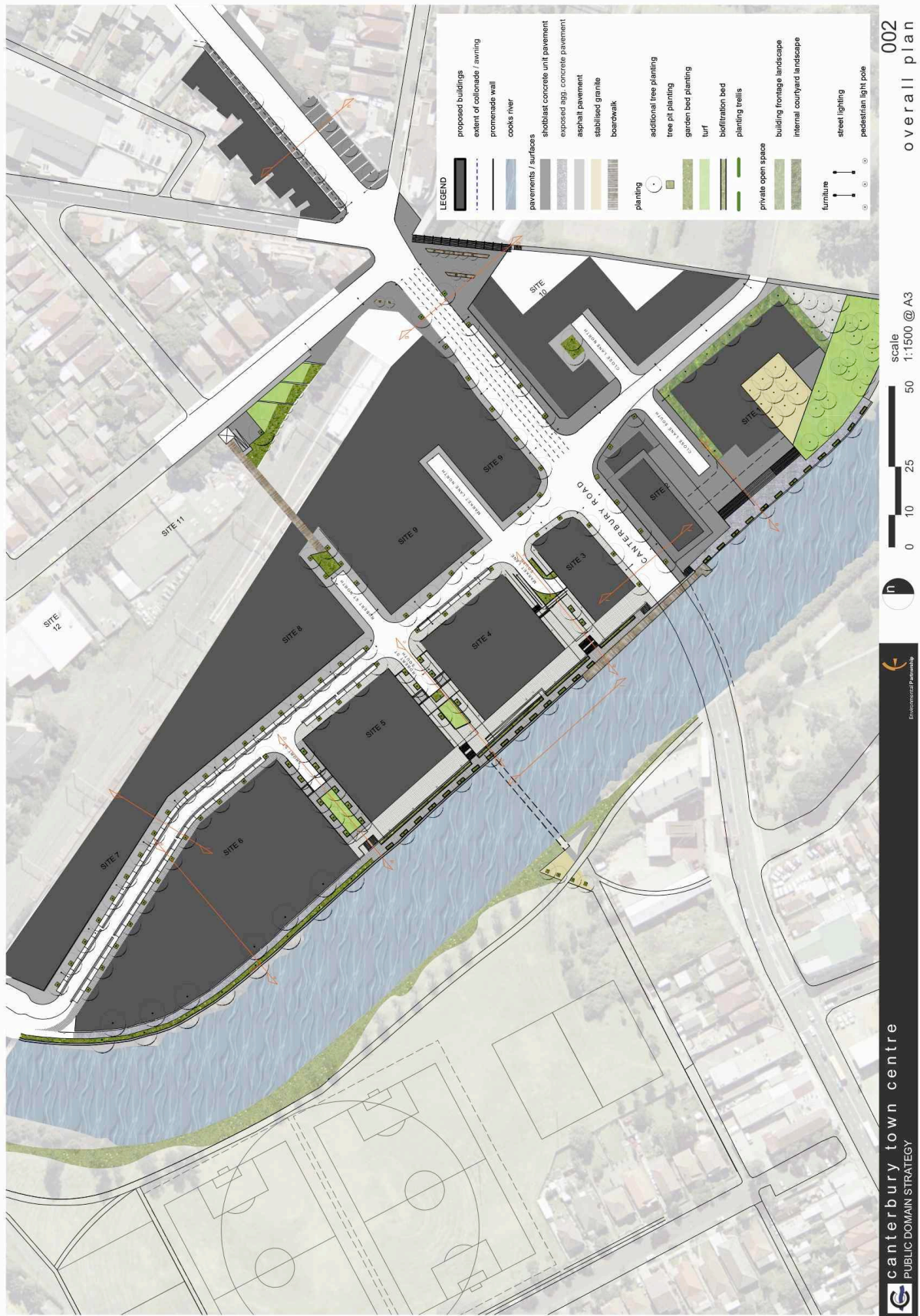
Canterbury Town Centre Development Contributions Plan

Plan Ref	Item and Description	Map reference	Cost of works to be funded by Development Contributions	Estimate of staging and priority (for funds pooling)
004(1)	SEWER INFRASTRUCTURE	Services as identified on map 004. Note that preliminary agreement has been reached with Sydney Water to obtain funding through the 'Sydney Water Growth Servicing Plan, July 2010 to June 2015' and associated funding.	Addressed by condition of consent	n/a
004(2)	POTABLE WATER INFRASTRUCTURE	Services as identified on map 004.	Addressed by condition of consent	n/a
004(3)	STORMWATER INFRASTRUCTURE	Services as identified on map 004. Stormwater managed through road works identified in maps 001 and 002 also.	\$ 810,750	Stage 1
004(4)	GAS INFRASTRUCTURE	Services as identified on map 004.	Addressed by condition of consent	n/a
004(5)	ELECTRICAL INFRASTRUCTURE	Services as identified on map 004.	\$ 1,017,750	Stage 1
TOTAL			\$ 23,610,427	

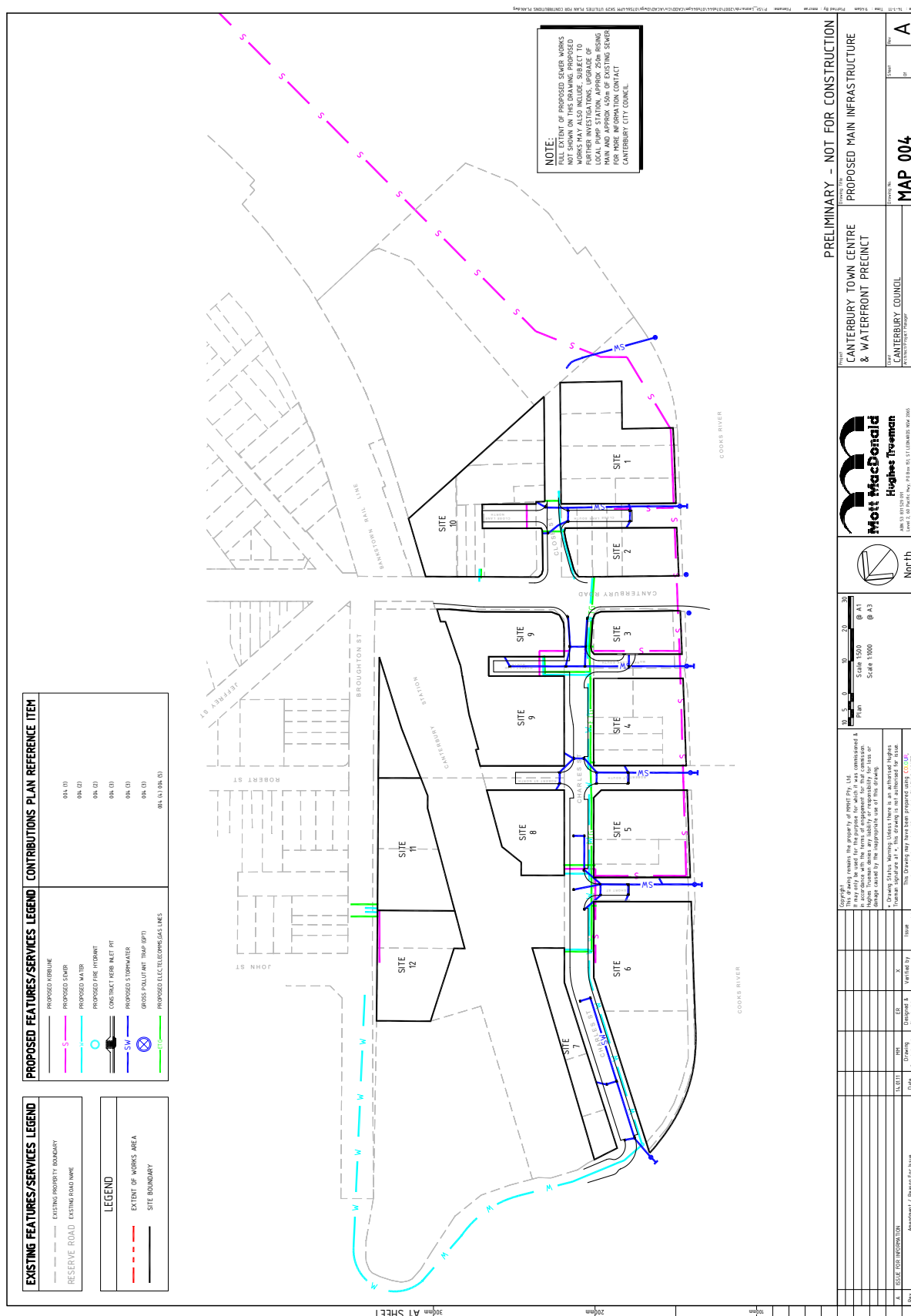
MAP 001



MAP 002



MAP 003

MAP 004

Annexure A

Easement Proforma

Annexure A

Terms of Right of Accessway marked XXXX on the Plan Ref: XXXXX

1. The *burdened area* is the area marked on the Plan Ref: XXXX as XXX;
2. The *grantor* grants the *grantees* and *authorised users* the right to pass and repass through or over the *burdened area* for any purpose without limitation:
 - (a) by foot; or
 - (b) by any other means other than by motorised vehicles (except on that part noted to allow motor vehicles).
3. When they exercise their rights under this easement, the *grantees* and *authorised users* must cause as little inconvenience as is practicable to the *grantor* and any occupier of the lot burdened;
4. The grantor covenants:
 - (a) to indemnify the Council in respect of any claims for loss, damage or injury made against the Council being claims for loss, damage or injury arising as a consequence of any activity within the burdened area; and
 - (b) to keep in force with an Insurance Company approved by the Council (such approval not to be unreasonably withheld) in the name of the grantor and noting the Council for its respective rights and interests, a Public Liability Insurance Policy to cover the burdened area for an amount of not less than Ten Million dollars (\$10,000,000.00) or such other amount that may be nominated from time to time by the Council and to forward to the Council annually a Certificate of Currency of the Policy within one (1) month of the renewal date of the policy.
 - (c) to keep the burdened area clean and free from litter, rubbish, silt and debris; and
 - (d) to maintain and repair at the sole expense of the grantor the whole of the burdened area so that it functions in a safe and efficient manner.

Definitions

Grantor: _____

Grantee: Canterbury City Council

Authorised users: all members of the general public

Annexure B

Detailed Works Schedule

PRELIMINARY ORDER OF COSTS FOR MARKET STREET IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	1	item	\$ 8,000.00	\$ 8,000.00
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 8,000.00
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	750	m2	\$ 300.00	\$ 225,000.00
3.2	Asphalt pavement	0	m2	\$ 90.00	\$ -
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 225,000.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	189	m2	\$ 100.00	\$ 18,900.00
4.5	New kerb and gutter	60	Lin/m	\$ 150.00	\$ 9,000.00
	Sub Total				\$ 27,900.00
5.0	Hard Landscape Works				
5.1	In situ concrete walls footings	65	lin/m	\$ 300.00	\$ 19,500.00
5.2	In situ concrete walls face	80	m2	\$ 250.00	\$ 20,000.00
5.3	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.4	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.5	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.6	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 39,500.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	12	item	\$ 5,000.00	\$ 60,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	1	Allowance	\$ 30,000.00	\$ 30,000.00
6.8	Sub-station - if required	1	Allowance	\$ 50,000.00	\$ 50,000.00
6.9	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 140,000.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	10	item	\$ 1,500.00	\$ 15,000.00
7.3	Feature seats	2	item	\$ 2,500.00	\$ 5,000.00
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.5	Bollards	51	item	\$ 1,100.00	\$ 56,100.00
7.5	Litter Bins	8	item	\$ 1,800.00	\$ 14,400.00
	Sub Total				\$ 90,500.00
8.0	Trees & Soft Landscape				
8.1	Street trees	6	No.	\$ 1,500.00	\$ 9,000.00
8.2	Park trees	0	No.	\$ 750.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	80	m2	\$ 90.00	\$ 7,200.00
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 16,200.00
9.0	Features / Public Art				
9.1	Public art elements	1	Allowance	\$ 2,500.00	\$ 2,500.00
	Sub Total				\$ 2,500.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 8.00	\$ -
10.3	Tree pits	6	item	\$ 250.00	\$ 1,500.00
10.4	Controller / equipment	1	Allowance	\$ 11,000.00	\$ 11,000.00
	Sub Total				\$ 12,500.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 360.00	\$ 9,360.00
	Sub Total				\$ 9,360.00
12.0	Contingency			15%	\$ 85,344.00
	Sub Total				\$ 656,804.00
	GST				\$ 65,680.40
	Total				\$ 722,484.40

PRELIMINARY ORDER OF COSTS FOR FORESHORE PROMENADE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	1	item	\$ 4,000.00	\$ 4,000.00
2.2	Demolition	2262	m2	\$ 15.00	\$ 33,930.00
	Sub Total				\$ 37,930.00
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	176	m2	\$ 220.00	\$ 38,720.00
3.2	Exposed Aggregate Concrete pavement	1080	m2	\$ 90.00	\$ 97,200.00
3.3	Gravel Pavement	312	m2	\$ 60.00	\$ 18,720.00
	Sub Total				\$ 154,640.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	0	Lin/m	\$ 150.00	\$ -
4.6	Drainage	420	Lin/m	\$ 450.00	\$ 189,000.00
	Sub Total				\$ 189,000.00
5.0	Hard Landscape Works				
5.1	Edge Capping to river wall	420	lin/m	\$ 450.00	\$ 189,000.00
5.2	Boardwalk	295	m2	\$ 3,000.00	\$ 885,000.00
5.3	Steel Edging	783	Lin/m	\$ 70.00	\$ 54,810.00
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Walling at promenade edge (excluding main wall to development basement)	100	m2	\$ 650.00	\$ 65,000.00
5.6	Concrete Steps / Sitting Steps	27	m2	\$ 1,200.00	\$ 32,400.00
5.7	Concrete Decks	200	m2	\$ 500.00	\$ 100,000.00
	Sub Total				\$ 1,326,210.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	29	item	\$ 5,000.00	\$ 145,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	1	Allowance	\$ 20,000.00	\$ 7,000.00
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 152,000.00
7.0	Furniture				
7.1	Platform seats	14	item	\$ 2,000.00	\$ 28,000.00
7.2	Seats & benches	0	item	\$ 1,500.00	\$ -
7.3	Feature seats	0	item	\$ 2,500.00	\$ -
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	5	item	\$ 1,100.00	\$ 5,500.00
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	3	item	\$ 1,800.00	\$ 5,400.00
7.8	Balustrade to terraces	0	lin/m	\$ 1,200.00	\$ -
7.9	Balustrade to foreshore	320	lin/m	\$ 750.00	\$ 240,000.00
	Sub Total				\$ 38,900.00
8.0	Trees & Soft Landscape				
8.1	Promenade trees	22	No.	\$ 1,500.00	\$ 33,000.00
8.2	Park trees	0	No.	\$ 500.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	751	m2	\$ 90.00	\$ 67,590.00
8.5	Wall Trellis	261	lin/m	\$ 500.00	\$ 130,500.00
8.6	Bioswale (excluding major SW infrastructure)	205	m2	\$ 350.00	\$ 71,750.00
8.7	Turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 302,840.00
9.0	Features / Public Art				
9.1	Public art elements	0	item	\$ 5,000.00	\$ -
9.2	Footbridge across river	200	m2	\$ 5,000.00	\$ 1,000,000.00
	Sub Total				\$ 1,000,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	751	m2	\$ 15.00	\$ 11,265.00
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	22	item	\$ 250.00	\$ 5,500.00
10.4	Controller / equipment	1	Allowance	\$ 7,000.00	\$ 11,000.00
	Sub Total				\$ 27,765.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 380.00	\$ 9,880.00
	Sub Total				\$ 9,880.00
12.0	Contingency			15%	\$ 335,874.75
	Sub Total				\$ 3,575,039.75
	GST				\$ 357,503.98
	Total				\$ 3,932,543.73

PRELIMINARY ORDER OF COSTS FOR TOWN CENTRE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	1	item	\$ 20,000.00	\$ 20,000.00
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 20,000.00
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	2446	m2	\$ 190.00	\$ 464,740.00
3.2	Asphalt pavement	0	m2	\$ 90.00	\$ -
3.3	Gravel Pavement	0	m2	\$ 50.00	\$ -
	Sub Total				\$ 464,740.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	2700	m2	\$ 60.00	\$ 162,000.00
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure for road widening	475	m2	\$ 100.00	\$ 47,500.00
4.5	New kerb & gutter	345	Lin/m	\$ 150.00	\$ 51,750.00
4.6	Allowance for services relocation	1	item	\$ 200,000.00	\$ 200,000.00
	Sub Total				\$ 461,250.00
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	17	item	\$ 3,000.00	\$ 51,000.00
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 51,000.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	13	item	\$ 10,500.00	\$ 136,500.00
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole (in lieu of 6.2)	13	item	\$ 3,000.00	\$ 39,000.00
6.5	Pedestrian light pole	4	item	\$ 5,000.00	\$ 20,000.00
6.6	Banner Pole	13	item	\$ 1,100.00	\$ 14,300.00
6.7	Servicing - Allowance	1	Allowance	\$ 50,000.00	\$ 50,000.00
6.8	Traffic Signals	1	item	\$ 250,000.00	\$ 250,000.00
	Sub Total				\$ 509,800.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	0	item	\$ 1,500.00	\$ -
7.3	Feature seats	2	item	\$ 2,500.00	\$ 5,000.00
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	20	item	\$ 1,100.00	\$ 22,000.00
7.6	Bollards	39	item	\$ 1,100.00	\$ 42,900.00
7.7	Litter Bins	12	item	\$ 1,800.00	\$ 21,600.00
	Sub Total				\$ 91,500.00
8.0	Trees & Soft Landscape				
8.1	Street trees	18	No.	\$ 1,500.00	\$ 27,000.00
8.2	Park trees	2	No.	\$ 1,000.00	\$ 2,000.00
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	0	m2	\$ 90.00	\$ -
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 29,000.00
9.0	Features / Public Art				
9.1	Streetscape public art elements	1	Allowance	\$ 350,000.00	\$ 350,000.00
	Sub Total				\$ 350,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	18	item	\$ 500.00	\$ 9,000.00
10.4	Controller / equipment	1	Allowance	\$ 7,000.00	\$ 7,000.00
	Sub Total				\$ 16,000.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 450.00	\$ 11,700.00
	Sub Total				\$ 11,700.00
12.0	Contingency			15%	\$ 248,248.50
	Sub Total				\$ 2,253,238.50
	GST				\$ 225,323.85
	Total				\$ 2,478,562.35

PRELIMINARY ORDER OF COSTS FOR TOWN SQUARE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 20,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ -
3.0	Pavements				
3.1	Concrete unit pavement (concrete slab by development)	734	m2	\$ 160.00	\$ 117,440.00
3.2	Asphalt pavement	0	m2	\$ 90.00	\$ -
3.3	Gravel Pavement	0	m2	\$ 50.00	\$ -
	Sub Total				\$ 117,440.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	0	Lin/m	\$ 150.00	\$ -
4.6	Allowance for services relocation	0	item	\$ 200,000.00	\$ -
	Sub Total				\$ -
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
5.6	Walkway link to foreshore	352	m2	\$ 1,200.00	\$ 422,400.00
	Sub Total				\$ 422,400.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	4	item	\$ 5,000.00	\$ 20,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	1	Allowance	\$ 50,000.00	\$ 50,000.00
6.8	Traffic Signals	0	item	\$ 250,000.00	\$ -
	Sub Total				\$ 70,000.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	0	item	\$ 1,500.00	\$ -
7.3	Feature seats	11	item	\$ 2,500.00	\$ 27,500.00
7.4	Low wall feature seats	27	lin/m	\$ 2,000.00	\$ 54,000.00
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	10	item	\$ 1,100.00	\$ 11,000.00
7.7	Litter Bins	4	item	\$ 1,800.00	\$ 7,200.00
	Sub Total				\$ 99,700.00
8.0	Trees & Soft Landscape				
8.1	Street trees	0	No.	\$ 1,500.00	\$ -
8.2	Park trees	7	No.	\$ 1,000.00	\$ 7,000.00
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	25	m2	\$ 175.00	\$ 4,375.00
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 11,375.00
9.0	Features / Public Art				
9.1	Pedestrian square bridge	980	m2	\$ 5,000.00	\$ 4,900,000.00
9.2	Pergola shelter to pedestrian square bridge	90	m2	\$ 2,000.00	\$ 180,000.00
	Sub Total				\$ 5,080,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	25	m2	\$ 100.00	\$ 2,500.00
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	9	item	\$ 500.00	\$ 4,500.00
10.4	Controller / equipment	1	Allowance	\$ 7,000.00	\$ 7,000.00
	Sub Total				\$ 14,000.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 450.00	\$ 11,700.00
	Sub Total				\$ 11,700.00
12.0	Contingency			15%	\$ 111,992.25
	Sub Total				\$ 5,938,607.25
	GST				\$ 593,860.73
	Total for information only				\$ 6,532,467.98
	Total				\$ -

PRELIMINARY ORDER OF COSTS FOR CANTERBURY ROAD NORTH IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 20,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ -
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	1271	m2	\$ 220.00	\$ 279,620.00
3.2	Asphalt pavement	221	m2	\$ 90.00	\$ 19,890.00
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 299,510.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	416	m2	\$ 100.00	\$ 41,600.00
4.5	New kerb & gutter	103	Lin/m	\$ 150.00	\$ 15,450.00
	Sub Total				\$ 57,050.00
5.0	Hard Landscape Works				
5.1	In situ concrete walls footings	27	lin/m	\$ 300.00	\$ 8,100.00
5.2	In situ concrete walls face	13.5	m2	\$ 250.00	\$ 3,375.00
5.3	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.4	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.5	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.6	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 11,475.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	3	item	\$ 9,750.00	\$ 29,250.00
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	2	item	\$ 8,800.00	\$ 17,600.00
6.4	Energy Australia light pole (in lieu of 6.2)	5	item	\$ 3,000.00	\$ 15,000.00
6.5	Pedestrian light pole	9	item	\$ 5,000.00	\$ 45,000.00
6.6	Banner Pole	0	item	\$ 1,100.00	\$ -
6.7	Servicing - Allowance	1	Allowance	\$ 50,000.00	\$ 50,000.00
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 156,850.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	4	item	\$ 1,500.00	\$ 6,000.00
7.3	Feature seats	0	item	\$ 2,500.00	\$ -
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	11	item	\$ 1,100.00	\$ 12,100.00
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	5	item	\$ 1,800.00	\$ 9,000.00
	Sub Total				\$ 27,100.00
8.0	Trees & Soft Landscape				
8.1	Street trees	16	No.	\$ 1,500.00	\$ 24,000.00
8.2	Park trees	0	No.	\$ 500.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	116	m2	\$ 90.00	\$ 10,440.00
8.5	turf	260	m2	\$ 15.00	\$ 3,900.00
	Sub Total				\$ 38,340.00
9.0	Features / Public Art				
9.1	Public Art	1	Allowance	\$ 10,000.00	\$ 10,000.00
	Sub Total				\$ 10,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	11	item	\$ 500.00	\$ 5,500.00
10.4	Controller / equipment	1	Allowance	\$ 7,000.00	\$ 7,000.00
	Sub Total				\$ 12,500.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 250.00	\$ 6,500.00
	Sub Total				\$ 6,500.00
12.0	Contingency			15%	\$ 91,398.75
	Sub Total				\$ 710,723.75
	GST				\$ 71,072.38
	Total				\$ 781,796.13

PRELIMINARY ORDER OF COSTS FOR CHARLES STREET IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 18,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total	0			\$ -
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	0	m2	\$ 220.00	\$ -
3.2	Asphalt pavement	1712	m2	\$ 90.00	\$ 154,080.00
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 154,080.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	1445	m2	\$ 40.00	\$ 57,800.00
4.3	Road resurfacing/regrading	2565	m2	\$ 80.00	\$ 205,200.00
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	650	Lin/m	\$ 150.00	\$ 97,500.00
4.6	Allowance for services relocation	1	item	\$ 100,000.00	\$ 100,000.00
	Sub Total				\$ 460,500.00
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	48	item	\$ 3,000.00	\$ 144,000.00
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 144,000.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	16	item	\$ 8,800.00	\$ 140,800.00
6.4	Energy Australia light pole	16	item	\$ 3,000.00	\$ 48,000.00
6.5	Pedestrian light pole	0	item	\$ 5,000.00	\$ -
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 36,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 188,800.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	0	item	\$ 1,500.00	\$ -
7.3	Feature seats	0	item	\$ 2,500.00	\$ -
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	0	item	\$ 1,800.00	\$ -
	Sub Total				\$ -
8.0	Trees & Soft Landscape				
8.1	Street trees	48	No.	\$ 1,500.00	\$ 72,000.00
8.2	Park trees	0	No.	\$ 500.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	0	m2	\$ 90.00	\$ -
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 72,000.00
9.0	Features / Public Art				
9.1	Feature items	0	Allowance	\$ 10,000.00	\$ -
	Sub Total				\$ -
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	48	item	\$ 500.00	\$ 24,000.00
10.4	Controller / equipment	0	Allowance	\$ 6,000.00	\$ -
	Sub Total				\$ 24,000.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 300.00	\$ 7,800.00
	Sub Total				\$ 7,800.00
12.0	Contingency			15%	\$ 157,677.00
	Sub Total				\$ 1,208,857.00
	GST				\$ 120,885.70
	Total				\$ 1,329,742.70

PRELIMINARY ORDER OF COSTS FOR WESTERN PUBLIC LANDSCAPE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 5,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ -
3.0	Pavements				
3.1	Concrete unit pavement (on slab by development)	1062	m2	\$ 160.00	\$ 169,920.00
3.2	Asphalt pavement	0	m2	\$ 90.00	\$ -
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 169,920.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	0	Lin/m	\$ 150.00	\$ -
	Sub Total				\$ -
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	1061	lin/m	\$ 450.00	\$ 477,450.00
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Steps / Sitting Steps	168	m2	\$ 1,200.00	\$ 201,600.00
5.6	Walling to landscaped areas	385	m2	\$ 600.00	\$ 231,000.00
	Sub Total				\$ 910,050.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	6	item	\$ 5,000.00	\$ 30,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 28,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 30,000.00
7.0	Furniture				
7.1	Platform seats	10	item	\$ 2,000.00	\$ 20,000.00
7.2	Seats & benches	10	item	\$ 1,500.00	\$ 15,000.00
7.3	Feature seats	2	item	\$ 2,500.00	\$ 5,000.00
7.4	Low wall feature seats	20	lin/m	\$ 1,500.00	\$ 30,000.00
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	33	item	\$ 1,100.00	\$ 36,300.00
7.7	Litter Bins	7	item	\$ 1,800.00	\$ 12,600.00
7.8	Balustrade to terraces	780	lin/m	\$ 350.00	\$ 273,000.00
	Sub Total				\$ 391,900.00
8.0	Trees & Soft Landscape				
8.1	Street trees	0	No.	\$ 2,000.00	\$ -
8.2	Park trees	3	No.	\$ 2,000.00	\$ 6,000.00
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	20	m2	\$ 90.00	\$ 1,800.00
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 7,800.00
9.0	Features / Public Art				
9.1	Feature items	1	Allowance	\$ 125,000.00	\$ 125,000.00
	Sub Total				\$ 125,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	20	m2	\$ 150.00	\$ 3,000.00
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	3	item	\$ 500.00	\$ 1,500.00
10.4	Controller / equipment	0	Allowance	\$ 6,000.00	\$ -
	Sub Total				\$ 4,500.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 300.00	\$ 7,800.00
	Sub Total				\$ 7,800.00
12.0	Contingency			15%	\$ 228,295.50
	Sub Total				\$ 1,875,265.50
	GST				\$ 187,526.55
	Total				\$ 2,062,792.05

PRELIMINARY ORDER OF COSTS FOR WESTERN STREETScape IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	1	item	\$ 5,000.00	\$ 5,000.00
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 5,000.00
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	0	m2	\$ 220.00	\$ -
3.2	Asphalt pavement	526	m2	\$ 90.00	\$ 47,340.00
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 47,340.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	1160	m2	\$ 100.00	\$ 116,000.00
4.5	New kerb & gutter	310	Lin/m	\$ 150.00	\$ 46,500.00
4.6	Allowance for services relocation	1	item	\$ 20,000.00	\$ 20,000.00
	Sub Total				\$ 182,500.00
5.0	Hard Landscape Works				
5.1	In situ concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ -
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	2	item	\$ 3,000.00	\$ 6,000.00
6.5	Pedestrian light pole	4	item	\$ 5,000.00	\$ 20,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 28,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 26,000.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	0	item	\$ 1,500.00	\$ -
7.3	Feature seats	0	item	\$ 2,500.00	\$ -
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	5	item	\$ 1,100.00	\$ 5,500.00
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	0	item	\$ 1,800.00	\$ -
	Sub Total				\$ 5,500.00
8.0	Trees & Soft Landscape				
8.1	Street trees	8	No.	\$ 1,500.00	\$ 12,000.00
8.2	Park trees	0	No.	\$ 500.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	0	m2	\$ 90.00	\$ -
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 12,000.00
9.0	Features / Public Art				
9.1	Feature items	0	Allowance	\$ 25,000.00	\$ -
9.2	Footbridge over railway line	215	m2	\$ 5,000.00	\$ 1,075,000.00
9.3	Lifts for Footbridge	2	item	\$ 200,000.00	\$ 400,000.00
	Sub Total				\$ 1,475,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	0	item	\$ 500.00	\$ -
10.4	Controller / equipment	0	Allowance	\$ 6,000.00	\$ -
	Sub Total				\$ -
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	0	weeks	\$ 300.00	\$ -
	Sub Total				\$ -
12.0	Contingency			15%	\$ 41,751.00
	Sub Total				\$ 1,795,091.00
	GST				\$ 179,509.10
	Total				\$ 1,974,600.10

PRELIMINARY ORDER OF COSTS FOR EASTERN PUBLIC LANDSCAPE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	1	item	\$ 5,000.00	\$ 5,000.00
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 5,000.00
3.0	Pavements				
3.1	Concrete unit pavement (concrete slab by development)	1178	m2	\$ 160.00	\$ 188,480.00
3.2	Asphalt pavement	0	m2	\$ 90.00	\$ -
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 188,480.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	0	Lin/m	\$ 150.00	\$ -
	Sub Total				\$ -
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Steps / Sitting Steps	175	m2	\$ 1,200.00	\$ 210,000.00
5.6	Walling to landscaped areas	124	m2	\$ 600.00	\$ 74,400.00
	Sub Total				\$ 284,400.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	4	item	\$ 5,000.00	\$ 20,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 28,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 20,000.00
7.0	Furniture				
7.1	Platform seats	3	item	\$ 2,000.00	\$ 6,000.00
7.2	Seats & benches	6	item	\$ 1,500.00	\$ 9,000.00
7.3	Feature seats	2	item	\$ 2,500.00	\$ 5,000.00
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	0	item	\$ 1,800.00	\$ -
7.8	Balustrade to terraces	90	lin/m	\$ 700.00	\$ 63,000.00
	Sub Total				\$ 83,000.00
8.0	Trees & Soft Landscape				
8.1	Feature trees	13	No.	\$ 2,000.00	\$ 26,000.00
8.2	Park trees	16	No.	\$ 250.00	\$ 4,000.00
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	100	m2	\$ 180.00	\$ 18,000.00
8.5	turf	1,738	m2	\$ 15.00	\$ 26,070.00
	Sub Total				\$ 74,070.00
9.0	Features / Public Art				
9.1	Feature items	1	Allowance	\$ 75,000.00	\$ 75,000.00
	Sub Total				\$ 75,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	100	m2	\$ 100.00	\$ 10,000.00
10.2	Turfed area	1,738	m2	\$ 15.00	\$ 26,070.00
10.3	Tree pits	0	item	\$ 500.00	\$ -
10.4	Controller / equipment	0	Allowance	\$ 6,000.00	\$ -
	Sub Total				\$ 36,070.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 200.00	\$ 5,200.00
	Sub Total				\$ 5,200.00
12.0	Contingency			15%	\$ 127,923.00
	Sub Total				\$ 1,055,743.00
	GST				\$ 105,574.30
	Total				\$ 1,161,317.30

PRELIMINARY ORDER OF COSTS FOR EASTERN STREETSCAPE IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 5,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ -
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	652	m2	\$ 220.00	\$ 143,440.00
3.2	Asphalt pavement	603	m2	\$ 90.00	\$ 54,270.00
3.3	Gravel Pavement	0	m2	\$ 60.00	\$ -
	Sub Total				\$ 197,710.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	640	m2	\$ 100.00	\$ 64,000.00
4.5	New kerb & gutter	420	Lin/m	\$ 150.00	\$ 63,000.00
	Sub Total				\$ 127,000.00
5.0	Hard Landscape Works				
5.1	Insitu concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	0	Lin/m	\$ 70.00	\$ -
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	7	item	\$ 3,000.00	\$ 21,000.00
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 21,000.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	6	item	\$ -	\$ -
6.5	Pedestrian light pole	8	item	\$ 5,000.00	\$ 40,000.00
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 28,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ 40,000.00
7.0	Furniture				
7.1	Platform seats	0	item	\$ 2,000.00	\$ -
7.2	Seats & benches	2	item	\$ 1,500.00	\$ 3,000.00
7.3	Feature seats	0	item	\$ 2,500.00	\$ -
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	0	item	\$ 1,100.00	\$ -
7.7	Litter Bins	0	item	\$ 1,800.00	\$ -
	Sub Total				\$ 3,000.00
8.0	Trees & Soft Landscape				
8.1	Street trees	11	No.	\$ 1,500.00	\$ 16,500.00
8.2	Park trees	0	No.	\$ 500.00	\$ -
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	0	m2	\$ 90.00	\$ -
8.5	turf	0	m2	\$ 15.00	\$ -
	Sub Total				\$ 16,500.00
9.0	Features / Public Art				
9.1	Feature items	0	Allowance	\$ 25,000.00	\$ -
	Sub Total				\$ -
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	11	item	\$ 500.00	\$ 5,500.00
10.4	Controller / equipment	1	Allowance	\$ 6,000.00	\$ 6,000.00
	Sub Total				\$ 11,500.00
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 80.00	\$ 2,080.00
	Sub Total				\$ 2,080.00
12.0	Contingency			15%	\$ 62,818.50
	Sub Total				\$ 481,608.50
	GST				\$ 48,160.85
	Total				\$ 529,769.35

PRELIMINARY ORDER OF COSTS FOR TASKER PARK IMPLEMENTATION					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Services & Infrastructure				
1.1	Refer Services Infrastructure Costing				
2.0	Pre Construction Works				
2.1	Survey	0	item	\$ 5,000.00	\$ -
2.2	Demolition	0	m2	\$ 15.00	\$ -
	Sub Total				\$ -
3.0	Pavements				
3.1	Concrete unit pavement (incl. concrete base)	0	m2	\$ 220.00	\$ -
3.2	Asphalt pavement	875	m2	\$ 90.00	\$ 78,750.00
3.3	Gravel Pavement	100	m2	\$ 60.00	\$ 6,000.00
	Sub Total				\$ 84,750.00
4.0	Roads & Kerbing				
4.1	Road resurfacing major road	0	m2	\$ 60.00	\$ -
4.2	Road resurfacing minor road	0	m2	\$ 40.00	\$ -
4.3	Road resurfacing/regrading	0	m2	\$ 80.00	\$ -
4.4	New road structure	0	m2	\$ 100.00	\$ -
4.5	New kerb & gutter	0	Lin/m	\$ 150.00	\$ -
	Sub Total				\$ -
5.0	Hard Landscape Works				
5.1	In situ concrete walls (500mm height)	0	lin/m	\$ 450.00	\$ -
5.2	Boardwalk	0	m2	\$ 3,000.00	\$ -
5.3	Steel Edging	700	Lin/m	\$ 70.00	\$ 49,000.00
5.4	Raised concrete edge tree pit (2500 x 2500 x 250mm)	0	item	\$ 3,000.00	\$ -
5.5	Concrete Steps / Sitting Steps	0	m2	\$ 1,200.00	\$ -
	Sub Total				\$ 49,000.00
6.0	Lighting / Banners				
6.1	Smartpole with banner	0	item	\$ 9,750.00	\$ -
6.2	Smartpole with ped. light / banner	0	item	\$ 10,500.00	\$ -
6.3	Smartpole without banner	0	item	\$ 8,800.00	\$ -
6.4	Energy Australia light pole	0	item	\$ -	\$ -
6.5	Pedestrian light pole	0	item	\$ 5,000.00	\$ -
6.6	Banner Pole	0	item	\$ 2,500.00	\$ -
6.7	Servicing - Allowance	0	Allowance	\$ 28,000.00	\$ -
6.8	Traffic Signals	0	item	\$ 145,000.00	\$ -
	Sub Total				\$ -
7.0	Furniture				
7.1	Platform seats	5	item	\$ 2,000.00	\$ 10,000.00
7.2	Seats & benches	8	item	\$ 1,500.00	\$ 12,000.00
7.3	Feature seats	2	item	\$ 2,500.00	\$ 5,000.00
7.4	Low wall feature seats	0	lin/m	\$ 1,200.00	\$ -
7.5	Tree grate to footpath	0	item	\$ 1,100.00	\$ -
7.6	Bollards	20	item	\$ 1,100.00	\$ 22,000.00
7.7	Litter Bins	3	item	\$ 1,800.00	\$ 5,400.00
	Sub Total				\$ 54,400.00
8.0	Trees & Soft Landscape				
8.1	Street trees	0	No.	\$ 1,500.00	\$ -
8.2	Park trees	4	No.	\$ 500.00	\$ 2,000.00
8.3	Park trees in garden bed	0	No.	\$ 40.00	\$ -
8.4	Garden bed	0	m2	\$ 90.00	\$ -
8.5	Riparian embankment planting	2,567	m2	\$ 17.00	\$ 43,639.00
8.6	turf	1,900	m2	\$ 15.00	\$ 28,500.00
	Sub Total				\$ 74,139.00
9.0	Features / Public Art				
9.1	Feature items	1	Allowance	\$ 150,000.00	\$ 150,000.00
	Sub Total				\$ 150,000.00
10.0	Irrigation/Drainage				
10.1	Garden bed area	0	m2	\$ 15.00	\$ -
10.2	Turfed area	0	m2	\$ 15.00	\$ -
10.3	Tree pits	0	item	\$ 500.00	\$ -
10.4	Controller / equipment	0	Allowance	\$ 6,000.00	\$ -
	Sub Total				\$ -
11.0	Maintenance				
11.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 750.00	\$ 19,500.00
	Sub Total				\$ 19,500.00
12.0	Contingency			15%	\$ 42,268.35
	Sub Total				\$ 474,057.35
	GST				\$ 47,405.74
	Total				\$ 521,463.09

PRELIMINARY ORDER OF COSTS FOR SERVICES INFRASTRUCTURE					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Installation of New Sewer Main				
1.1	Installation of new sewer main	585	Lin/m	\$ 1,000.00	\$ 585,000.00
	Sub Total				\$ 585,000.00
2.0	Upgrading and Installation of Water Mains				
2.1	Upgrade and installation of water mains	540	Lin/m	\$ 800.00	\$ 432,000.00
	Sub Total				\$ 432,000.00
3.0	Installation of Stormwater Drainage				
3.1	Installation of stormwater drainage	510	Lin/m	\$ 500.00	\$ 255,000.00
3.2	Supply and install gross pollutant traps	9	item	\$ 50,000.00	\$ 450,000.00
	Sub Total				\$ 705,000.00
4.0	Extension of Gas Main				
4.1	Extension to existing gas mains	160	Lin/m	\$ 400.00	\$ 64,000.00
	Sub Total				\$ 64,000.00
5.0	Converting Electrical Supply Underground				
5.1	Underground Electrical (Close Street)	110	Lin/m	\$ 1,000.00	\$ 110,000.00
5.2	Underground Electrical (Charles Street)	355	Lin/m	\$ 1,000.00	\$ 355,000.00
5.3	Underground Electrical (Canterbury Road south of railway corridor)	200	Lin/m	\$ 1,000.00	\$ 200,000.00
5.4	Underground Electrical (Canterbury Road north of railway corridor)	220	Lin/m	\$ 1,000.00	\$ 220,000.00
	Sub Total				\$ 885,000.00
6.0	Contingency			15%	\$ 400,650.00
	Sub Total				\$ 3,071,650.00
	GST				\$ 307,165.00
	Total				\$ 3,378,815.00