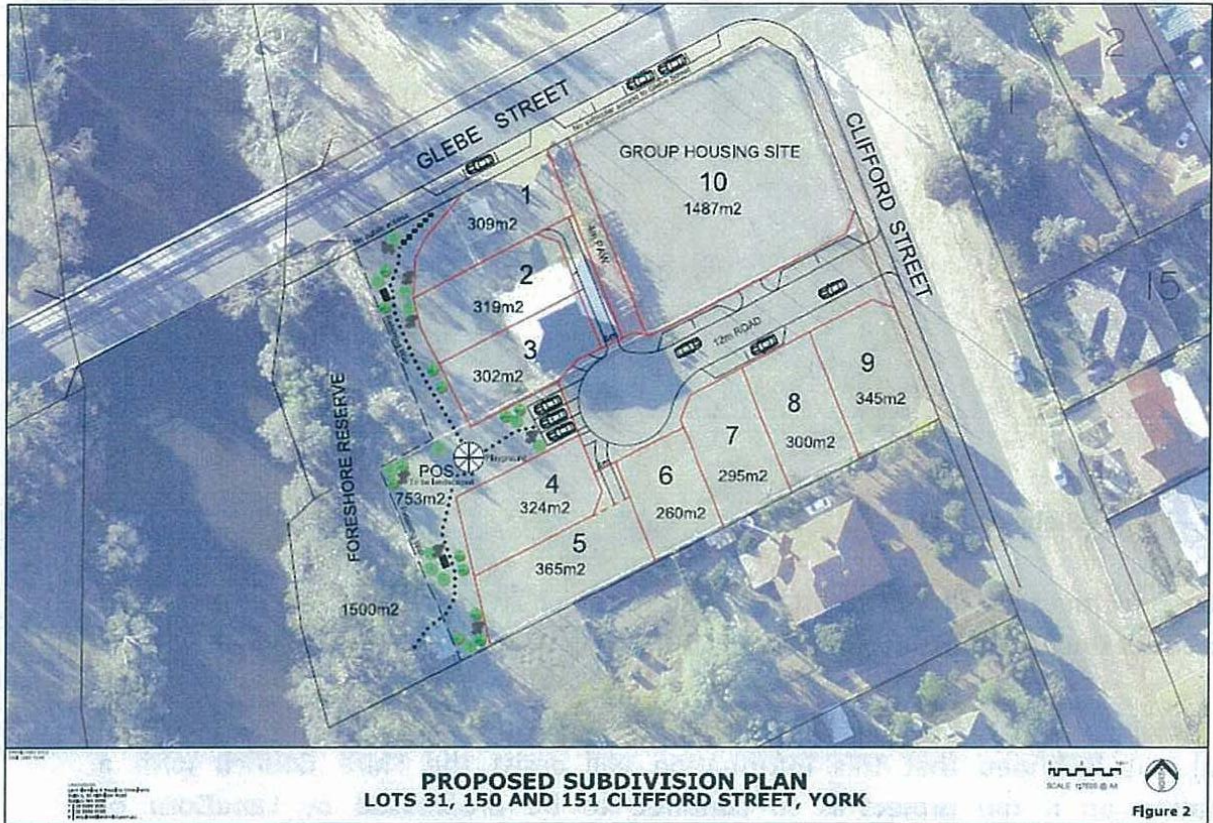
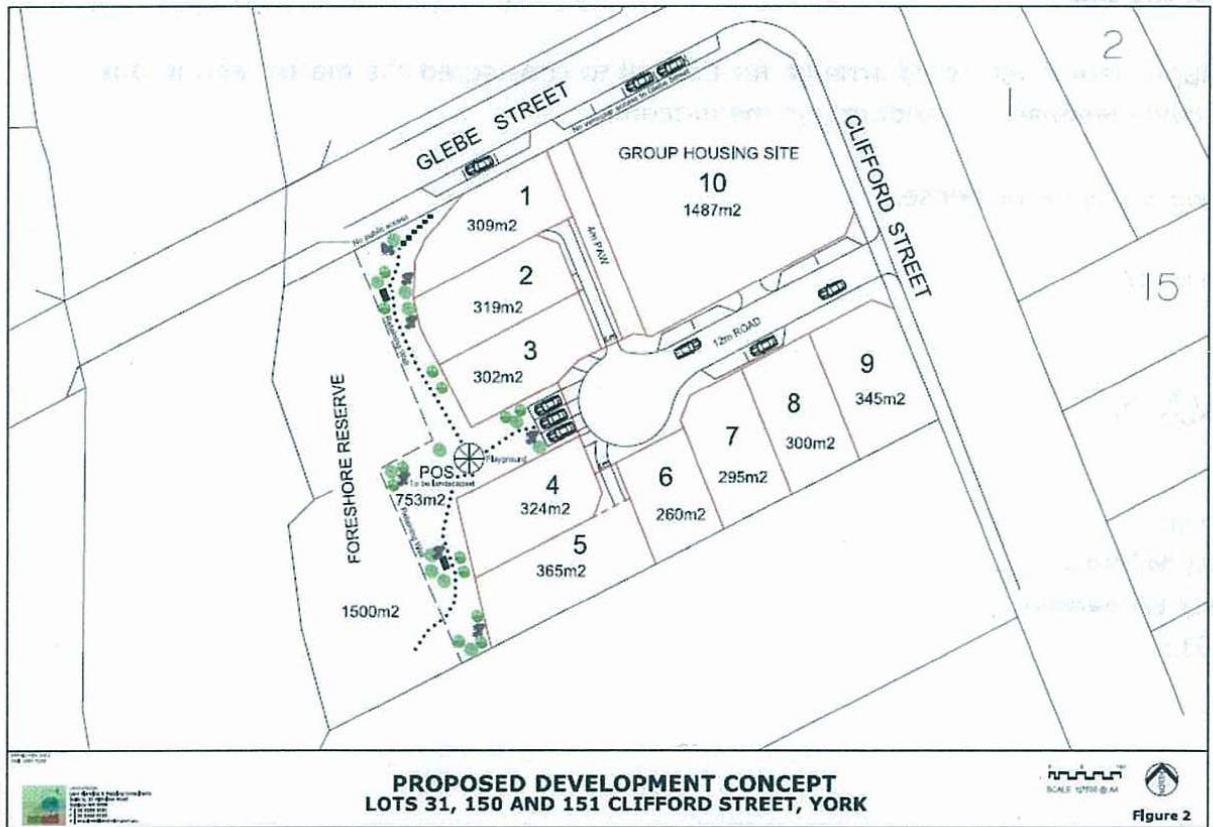


**ITEM 9.1.1
APPENDIX A
DRAFT DEVELOPMENT**

Option B – Single Residential and Group Site with aerial overlay



Option B – Single Residential and Group Site



**ITEM 9.1.1
APPENDIX B
DEVELOPMENT
COSTINGS**

McDowall Affleck
CONSULTING ENGINEERS | PROJECT MANAGERS
Responsive. Reliable. Results.



Proposed Subdivision - Lot 31, 150 and 151 Clifford Street, York

Estimate of Construction Costs As At **March 20, 2013**

| Description | Number of Lots | | EXCL GST | | | | | |
|--|------------------|------|----------|------|--------|---------------------------|-------------------|-------------------|
| | 10 | | Qty | Unit | Rate | Price | Cost | |
| Preliminaries | | | | | | | | |
| Mobilisation/Demobilisation | | | | | | \$ 15,000 | | |
| Preliminaries | | | | | | \$ 25,000 | | |
| | | | | | | <u>\$ 40,000</u> | \$ 40,000 | |
| Earthworks | | | | | | | | |
| Demolition of the existing club house, associated buildings and sheds, removal of existing water reticulation, fencing, retaining walls, general rubbish etc | 1 | Item | | \$ | 50,000 | \$ 50,000 | | |
| Removal of topsoil | 5950 | sqm | | \$ | 3 | \$ 17,850 | | |
| Import Fill (As per Tabec Report) | 1900 | cum | | \$ | 30 | \$ 57,000 | | |
| Retaining Walls | 125 | Lm | | \$ | 400 | \$ 50,000 | | |
| Miscellaneous | 1 | Item | | \$ | 3,000 | \$ 3,000 | | |
| | Sub Total | | | | | <u>\$ 177,850</u> | \$ 177,850 | |
| Roadworks | | | | | | | | |
| 6m wide kerbed and asphalt | 65 | L m | | \$ | 350 | \$ 22,750 | | |
| Intersection with Clifford Street | 1 | Item | | \$ | 5,000 | \$ 5,000 | | |
| Cul-de-sac head | 1 | Item | | \$ | 3,000 | \$ 3,000 | | |
| Footpath | 65 | L m | | \$ | 80 | \$ 5,200 | | |
| Miscellaneous | 1 | Item | | \$ | 3,000 | \$ 3,000 | | |
| | Sub Total | | | | | <u>\$ 38,950</u> | \$ 38,950 | |
| Lot Drainage | | | | | | | | |
| Drainage pipes | 165 | L m | | \$ | 175 | \$ 28,875 | | |
| Drainage structures - road reserve | 5 | No | | \$ | 2,200 | \$ 11,000 | | |
| Drainage structures - private property | 6 | No | | \$ | 1,750 | \$ 10,500 | | |
| Gross Pollutant trap | 1 | No | | \$ | 25,000 | \$ 25,000 | | |
| Headwalls complete with rock pitching | 1 | Item | | \$ | 3,000 | \$ 3,000 | | |
| As constructed drainage drawing to Council | 1 | No | | \$ | 1,000 | \$ 1,000 | | |
| | Sub Total | | | | | <u>\$ 79,375</u> | \$ 79,375 | |
| Sewer Reticulation | | | | | | | | |
| 150 diameter Sewer Reticulation | 120 | L m | | \$ | 200 | \$ 24,000 | | |
| Lot Connections | 10 | No | | \$ | 250 | \$ 2,500 | | |
| Access Chambers | 2 | No | | \$ | 3,000 | \$ 6,000 | | |
| Water Corporation connection fee | 1 | No | | \$ | 3,000 | \$ 3,000 | | |
| As Constructed sewer drawing to Water Corporation | 1 | No | | \$ | 1,000 | \$ 1,000 | | |
| | Sub Total | | | | | <u>\$ 36,500</u> | \$ 36,500 | |
| Water Reticulation | | | | | | | | |
| 100P Class 12 | 120 | L m | | \$ | 80 | \$ 9,600 | | |
| Road Crossing | 1 | No | | \$ | 3,000 | \$ 3,000 | | |
| Hydrants, valves, flushing points | 6 | No | | \$ | 1,000 | \$ 6,000 | | |
| Water Services | 8 | No | | \$ | 500 | \$ 4,000 | | |
| Deferred Services | 2 | No | | \$ | 1,250 | \$ 2,500 | | |
| Water Corporation connection fee | 1 | No | | \$ | 2,000 | \$ 2,000 | | |
| As Constructed water drawing to Water Corporation | 1 | No | | \$ | 1,000 | \$ 1,000 | | |
| | Sub Total | | | | | <u>\$ 28,100</u> | \$ 28,100 | |
| Underground Power | | | | | | | | |
| Western Power charges for supply of cable, excavation and installation etc plus WP fees | 10 | Lot | | \$ | 15,000 | \$ 150,000 | | |
| Trenching, laying, backfilling by Contractor | 300 | L m | | \$ | 120 | \$ 36,000 | | |
| | Sub Total | | | | | <u>\$ 186,000</u> | \$ 186,000 | |
| Telstra | | | | | | | | |
| Telstra Trenching same trench as Western Power. | 165 | L m | | \$ | 25 | \$ 4,125 | | |
| Supply and Install Pit and Pipe | 10 | Lot | | \$ | 500 | \$ 5,000 | | |
| | Sub Total | | | | | <u>\$ 9,125</u> | \$ 9,125 | |
| Contingency | | | | | | | | |
| Allow to cover unforeseen 10% of construction costs | | | | | | \$ 59,590 | \$ 59,590 | |
| | | | | | | Construction Value | <u>\$ 655,490</u> | <u>\$ 655,490</u> |
| Total Construction Costs per Lot | | | | | | \$ | 65,549 | |



Proposed Subdivision - Lot 31, 150 and 151 Clifford Street, York

Estimate of Construction Costs As At March 20, 2013

| | | Number of Lots | 10 | EXCL GST | | |
|---|-------|------------------|------------|---------------------------|-------------------|--|
| Description | Qty | Unit | Rate | Price | Cost | |
| Water Corporation Headwork's | | | | | | |
| Water per lot (based on payment period prior to June 2013) | 9 | Lot | \$ 4,015 | \$ 36,135 | | |
| Sewer per lot (based on payment period to June 2013) | 9 | Lot | \$ 1,347 | \$ 12,123 | | |
| | | | | Headwork's | \$ 48,258 | |
| Engineering and Professional Fees | | | | | | |
| Estimate of Construction Costs | | | | \$ 600 | | |
| Design and Documentation, Tendering and Superintendence | | | | \$ 30,000 | | |
| Geotechnical Investigation and Report | | | | \$ 6,600 | | |
| Urban Water Management Plan | | | | \$ 7,000 | | |
| Underground Power Developments design fees for underground power and telecommunication design | | | | \$ 4,850 | | |
| | | | | Engineering Fees | \$ 48,450 | |
| Other Fees | | | | | | |
| Shire Inspection Fees - 1.5% of value of earthworks, roads and drainage. | 1.50% | | \$ 296,175 | \$ 4,443 | | |
| | | Sub Total | | \$ 4,443 | 4,443 | |
| | | | | Total Cost | \$ 756,641 | |
| | | | | Total Cost per Lot | \$ 75,664 | |

Note
To be read in conjunction with estimate of construction costs report
All costs to be confirmed and design, documentation and approvals stage