

ITEM 9.1.1
APPENDIX A
DRAFT DEVELOPMENT

Option B – Single Residential and Group Site with aerial overlay



Figure 2

Option B – Single Residential and Group Site

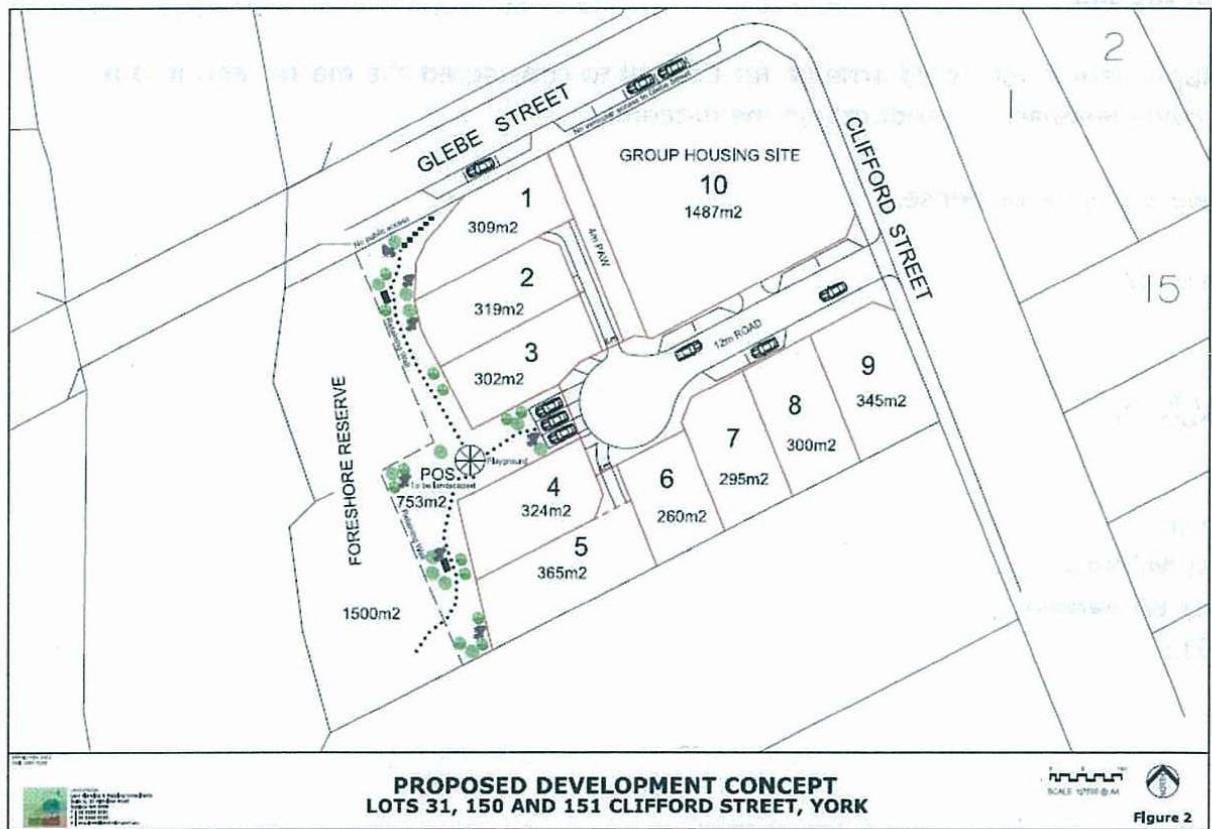
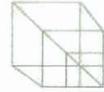


Figure 2

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			Cost
	Qty	Unit	Rate	Price		
Preliminaries						
Mobilisation/Demobilisation				\$ 15,000		
Preliminaries				\$ 25,000		
				<hr/>		
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		<hr/>		
				\$ 177,850	\$	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		<hr/>		
				\$ 38,950	\$	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		<hr/>		
				\$ 79,375	\$	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		<hr/>		
				\$ 36,500	\$	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		<hr/>		
				\$ 28,100	\$	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		<hr/>		
				\$ 186,000	\$	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		<hr/>		
				\$ 9,125	\$	9,125
Contingency						
Allow to cover unforeseen 10% of construction costs				\$ 59,590	\$	59,590
				Construction Value	<hr/>	
				\$ 655,490	\$	655,490
				<hr/>		
				Total Construction Costs per Lot	\$	65,549



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Estimate of Construction Costs As At

March 20, 2013

Description	Qty	Unit	EXCL GST		Cost
			Rate	Price	
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 \$ 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 \$ 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 \$ 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