

Pitt Town Catchment Contribution Rates Detail

ASSUMPTIONS

Total anticipated allotments	945 allotments	CPI @ Nov 2005	84.0
Total anticipated net additional allotments	895 allotments	CPI @ Feb 2015	106.8
Average occupancy rate	3.2 persons per dwelling		
Total net additional population	2864 persons		

	Estimated / completed cost (Jan 2015)	Section 94 Contribution (per additional lot)	Timing of Works
Contributions applying to development on all land in Pitt Town Residential Precinct catchment			
Planning studies			
Preliminary Investigations/Plans	\$ 49,883.66	\$ 55.74	
Land Acquisition			
All land acquisition	\$ 11,534,676.47	\$ 12,887.91	
Administration	\$ 40,000.00	\$ 44.69	
SUB TOTAL	\$ 11,574,676.47	\$ 12,932.60	
Local Community Facilities			
Local - Fernadell	\$ 3,037,224.13	\$ 3,393.55	before Fernadell precinct is completed
Administration	\$ 45,517.14	\$ 50.86	before all development is completed
SUB TOTAL	\$ 3,082,741.28	\$ 3,444.40	
Local Recreation Facilities			
Local - Bona Vista	\$ 166,557.14	\$ 186.10	COMPLETED
Local - Fernadell	\$ 1,698,676.00	\$ 1,897.96	before Fernadell precinct is completed
Local - Community Centre	\$ 50,857.14	\$ 56.82	before Fernadell precinct is completed
Local - Brinsley Park (upgraded playing field)	\$ -	\$ -	
Administration	\$ 45,517.14	\$ 50.86	before all development is completed
SUB TOTAL	\$ 1,961,607.43	\$ 2,191.74	
Local Park Improvement			
Local - Bona Vista	\$ 362,992.86	\$ 405.58	COMPLETED
Local - Fernadell	\$ 2,743,659.00	\$ 3,065.54	before Fernadell precinct is completed
Local - Blighton Riverside Park (includes rec facilities)	\$ 1,152,644.96	\$ 1,287.87	before Blighton and Cleary precincts are completed
Administration	\$ 45,517.14	\$ 50.86	before all development is completed
SUB TOTAL	\$ 4,304,813.96	\$ 4,809.85	
Roadworks			
Intersection Cattai, Pitt Town Dural & Mitchell	\$ 992,638.85	\$ 1,109.09	before all development is completed
Intersection Chatham & Bathurst	\$ 194,374.98	\$ 217.18	before Fernadell precinct is completed
Local Roads and other Local Intersections including:	\$ 9,199,359.61	\$ 10,278.61	(see below)
<i>Bathurst Street</i>	\$ 2,652,597.00	\$ 2,963.80	before Bona Vista precinct is completed
<i>Bootles Lane (west)</i>	\$ 244,414.06	\$ 273.09	COMPLETED
<i>Bootles Lane (middle)</i>	\$ 212,568.89	\$ 237.51	COMPLETED
<i>Buckingham Street (middle)</i>	\$ 65,178.00	\$ 72.82	before all development is completed
<i>Buckingham Street (east)</i>	\$ 1,213,362.00	\$ 1,355.71	before all development is completed
<i>Hall Street (west)</i>	\$ 700,266.00	\$ 782.42	PARTLY COMPLETED
<i>Hall Street (middle)</i>	\$ 877,523.00	\$ 980.47	before Thornton and Central precincts are completed
<i>Hawkesbury Street</i>	\$ 1,000,782.00	\$ 1,118.19	before Thornton and Central precincts are completed
<i>Johnston Street (west)</i>	\$ 717,117.60	\$ 801.25	before Thornton and Central precincts are completed
<i>Johnston Street (middle)</i>	\$ 166,308.00	\$ 185.82	before Thornton and Central precincts are completed
<i>New Road (north from Buckingham Street)</i>	\$ 270,352.37	\$ 302.07	COMPLETED
<i>New Road (south from Bootles Lane)</i>	\$ 518,709.10	\$ 579.56	COMPLETED
<i>Wells Street (west)</i>	\$ 260,181.60	\$ 290.71	before Thornton and Central precincts are completed
<i>Intersection - Johnston Street and Bona Vista</i>	\$ 100,000.00	\$ 111.73	before Thornton and Central precincts are completed
<i>Intersection - Bathurst and Hall Streets</i>	\$ 200,000.00	\$ 223.46	before Thornton and Central precincts are completed
Flood Evacuation Route	\$ 1,949,460.07	\$ 2,178.17	before all development is completed
SUB TOTAL	\$ 12,335,833.51	\$ 13,783.05	
TOTAL WORKS VALUES AND CONTRIBUTIONS PER LOT	\$ 33,309,556.30	\$ 37,217.38	
Hawkesbury Street Catchment Contributions			
Hawkesbury Street (North of Hall St) - Western Half Road	\$ 259,504.00		
Catchment area (ha) and contribution rate per ha	8.5888	\$ 30,214.23	

PRELIMINARY INVESTIGATIONS/PLANS

Item	Cost (Nov 2005)
Intersection/Road design	\$7,080
Pitt Town DCP chapter	\$12,853
Land Valuations	\$3,571
TOTAL	\$23,504
TOTAL (CPI updated for March 2008)	\$25,267
Preparation of Pitt Town CP amendments 2014-15	\$20,000
TOTAL (CPI updated for December 2014)	\$49,884

COMMUNITY FACILITIES

Item (for a 606m2 facility)	Estimated Value of Works (Nov 2005)
Construction costs	\$1,200,000
Carpark (50 spaces and lighting)	\$80,000
Landscaping	\$80,000
Application fees and administration costs	\$87,000
Architectural services	\$15,000
Site safety and building security	\$28,000
Utilities	\$45,000
Fit-out	\$70,000
Contingencies (5%)	\$80,250
TOTAL	\$1,685,250
TOTAL (CPI updated for March 2008)	\$1,811,644
ADJUSTED TOTAL FOR A 859m2 FACILITY	\$2,567,990
TOTAL (CPI updated for December 2014)	\$3,037,224

RECREATION FACILITIES

	Estimated Value of Works (Nov 2005)
Bona Vista Park	
Shelters (including seating) X 2	\$50,000
BBQs	\$11,000
Playground	\$70,000
TOTAL	\$131,000
TOTAL (CPI updated for March 2008)	\$140,825
TOTAL (CPI updated for December 2014)	\$166,557

	Estimated Value of Works (Jan 2015)
Fernadell Park	
Shelters (including seating) X 4	\$70,076
BBQs	\$13,500
Toilet/change rooms/kiosk	\$1,515,100
Playground	\$100,000
TOTAL	\$1,698,676

	Estimated Value of Works (Nov 2005)
Community Centre site	
Playground	\$40,000
TOTAL	\$40,000
TOTAL (CPI updated for March 2008)	\$43,000
TOTAL (CPI updated for December 2014)	\$50,857

PARK IMPROVEMENTS

	Estimated Value of Works (Nov 2005)
Bona Vista Park	
Landscape Plan	\$15,000
Tables and seats	\$10,000
Bubblers X 2	\$8,000
Irrigation	\$10,000
Tanks X 1	\$15,000
Pumps	\$3,000
Plants and gardens	\$30,000
Pathways	\$80,000
Carpark - 20 spaces	\$30,000
Fencing	\$50,000
Signage/entrance	\$20,000
Tree removal	\$5,000
Bins	\$4,500
Lighting	\$5,000
TOTAL	\$285,500
TOTAL (CPI updated for March 2008)	\$306,913
TOTAL (CPI updated for December 2014)	\$362,993

	Estimated Value of Works (Jan 2015)
Fernadell Park	
Landscape Plan	\$30,000
Level Playing Field	\$1,168,029
3rd Playing Field	excluded
Retaining Walls	TBD
Sports Lighting	\$400,000
Seats	\$20,680
Bubblers	\$10,000
Plants & Gardens	\$51,000
Irrigation	\$200,000
Pumps	incl in irrigation
Carpark - 50 Spaces	\$212,500
Signage / Entrance	\$20,000
Bins	\$36,250
Pathways	\$360,000
Fencing	\$115,200
Lighting	\$70,000
Site Establishment	\$10,000
Fitness Station	\$40,000
TOTAL	\$2,743,659

ROAD WORKS

Item	Cost (Dec 2005)	Cost Jan 2015
Intersection Cattai, Pitt Town Dural & Mitchell Roads	\$706,810	\$992,639
Roundabout Chatham & Eldon Streets	excluded*	
Intersection Chatham & Bathurst Streets	\$138,405	\$194,375
Local roads and other local intersections	\$5,353,162	\$9,199,360
Flood evacuation route	\$1,388,116	\$1,949,460
TOTAL	\$7,586,493	
TOTAL (PPI updated for December 2014)		\$12,335,834

* this item excluded as there is no need for this work in addition to the Pitt Town Bypass works included in this Plan

Item	Cost (Nov 2005)	Cost (Jan 2015)
2 Bathurst Street	\$1,701,579	\$2,652,597
3 Bootles Lane (west)	\$180,816	\$244,414
4 Bootles Lane (middle)	\$548,592	\$212,569
6 Buckingham Street (middle)	\$132,024	\$65,178
7 Buckingham Street (east)	\$636,720	\$1,213,362
8 Hall Street (west)	\$539,736	\$700,266
9 Hall Street (middle)	excluded*	\$877,523
10 Hawkesbury Street	\$481,734	\$1,000,782
11 Johnston Street (west)	\$358,121	\$717,118
12 Johnston Street (middle)	\$83,004	\$166,308
13 New Road (north from Buckingham Street)	\$200,005	\$270,352
14 New Road (south from Bootles Lane)	\$383,738	\$518,709
15 Wells Street (west)	\$107,093	\$260,182
17 Intersection - Johnston Street and Bona Vista Drive		\$100,000
18 Intersection - Bathurst and Hall Streets		\$200,000
TOTAL	\$5,353,162	\$9,199,360
Hawkesbury Street catchment item		
16 Hawkesbury Street (north of Hall St) - western half road		\$259,504

Works Items Notes

Blighton Riverside Park

Council's standard for the provision of open space in Pitt Town is 2.8 ha per 1,000 residents.

Applying this standard results in the following open space requirement: **3.0013 hectares**

Section 94 facilities must be located in a way that they can be conveniently access by the population of the expected development.

In the context of the subject site, this means ideally providing open space facilities closer to the existing Pitt Town village.

Priority must therefore be assigned to including the open space shown in the concept plan that can be accessed by most of the development's population.

That is, Fernadell and Bona Vista Park.

These parks comprise an area of **1.3200 hectares**

There is therefore a balance of **1.6813 hectares** to be provided to serve the future population.

It is recommended that this open space be provided in the form of a riverside park in the Blighton precinct.

The cost of this facility is determined as follows:

	Mar-08	Dec-14	
Park improvements and recreation facilities:	\$562,156.67	\$664,876.33	Cost based on the unit cost of embellishing a similar sized park (Bona Vista Park) - i.e. \$32.43/m2 indexed to 2008.
Additional river-related recreation facilities:	\$412,411.12	\$487,768.63	Cost based on JPG cost of jetty, childrens bike track and toilets shown on page 24/25 of the draft VPA prepared by JPG
Total	\$974,567.79	\$1,152,644.96	

Fernadell Oval Precinct

Notes

Area to be as classed at District Recreational Facility

Accommodating

Passive

Playground,
Shelters x 4, BBQs,
Fitness Equipment
Dog off-leash area
Circuit Pathway for active living

Sport (Field capacity to allow for)

AFL
Football
Athletic *Future*
Cricket *Future*

Cost Brief

Amenity	Quantity	Old Sec 94	2015 Est	Notes to Calc
Shelter & Seats	4	\$ 100,000.00	\$ 70,076.00	Allowance include 3 small 1 large shelters, furniture and slab under
BBQ's		\$ 11,000.00	\$ 13,500.00	Supply of 1 Double BBQ and connection
Toilet/Change Rooms/ Kiosk		\$ 200,000.00	\$ 1,515,100.00	Cordell Sept 2011 (Canteen Level 1, Pg277), Preferred Facility Requirements AFL Local floor Space 545sqm
Playground		\$ 70,000.00	\$ 100,000.00	District level play space
Landscape Plan		\$ 15,000.00	\$ 30,000.00	Based on current consultancy fees
Level Playing Field		\$ 100,000.00	\$ 1,168,029.00	allowance includes cut/fill surface drainage, underlay, maxirolls, topdress
3rd Playing Field		\$ 50,000.00		Not consider based on available space
Retaining Walls		\$ 100,000.00		Unknown due to no survey available
Sports Lighting		\$ 300,000.00	\$ 400,000.00	Based on \$60k per pole, connection, cloudmaster
Seats		\$ 15,000.00	\$ 20,680.00	20 seats inclusive of supply install and slab under
Bubblers	2	\$ 8,000.00	\$ 10,000.00	two water station
Plants & Gardens		\$ 40,000.00	\$ 51,000.00	Allowance includes prep, supply, install, mulch (Natives 150mm pots)
Irrigation		\$ 100,000.00	\$ 200,000.00	Inclusive of Pumps, cloudmaster
Pumps		\$ 15,000.00		
Carpark - 50 Spaces		\$ 60,000.00	\$ 212,500.00	Based on provision of 1700sqm (Cordell Sept 2011)
Signage / Entrance		\$ 20,000.00	\$ 20,000.00	
Bins		\$ 20,000.00	\$ 36,250.00	Inclusive of WBE and Provision of bin storage area for sporting events
Pathways		\$ 150,000.00	\$ 360,000.00	1000 Lnm @ 2.5 pathway network
Fencing		\$ 75,000.00	\$ 115,200.00	Bollard fencing to carpark & Perimeter, additional fencing for leash free area
Lighting		\$ 7,500.00	\$ 70,000.00	Provision of Solar LED lighting through Park to improve amenity
Site Establishment			\$ 10,000.00	Provision for site shed silt fencing and access control
Fitness Station			\$ 40,000.00	Outdoor Static Cross fit Station
Total		\$ 1,456,500.00	\$ 4,442,335.00	

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
1	AMELIA GROVE			Excluded					
2	BATHURST STREET								
2.1	BATHURST STREET	CHATHAM STREET	ELDON STREET	Retain existing pavement width. Pavement resurfacing - including correction, patching and 25-30mm thick asphaltic concrete surfacing <i>Sub-total</i> 20% for preliminaries, survey/design, planning, traffic control, incidental etc	189.00	2589.30	m ²	\$90,626 \$90,626 \$18,125	
	Sub-total for Item 2.1							\$108,751	\$0
2.2	BATHURST STREET	ELDON STREET	CHURCH STREET	Retain existing pavement width. Pavement resurfacing - including correction, patching and 25-30mm thick asphaltic concrete surfacing <i>Sub-total</i> 20% for preliminaries, survey/design, planning, traffic control, incidental etc	30.00	300.00	m ²	\$10,500 \$10,500 \$2,100	
	Sub-total for Item 2.2							\$12,600	\$0
2.3	BATHURST STREET	CHURCH STREET	BUCKINGHAM STREET	Construct K&G (missed section) Construct bus bay Utility adjustment: relocate poles (Low Voltage) Construct pavement between new K&G and existing pavement Adjust existing driveways to match new K&G Pavement resurfacing works: minor correction and patching, and 25-30mm AC surfacing layer <i>Sub-total</i> 20% for preliminaries, survey/design, planning, traffic control, incidental etc	244.00	135.00	m	\$25,650 \$21,000 \$70,000 \$27,000 \$27,000 \$83,692 \$254,342 \$50,868	
	Sub-total for Item 2.3							\$305,210	\$0

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
2.4	BATHURST STREET	BUCKINGHAM	HALL STREET						
2.4.1	BATHURST STREET	BUCKINGHAM STREET	BOOTLES LANE	Construct concrete V-drain and grassed swales ~2m wide	536.00	536.00	m	\$123,280	
				Reconstruct culvert, inlet, outlet headwall and protection works		28	m	\$24,120	
				Utility adjustment - relocate one power pole - High voltage		1	no	\$100,000	
				Construct concrete pavement edge strip		1072	m	\$134,000	
				Widen pavement	536.00	2948	m ²	\$294,800	\$32,200
				Pavement resurfacing: correction course, minor patching and 25mm AC surfacing	536.00	5896	m ²	\$206,360	
				Existing driveways adjustment		8	Nos	\$43,200	
				<i>Sub-total</i>				\$925,760	\$32,200
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$185,152	\$6,440
				Sub-total for Item 2.4.1				\$1,110,912	\$38,640
2.4.2	BATHURST STREET	BOOTLES LANE	JOHNSTON STREET	Reconstruct culvert, inlet, outlet headwall and protection works		14	m	\$12,060	
				Construct concrete pavement edge strip - 2 sides		1076	m	\$134,500	
				Widen pavement	538.00	2959	m ²	\$295,900	\$32,280
				Pavement improvement works: correction course, minor patching and apply 25-30mm AC surfacing layer	538.00	5918	m ²	\$207,130	
				Driveway adjustment		19	Nos	\$102,600	
				<i>Sub-total</i>				\$752,190	\$32,280
				20% for preliminaries, planning, traffic control, incidental etc				\$150,438	\$6,456
				Sub-total for Item 2.4.2				\$902,628	\$38,736

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
2.4.3	BATHURST STREET	JOHNSTON STREET	HALL STREET	Reconstruct culvert, inlet, outlet headwall and protection works	180.00	14	m	\$12,060	
				Construct concrete pavement edge strip - two side		360	m	\$45,000	
				Widen pavement		990	m ²	\$99,000	\$10,800
				Pavement resurfacing: minor correction and patching and 25mm AC surfacing layer		1980	m ²	\$69,300	
				Driveway adjustment		5	Nos	\$27,000	
				<i>Sub-total</i>				\$252,360	\$10,800
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$50,472	\$2,160
	Sub-total for Item 2.4.3							\$302,832	\$12,960
3	BOOTLES LANE (WEST)	BATHURST STREET	LOT 1 DP 865977 (EASTERN BOUNDARY)	Half road construction (Northern side)				\$244,414	
	Sub-total for Item 3							\$244,414	\$0
4	BOOTLES LANE (MIDDLE)								
4.1	BOOTLES LANE (MIDDLE)	FRONTAGE OF FERNADELL AND BONA VISTA		Developer constructed as per DA consent condition					
4.2	BOOTLES LANE (MIDDLE)	PITTSMOOR STREET	NEW ROAD (ITEM 14)	Half road construction (Northern side)		68	m	\$75,285	
	Sub-total for Item 4.2							\$75,285	\$0
4.3	BOOTLES LANE (MIDDLE)	NEW ROAD (ITEM 14)	62 m EAST OF NEW ROAD INTERSECTIO N	Full road construction		62	m	\$137,284	
	Sub-total for Item 4.3							\$137,284	\$0

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
5	BUCKINGHAM STREET - WEST			Excluded					
6	BUCKINGHAM STREET - MIDDLE								
6.1	BUCKINGHAM STREET - MIDDLE			Excluded					
6.2	BUCKINGHAM STREET - MIDDLE	FERNADELL DEVELOPMENT EASTERN BOUNDARY	EXISTING K&G TOWARDS THE WESTERN SIDE	Construct missing K&G (Northern Side)	95.00	95	m	\$18,050	
				Widen pavement		190.00	m ²	\$19,000	
				Drainage pit/grated inlet		1.00	nos	\$3,300	
				Pavement surfacing half road		399.00	m ²	\$13,965	
				<i>Sub-total</i>				\$54,315	
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$10,863	\$0
	Sub-total for Item 6.2							\$65,178	\$0
7	BUCKINGHAM STREET - EAST	PITT TOWN SCHOOL	CATTAI ROAD	Construct missing K&G frontage of house No 25 Buckingham St	52.00	52	m	\$9,880	
				Concrete edge strip	450.00	900	m	\$112,500	
				Pavement widening	450.00	1980	m ²	\$198,000	\$67,500
				Reconstruct culvert		15	m	\$37,300	
				Driveway adjustment		4	nos	\$21,600	
				Utility adjustment:					
				Electricity pole relocation - High Voltage		3	ea	\$225,000	
				Electricity pole relocation - Low Voltage		8	ea	\$280,000	
				Pavement resurfacing (minor correction/patching and 25-30mm AC surfacing)	818.00	5553	m ²	\$194,355	

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
				Sub-total				\$1,078,635	\$67,500
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$215,727	\$13,500
	TOTAL FOR BUCKINGHAM STREET - EAST - Item 7							\$1,294,362	\$81,000
8	HALL STREET - WEST								
8.1	HALL STREET- WEST	BATHURST STREET	EASTERN BOUNDARY OF LOT 11 DP 1021340:	Half Road construction - Southern side	211.00		m		
				K&G on the southern side		211.00	m	\$40,090	
				Pavement widening	211.00	633.00	m ²	\$63,300	\$11,605
				Pavement resurfacing works: minor correction, patching and 25-30mm AC surfacing	211.00	1160.50	m ²	\$40,618	
				Stormwater drainage pits		2.00	pits	\$6,600	
				Stormwater drainage pipes		211.00	m	\$84,400	
				Stormwater connection to existing culvert		1.00	ea	\$1,500	
				Driveway adjustment and layback		2.00	ea	\$5,400	
				Sub-total				\$241,908	\$11,605
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$48,382	\$2,321
	Sub-total for 8.1							\$290,289	\$13,926
8.2	HALL STREET - WEST	LOT 11 DP 1021340	LOT 12 DP 1021340	Half Road construction - Southern side	216.00		m		
				K&G on Southern side		216.00	m	\$41,040	
				Pavement widening	216.00	648.00	m ²	\$64,800	\$11,900
				Pavement resurfacing works: minor correction, patching and 25-30mm AC surfacing	216.00	1188.00	m ²	\$41,580	
				Stormwater drainage pits		2.00	pits	\$6,600	
				Stormwater drainage pipes		216.00	m	\$86,400	
				Stormwater connection to existing culvert		1.00	ea	\$1,500	

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
				Driveway adjustment and layback		2.00	ea	\$10,800	
				<i>Sub-total</i>				\$252,720	\$11,900
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$50,544	\$2,380
	Sub-total for 8.2							\$303,264	\$14,280
8.3	HALL STREET - WEST	HAWKESBURY STREET	EASTERN BOUNDARY	Half Road construction - Southern side	112.00		m	\$134,919	\$0
	Sub-total for 8.3							\$134,919	\$0
9	HALL STREET - MIDDLE								
9.1	HALL STREET - MIDDLE	EASTERN BOUNDARY OF LOT 9 DP 260127	LOT 15 DP 1021340 EASTERN BOUNDARY	Half Road construction		187.00	m	\$225,233	
	Sub-total for 9.1							\$225,233	\$0
9.2	HALL STREET - MIDDLE	EASTERN BOUNDARY	LOT 1 DP 1109656	Half Road construction		152.00	m	\$182,812	
	Sub-total for 9.2							\$182,812	\$0
9.3	HALL STREET - EAST	EASTERN BOUNDARY OF Lot 1 DP 1109656	LOT 17 DP 1021340 EASTERN BOUNDARY	Half Road construction		392.00	m	\$469,478	
	Sub-total for 9.3							\$469,478	\$0
10	HAWKESBURY STREET	HALL STREET	JOHNSTON STREET	New K&G	409.00	818.00	m	\$155,420	
				Widen pavement		2454.00	m ²	\$245,400	\$45,000
				Pavement resurfacing works: minor correction, patching and 25-30mm AC surfacing		4499.00	m ²	\$157,465	

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
				Drainage pits/lintels		5.00	nos	\$16,500	
				Drainage pipes		450.00	m	\$180,000	
				Driveway adjustment		23.00	nos	\$124,200	
				<i>Sub-total</i>				\$878,985	\$45,000
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$175,797	\$9,000
	TOTAL FOR HAWKESBURY STREET (Item 10)							\$1,054,782	\$54,000
11	JOHNSTON STREET (WEST)	BATHURST STREET	HAWKESBURY STREET	Full Road construction		333.00	m		
				Remove and dispose existing V-drain		163.00	m	\$37,490	
				Construct New K&G		666.00	m	\$126,540	
				Widen pavement		1531.80	m ²	\$153,180	\$36,300
				Pavement resurfacing: correction course, minor patching and apply 25mm AC surfacing layer		3196.80	m ²	\$111,888	
				Drainage pits/lintels		4.00	nos	\$13,200	
				Drainage pipes		350.00	m	\$140,000	
				Driveway adjustment		9.00	nos	\$48,600	
				Drainage adjustment/connections		1.00	item	\$3,000	
				<i>Sub-total</i>				\$633,898	\$36,300
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$126,780	\$7,260
	TOTAL FOR JOHNSTON STREET -WEST (Item 11)							\$760,678	\$43,560
12	JOHNSTON STREET (MIDDLE)	HAWKESBURY STREET	PROPERTY BOUNDARY OF LOT 109 DP 1056832	Northern Half Road construction	112.00	112.00	m		
				Construct K&G	112.00	112.00	m	\$21,280	
				Pavement construction 300mm thick (sub base, base course and 25-30mm AC layer)		537.60	m ²	\$53,760	
				Drainage pits/lintels		2.00	ea	\$6,600	
				Drainage pipes		120.00	m	\$48,000	

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
				Outlet structure and protection		1.00	ea	\$3,550	
				Driveway adjustment		1.00	ea	\$5,400	
				<i>Sub-total</i>				\$138,590	
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$27,718	
	TOTAL FOR JOHNSTON STREET - MIDDLE (Item 12)							\$166,308	\$0
13	NEW ROAD	BUCKINGHAM STREET	205 m NORTH OF BUCKINGHAM STREET	Half Road construction	205.00	205.00	m	\$270,352	
	TOTAL FOR NEW ROAD - Item 13							\$270,352	\$0
14	NEW ROAD	BOOTLES LANE	370 m SOUTH OF BOOTLES	Half Road construction	370.00	370.00	m	\$518,709	
	TOTAL COST for Item 14							\$518,709	\$0
15	WELLS STREET	HAWKESBURY ST	ALONG THE BOUNDARY OF LOT 1 DP260127	Full Road Construction	112.00		m		
				New K&G		224	m	\$42,560	
				Construct pavement		515.2	m ²	\$51,520	12,300.00
				Pavement surfacing		1075.2	m ²	\$69,888	
				Drainage pits/lintels		2	nos	\$6,600	
				Drainage pipes		124	m	\$49,600	
				Outlet structure and protection		1	ea	\$3,550	
				Driveway adjustment		1	ea	\$5,400	
				<i>Sub-total</i>				\$229,118	\$12,300
				20% for preliminaries, survey/design, planning, traffic control, incidental etc				\$45,824	\$2,460
	TOTAL FOR WELLS STREET Item 15							\$274,942	\$14,760

ID	ROAD NAME	FROM	TO	WORK DESCRIPTION	ROAD LENGTH	Quantity	Unit	Estimated cost to Pitt Town Standard Improvement	Council contribution to road upgrade to Rural Standard
16	HAWKESBURY STREET	HALL STREET	220 m NORTH OF HAWKESBURY STREET	Half Road construction	220.00	220	m	\$259,504	
	TOTAL FOR HAWKESBURY STREET Item 16							\$259,504	\$0
17	INTERSECTION WORK	JOHNSTON STREET,	HAWKESBURY STREET AND BONA VISTA DRIVE	Road intersection safety improvement works		1.00	item	\$100,000	
	TOTAL FOR INTERSECTION WORKS Item 17							\$100,000	\$0
18	INTERSECTION WORK	HALL STREET,	BATHURST STREET AND PUNT ROAD	Road intersection safety improvement works		1.00	item	\$200,000	
	TOTAL FOR INTERSECTION WORKS Item 18							\$200,000	\$0
	GRAND TOTAL							\$9,770,726	\$311,862