

14 October 2021  
Independent Pricing and Regulatory Tribunal NSW  
2-24 Rawson Place  
SYDNEY NSW 2000

**Attention:** Felicity Hall  
[Felicity\\_Hall@ipart.nsw.gov.au](mailto:Felicity_Hall@ipart.nsw.gov.au)

Dear Felicity

**Submission on IPART's Review: The Hills Shire Council Contributions Plan No#18 -  
Bella Vista and Kellyville Station Precincts**

We wish to respond to the Independent Pricing and Regulatory Tribunal NSW Review (“**the Review**”) call for submissions on The Hills Shire Council’s Contributions Plan No. 18 – Bella Vista and Kellyville Station Precincts (“**the Plan**”) currently on exhibition for consultation.

As background, Landcom on behalf of Sydney Metro, prepared two State Significant Development Applications (SSDAs) for the Kellyville (SSDA 10343) and Bella Vista (SSDA 10344) Station Precincts, which are currently under assessment by Department of Industry and Environment (DPIE).

In preparing these SSDAs and in collaboration with The Hills Shire Council (“**Council**”) we worked through an infrastructure needs assessment in master planning these precincts; included scoping, identification, planning and high-level benchmark costing items that are identified within the Plan.

We generally support preliminary findings in the Review and more broadly IPART’s mandate to achieve safe, reliable infrastructure and services at a fair price and ultimately deliver more affordable housing for the people of NSW.

We wish to advise that while the Plan was in IPART’s review process various infrastructure elements including road network and open space design were still undergoing assessment in the SSDA process and have subsequently changed. These changes are detailed in this submission as the outcome has also meant the Plan will require amendment.

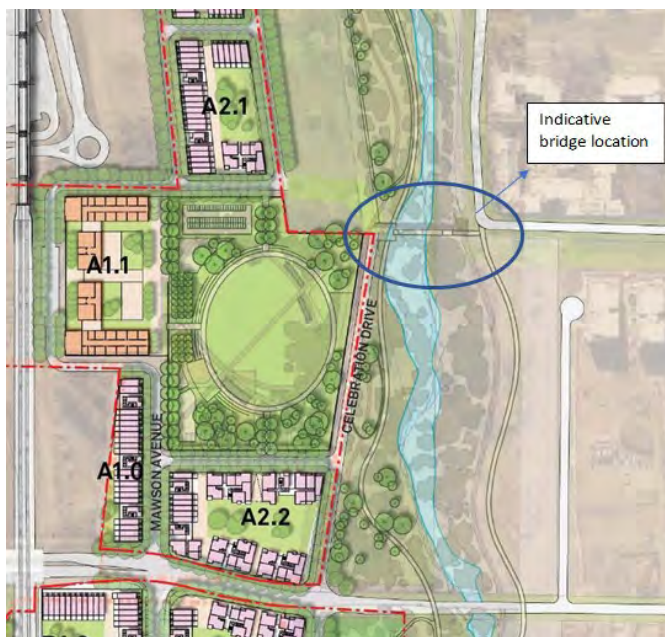
We also note original infrastructure costings provided to Council which have been used for the Plan were based on conceptual plans and preliminary benchmarked costings. In progressing the SSDAs we have obtained more detailed costings that reflect infrastructure elements agreed with Council and/or Transport for NSW (TfNSW).

**1. Infrastructure changes arising during SSDA Assessment**

Changes include removing Item: T11 Left-in/Left-out intersection at Memorial Avenue and in its place introducing a Vehicular Bridge connecting the road network north of the Bella Vista District Park to Free Settlers Drive by crossing Elizabeth Macarthur Creek.

TfNSW’s Network Design Team (formerly RMS) have finalised their review of the proposed road network system and advised they do not favour the Left-in/left out intersection at Memorial Avenue preferring traffic is directed to an existing all-turn intersection on Memorial Avenue at Free Settler’s Drive to better service north-south connections across the Precincts.

This means the road network design has changed to integrate a new road bridge over Elizabeth Macarthur Creek and link between the northern portion of the Bella Vista precinct to Free Settlers Drive. The location of the proposed bridge is depicted below.



The impact of this change to the Plan is identified as follows:

Infrastructure Item	Price Change
T11 - Upgrade - Memorial Ave and Bella Vista Collector Road	-\$283,999
T11 (new) - Vehicular Bridge - Celebration Drive to Free Settlers Drive	\$3,813,650
<b>Total Change</b>	<b>\$3,529,651</b>

*We recommend the Plan is updated so that Item T11 utilises this new description and its cost is increased by **\$3,529,651**.*

## 2. Updated Costings

The costings included within the Plan submitted to IPART are representative of benchmark costs estimated from a range of similar Contributions Plans and high-level consultant advice.

We have procured an updated estimate of the costs which considers the conditions of the site and real costs of delivering the infrastructure. A summary of the proposed changes is outlined below and the Quantity Surveyors' Report, prepared by Rider Levitt Bucknall is included as **Appendix A**.

The costings presented below and in **Appendix A** were informed by high level concept design and specifications for parks and open space items. This work is provided in **Appendix B**.

Infrastructure Item	Previous Works Cost	Proposed Works Cost	Net Change
T1 Vehicular Bridge - Kellyville Collector Road to Colonial Street	\$3,944,365	\$3,813,650	-\$130,715
T2 Pedestrian Bridge - Decora Drive to Wenden Avenue	\$462,000	\$777,750	\$315,750
T3 Pedestrian Bridge - Memorial Avenue	\$3,742,920	\$3,228,000	-\$514,920
T4 Pedestrian Bridge - Near Unaipon Ave / Celebration Drive Intersection	\$462,000	\$777,750	\$315,750
T5 Upgrade - Samantha Riley Drive / Decora Drive	\$642,024	\$659,500	\$17,476
T6 Signalisation - Balmoral Road / Mawson Avenue	\$921,305	\$927,500	\$6,195
T7 Signalisation - Balmoral Road / Celebration Drive	\$4,088,488	\$4,079,000	-\$9,488
T8 Signalisation - Brighton Drive / Celebration Drive	\$2,312,527	\$2,352,000	\$39,473
T9 Roundabout - New Road near Colonial Street Vehicular Bridge	\$403,748	\$501,500	\$97,752
T10 Roundabout North of District Open Space in Bella Vista Precinct	\$403,748	\$501,500	\$97,752
T11 Vehicular Bridge - Celebration Drive to Free Settlers Drive*	\$283,999	\$3,813,650	\$3,529,651
PF1 Caddies Creek Stage 2	\$20,747,948	\$20,631,165	-\$116,783

Infrastructure Item	Previous Works Cost	Proposed Works Cost	Net Change
OSE1 Riparian Open Space - Kellyville (North)	\$470,488	\$725,800	\$255,352
OSE2 Riparian Open Space - Kellyville (South)	\$674,190	\$902,660	\$228,470
OSE3 Urban Plaza - Kellyville Station (Lot B)	\$1,478,400	\$1,504,260	\$25,860
OSE4 Local Park - Kellyville Viaduct Park	\$2,761,968	\$8,472,355	\$5,710,387
OSE5 Neighbourhood Park - Kellyville	\$1,762,992	\$2,747,215	\$984,223
OSE6 Path along creek (Kellyville)	\$801,368	\$1,243,533	\$442,165
OSE7 Path along creek (Bella Vista)	\$1,043,261	\$1,407,917	\$364,656
OSE8 District Open Space - Bella Vista	\$7,233,600	\$8,741,750	\$1,508,150
OSE9 Local Park - Bella Vista (north)	\$1,755,600	\$2,625,045	\$869,445
OSE10 Local Park - Bella Vista (south)	\$1,007,160	\$1,148,340	\$141,180
OSE11 Urban Plaza - East of Bella Vista Station	\$1,478,400	\$1,823,265	\$344,865
OSE12 Riparian open space - Bella Vista	\$2,160,774	\$3,551,350	\$1,390,576
DR1 - DR6 GPTs x 6	\$600,000	\$600,000	-
DR7 District Park (Bella Vista Rainwater Reuse)	\$2,466,000	\$2,108,460	-\$357,540
ADM Administration Cost	\$966,138	\$966,138	-
<b>TOTAL</b>	<b>\$65,375,371</b>	<b>\$80,931,053</b>	<b>\$15,555,682</b>

\* This was previously a proposed left-in/left-out intersection as noted in 1.

***We recommend that costings in the Plan be amended with an overall increase in net cost of \$15,555,682.***

## Summary

We thank IPART for its review of the Plan and consideration of this submission. In summary the following changes are proposed to the Plan:

1. Removal of the proposed “T11 Left-in/left-out intersection at Memorial Avenue” and introduction of a Vehicular Bridge from the Bella Vista Precinct to Free Settlers Drive.
2. Update the costings for works items to reflect the costings provided in the Cost Plan included in **Appendix A** prepared by Rider Levitt Bucknall.

Making the changes above will result in a net increase in cost to the Plan of **\$15,555,682**.

Yours sincerely



**Christina Hobbes**  
Development Director

VPA ESTIMATE REPORT (REV 2)

NOVEMBER 2021

# KELLYVILLE AND BELLA VISTA PRECINCT WORKS

## Prepared For

Landcom  
Level 14, 60 Station Street  
Parramatta, NSW 2000

## Prepared By

Rider Levett Bucknall NSW Pty Ltd  
Level 19  
141 Walker Street  
North Sydney NSW 2060  
T: +61 2 9922 2277

## Our Ref

16899-ES-2

## Issued on

25 November 2021

## RLB.com

## Project number

16899

## RIDER LEVETT BUCKNALL QA

	Prepared by:	Reviewed by:	Released by:
<b>Name:</b>	Connor Sfinas	Michael Mihailou	Michael Mihailou
<b>Signature:</b>			

## TABLE OF CONTENTS

<b>1.0</b>	<b>Executive Summary</b>	<b>1</b>
1.1	Introduction	1
1.2	Cost Summary	1
1.3	Major Assumptions	1
1.4	Statement of Reliance	1
<b>2.0</b>	<b>Basis of Report</b>	<b>2</b>
2.1	Purpose and Status of Cost Report	2
2.2	Basis of Procurement	2
2.3	Programme	2
2.4	Forecast Escalation	2
2.5	Information Used	2
2.6	Key Assumptions	2
2.7	Inclusions	3
2.8	Exclusions	3

## APPENDICES

APPENDIX A	VPA Estimate Details
APPENDIX B	Drawing Register



## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

This report provides elemental costs for the proposed VPA/Public Domain precinct works for Kellyville and Bella Vista and its direct surrounds.

### 1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost (\$m)
Bella Vista	
Open Space	\$18.93
Traffic & Transport	\$7.86
Water Management	\$2.26
Kellyville	
Open Space	\$16.19
Traffic & Transport	\$4.47
Water Management	\$0.30
Other Areas	
Open Space	\$25.20
Traffic & Transport	\$4.92
Water Management	\$0.45
Total Cost (ex GST)	\$80.57
GST	\$8.06
Total Cost (incl. GST)	\$88.62

### 1.3 MAJOR ASSUMPTIONS

This elemental estimate report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- All measurable quantities have been measured from the concept drawings provided. We have not relied on the quantity ranges provided within the concept design documents unless specific items were not shown within the concept design drawings.
- Services allowances are included based on benchmark allowances subject to detailed developed design information. We recommend all services allowances be reviewed following further design development
- Escalation allowances are excluded

### 1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

## 2.0 BASIS OF REPORT

### 2.1 PURPOSE AND STATUS OF COST REPORT

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on concept design documentation.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

### 2.2 BASIS OF PROCUREMENT

The costs in this report assume that a competitive tender will be obtained

### 2.3 PROGRAMME

No program information has been received

### 2.4 FORECAST ESCALATION

Cost escalation beyond April 2021 is excluded from our estimate.

### 2.5 INFORMATION USED

The costs in this report area based upon square metre rate allowances applied to measured areas, with rates applied to elemental quantities where information was available and are current as at April 2021.

Information used in preparation of this estimate are:

- Drawings used – refer Appendix B

### 2.6 KEY ASSUMPTIONS

We have employed the following assumptions in preparing this report:

- All measurable quantities have been measured from the concept drawings provided. We have not relied on the quantity ranges provided within the concept design documents unless specific items were not shown within the concept design drawings.
- All open space areas include a number of assumptions regarding site works & retention that will require further refinement following design development.
- Services allowances are included based on benchmark allowances subject to detailed developed design information. We recommend all services allowances be reviewed following further design development
- Escalation allowances are excluded from this report.
- RLB have reviewed the Stantec Cost Estimate for the Traffic & Transport Works and deem them fair & reasonable when compared to benchmarks, and as such, have included their costs within this report.
- Biodiversity & Public Art/Interpretive Signage allowances have been included as per Landcom advice.
- Caddies Creek remediation allowances have been included as per the WSP remediation advice provided
- Value Management initiatives have been included as per Landcom’s request. These items include; The reduction of standard trees to \$4k e.a., Contributory space cut and fill reduced to \$20/m2 and the

consideration of Biodiversity Offset Allowances as gross “all inclusive costs”, with additional contingencies, fees, etc. not being allocated above these costs.

Due to the stage of the project, much of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

## 2.7 INCLUSIONS

The estimate includes the following allowances:

- Consultant Fees (including fees associated with building development)
- Contractor’s Preliminaries and Margin
- Biodiversity Offsets (gross costs)
- Public Art/Interpretive Signage Allowances
- Contingency allowances

## 2.8 EXCLUSIONS

In compiling this Preliminary Cost Estimate, no allowance has been made for the following cost items.

Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Construction Cost Escalation beyond April 2021
- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Removal of contaminated or hazardous materials or any time associated costs for these, unless noted otherwise
- Zone Sub-station contributions
- Building Bond lodged with NSW Fair Trading
- Diverting existing services not identified within this estimate.
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Plan First fee
- Promotion/Marketing costs
- Prototypes
- Public utilities’ charges, contributions and levies
- Staging/phasing costs
- Transport Infrastructure levies

**APPENDIX A:  
ESTIMATE DETAILS**

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION SUMMARY

SA: Site Area  
Rates Current At March 2021

Ref	Location	SA m <sup>2</sup>	SA \$/m <sup>2</sup>	Total Cost \$
<b>BV</b>	<b>BELLA VISTA PRECINCTS</b>			
<b>BV1</b>	<b>Open Space</b>			
OS6	District Open Space	27,378	319	8,741,750
OS7	Local Open Space (south)	2,754	417	1,148,340
OS8	Local Open Space (north)	5,151	510	2,625,045
OS9	Urban Plaza	1,661	1,098	1,823,265
OS10	Contributory Open Space along Creek Corridor	14,709	241	3,551,350
OS17	Linear Path along Creek (south)			1,035,350
	<b>BV1 - Open Space</b>	<b>51,653</b>	<b>366</b>	<b>18,925,100</b>
<b>BV2</b>	<b>Traffic &amp; Transport</b>			
TT3	New 4-way Intersection at Celebration Drive and Balmoral Rd			4,079,000
TT2	Upgrade of Celebration Drive and Brighton Drive (and construction of Lidwell Avenue)			2,352,000
TT9	Roundabout - Single lane roundabout north of District Open Space			501,500
TT10	Signalisation of Balmoral Road and Mawson Ave			927,500
	<b>BV2 - Traffic &amp; Transport</b>			<b>7,860,000</b>
<b>BV3</b>	<b>Water Management</b>			
WM2	Open Space Rainwater Re-Use (Bella Vista) Park Item BV1			2,108,460
WM7	Bella Vista GPT			150,000
	<b>BV3 - Water Management</b>			<b>2,258,460</b>
	<b>BV - BELLA VISTA PRECINCTS</b>	<b>51,653</b>	<b>562</b>	<b>29,043,560</b>
<b>KV</b>	<b>KELLYVILLE PRECINCTS</b>			
<b>KV1</b>	<b>Open Space</b>			
OS1	KV Urban Plaza - Lot B	1,664	904	1,504,260
OS2	KV Local Open Space	6,697	410	2,747,215
OS3	Contributory Open Space under Viaduct	14,519	584	8,471,855
OS4	Contributory Open Space along Creek Corridor	2,202	330	725,800
OS5	Contributory Open Space along Creek Corridor	3,397	266	902,660
OS14	Linear Path along Creek (north)			1,057,250
OS18	Pedestrian Bridge over Elizabeth Macarthur Creek			777,750
	<b>KV1 - Open Space</b>	<b>28,479</b>	<b>568</b>	<b>16,186,790</b>
<b>KV2</b>	<b>Traffic &amp; Transport</b>			
TT4	New Vehicular Bridge from Kellyville Collector Road to Colonial Street			3,813,650
TT5	Upgrade of Samantha Riley Drive and Decora Drive			659,500
	<b>KV2 - Traffic &amp; Transport</b>			<b>4,473,150</b>
<b>KV3</b>	<b>Water Management</b>			
WM5	Kellyville GPT			150,000

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION SUMMARY

SA: Site Area  
Rates Current At March 2021

Ref	Location	SA m <sup>2</sup>	SA \$/m <sup>2</sup>	Total Cost \$
WM6	Kellyville GPT			150,000
	KV3 - Water Management			300,000
	<b>KV - KELLYVILLE PRECINCTS</b>	<b>28,479</b>	<b>736</b>	<b>20,959,940</b>
<b>OA</b>	<b>OTHER AREAS</b>			
<b>OA1</b>	<b>Open Space</b>			
OS15	Linear Path along Creek (central)			558,850
OS16	Pedestrian Bridge over Memorial Avenue at Elizabeth Macarthur Creek			3,228,000
OS19	Caddies Creek Playing Fields	213,986	96	20,632,165
OS21	Pedestrian Bridge over Elizabeth Macarthur Creek near Unaipon Ave			777,750
	OA1 - Open Space	213,986	118	25,196,765
<b>OA2</b>	<b>Traffic &amp; Transport</b>			
TT8	Roundabout - Single lane roundabout on New Road near Colonial Street			501,500
TT11	Extension of Guragura Street to Kellyville Vehicular Bridge			4,414,500
	OA2 - Traffic & Transport			4,916,000
<b>OA3</b>	<b>Water Management</b>			
WM8	Bella Vista GPT			150,000
WM9	Bella Vista GPT			150,000
WM10	Bella Vista GPT			150,000
	OA3 - Water Management			450,000
	<b>OA - OTHER AREAS</b>	<b>213,986</b>	<b>143</b>	<b>30,562,765</b>
<b>ESTIMATED TOTAL COST</b>		<b>294,118</b>	<b>274</b>	<b>80,566,265</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

#### BV BELLA VISTA PRECINCTS

##### BV1 Open Space

##### OS6 District Open Space

SA: 27,378 m<sup>2</sup> Cost/m<sup>2</sup>: 319  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	958,230
XE	EXTERNAL ELECTRIC LIGHT AND POWER	1	25,000
HA	HARDSCAPE	57	1,559,700
SO	SOFTSCAPE	31	844,670
FU	FURNITURE	67	1,835,400
FA	FACILITY	40	1,081,750
PR	PRELIMINARIES	13	359,500
MA	BUILDERS MARGIN & OVERHEAD	9	253,500
CO	CONTINGENCY	25	694,000
FE	FEES	41	1,130,000
ES	FUTURE COST INCREASES		Excl.
<b>DISTRICT OPEN SPACE</b>		<b>319</b>	<b>8,741,750</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS

## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

#### BV BELLA VISTA PRECINCTS

#### BV1 Open Space

OS7 Local Open Space (south)

SA: 2,754 m<sup>2</sup> Cost/m<sup>2</sup>: 417  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	96,390
XE	EXTERNAL ELECTRIC LIGHT AND POWER	9	25,000
HA	HARDSCAPE	79	218,100
SO	SOFTSCAPE	55	151,450
FU	FURNITURE	155	425,900
PR	PRELIMINARIES	19	51,000
MA	BUILDERS MARGIN & OVERHEAD	13	36,000
CO	CONTINGENCY	36	98,000
FE	FEES	17	46,500
ES	FUTURE COST INCREASES		Excl.
<b>LOCAL OPEN SPACE (SOUTH)</b>		<b>417</b>	<b>1,148,340</b>



# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

#### BV BELLA VISTA PRECINCTS

#### BV1 Open Space

OS8 Local Open Space (north)

SA: 5,151 m<sup>2</sup> Cost/m<sup>2</sup>: 510  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	180,285
XE	EXTERNAL ELECTRIC LIGHT AND POWER	5	25,000
HA	HARDSCAPE	95	488,700
SO	SOFTSCAPE	76	392,660
FU	FURNITURE	219	1,125,900
PR	PRELIMINARIES	18	90,500
MA	BUILDERS MARGIN & OVERHEAD	12	64,000
CO	CONTINGENCY	34	175,000
FE	FEES	16	83,000
ES	FUTURE COST INCREASES		Excl.
<b>LOCAL OPEN SPACE (NORTH)</b>		<b>510</b>	<b>2,625,045</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV1 Open Space

OS9 Urban Plaza

SA: 1,661 m<sup>2</sup> Cost/m<sup>2</sup>: 1,098  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	58,135
XE	EXTERNAL ELECTRIC LIGHT AND POWER	15	25,000
HA	HARDSCAPE	144	239,400
SO	SOFTSCAPE	80	133,530
FU	FURNITURE	548	910,200
FA	FACILITY	129	215,000
PR	PRELIMINARIES	32	53,000
MA	BUILDERS MARGIN & OVERHEAD	23	37,500
CO	CONTINGENCY	62	102,500
FE	FEES	30	49,000
ES	FUTURE COST INCREASES		Excl.
<b>URBAN PLAZA</b>		<b>1,098</b>	<b>1,823,265</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY BV BELLA VISTA PRECINCTS

#### BV1 Open Space

OS10 Contributory Open Space along Creek Corridor

SA: 14,709 m<sup>2</sup> Cost/m<sup>2</sup>: 241  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	20	294,180
HA	HARDSCAPE	44	642,500
SO	SOFTSCAPE	54	799,270
FU	FURNITURE	75	1,102,400
PR	PRELIMINARIES	11	156,500
MA	BUILDERS MARGIN & OVERHEAD	8	110,500
CO	CONTINGENCY	21	302,000
FE	FEES	10	144,000
ES	FUTURE COST INCREASES		Excl.
<b>CONTRIBUTORY OPEN SPACE ALONG CREEK CORRIDOR</b>		<b>241</b>	<b>3,551,350</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV1 Open Space

OS17 Linear Path along Creek (south)

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
HA	HARDSCAPE		498,350
PR	PRELIMINARIES		30,000
MA	BUILDERS MARGIN & OVERHEAD		21,500
CO	CONTINGENCY		58,000
FE	FEES		427,500
ES	FUTURE COST INCREASES		Excl.
<b>LINEAR PATH ALONG CREEK (SOUTH)</b>			<b>1,035,350</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV2 Traffic & Transport

TT3 New 4-way Intersection at Celebration Drive and Balmoral Rd

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		2,819,000
PR	PRELIMINARIES		169,500
MA	BUILDERS MARGIN & OVERHEAD		120,000
CO	CONTINGENCY		815,000
FE	FEES		155,500
ES	FUTURE COST INCREASES		Excl.
<b>NEW 4-WAY INTERSECTION AT CELEBRATION DRIVE AND BALMORAL RD</b>			<b>4,079,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

#### BV BELLA VISTA PRECINCTS

#### BV2 Traffic & Transport

TT2 Upgrade of Celebration Drive and Brighton Drive (and construction of Lidwell Avenue)

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		1,625,000
PR	PRELIMINARIES		98,000
MA	BUILDERS MARGIN & OVERHEAD		69,000
CO	CONTINGENCY		470,000
FE	FEES		90,000
ES	FUTURE COST INCREASES		Excl.
UPGRADE OF CELEBRATION DRIVE AND BRIGHTON DRIVE (AND CONSTRUCTION OF LIDWELL AVENUE)			2,352,000

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV2 Traffic & Transport

TT9 Roundabout - Single lane roundabout north of District Open Space

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		345,000
PR	PRELIMINARIES		21,000
MA	BUILDERS MARGIN & OVERHEAD		15,000
CO	CONTINGENCY		101,000
FE	FEEES		19,500
ES	FUTURE COST INCREASES		Excl.
ROUNDABOUT - SINGLE LANE ROUNDABOUT NORTH OF DISTRICT OPEN SPACE			501,500

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV2 Traffic & Transport

TT10 Signalisation of Balmoral Road and Mawson Ave

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		640,000
PR	PRELIMINARIES		38,500
MA	BUILDERS MARGIN & OVERHEAD		27,500
CO	CONTINGENCY		186,000
FE	FEES		35,500
ES	FUTURE COST INCREASES		Excl.
<b>SIGNALISATION OF BALMORAL ROAD AND MAWSON AVE</b>			<b>927,500</b>



# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV3 Water Management

WM2 Open Space Rainwater Re-Use (Bella Vista) Park Item BV1

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		1,916,460
CO	CONTINGENCY		192,000
ES	FUTURE COST INCREASES		Excl.
OPEN SPACE RAINWATER RE-USE (BELLA VISTA) PARK ITEM BV1			2,108,460

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

BV BELLA VISTA PRECINCTS

BV3 Water Management

WM7 Bella Vista GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>BELLA VISTA GPT</b>			<b>150,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY KV KELLYVILLE PRECINCTS

#### KV1 Open Space

OS1 KV Urban Plaza - Lot B

SA: 1,664 m<sup>2</sup> Cost/m<sup>2</sup>: 904  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	58,240
HA	HARDSCAPE	101	167,900
SO	SOFTSCAPE	103	172,120
FU	FURNITURE	560	932,500
PR	PRELIMINARIES	23	38,000
MA	BUILDERS MARGIN & OVERHEAD	16	27,000
CO	CONTINGENCY	44	73,500
FE	FEES	21	35,000
ES	FUTURE COST INCREASES		Excl.
<b>KV URBAN PLAZA - LOT B</b>		<b>904</b>	<b>1,504,260</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY KV KELLYVILLE PRECINCTS

KV1 Open Space

OS2 KV Local Open Space

SA: 6,697 m<sup>2</sup> Cost/m<sup>2</sup>: 410  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	234,395
XE	EXTERNAL ELECTRIC LIGHT AND POWER	4	25,000
HA	HARDSCAPE	83	554,700
SO	SOFTSCAPE	45	303,020
FU	FURNITURE	118	791,100
PR	PRELIMINARIES	14	96,500
MA	BUILDERS MARGIN & OVERHEAD	10	68,000
CO	CONTINGENCY	28	186,000
FE	FEES	73	488,500
ES	FUTURE COST INCREASES		Excl.
<b>KV LOCAL OPEN SPACE</b>		<b>410</b>	<b>2,747,215</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY KV KELLYVILLE PRECINCTS

#### KV1 Open Space

OS3 Contributory Open Space under Viaduct

SA: 14,519 m<sup>2</sup> Cost/m<sup>2</sup>: 584  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	35	508,165
XE	EXTERNAL ELECTRIC LIGHT AND POWER	2	25,000
HA	HARDSCAPE	83	1,211,100
SO	SOFTSCAPE	6	82,090
FU	FURNITURE	68	989,750
FA	FACILITY	269	3,908,750
PR	PRELIMINARIES	26	383,500
MA	BUILDERS MARGIN & OVERHEAD	19	270,000
CO	CONTINGENCY	51	741,500
FE	FEES	24	352,000
ES	FUTURE COST INCREASES		Excl.
<b>CONTRIBUTORY OPEN SPACE UNDER VIADUCT</b>		<b>584</b>	<b>8,471,855</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY KV KELLYVILLE PRECINCTS

#### KV1 Open Space

OS4 Contributory Open Space along Creek Corridor

SA: 2,202 m<sup>2</sup> Cost/m<sup>2</sup>: 330  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	20	44,040
HA	HARDSCAPE	53	115,750
SO	SOFTSCAPE	61	133,810
FU	FURNITURE	140	307,700
PR	PRELIMINARIES	12	27,500
MA	BUILDERS MARGIN & OVERHEAD	9	19,500
CO	CONTINGENCY	24	52,500
FE	FEES	11	25,000
ES	FUTURE COST INCREASES		Excl.
<b>CONTRIBUTORY OPEN SPACE ALONG CREEK CORRIDOR</b>		<b>330</b>	<b>725,800</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY KV KELLYVILLE PRECINCTS

#### KV1 Open Space

OS5 Contributory Open Space along Creek Corridor

SA: 3,397 m<sup>2</sup> Cost/m<sup>2</sup>: 266  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	20	67,940
HA	HARDSCAPE	41	138,450
SO	SOFTSCAPE	31	104,370
FU	FURNITURE	126	429,400
PR	PRELIMINARIES	10	35,500
MA	BUILDERS MARGIN & OVERHEAD	8	25,500
CO	CONTINGENCY	20	68,500
FE	FEES	10	33,000
ES	FUTURE COST INCREASES		Excl.
<b>CONTRIBUTORY OPEN SPACE ALONG CREEK CORRIDOR</b>		<b>266</b>	<b>902,660</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

KV KELLYVILLE PRECINCTS

KV1 Open Space

OS14 Linear Path along Creek (north)

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
HA	HARDSCAPE		554,250
FU	FURNITURE		150,000
PR	PRELIMINARIES		33,500
MA	BUILDERS MARGIN & OVERHEAD		24,000
CO	CONTINGENCY		64,500
FE	FEES		231,000
ES	FUTURE COST INCREASES		Excl.
<b>LINEAR PATH ALONG CREEK (NORTH)</b>			<b>1,057,250</b>



# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

KV KELLYVILLE PRECINCTS

KV1 Open Space

OS18 Pedestrian Bridge over Elizabeth Macarthur Creek

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		609,750
PR	PRELIMINARIES		37,000
MA	BUILDERS MARGIN & OVERHEAD		26,000
CO	CONTINGENCY		71,000
FE	FEEES		34,000
ES	FUTURE COST INCREASES		Excl.
<b>PEDESTRIAN BRIDGE OVER ELIZABETH MACARTHUR CREEK</b>			<b>777,750</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

#### KV KELLYVILLE PRECINCTS

#### KV2 Traffic & Transport

TT4 New Vehicular Bridge from Kellyville Collector Road to Colonial Street

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		2,635,650
PR	PRELIMINARIES		158,500
MA	BUILDERS MARGIN & OVERHEAD		112,000
CO	CONTINGENCY		762,000
FE	FEEES		145,500
ES	FUTURE COST INCREASES		Excl.
<b>NEW VEHICULAR BRIDGE FROM KELLYVILLE COLLECTOR ROAD TO COLONIAL STREET</b>			<b>3,813,650</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

KV KELLYVILLE PRECINCTS

KV2 Traffic & Transport

TT5 Upgrade of Samantha Riley Drive and Decora Drive

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		455,000
PR	PRELIMINARIES		27,500
MA	BUILDERS MARGIN & OVERHEAD		19,500
CO	CONTINGENCY		132,000
FE	FEES		25,500
ES	FUTURE COST INCREASES		Excl.
<b>UPGRADE OF SAMANTHA RILEY DRIVE AND DECORA DRIVE</b>			<b>659,500</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

KV KELLYVILLE PRECINCTS

KV3 Water Management

WM5 Kellyville GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>KELLYVILLE GPT</b>			<b>150,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

KV KELLYVILLE PRECINCTS

KV3 Water Management

WM6 Kellyville GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>KELLYVILLE GPT</b>			<b>150,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA1 Open Space

OS15 Linear Path along Creek (central)

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
HA	HARDSCAPE		437,850
PR	PRELIMINARIES		26,500
MA	BUILDERS MARGIN & OVERHEAD		19,000
CO	CONTINGENCY		51,000
FE	FEES		24,500
ES	FUTURE COST INCREASES		Excl.
<b>LINEAR PATH ALONG CREEK (CENTRAL)</b>			<b>558,850</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA1 Open Space

OS16 Pedestrian Bridge over Memorial Avenue at Elizabeth Macarthur Creek

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		3,228,000
HA	HARDSCAPE		0
<b>PEDESTRIAN BRIDGE OVER MEMORIAL AVENUE AT ELIZABETH MACARTHUR CREEK</b>			<b>3,228,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA1 Open Space

OS19 Caddies Creek Playing Fields

SA: 213,986 m<sup>2</sup> Cost/m<sup>2</sup>: 96  
Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XP	SITE PREPARATION	17	3,735,315
XR	ROADS, FOOTPATHS AND PAVED AREAS	27	5,796,430
SO	SOFTSCAPE	6	1,323,620
FA	FACILITY	25	5,350,800
PR	PRELIMINARIES	5	971,500
MA	BUILDERS MARGIN & OVERHEAD	3	686,500
CO	CONTINGENCY	9	1,875,500
FE	FEEES	4	892,500
ES	FUTURE COST INCREASES		Excl.
<b>CADDIES CREEK PLAYING FIELDS</b>		<b>96</b>	<b>20,632,165</b>



# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA1 Open Space

OS21 Pedestrian Bridge over Elizabeth Macarthur Creek near Unaipon Ave

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		609,750
PR	PRELIMINARIES		37,000
MA	BUILDERS MARGIN & OVERHEAD		26,000
CO	CONTINGENCY		71,000
FE	FEEES		34,000
ES	FUTURE COST INCREASES		Excl.
<b>PEDESTRIAN BRIDGE OVER ELIZABETH MACARTHUR CREEK NEAR UNAIPON AVE</b>			<b>777,750</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA2 Traffic & Transport

TT8 Roundabout - Single lane roundabout on New Road near Colonial Street

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		345,000
PR	PRELIMINARIES		21,000
MA	BUILDERS MARGIN & OVERHEAD		15,000
CO	CONTINGENCY		101,000
FE	FEEES		19,500
ES	FUTURE COST INCREASES		Excl.
ROUNDABOUT - SINGLE LANE ROUNDABOUT ON NEW ROAD NEAR COLONIAL STREET			501,500

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA2 Traffic & Transport

TT11 Extension of Guragura Street to Kellyville Vehicular Bridge

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS		3,052,500
PR	PRELIMINARIES		183,000
MA	BUILDERS MARGIN & OVERHEAD		129,000
CO	CONTINGENCY		882,000
FE	FEEES		168,000
ES	FUTURE COST INCREASES		Excl.
<b>EXTENSION OF GURAGURA STREET TO KELLYVILLE VEHICULAR BRIDGE</b>			<b>4,414,500</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA3 Water Management

WM8 Bella Vista GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>BELLA VISTA GPT</b>			<b>150,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA3 Water Management

WM9 Bella Vista GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>BELLA VISTA GPT</b>			<b>150,000</b>

# KELLYVILLE & BELLA VISTA STATION PRECINCTS



## OPEN SPACE WORKS (CONCEPT DESIGN INCL. VM)

### LOCATION ELEMENT SUMMARY

OA OTHER AREAS

OA3 Water Management

WM10 Bella Vista GPT

Rates Current At March 2021

Ref	Description	SA \$/m <sup>2</sup>	Total Cost \$
XS	EXTERNAL SPECIAL SERVICES		150,000
ES	FUTURE COST INCREASES		Excl.
<b>BELLA VISTA GPT</b>			<b>150,000</b>

**APPENDIX B:  
DRAWING REGISTER**

## DRAWING REGISTER

- Cloustan Landscape
  - S18-0057\_KBV\_OPEN SPACE OPTION\_SPEC\_ISSUE C\_lr.pdf



**RLB.com**

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

