# GEORGE WHITTLE RESERVE
## DESIGN DEVELOPMENT REPORT

# **GEORGE WHITTLE RESERVE** DESIGN DEVELOPMENT

JPE Design Studio Pty Ltd
Architecture
Interior Design
Landscape Architecture
Urban Design

| Revision | Issue Date | Issued By |
|---|---|---|
| **A** | **15.03.18** | **AP** |
| **B** | **05.04.18** | **AP** |
| | | |
| | | |
| | | |

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# GEORGE WHITTLE RESERVE DESIGN DEVELOPMENT

# 01 BRIEF DEVELOPMENT

## PROJECT BACKGROUND

- Mixed-use and medium density development is increasing along Churchill Road
- Population is due to increase around the George Whittle precinct (extra 200 dwellings)
- Therefore there is a greater need for improved public open space, with high quality infrastructure
- The current reserve is very popular with locals and has a regional draw as a beginner's skate facility

**BUDGET**

- $1.2 million - $600k grant from Places for People with Council intending to match it
- Potential for the project to be constructed in stages

## DESIGN PRINCIPLES

- Improve the quality of the diverse offering
- Maintain a focus on active sports
- Foster and continue to welcome youth engagement
- Enhance the reserves identity
- Encourage a sense of local pride
- Enhance surveillance and meet CPTED principles

## CONSULTATION TO DATE

UPRS/Aspect undertook consultation with community and elected members prior to developing the Master Plan.
Key comments included:

- Improved lighting for safety and surveillance
- Better integration to surrounding apartments
- Improve playspace
- Reduce hard surfaces
- Establish a community garden
- Provide Wi-Fi
- More imaginative play opportunities
- Currently reserve is considered rundown and unappealing
- Improved cycle links to the park will increase recreational use
- Directional signage and pedestrian refuges on Churchill Road would increase safe access opportunities
- Skate park is good for beginners, new skate park should consider this
- Skate park to incorporate the same core elements of the current facility
- Junior play/nature play is highly valued in the community
- Shelter and seating to be located near play
- More seating/bbqs
- Keep this as the 'play park'
- Needs modernising
- Include art opportunities

## MASTER PLAN REVIEW

JPE Design Studio provided a review of the existing master plan, understanding budget requirements as well as levels throughout the site. Our feedback is as follows;

- playspace location is problematic as it is located away from passive surveillance and lacks clear access from the road edge
- parkhour element can be integrated within the play and skate space to save cost
- movement should be simplified to save cost and increase comfort of use for non-skate park users
- review materiality based on budget requirements

# GEORGE WHITTLE MASTERPLAN

George Whittle Master Plan - developed 2017

Final Master Plan - council endorsed 2017

# 02 SITE CONTEXT

## SITE FACILITIES

**EXISTING:**
- skate (including beginner's equipment)
- tennis
- half-court basketball court
- 1 x shelter, seating/picnic tables
- entry wall and signage
- playspace
- public toilet block
- mature trees along lawn embankment
- emu, eggs and wombat carved timber art
- phone box

**RE-USE:**
- Some park furniture items (new picnic setting and platform seat)
- emu, eggs and wombat carved timber art
- entry wall and signage
- paved frontage
- mature trees (as defined by tree audit)
- phone box?

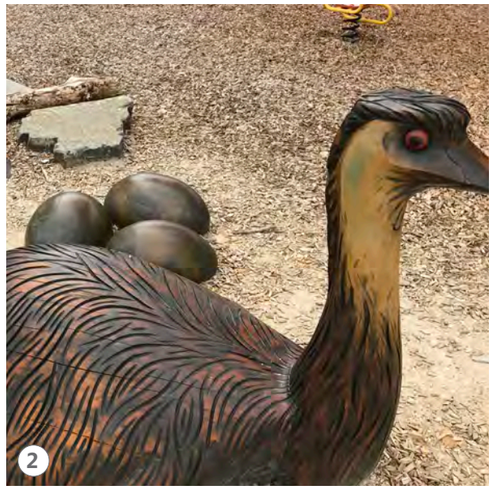
## SITE PARAMETERS

- Topography and site lines/surveillance to the rear of the site
- Faces onto Churchill Road – busy North-South arterial road
- Main lawned green space at rear of site – surveillance issues
- Fences currently restrict access and surveillance opportunities

## SITE OPPORTUNITIES

- Diverse offering of various youth activities
- Already a popular youth hub

1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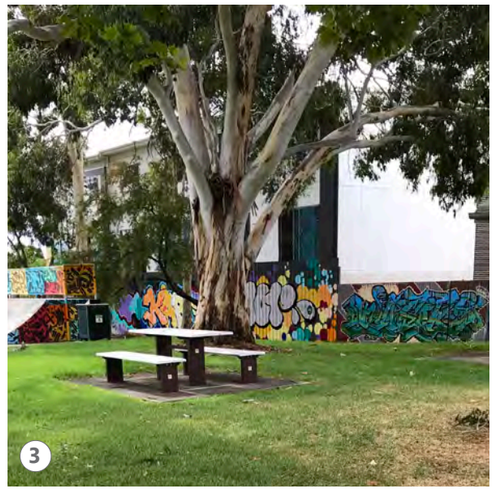
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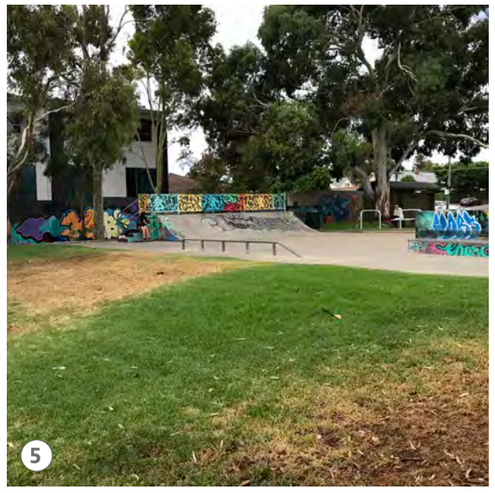
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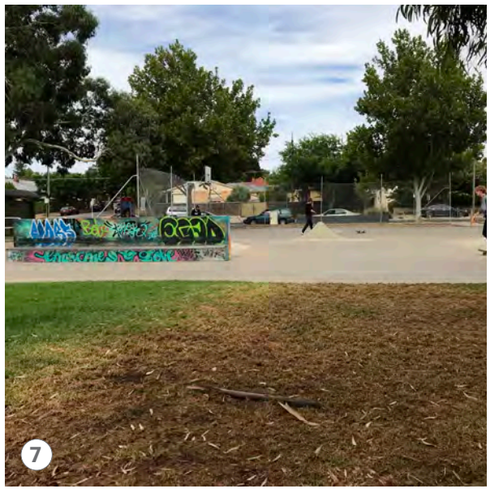
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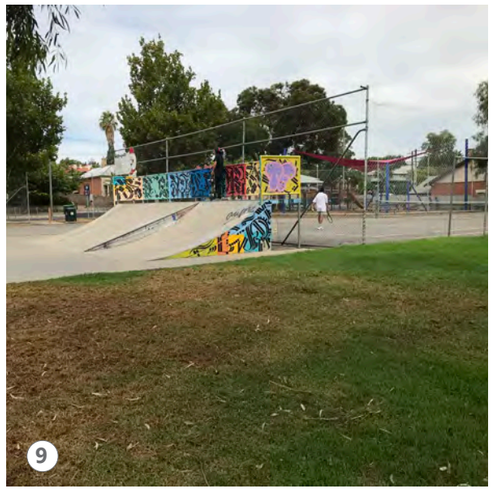
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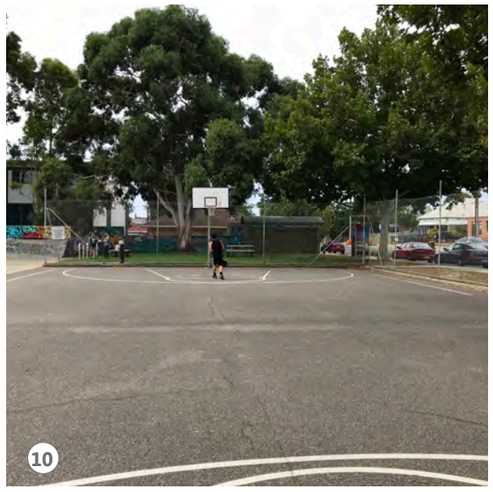
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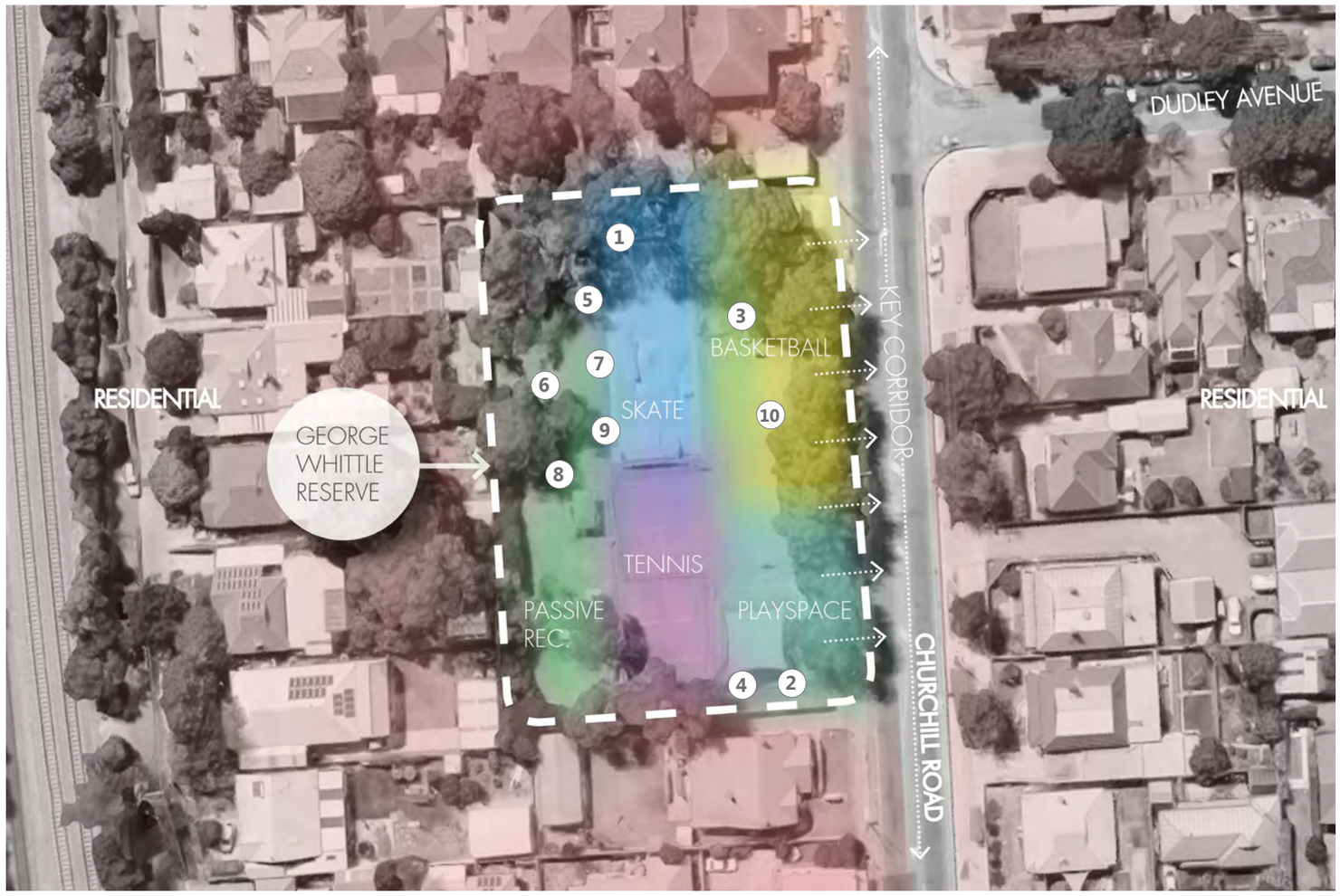
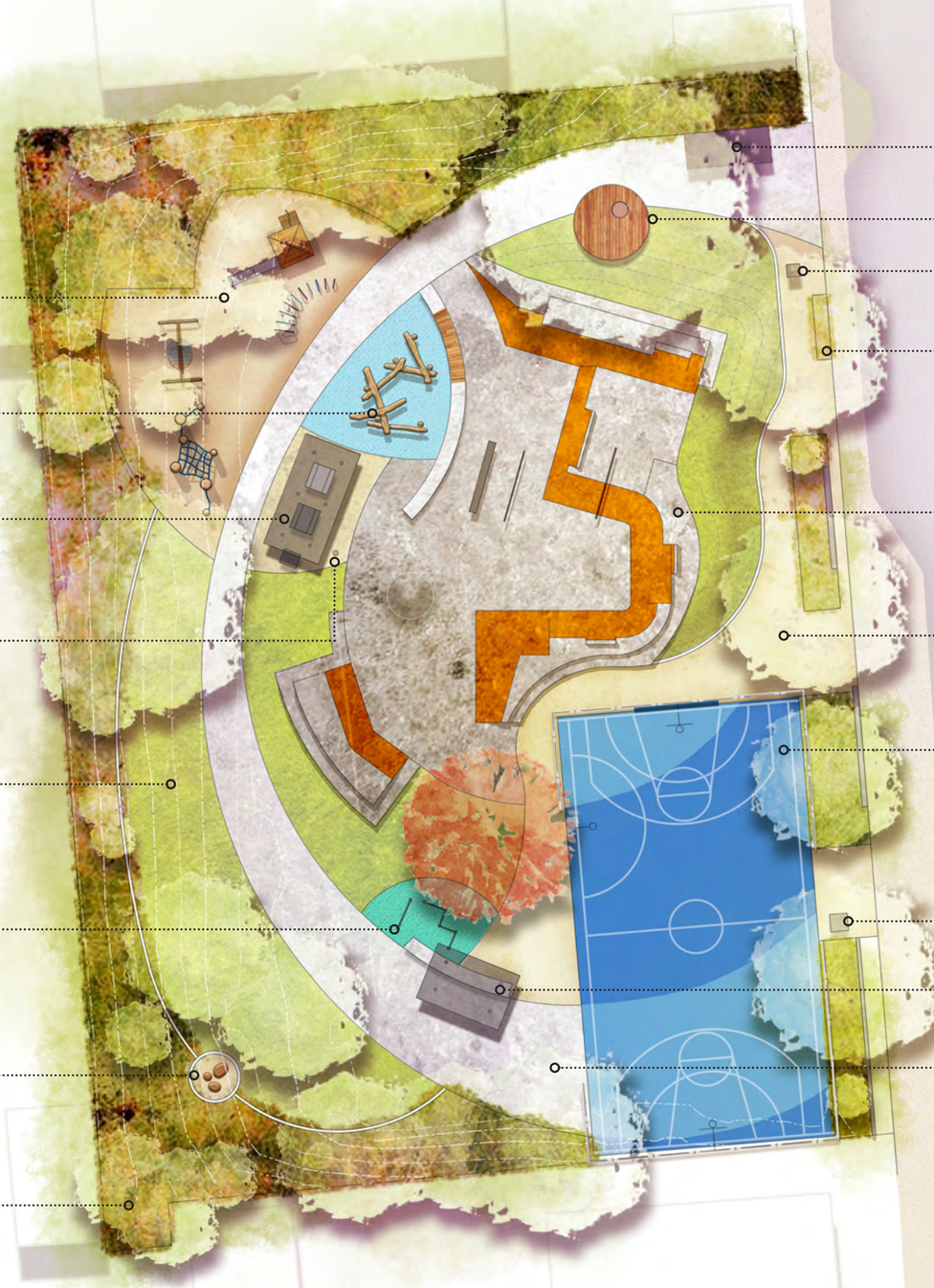
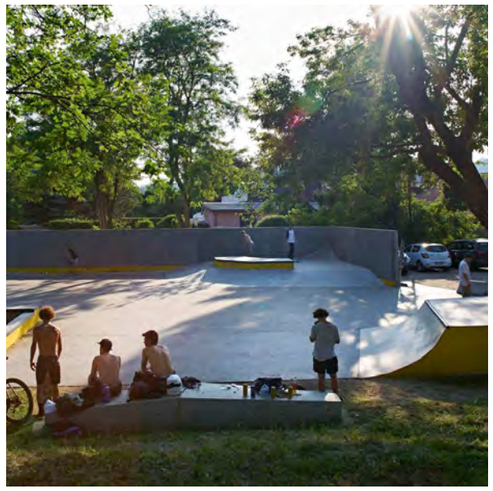

DUDLEY AVENUE
KEY CORRIDOR
RESIDENTIAL
RESIDENTIAL
GEORGE WHITTLE RESERVE
BASKETBALL
SKATE
TENNIS
PASSIVE REC.
PLAYSPACE
CHURCHILL ROAD
1
2
3
4
5
6
7
8
9
10

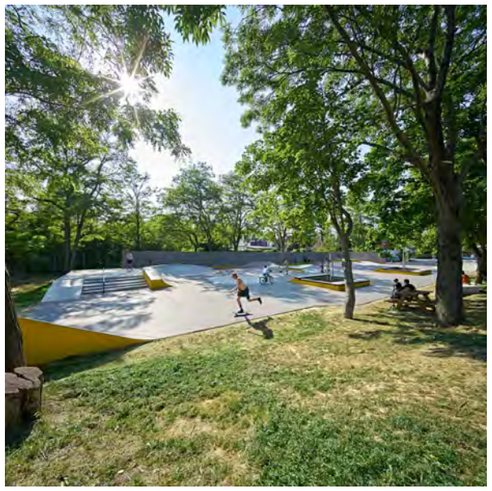
# GEORGE WHITTLE RESERVE DESIGN DEVELOPMENT

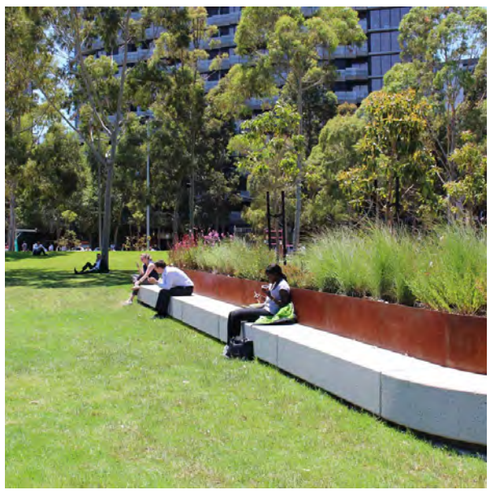
## 03 CONCEPT



# PRECEDENT IMAGERY







# **GEORGE WHITTLE RESERVE** DESIGN DEVELOPMENT

## MATERIALS

PINE CHIP SOFTFALL

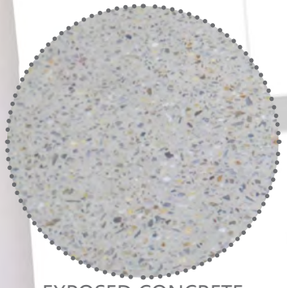
COLOURED RUBBER SOFTFALL

LOW INFILL PLANTING

COLOURED RUBBER SOFTFALL

LOW INFILL PLANTING

TIMBER DECKING



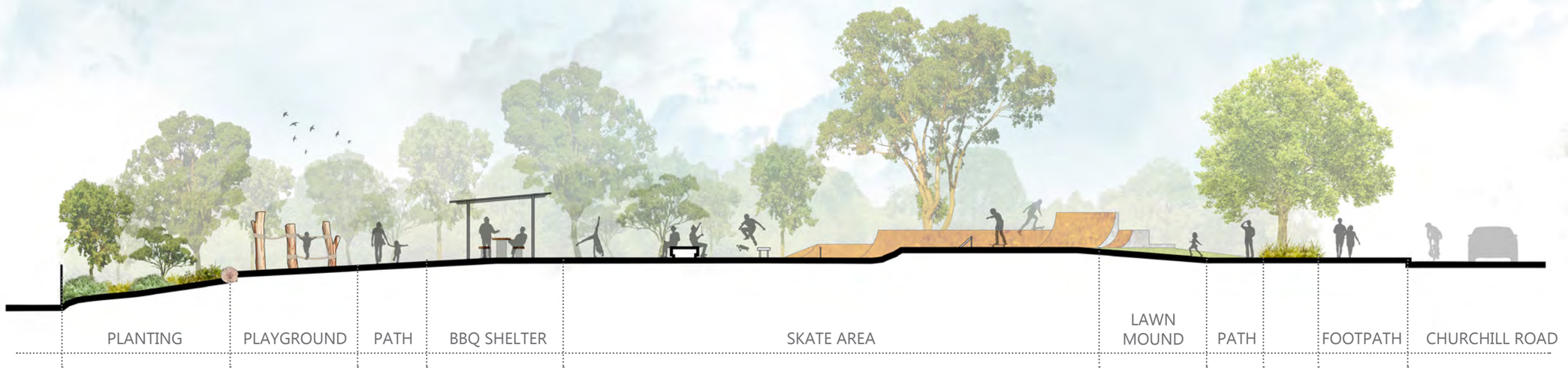
EXPOSED CONCRETE

COMPACTED SAND

ACRYLIC PLAYING SURFACE

OFF-FORM CONCRETE WITH TIMBER

# LANDSCAPE SECTION




The above landscape section illustrates the change in levels across the site and how this has been accomadated within the design.

# **GEORGE WHITTLE RESERVE** DESIGN DEVELOPMENT

## PLAY ELEMENTS

After meeting with the Public Art Round Table, multiple art opportunities were determined, specifically the integrations of art within the play elements.

BASKET SWING

FUTURE ART OPPORTUNITY - CLIMBING LOGS

EMU ART

FITNESS EQUIPMENT

SLIDE TOWER

METAL RING TUNNEL - FUTURE ART OPPORTUNITY

CLIMBING STRUCTURE - FUTURE ART OPPORTUNITY

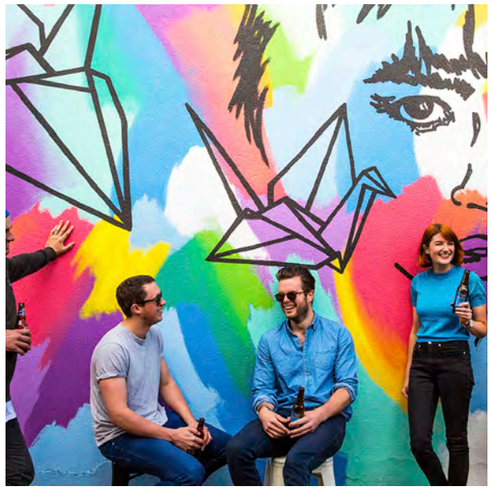
MULTI-USE COURT

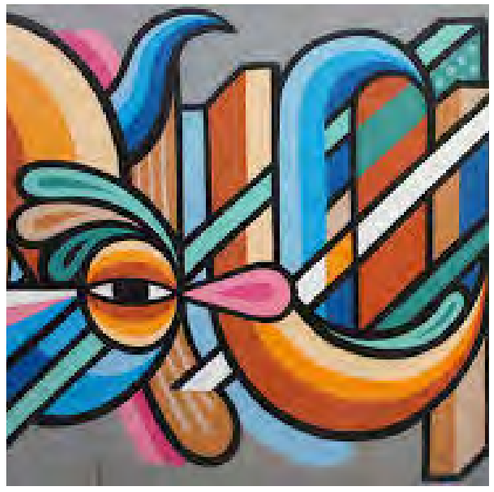
# **GEORGE WHITTLE RESERVE** DESIGN DEVELOPMENT

## PUBLIC ART OPPORTUNITIES

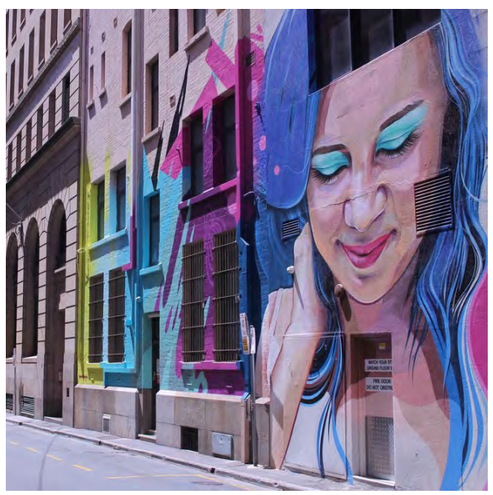
The below plan illustrates key opportunities, such as walls, fencing and play elements where public art could be integrated.

Council will look to engage a local artist to input into the final design outcome.



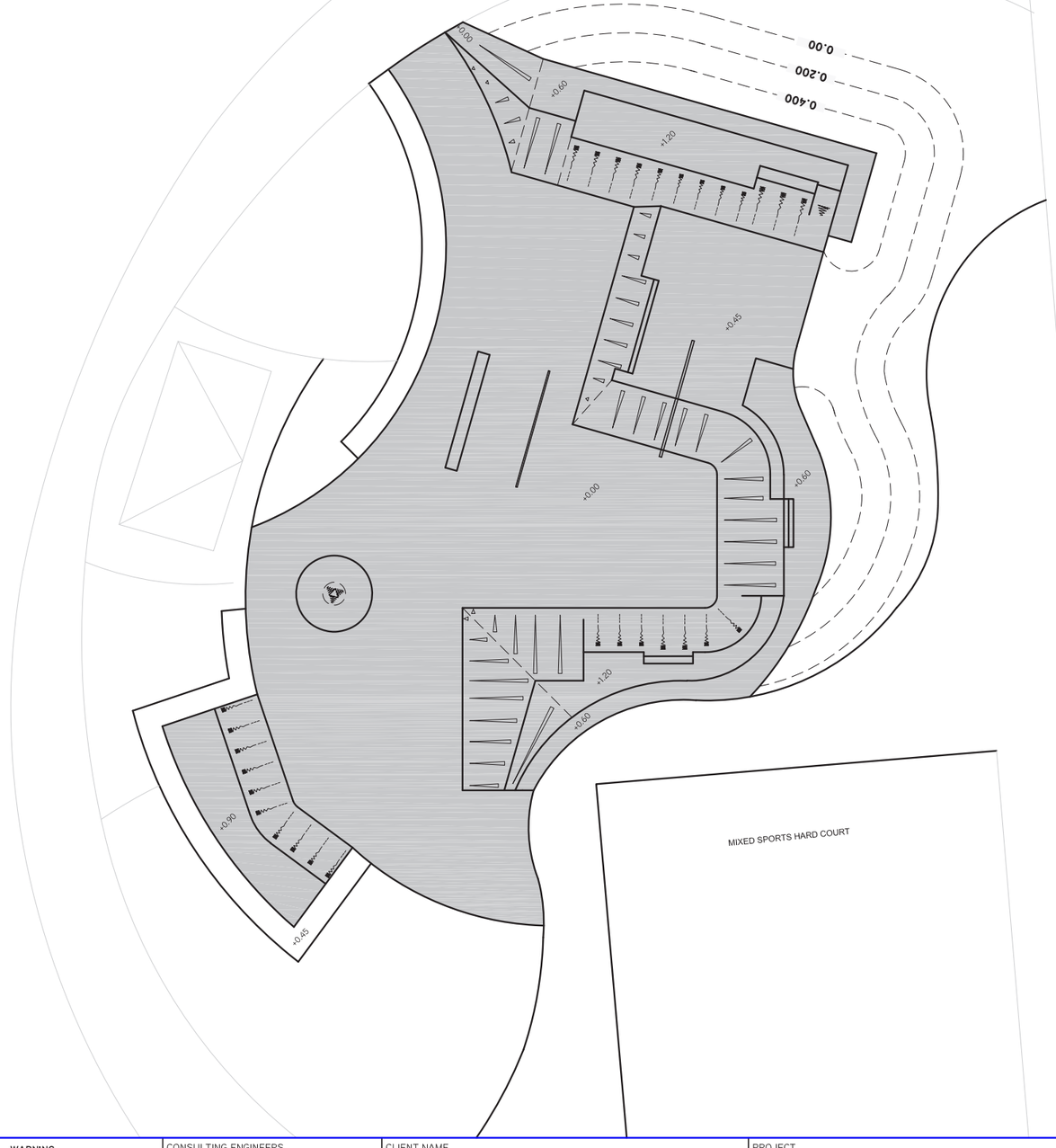


ROOF



# **GEORGE WHITTLE RESERVE** DESIGN DEVELOPMENT

## SKATE PARK DESIGN




REVISION

STATUS

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**WARNING:**
BEWARE OF UNDERGROUND SERVICES.
THE LOCATIONS OF UNDERGROUND SERVICES ARE INDICATIVE ONLY.
THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.

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CLIENT NAME
**JPE DESIGN STUDIO**

PROJECT
**GEORGE WHITTLE RESERVE**

DRAWN **AT** CHECKED

SCALE **1:200 @ A3**

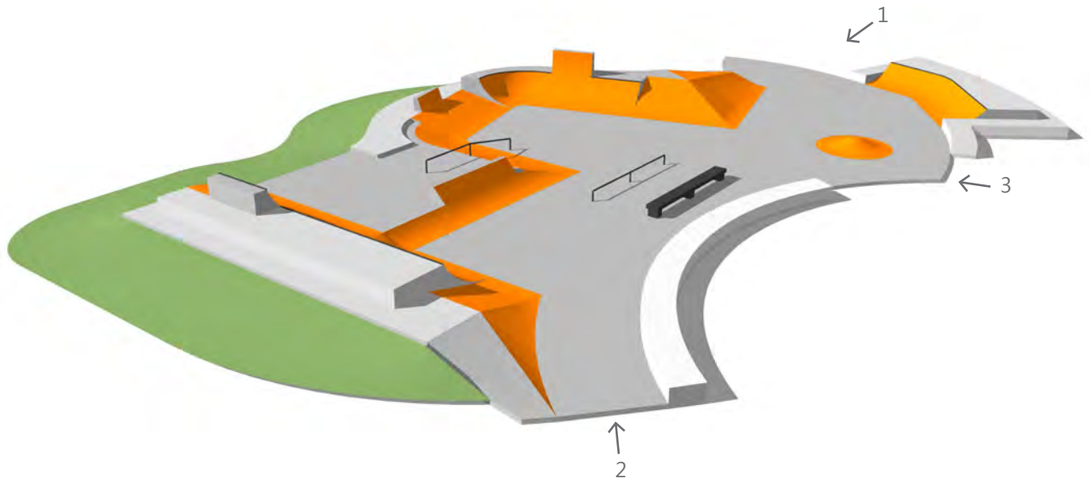
DATE **21.03.2018**

DRAWING TITLE
**DRAFT CONCEPT**

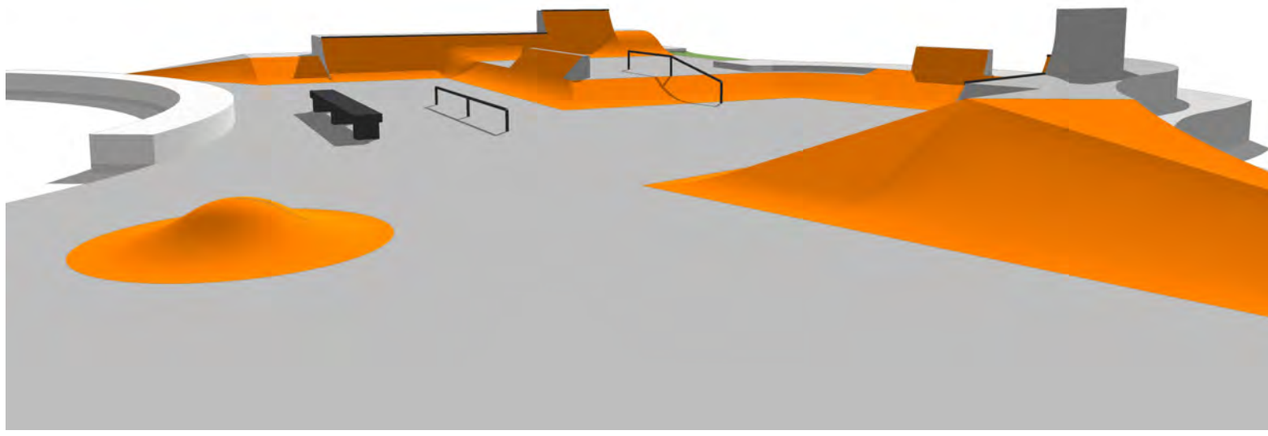
DRAWING NUMBER
**00000_CD**

REVISION

# SKATE PARK 3D VIEWS




1.



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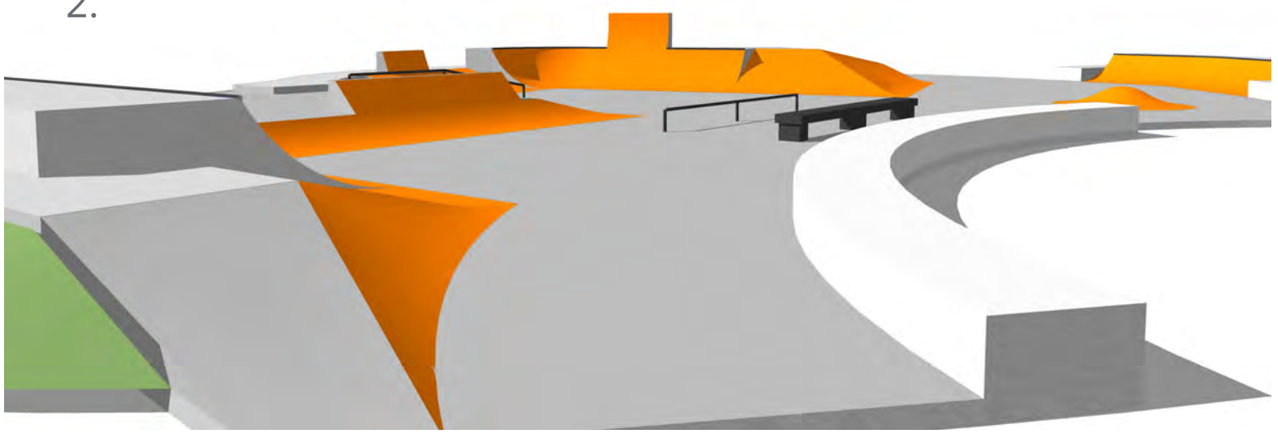

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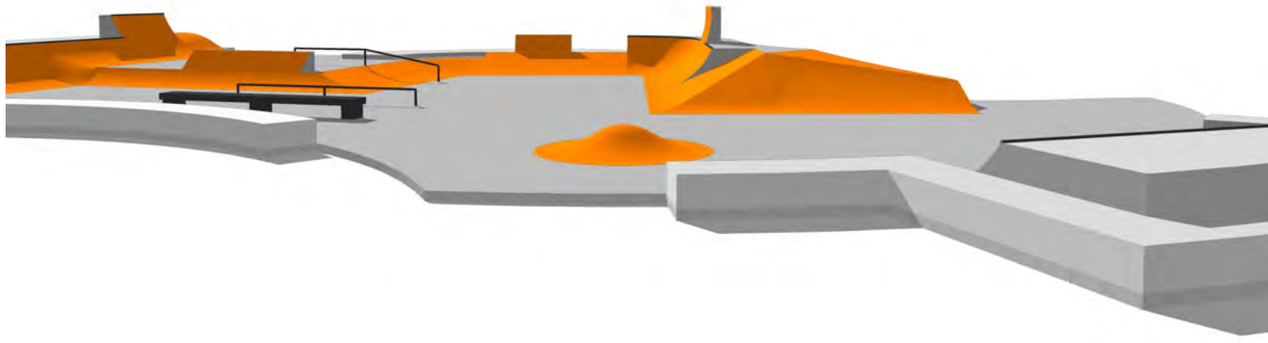

# SKATE PARK PRECEDENTS

## SKATE REFERENCE IMAGES

Low level ramp heights, open plaza obstacles and coloured concrete ties together a street style facility catered towards beginner to intermediate riders.

# 3D VISUALISATION

# 04 COST BREAKDOWN

CHRIS SALE consulting

# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |
| **GFA:** | 3939 | | |

| Code | Description | % B.C. | Cost/m2 | Sub total | Mark Up % | Total |
|---|---|---|---|---|---|---|
| BE | Basis of Estimate | 0.00% | | 0 | | 0 |
| | | | | | | |
| DE | Demolition & Site Preparation | 4.82% | 18.59 | 73,244 | | 73,244 |
| XL | Landscape Works | 57.89% | 223.61 | 880,794 | | 880,794 |
| SI | Site Infrastructure | 3.98% | 15.36 | 60,500 | | 60,500 |
| | **Sub-Total** | **66.67%** | **257.56** | **1,014,538** | | **1,014,538** |
| CT | Design Development Contingency (5%) | 3.36% | | 51,000 | | 51,000 |
| PR | Builder's Preliminaries & Margin (7%) | 4.93% | | 75,000 | | 75,000 |
| | **Total Builder's Comparison Estimate** | **74.95%** | **289.55** | **1,140,538** | | **1,140,538** |
| CT | Construction Contingency (5%) | 3.82% | | 58,000 | | 58,000 |
| PR | Professional Fees & Statutory Charges | 0.43% | | 6,462 | | 6,462 |
| AR | Artwork | 0.66% | | 10,000 | | 10,000 |
| ES | Escalation | 0.00% | | Excl. | | Excl. |
| | **Total Project Cost (Excl. GST)** | **79.85%** | **308.45** | **1,215,000** | | **1,215,000** |
| | | | | | | |
| | **Below the Line Items** | | | | | |
| EX | Exeloo Toilet | 13.33% | | 202,750 | | 202,750 |
| ALO 1 | Alternative Lighting Option 1 - Lighting to Pathways Only (P3 Standard) | 1.58% | | 24,000 | | 24,000 |
| ALO 2 | Alternative Lighting Option 2 - Full Lighting to Pathways, Skate Park and Court | 5.26% | | 80,000 | | 80,000 |
| | **Total Below the Line Items (Excl. GST)** | **20.16%** | | **306,750** | | **306,750** |

# Elemental Report

| | | | |
|---|---|---|---|
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| **Project No:** | 181748 | **Date:** | 5th April 2018 |
| **GFA:** | 3939 | | |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| **BE** | **Basis of Estimate** | | | | |
| | This Cost Estimate is a Concept Cost Estimate for the redevelopment of George Whittle Reserve to include mixed sport hard court, skate zone, play area and landscaping | | | | |
| | | | | | |
| | **This Concept Cost Estimate is based on the following information:** | | | | |
| | George Whittle Design Development Package by JPE received 28 March 2018 | | | | |
| | Bestec services drawing and estimate received 28.03.18 | | | | |
| | CONVIC Estimate of Probable Cost dated 23.03.18 | | | | |
| | Site survey received 14 March 2018 | | | | |
| | Site photos received 7 March 2018 | | | | |
| | Relevant email correspondence | | | | |
| | | | | | |
| | **This Concept Cost Estimate includes the following items:** | | | | |
| | Design Development Contingency | | | | |
| | Builder's Preliminaries & Margin | | | | |
| | Construction Contingency | | | | |
| | Statutory Charges | | | | |
| | Artwork | | | | |
| | | | | | |
| | **This Concept Cost Estimate specifically excludes the following items which should be considered when assessing the overall project:** | | | | |
| | GST | | | | |
| | Escalation | | | | |
| | Professional fees (as advised by JPE) | | | | |
| | Land and legal costs | | | | |
| | Latent conditions | | | | |
| | Rock excavation | | | | |
| | Contaminated soil removal / remediation | | | | |
| | Asbestos removal | | | | |

CHRIS SALE consulting

# Elemental Report

| | | | |
|---|---|---|---|
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| **GFA:** | 3939 | | |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| | Work to existing perimeter fence / walls | | | | |
| | Removal of existing Telstra phone box | | | | |
| | Tree removal (all existing trees assumed incorporated into new design) | | | | |
| | Glow in the dark aggregate | | | | |
| | Work to existing street footpath | | | | |
| | Work to existing low height feature walls | | | | |
| | Retaining walls (assumed designed largely to existing contours) | | | | |
| | Pruning / making good existing trees (assumed undertaken by Council) | | | | |
| | | | | **Basis of Estimate Total** | **$ 0** |
| **DE** | **Demolition & Site Preparation** | | | | |
| DE | Demolition | 3,939 | m2 | 15.59 | 61,427 |
| XP | Site Preparation | 3,939 | m2 | 3.00 | 11,817 |
| | **Total Demolition & Site Preparation** | **3,939** | **m2** | **18.59** | **73,244** |
| | | | | **Demolition & Site Preparation Total** | **$ 73,244** |
| **XL** | **Landscape Works** | | | | |
| XR | Roads, Footpaths & Paved Areas | 3,939 | m2 | 144.63 | 569,713 |
| XN | Boundary Walls, Fencing & Gates | 3,939 | m2 | 13.91 | 54,783 |
| XB | Outbuildings & Covered Ways | 3,939 | m2 | 19.04 | 75,000 |
| XL | Landscaping & Improvements | 3,939 | m2 | 20.94 | 82,498 |
| FT | External Fitments | 3,939 | m2 | 25.08 | 98,800 |
| | **Total Landscape Works** | **3,939** | **m2** | **223.61** | **880,794** |
| | | | | **Landscape Works Total** | **$ 880,794** |
| **SI** | **Site Infrastructure** | | | | |
| XK | External Stormwater Drainage | 3,939 | m2 | 3.81 | 15,000 |
| XW | External Hydraulic Services | 3,939 | m2 | 0.63 | 2,500 |
| XE | External Electric Light & Power | 3,939 | m2 | 10.92 | 43,000 |
| | **Total Site Infrastructure** | **3,939** | **m2** | **15.36** | **60,500** |

# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |
| **GFA:** | 3939 | | |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| | | | | **Site Infrastructure Total** | **$ 60,500** |
| **CT** | **Design Development Contingency (5%)** | | | | |
| CT | Design Development Contingency (5%) | | Item | | 51,000 |
| | | | | **Design Development Contingency (5%) Total** | **$ 51,000** |
| **PR** | **Builder's Preliminaries & Margin (7%)** | | | | |
| PR | Builder's Preliminaries & Margin (7%) | | Item | | 75,000 |
| | | | | **Builder's Preliminaries & Margin (7%) Total** | **$ 75,000** |
| **CT** | **Construction Contingency (5%)** | | | | |
| CT | Construction Contingency (5%) | | Item | | 58,000 |
| | | | | **Construction Contingency (5%) Total** | **$ 58,000** |
| **PR** | **Professional Fees & Statutory Charges** | | | | |
| PR | Professional Fees & Statutory Charges | | Item | | 6,462 |
| | | | | **Professional Fees & Statutory Charges Total** | **$ 6,462** |
| **AR** | **Artwork** | | | | |
| AR | Artwork | | Item | | 10,000 |
| | | | | **Artwork Total** | **$ 10,000** |
| **EX** | **Exeloo Toilet** | | | | |
| | Exeloo Toilet | | Item | | 202,750 |
| | | | | **Exeloo Toilet Total** | **$ 202,750** |
| **ALO 1** | **Alternative Lighting Option 1 - Lighting to Pathways Only (P3 Standard)** | | | | |
| ALO 1 | Alternative Lighting Option - Lighting to Pathways Only (P3 Standard) | | Item | | 24,000 |
| | | | | **Alternative Lighting Option 1 - Lighting to Pathways Only (P3 Standard) Total** | **$ 24,000** |
| **ALO 2** | **Alternative Lighting Option 2 - Full Lighting to Pathways, Skate Park and Court** | | | | |
| ALO 2 | Alternative Lighting Option - Full Lighting to Pathways, Skate Park and Court | | Item | | 80,000 |
| | | | | **Alternative Lighting Option 2 - Full Lighting to Pathways, Skate Park and Court Total** | **$ 80,000** |
| | | | | **Construction Total** | **$ 1,521,750** |

CHRIS SALE consulting

# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| **DE** | **Demolition & Site Preparation** | | | | |
| **DE** | **Demolition** | | | | |
| | **Structures & Pavements** | | | | |
| 1 | Break up and remove bitumen basketball court including rings, posts, etc. | 538 | m2 | 20.00 | 10,760 |
| 2 | Break up and remove bitumen tennis court including nets, posts etc. | 451 | m2 | 20.00 | 9,020 |
| 3 | Break up and remove concrete skate zone including steps, quarter pipe, funbox, mini spine etc. | 448 | m2 | 35.00 | 15,680 |
| 4 | Pull up and remove unit paving | 76 | m2 | 15.00 | 1,140 |
| 5 | Break up and remove concrete pavement | 70 | m2 | 35.00 | 2,450 |
| 6 | Demolish and remove play area including bark chip mulch, gravel path, concrete edging etc. | 285 | m2 | 10.00 | 2,850 |
| 7 | Demolish and remove steel framed play equipment including concrete footings (small - medium sized) | 4 | No | 750.00 | 3,000 |
| 8 | Demolish and remove shade sail including steel poles | 68 | m2 | 25.00 | 1,700 |
| 9 | Demolish and remove timber framed shelter | 13 | m2 | 75.00 | 1,010 |
| 10 | Break up and demolish rock wall | 18 | m | 100.00 | 1,780 |
| | | | | | |
| | **Fencing** | | | | |
| 11 | Demolish and remove mesh and tubular fencing including footings | 162 | m | 25.00 | 4,038 |
| 12 | No allowance to demolish existing perimeter fence / walls | | Note | | Excl. |
| | | | | | |
| | **Furniture** | | | | |
| 13 | Remove bin and return to Council where required | 3 | No | 250.00 | 750 |
| 14 | Remove picnic / bench seating and return to Council or relocate where required | 3 | No | 250.00 | 750 |
| 15 | Remove stone monument and return to Council where required | 1 | No | 500.00 | 500 |
| | | | | | |
| | **Services** | | | | |
| 16 | Carefully remove outdoor electric BBQ for reuse including capping of services | 1 | No | 500.00 | 500 |
| 17 | Carefully remove water bubbler for reuse including capping of services | 1 | No | 500.00 | 500 |
| 18 | No allowance to remove existing Telstra phone box | | Note | | Excl. |
| | | | | | |
| | **General** | | | | |

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# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| 19 | Allowance for sundry demolition including rocks, edging, etc. | | Item | | 5,000 |
| | | | | **Subtotal Demolition** | **61,427** |
| **XP** | **Site Preparation** | | | | |
| 20 | Clear and strip site including minor shaping to form design levels (assumed new design following current contours) | 3,939 | m2 | 3.00 | 11,817 |
| 21 | No allowance for tree removal (all existing trees assumed incorporated into new design) | | Note | | Excl. |
| 22 | No allowance for rock excavation | | Note | | Excl. |
| 23 | No allowance for contaminated soil removal / remediation | | Note | | Excl. |
| | | | | **Subtotal Site Preparation** | **11,817** |
| | | | | **Subtotal Demolition & Site Preparation** | **73,244** |
| **XL** | **Landscape Works** | | | | |
| **XR** | **Roads, Footpaths & Paved Areas** | | | | |
| | **Concrete Pavement** | | | | |
| 24 | Exposed aggregate concrete pavement including control and expansion joints, boxing out and prepared sub base | 441 | m2 | 120.00 | 52,920 |
| 25 | No allowance for glow in the dark aggregate | | Note | | Excl. |
| | | | | | |
| | **Compacted Sand** | | | | |
| 26 | Compacted sand pathway including boxing out, soil bond and prepared sub base | 315 | m2 | 45.00 | 14,175 |
| | | | | | |
| | **Organic Mulch** | | | | |
| 27 | Bark chip mulch softfall including boxing out and prepared sub base | 255 | m2 | 25.00 | 6,375 |
| | | | | | |
| | **Mixed Sport Hard Court** | | | | |
| 28 | Asphalt pavement with acrylic surface finish including boxing out and prepared sub base | 488 | m2 | 85.00 | 41,480 |
| 29 | Allowance for linemarking | | Item | | 2,500 |
| | | | | | |
| | **Rubber Softfall** | | | | |
| 30 | Rubber softfall including boxing out and prepared sub base | 106 | m2 | 160.00 | 16,960 |
| | | | | | |

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# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| | **Skate Zone** | | | | |
| 31 | Allowance for concrete skate zone including rails, ramps, etc. as per CONVIC Estimate of Probable Cost dated 23.3.18 | | Item | | 402,000 |
| | | | | | |
| | **Raised Timber Platform** | | | | |
| 32 | Raised timber platform including concrete footings, etc. | 22 | m2 | 750.00 | 16,500 |
| | | | | | |
| | **Edging / Kerbing** | | | | |
| 33 | Steel edging | 189 | m | 40.00 | 7,552 |
| 34 | Flush concrete kerb | 168 | m | 55.00 | 9,251 |
| | | | | | |
| | **General** | | | | |
| 35 | No allowance for work to existing street footpath | | Note | | Excl. |
| | | | | **Subtotal Roads, Footpaths & Paved Areas** | **569,713** |

## XN Boundary Walls, Fencing & Gates

| | | | | | |
|---|---|---|---|---|---|
| | **Entry Walls** | | | | |
| 36 | No allowance for new low height feature walls along footpath edge | | Note | | Excl. |
| 37 | No allowance for work to existing low height feature walls | | Note | | Excl. |
| | | | | | |
| | **Seating Walls** | | | | |
| 38 | Low height concrete feature seating wall including concrete footing (1.0m wide x assumed 0.5m high) | 25 | m | 1,150.00 | 28,290 |
| 39 | Integrated timber bench seating fixed to top of concrete seating wall | 5 | m | 750.00 | 3,638 |
| | | | | | |
| | **Retaining Walls** | | | | |
| 40 | No allowance for retaining walls (assumed designed largely to existing contours) | | Note | | Excl. |
| | | | | | |
| | **Fencing / Walls** | | | | |
| 41 | Chainmesh fence to perimeter of Mixed Sport Hard Court | 70 | m | 325.00 | 22,855 |
| 42 | No allowance for works to perimeter fence / walls | | Note | | Excl. |

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# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| | | | | **Subtotal Boundary Walls, Fencing & Gates** | **54,783** |
| **XB** | **Outbuildings & Covered Ways** | | | | |
| 43 | 8.0 x 4.0m Shelter (assumed Landmark shelter) | 1 | No | 20,000.00 | 20,000 |
| 44 | 6.0 x 4.0m Shelter (assumed Landmark shelter) | 1 | No | 15,000.00 | 15,000 |
| 45 | PC Sum allowance to refurb existing toilet block including repainting, new fixtures, tiles, etc. | | Item | | 40,000 |
| | | | | **Subtotal Outbuildings & Covered Ways** | **75,000** |
| **XL** | **Landscaping & Improvements** | | | | |
| | **Garden Beds** | | | | |
| 46 | Cultivate existing topsoil to garden beds | 893 | m2 | 1.50 | 1,340 |
| 47 | Mulch to garden beds | 893 | m2 | 7.50 | 6,698 |
| 48 | Plantings (assumed 1 x tubestock plants per m2) | 893 | No | 5.00 | 4,465 |
| 49 | Plantings (assumed 1 x 140mm plants per m2) | 893 | No | 12.50 | 11,163 |
| | | | | | |
| | **Turf** | | | | |
| 50 | Ripped subgrade to 300mm depth | 699 | m2 | 1.50 | 1,049 |
| 51 | Ameliorate and place 100mm site won topsoil | 70 | m3 | 65.00 | 4,550 |
| 52 | New roll out instant turf | 699 | m2 | 20.00 | 13,980 |
| | | | | | |
| | **Trees** | | | | |
| 53 | New tree including staking and tieing (assumed 100L) | 1 | No | 450.00 | 450 |
| 54 | No allowance for pruning / making good existing trees (assumed undertaken by Council) | | Note | | Excl. |
| | | | | | |
| | **Irrigation** | | | | |
| 55 | Drip irrigation to garden beds | 893 | m2 | 25.00 | 22,325 |
| 56 | Pop up sprinkler irrigation to turf | 699 | m2 | 20.00 | 13,980 |
| 57 | Allowance for modifications to existing irrigation controllers | | Item | | 2,500 |
| | | | | **Subtotal Landscaping & Improvements** | **82,498** |
| **FT** | **External Fitments** | | | | |

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# Elemental Report

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|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| | **Outdoor Seating** | | | | |
| 58 | Supply and install timber picnic setting | 1 | No | 6,000.00 | 6,000 |
| 59 | Take from storage and reinstall existing picnic setting | 1 | No | 250.00 | 250 |
| 60 | Allowance to relocate existing platform (small) | | Item | | 500 |
| | | | | | |
| | **Play Equipment** | | | | |
| 61 | PC Sum allowance for tower slide (as advised by JPE 15.03.18) | 1 | No | 30,000.00 | 30,000 |
| 62 | PC Sum allowance for swing | 1 | No | 5,000.00 | 5,000 |
| 63 | PC Sum allowance for large log climbing frame | 1 | No | 10,000.00 | 10,000 |
| 64 | PC Sum allowance for climbing logs | 1 | No | 5,000.00 | 5,000 |
| 65 | Relocate existing emu / wombat art | 3 | No | 350.00 | 1,050 |
| | | | | | |
| | **Sports Equipment** | | | | |
| 66 | PC Sum allowance for basket rings, tennis nets, posts, etc. to Mixed Sport Hard Court | | Item | | 20,000 |
| | | | | | |
| | **Fitness Equipment** | | | | |
| 67 | PC Sum allowance for fitness equipment to Fitness Station | | Item | | 10,000 |
| | | | | | |
| | **Other** | | | | |
| 68 | Reinstate existing electric BBQ | 1 | No | 1,000.00 | 1,000 |
| 69 | Allowance for sundry items including bins, bike racks, signage, etc. | | Item | | 10,000 |
| | | | | **Subtotal External Fitments** | **98,800** |
| | | | | **Subtotal Landscape Works** | **880,794** |

**SI** **Site Infrastructure**

**XK** **External Stormwater Drainage**

| | | | | | |
|---|---|---|---|---|---|
| 70 | Allowance for external stormwater drainage (assumed minimal - surface run off to landscaped areas) | | Item | | 15,000 |
| | | | | **Subtotal External Stormwater Drainage** | **15,000** |

**XW** **External Hydraulic Services**

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# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| 71 | Allowance for taking from storage and reinstating existing water bubbler including all associated connections | 1 | No | 2,500.00 | 2,500 |
| | | | | **Subtotal External Hydraulic Services** | **2,500** |
| **XE** | **External Electric Light & Power** | | | | |
| 72 | Allowance for security only lighting (2 lights) to pathways (based on pro rata of Bestec services estimate - to be confirmed by Bestec) | | Item | | 28,000 |
| 73 | Allowance for electrical services connections as per Bestec services estimate received 28.03.18 (half of services estimate as Exeloo now below the line) | | Item | | 5,000 |
| 74 | Allowance for lighting to shelters | | Item | | 10,000 |
| | | | | **Subtotal External Electric Light & Power** | **43,000** |
| | | | | **Subtotal Sub-Total** | **1,014,538** |
| **CT** | **Design Development Contingency (5%)** | | | | |
| **CT** | **Design Development Contingency (5%)** | | | | |
| 75 | Allowance for design development contingency (5%) | | Item | | 51,000 |
| | | | | **Subtotal Design Development Contingency (5%)** | **51,000** |
| | | | | **Subtotal Design Development Contingency (5%)** | **51,000** |
| **PR** | **Builder's Preliminaries & Margin (7%)** | | | | |
| **PR** | **Builder's Preliminaries & Margin (7%)** | | | | |
| 76 | Allowance for builder's preliminaries and margin (7%) | | Item | | 75,000 |
| 77 | No allowance for traffic management - assumed included in builder's preliminaries | | Note | | Excl. |
| | | | | **Subtotal Builder's Preliminaries & Margin (7%)** | **75,000** |
| | | | | **Subtotal Total Builder's Comparison Estimate** | **1,140,538** |
| **CT** | **Construction Contingency (5%)** | | | | |
| **CT** | **Construction Contingency (5%)** | | | | |
| 78 | Allowance for construction contingency (5%) | | Item | | 58,000 |
| | | | | **Subtotal Construction Contingency (5%)** | **58,000** |
| | | | | **Subtotal Construction Contingency (5%)** | **58,000** |
| **PR** | **Professional Fees & Statutory Charges** | | | | |
| **PR** | **Professional Fees & Statutory Charges** | | | | |

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# Elemental Report

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|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| 79 | No allowance for professional fees (as advised by JPE 15.03.18 | | Note | | Excl. |
| 80 | Allowance for statutory charges including CITB levy (0.5%) | | Item | | 6,000 |
| | | | | | |
| 81 | Rounding | | Item | | 462 |
| | | | | **Subtotal Professional Fees & Statutory Charges** | **6,462** |
| | | | | **Subtotal Professional Fees & Statutory Charges** | **6,462** |
| **AR** | **Artwork** | | | | |
| **AR** | **Artwork** | | | | |
| 82 | PC Sum allowance for artwork | | Item | | 10,000 |
| | | | | **Subtotal Artwork** | **10,000** |
| | | | | **Subtotal Below the Line Items** | |
| **EX** | **Exeloo Toilet** | | | | |
| | **Exeloo Toilet** | | | | |
| | **Demolition** | | | | |
| 83 | Demolish existing toilet block | 15 | m2 | 250.00 | 3,750 |
| | | | | | |
| | **Outbuildings & Covered Ways** | | | | |
| 84 | Allowance for new Exeloo toilet (services connections measured elsewhere) | | Item | | 180,000 |
| 85 | Credit for PC Sum allowance to refurb existing toilet block included above the line | | Item | | -40,000 |
| | | | | | |
| | **External Hydraulic Services** | | | | |
| 86 | Allowance for hydraulic services connections as per Bestec services estimate received 28.03.18 | | Item | | 20,000 |
| | | | | | |
| | **External Electric Light & Power** | | | | |
| 87 | Allowance for electrical services connections as per Bestec services estimate received 28.03.18 (half of services estimate as Exeloo now below the line) | | Item | | 5,000 |
| | **Sub-Total** | | **Item** | | **168,750** |
| | **Design Development Contingency** | | | | |

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# Elemental Report

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|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| 88 | Allowance for design development contingency (5%) | | Item | | 9,000 |
| | | | | | |
| | **Builder's Preliminaries & Margin** | | | | |
| 89 | Allowance for builder's preliminaries and margin (7%) | | Item | | 13,000 |
| | | | | | |
| | **Construction Contingency (5%)** | | | | |
| 90 | Allowance for construction contingency (5%) | | Item | | 10,000 |
| | | | | | |
| | **Professional Fees & Statutory Charges** | | | | |
| 91 | No allowance for professional fees (as advised by JPE 15.03.18 | | Note | | Excl. |
| 92 | Allowance for statutory charges including CITB levy (0.5%) | | Item | | 2,000 |
| | | | | | |
| | **Total Project Cost - Exeloo Toilet (Excl. GST)** | | **Item** | | **199,000** |
| | | | | **Subtotal Exeloo Toilet** | **202,750** |
| | | | | **Subtotal Exeloo Toilet** | **202,750** |

**ALO 1** **Alternative Lighting Option 1 - Lighting to Pathways Only (P3**

**ALO 1** **Alternative Lighting Option - Lighting to Pathways Only**

| | | | | | |
|---|---|---|---|---|---|
| 93 | Allowance for lighting to pathways only to P3 standard (based on pro rata of Bestec services estimate - to be confirmed by Bestec) | | Item | | 18,000 |
| | **Sub-Total** | | **Item** | | **18,000** |
| | **Design Development Contingency** | | | | |
| 94 | Allowance for design development contingency (5%) | | Item | | 1,000 |
| | | | | | |
| | **Builder's Preliminaries & Margin** | | | | |
| 95 | Allowance for builder's preliminaries and margin (7%) | | Item | | 2,000 |
| | | | | | |
| | **Construction Contingency (5%)** | | | | |
| 96 | Allowance for construction contingency (5%) | | Item | | 2,000 |
| | | | | | |
| | **Professional Fees & Statutory Charges** | | | | |

CHRIS SALE consulting

# Elemental Report

| | | | |
|---|---|---|---|
| **Project:** | George Whittle Reserve | **Building:** | Concept Estimate - Rev. 1 |
| **Project No:** | 181748 | **Date:** | 5th April 2018 |

| Code | Description | Quantity | Unit | Rate | Total |
|---|---|---|---|---|---|
| 97 | No allowance for professional fees (as advised by JPE 15.03.18 | | Note | | Excl. |
| 98 | Allowance for statutory charges including CITB levy (0.5%) | | Item | | 1,000 |
| | | | | | |
| | **Total Project Cost - Alternative Lighting Option 1 (Excl. GST)** | | **Item** | | **24,000** |
| | | | | **Subtotal Alternative Lighting Option - Lighting to Pathways Only (P3 Standard)** | **24,000** |
| | | | | **Subtotal Alternative Lighting Option 1 - Lighting to Pathways Only (P3 Standard)** | **24,000** |

**ALO 2** **Alternative Lighting Option 2 - Full Lighting to Pathways, Skate**

**ALO 2** **Alternative Lighting Option - Full Lighting to Pathways,**

| | | | | | |
|---|---|---|---|---|---|
| 99 | Allowance for full lighting to pathways, skate park and court (based on pro rata of Bestec services estimate - to be confirmed by Bestec) | | Item | | 66,000 |
| | **Sub-Total** | | **Item** | | **66,000** |
| | **Design Development Contingency** | | | | |
| 100 | Allowance for design development contingency (5%) | | Item | | 4,000 |
| | | | | | |
| | **Builder's Preliminaries & Margin** | | | | |
| 101 | Allowance for builder's preliminaries and margin (7%) | | Item | | 5,000 |
| | | | | | |
| | **Construction Contingency (5%)** | | | | |
| 102 | Allowance for construction contingency (5%) | | Item | | 4,000 |
| | | | | | |
| | **Professional Fees & Statutory Charges** | | | | |
| 103 | No allowance for professional fees (as advised by JPE 15.03.18 | | Note | | Excl. |
| 104 | Allowance for statutory charges including CITB levy (0.5%) | | Item | | 1,000 |
| | | | | | |
| | **Total Project Cost - Alternative Lighting Option 2 (Excl. GST)** | | **Item** | | **80,000** |
| | | | | **Subtotal Alternative Lighting Option - Full Lighting to Pathways, Skate Park and Court** | **80,000** |
| | | | | **Subtotal Total Below the Line Items (Excl. GST)** | **306,750** |