

# Annexure Z: Works Schedule



SYDNEY OLYMPIC PARK MASTER PLAN 2050 - WORKS SCHEDULE  
IMPLEMENTATION PROGRAM

For

SYDNEY OLYMPIC PARK AUTHORITY (SOPA)

Version 10

27 AUGUST 2025

Prepared by:

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**ESTIMATE ASSUMPTIONS**

1. The Sydney Olympic Park Master Plan 2050 was placed on public exhibition in November 2024 as part of the approvals process. The Minister's approval is anticipated in the final quarter of 2025. The Base Date for the Developers Infrastructure Contributions will be *(Ministerial approval date)*. The approval will include the final amendments and the adoption of the Master Plan 2050 will be in accordance with Section 18(4) of the Sydney Olympic Park Authority Act 2001.
2. The Master Plan 2050 - Works Schedule is escalated to SEPTEMBER 2025 dollars. The cost sections can be individually escalated to a projected forecast date if SOPA so requires. Refer to the escalation box in the rate column at the top of each work section.
3. The works are split into three Stages of Works Stage 1 - 2026 to 2030, Stage 2 - 2031 to 2040, and Stage 3 - 2041 to 2050, as advised by SOPA.
4. Preliminaries and margin combined percentage of 20% is added to each measured section of work. The combined provision is based on 10 to 15% for builder's preliminaries inclusive of site and project supervision costs; and 5 to 10% for builder's margin.
5. Traffic Management and temporary works percentage of 5% to 10% is added to each measured section of works. This allowance includes for traffic re-routing, temporary road signage, barriers, fencing, temporary traffic signals, temporary roadworks if the road is to be maintained in operation. Traffic management provision is increased to 15% on intersection upgrade work sections. Additional allowances have been added to bridge crossings and similar items.
6. Project Management percentage of 3% to 5% is added to each measured section of works. This allowance includes for project management consultancy fees incurred in the feasibility and preparation of the Master Plan 2050 - Works Schedule, as well as the project management delivery requirements for the construction works.
7. Design and Consulting Fees percentage 8% to 10% is added to each measured section of works. This allowance includes for feasibility studies and design, detailed design and construction drawings, surveys and engineering design for civil works, etc.
8. Authorities Charges and Fees percentage 3% to 5% is added to each measured works section. The provision is based on the client payment for masterplanning and DA planning fees, construction certificates, statutory authorities charges for services upgrade works and the like.
9. Plan Administration of 1.5% is added to the Program Summary the Master Plan 2050 - Works Schedule cost total.

10. Cost allowance has been included to new streets for relocation of services. Costs allowances are based on a review of SOPA's new street works 2009 to 2023.
11. Costs include for disposal of excavations arising from roadworks, along with cut and fill works. Cost provision for disposal of general solid Waste (GSW) based on 50% by excavation volumes has been included to streets and open spaces where substantial excavations volumes occur. There are no additional cost arising from contaminated ground for the testing, treatment and landfill disposal of materials containing acid-sulphates, asbestos, hydro-carbons, restricted waste.
12. Recycled water infrastructure cost allowances are included for Precincts / Neighbourhoods where recycled water infrastructure is required. Recycled water infrastructure cost allowances allocated to New Streets have been carried over from the MP2030. SOPA advised the recycled water is essential works that will need to be done, however, the scope of works is yet to be defined.

**ESTIMATE METHODOLOGY**

1. The Project Allowance (PA) has been included in the main Cost Summary. Comprising a 20% cost provision on the New Streets and 15% to all other sections of works. The provisional allowance is a cost for completion of the detailed design, construction detail and the associated construction and interfacing risks. The Project Allowance includes for associated risks such as:
  - a.) Design development works including design interfacing and detailing intersections, etc.
  - b.) Construction risks including ground obstructions, soft ground and ground contamination with treatment and landfill disposal costs, obstructions in the ground ,etc.
  - c.) Additional services infrastructure relocations, connections and temporary works.
  - d.) Additional temporary works associated with staging and connecting services routes
2. Staging allowance provision has been added to road works sections, this includes for interfaces with other roads and any associated works.
3. The Works Schedule scope of works is based on the Master Plan 2050 design information and incorporates further design clarification and cost allowances reviewed with SOPA design managers. The costs should be regarded as 'budgets' for the works proposed. The infrastructure designs will evolve to meet the future demands and the Work Schedule will require cost update reviews. If you know of scope changes to the Works Schedule, please report these to SOPA management. The Works Schedule Project Allowance will need to be allocated and managed per project.
4. Budget costs will be reviewed and updated at the five-yearly Master Plan reviews. The Master Plan 2050 - Works Schedules will be amended to reflect all know changes at each 5-yearly review.

**MASTER PLAN 2050 - WORKS SCHEDULE  
IMPLEMENTATION PROGRAM**

**ESTIMATE ESCALATION**

1. Staging is categorised by the following three periods:
  - Stage 1 - Short term - January 2026 to December 2030 (5-year period)
  - Stage 2 - Medium term - January 2031 to December 2040 (10-year period)
  - Stage 3 - Long term - January 2041 to December 2050 (10-year period)
2. **Base Date is September 2025:** being the anticipated date for the Minister of Planning approval of amendments and the adoption of the ICF in accordance with Section 18(4) of the SOPA Act 2001.
3. **Table 1** - Indices based on Australian Bureau of Statistics Indices (ABS) Producer Price Index (PPI)

Yrs.	Up to date	Index	Months	Actual	Forecast	Basis	Accumulative
0	Sep-2023	140.4	0	-	-	ABS - PPI	0.0%
0	Jun-2025	149.1	21	6.20%	-	<b>ABS - PPI</b>	6.2%
0	Sep-2025	-	3	-	0.9%	Forecast	7.2%

Approved Local Development Contribution \$284/m2 - September 2025

1	Sep-2025	-	0	-	0.0%	Forecast	7.2%
3	Jun-2026	-	9	-	2.6%	Forecast	9.9%
4	Jun-2027	-	12	-	3.5%	Forecast	13.8%
5	Jun-2028	-	12	-	3.5%	Forecast	17.8%
6	Jun-2029	-	12	-	3.4%	Forecast	21.8%
7	Jun-2030	-	12	-	3.4%	Forecast	25.9%
8	Jun-2031	-	12	-	3.2%	Forecast	30.0%
9	Jun-2032	-	12	-	3.2%	Forecast	34.2%
10	Jun-2033	-	12	-	3.2%	Forecast	38.5%
11	Jun-2034	-	12	-	3.2%	Forecast	42.9%
12	Jun-2035	-	12	-	3.2%	Forecast	47.5%
13	Jun-2036	-	12	-	3.2%	Forecast	52.2%
14	Jun-2037	-	12	-	3.2%	Forecast	57.1%
15	Jun-2038	-	12	-	3.2%	Forecast	62.2%
16	Jun-2039	-	12	-	3.2%	Forecast	67.4%
17	Jun-2040	-	12	-	3.2%	Forecast	72.7%
18	Jun-2041	-	12	-	3.2%	Forecast	78.3%
19	Jun-2042	-	12	-	3.2%	Forecast	84.0%
20	Jun-2043	-	12	-	3.2%	Forecast	89.9%
21	Jun-2044	-	12	-	3.2%	Forecast	96.1%
22	Jun-2045	-	12	-	3.2%	Forecast	102.4%
23	Jun-2046	-	12	-	3.2%	Forecast	108.9%
24	Jun-2047	-	12	-	3.2%	Forecast	115.6%
25	Jun-2048	-	12	-	3.2%	Forecast	122.5%
26	Jun-2049	-	12	-	3.2%	Forecast	129.7%
27	Jun-2050	-	12	-	3.2%	Forecast	137.1%

**ESTIMATE ESCALATION (Cont'd)**

4. To find the ABS PPI index 3101 Roads and Bridges, NSW:-  
Click on the link below and the following website tabs, Statistics, Inflation Produce Price Index, Downloads, Table 17. Select indices "3101 Road and Bridge Construction NSW".  
<http://www.abs.gov.au/>
5. The following process has been used to escalate costs from the Master Plan 2050 - Works Schedule updated for September 2025 to the current issue:
  - (a) We used the Australian Bureau of Statistics (ABS) producer price indices (PPI) "Roads and Bridges PPI (3101) NSW" to escalate costs to September 2025.
  - (b) The "Roads and Bridges PPI (3101) NSW" index was set at a base of 100 in March 2012 and escalated since that date. Refer to the Schedule opposite - Table 1.
6. SOPA's review of the ABS indices in 2013 confirmed that the "Roads and Bridges PPI (3101) NSW" indices to be the appropriate ABS indices to use for the purposes of the ICF historic cost data index. The finding's of the review established 60% to 70% of the Works Schedule costs relate to Roads infrastructure, Traffic Intersections, and the Open Space pavements and civil cost components. The ABS confirmed there is no specific indices that relates to parklands, playgrounds, playing fields, amenities and community facilities. Based on selecting one indices, the Roads and Bridges indices has been considered the most appropriate indices for the Works Schedule.
7. **Comments on Escalation for the Schedule opposite**  
The Base Date is set at September 2025.  
The Base Date will be amended to align with Minister of Planning final approval and adoption date.

**MASTER PLAN 2050 - WORKS SCHEDULE  
IMPLEMENTATION PROGRAM**

**INFRASTRUCTURE OPEX RECURRENT COSTS**

1. The new infrastructure Operational and Maintenance OPEX costs are EXCLUDED from the Infrastructure Contributions Framework. It is considered standard practice to exclude OPEX from contribution plans.
2. Sydney Olympic Park will require additional funding for the OPEX recurrent costs to operation and maintain the new Works Schedule infrastructure assets. Cost guidance is provided below for the types of infrastructure assets being delivered in the Master Plan 2050 - Works Schedule:

**2A. ROADS AND STREETS** require 4.5% of Gross Replacement Value (GRV) per annum includes:

- Annual repairs (reactive maintenance)
- Resurfacing every 15 to 20 years (planned maintenance)
- Replacing signage and street fittings every 15 to 20 years (planned maintenance)
- Operational Services includes weekly cleaning, patrols and landscape upkeep

OPEX COSTS	GRV p.a.
Replacement	Excl.
Planned Maintenance	3.0%
Reactive Maintenance	0.5%
Operational Services	1.0%
<b>TOTAL OPEX Costs</b>	<b>4.5%</b>

**2B. TRAFFIC MANAGEMENT INTERSECTIONS** require 7.5% of GRV per annum includes:

- Monthly inspections for safety and damage (planned maintenance)
- 3-Monthly repairs and maintenance (planned maintenance)
- Complete replacement of signals and controls every 20 years, annualised cost 5% p.a.
- Operational Services inspections, cleaning and testing

OPEX COSTS	GRV p.a.
Replacement	5.0%
Planned Maintenance	1.5%
Reactive Maintenance	0.5%
Operational Services	0.5%
<b>TOTAL OPEX Costs</b>	<b>7.5%</b>

**2C. PLAYGROUNDS** require 15% of GRV per annum includes:

- Weekly operational cleaning and routine patrols of equipment (planned maintenance)
- Monthly inspections for safety and damage (planned maintenance)
- 3-Monthly repairs and maintenance (planned maintenance)
- Annual repairs program for equipment (planned maintenance)
- Complete replacement of playground surfaces, fittings and equipment every 10 years (Replacement equates to 10% per year annualised)
- Monthly routine landscape upkeep of grass cutting, planting, tree trimming, and re-mulching

OPEX COSTS	GRV p.a.
Replacement -10 year cycle	10.0%
Planned Maintenance	2.0%
Reactive Maintenance	1.0%
Operational Services	2.0%
<b>TOTAL OPEX Costs</b>	<b>15.0%</b>

**2D. PLAYING FIELDS AND AMENITIES** require 5% of GRV per annum includes:

- Repairs and maintenance to amenities (reactive maintenance)
- Planned maintenance to amenities (planned maintenance)
- Replacement of fittings and equipment every 15 years
- Replacement of light fittings, controls and services equipment every 15 years
- Operation Services of amenities cleaning and upkeep
- Operation Services of playing field cutting grass and grounds upkeep
- Costs exclude major amenities replacements after 30 years (ie. Capital rebuild project)

OPEX COSTS	GRV p.a.
Replacement	1.5%
Planned Maintenance	1.0%
Reactive Maintenance	0.5%
Operational Services	2.0%
<b>TOTAL OPEX Costs</b>	<b>5.0%</b>

SUMMARY ESTIMATE - IMPLEMENTATION PROGRAM (SEPTEMBER 2025 DOLLARS)

PROGRAM SUMMARY	Description	Page No.	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
			Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
1	URBAN CENTRE	17	\$35,451,000	\$6,056,150	\$41,507,150	\$37,789,000	\$5,668,350	\$43,457,350	\$0	\$0	\$0	\$73,240,000	\$84,964,500
2	EASTERN NEIGHBOURHOOD	53	\$591,500	\$118,300	\$709,800	\$25,772,000	\$3,772,400	\$29,544,400	\$0	\$0	\$0	\$26,363,500	\$30,254,200
3	SOUTHERN NEIGHBOURHOOD	65	\$0	\$0	\$0	\$0	\$0	\$0	\$24,738,000	\$4,152,700	\$28,890,700	\$24,738,000	\$28,890,700
4	HASLAM'S NEIGHBOURHOOD	75	\$0	\$0	\$0	\$0	\$0	\$0	\$10,901,000	\$1,635,150	\$12,536,150	\$10,901,000	\$12,536,150
5	EDWIN FLACK NEIGHBOURHOOD	84	\$0	\$0	\$0	\$5,547,000	\$893,000	\$6,440,000	\$0	\$0	\$0	\$5,547,000	\$6,440,000
6	SPORTS AND CIVIC PRECINCT	90	\$0	\$0	\$0	\$24,732,000	\$4,422,550	\$29,154,550	\$6,325,000	\$1,145,550	\$7,470,550	\$31,057,000	\$36,625,100
7	STADIA PRECINCT	103	\$0	\$0	\$0	\$19,792,000	\$2,968,800	\$22,760,800	\$0	\$0	\$0	\$19,792,000	\$22,760,800
8	RIVERFRONT PARK	109	\$0	\$0	\$0	\$17,362,000	\$2,604,300	\$19,966,300	\$43,240,000	\$6,486,000	\$49,726,000	\$60,602,000	\$69,692,300
9	HASLAM'S PARK	117	\$0	\$0	\$0	\$55,152,000	\$8,272,800	\$63,424,800	\$20,312,000	\$3,046,800	\$23,358,800	\$75,464,000	\$86,783,600
10	BICENTENNIAL	128	\$0	\$0	\$0	\$0	\$0	\$0	\$10,162,000	\$1,524,300	\$11,686,300	\$10,162,000	\$11,686,300
11	GENERAL INFRASTRUCTURE												
11.1	Traffic Management Initiatives	130	\$0	\$0	\$0	\$7,694,000	\$1,154,100	\$8,848,100	\$0	\$0	\$0	\$7,694,000	\$8,848,100
11.2	Public Transport	132	\$0	\$0	\$0	\$4,547,000	\$682,050	\$5,229,050	\$0	\$0	\$0	\$4,547,000	\$5,229,050
11.3	Recycling Water	133	\$0	\$0	\$0	\$9,390,000	\$1,408,500	\$10,798,500	\$0	\$0	\$0	\$9,390,000	\$10,798,500
11.4	Stormwater and WSUD Upgrades	134	\$0	\$0	\$0	\$14,802,000	\$2,220,300	\$17,022,300	\$0	\$0	\$0	\$14,802,000	\$17,022,300
<b>SUB-TOTAL - MASTER PLAN 2050 - WORKS SCHEDULE</b>			<b>\$36,042,500</b>	<b>\$6,174,450</b>	<b>\$42,216,950</b>	<b>\$222,579,000</b>	<b>\$34,067,150</b>	<b>\$256,646,150</b>	<b>\$115,678,000</b>	<b>\$17,990,500</b>	<b>\$133,668,500</b>	<b>\$374,299,500</b>	<b>\$432,531,600</b>
	ADD - Plan Administration 1.5%		\$541,000	\$93,000	\$633,000	\$3,339,000	\$511,000	\$3,850,000	\$1,735,000	\$270,000	\$2,005,000	\$5,615,000	\$6,488,000
<b>MASTER PLAN 2050 - WORKS SCHEDULE (Excluding GST)</b>			<b>\$36,583,500</b>	<b>\$6,267,450</b>	<b>\$42,849,950</b>	<b>\$225,918,000</b>	<b>\$34,578,150</b>	<b>\$260,496,150</b>	<b>\$117,413,000</b>	<b>\$18,260,500</b>	<b>\$135,673,500</b>	<b>\$379,914,500</b>	<b>\$439,019,600</b>

**NOTES:**

1. The following cost have been identified as Capital 'CAPEX' costs only and exclude operational 'OPEX' costs
2. Costs include allowances for contractor's preliminaries & margin, project management, design consultants fees and authority fees
3. Project allowances have been applied to this summary; 20% to New Streets and 15% to other sections.
4. Base date costs are September 2025, unless stated otherwise.
5. All SOPA and private land acquisition values are excluded from this Master Plan 2050 - Works Schedule.
6. The renewal of existing assets such as playgrounds at end of design life are Excluded from the Master Plan 2050 - Works Schedule.
7. Infrastructure works delivered and funded by Developers and Parramatta Light Rail are identified with costs excluded from the Master Plan 2050 - Works Schedule.
8. The Works Schedule excludes Regional Works costs that are deemed outside the scope of the Master Plan 2050 - Works Schedule.

SUMMARY ESTIMATE - IMPLEMENTATION PROGRAM (SEPTEMBER 2025 DOLLARS)

PROGRAM SUMMARY	Description	Page No.	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
			Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>1</b>	<b>URBAN CENTRE</b>		<b>\$35,451,000</b>	<b>\$6,056,150</b>	<b>\$41,507,150</b>	<b>\$37,789,000</b>	<b>\$5,668,350</b>	<b>\$43,457,350</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,240,000</b>	<b>\$84,964,500</b>
	<b>New Streets</b>												
	UC01 New Pedestrian Mall (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC02 New Pedestrian Mall (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC03 Pedestrian Street - 12m wide Corridor (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC04 New Civic Street (18m wide)		\$2,028,000	\$405,600	\$2,433,600	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	UC05 New Civic Street (18m wide)		\$1,959,000	\$391,800	\$2,350,800	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	UC06 New Pedestrian High Street (20m wide)		\$1,261,000	\$252,200	\$1,513,200	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	UC07 New Pedestrian Mall (emergency access only)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC08 New Pedestrian High Street (20m wide)		\$3,189,000	\$637,800	\$3,826,800	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	UC09 New Main Street - South (18m wide)		\$2,462,000	\$492,400	\$2,954,400	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	UC10 New Civic Street - 14m wide (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC11 New Local Street - 12m wide (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC12 New Pedestrian Link Street - 20m wide (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC13 New Local Street - 12m wide (Developer Delivered)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	UC14 New Park Street (15m wide)		-	-	-	Developer	-	-	-	-	-	n/a	n/a
	1.2.26 New Park Edge Street, Central Park East (22m wide)		\$2,587,000	\$517,400	\$3,104,400	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	1.2.26 New Park Edge Street, Central Park West		\$1,284,000	\$256,800	\$1,540,800	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
			<b>\$14,770,000</b>	<b>\$2,954,000</b>	<b>\$17,724,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,770,000</b>	<b>\$17,724,000</b>
	<b>Existing Streets</b>												
	- Olympic Boulevard Pedestrianised - Central 1		\$0	\$0	\$0	\$1,413,000	\$211,950	\$1,624,950	\$0	\$0	\$0	n/a	n/a
	- Olympic Boulevard - Central 2		\$0	\$0	\$0	\$2,807,000	\$421,050	\$3,228,050	\$0	\$0	\$0	n/a	n/a
	- Dawn Fraser Ave. Pedestrianised (Light Rail - 29m wide)		-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
	- Dawn Fraser Ave Pedestrianised (Light rail - 22m wide)		-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
	- Dawn Fraser Ave Pedestrianised (Light rail - 17m wide)		-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
	- Modifications to Murray Rose West (26m wide)		\$0	\$0	\$0	\$1,116,000	\$167,400	\$1,283,400	\$0	\$0	\$0	n/a	n/a
	- Herb Elliott - Modifications (East)		\$0	\$0	\$0	\$1,543,000	\$231,450	\$1,774,450	\$0	\$0	\$0	n/a	n/a
	- Herb Elliott - Modifications (West)		\$0	\$0	\$0	\$1,775,000	\$266,250	\$2,041,250	\$0	\$0	\$0	n/a	n/a
	- Figtree Drive West - Modifications		\$0	\$0	\$0	\$2,139,000	\$320,850	\$2,459,850	\$0	\$0	\$0	n/a	n/a
	- Figtree Drive West - Bus Lay bys		\$1,138,000	\$170,700	\$1,308,700	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	- Figtree Drive - East Modifications		\$4,472,000	\$670,800	\$5,142,800	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	- Australia Avenue (Light Rail Upgrade)		-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
	- Australia Avenue		\$0	\$0	\$0	\$1,060,000	\$159,000	\$1,219,000	\$0	\$0	\$0	n/a	n/a
	- Upgrade Showground Road - North (25.5m wide)		\$0	\$0	\$0	\$1,983,000	\$297,450	\$2,280,450	\$0	\$0	\$0	n/a	n/a
	- Upgrade Showground Road - South (25.5m wide)		\$0	\$0	\$0	\$517,000	\$77,550	\$594,550	\$0	\$0	\$0	n/a	n/a
			<b>\$5,610,000</b>	<b>\$841,500</b>	<b>\$6,451,500</b>	<b>\$14,353,000</b>	<b>\$2,152,950</b>	<b>\$16,505,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,963,000</b>	<b>\$22,957,450</b>

**MASTER PLAN 2050 - WORKS SCHEDULE**  
**SUMMARY ESTIMATE - IMPLEMENTATION PROGRAM (SEPTEMBER 2025 DOLLARS)**

VERSION 10



Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)	
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget			
<b>PROGRAM SUMMARY</b>													
<b>1</b>	<b>URBAN CENTRE (Cont'd)</b>												
	<b>Traffic Management - Local Intersections</b>												
5.1.8	Australia Avenue / Murray Rose Avenue	-	-	-	Light Rail	-	-	-	-	-	n/a	n/a	
5.1.9	Australia Ave / Herb Elliott Ave	\$0	\$0	\$0		\$318,000	\$47,700	\$365,700	\$0	\$0	\$0	n/a	n/a
5.1.10	Australia Avenue / Figtree Drive	\$993,000	\$148,950	\$1,141,950		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
5.1.11	Olympic Boulevard / Dawn Fraser Avenue	-	-	-	Light Rail	-	-	-	-	-	n/a	n/a	
5.1.13	Olympic Boulevard / Figtree Drive	\$1,043,000	\$156,450	\$1,199,450		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
New	Olympic Boulevard / Herb Elliott Avenue	\$0	\$0	\$0		\$1,178,000	\$176,700	\$1,354,700	\$0	\$0	\$0	n/a	n/a
New	Figtree Drive pedestrian crossing	\$639,000	\$95,850	\$734,850		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		<b>\$2,675,000</b>	<b>\$401,250</b>	<b>\$3,076,250</b>		<b>\$1,496,000</b>	<b>\$224,400</b>	<b>\$1,720,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,171,000</b>	<b>\$4,796,650</b>
	<b>Existing Open Space Upgrades</b>												
OSUC1	Open Space 1 - Cathy Freeman Park	\$0	\$0	\$0		\$5,501,000	\$825,150	\$6,326,150	\$0	\$0	\$0	n/a	n/a
OSUC10	Open Space 10 - Linear Park	\$0	\$0	\$0		\$672,000	\$100,800	\$772,800	\$0	\$0	\$0	n/a	n/a
OSUC11	Open Space 11 - Pocket Park Space	-	-	-	Developer	-	-	-	-	-	n/a	n/a	
2.2.12	Urban Centre, 2UC Public Domain Abattoir Heritage Urban Park	\$0	\$0	\$0		\$977,000	\$146,550	\$1,123,550	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$7,150,000</b>	<b>\$1,072,500</b>	<b>\$8,222,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,150,000</b>	<b>\$8,222,500</b>
	<b>New Open Spaces</b>												
OSUC5	Open Space 5 - Urban Milluni Plaza / Events Marshalling Plaza	\$4,348,000	\$652,200	\$5,000,200		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
OSUC6	Open Space 6 - Urban Plaza / Station Entry Plaza	\$1,692,000	\$253,800	\$1,945,800		\$0	-	-	\$0	-	-	n/a	n/a
OSUC7	Open Space 7 - Urban Plaza / Town Centre Plaza	\$2,670,000	\$400,500	\$3,070,500		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
OSUC8	Open Space 8 - Central Park	\$3,686,000	\$552,900	\$4,238,900		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
OSUC9	Open Space 9 - New Park	-	-	-	Developer	-	-	-	-	-	n/a	n/a	
PPUC01	Pocket Park 01 - Pedestrian Urban Park	-	-	-	Developer	-	-	-	-	-	n/a	n/a	
PPUC02	Pocket Park 2 - Pedestrian Urban Park	-	-	-	Light Rail	-	-	-	-	-	n/a	n/a	
		<b>\$12,396,000</b>	<b>\$1,859,400</b>	<b>\$14,255,400</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,396,000</b>	<b>\$14,255,400</b>
	<b>Community Facilities</b>												
3.1.1	Library and Multi Purpose Community Facility	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
3.1.2	Childcare Centre Fitout - 2UC Heritage Urban Precinct	\$0	\$0	\$0		\$14,056,000	\$2,108,400	\$16,164,400	\$0	\$0	\$0	n/a	n/a
3.1.2	Childcare Centre Fitout - 2UC Heritage Urban Precinct	\$0	\$0	\$0		\$734,000	\$110,100	\$844,100	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$14,790,000</b>	<b>\$2,218,500</b>	<b>\$17,008,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,790,000</b>	<b>\$17,008,500</b>

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		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>PROGRAM SUMMARY</b>												
<b>2</b>	<b>EASTERN NEIGHBOURHOOD</b>	<b>\$591,500</b>	<b>\$118,300</b>	<b>\$709,800</b>	<b>\$25,772,000</b>	<b>\$3,772,400</b>	<b>\$26,884,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,363,500</b>	<b>\$27,594,200</b>
	<b>New Streets</b>											
EN01	New Civic Street (Developer Delivered)	-	-	-	Developer	-	-	-	-	-	n/a	n/a
EN02	Modify to form Pedestrian Street Civic Place	\$0	\$0	\$0	\$1,378,000	\$275,600	\$1,653,600	\$0	\$0	\$0	n/a	n/a
EN03	New Park Edge Street	\$0	\$0	\$0	\$1,593,000	\$318,600	\$1,911,600	\$0	\$0	\$0	n/a	n/a
EN04	New Civic Street (Developer Delivered)	-	-	-	Developer	-	-	-	-	-	n/a	n/a
EN05	New Civic Street (Developer Delivered)	-	-	-	Developer	-	-	-	-	-	n/a	n/a
EN06	New Civic Street, 8m wide (SOPA Contribution)	\$591,500	\$118,300	\$709,800	-	-	-	-	-	-	n/a	n/a
EN07	New Civic Street, 14m wide (Developer delivered 9EN)	-	-	-	Developer	-	-	-	-	-	n/a	n/a
New	Betty Cuthbert Avenue	-	-	-	\$3,141,000	\$628,200	\$3,769,200	-	-	-	n/a	n/a
		<b>\$591,500</b>	<b>\$118,300</b>	<b>\$709,800</b>	<b>\$6,112,000</b>	<b>\$1,222,400</b>	<b>\$7,334,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,703,500</b>	<b>\$8,044,200</b>
	<b>Existing Streets</b>											
1.2.2	Modifications to Murray Rose East (21m wide)	\$0	\$0	\$0	\$497,000	\$74,550	\$571,550	\$0	\$0	\$0	n/a	n/a
1.2.3	Parkview Drive - Modify and pedestrian crossing (20m wide)	\$0	\$0	\$0	\$979,000	\$146,850	\$1,125,850	\$0	\$0	\$0	n/a	n/a
-	Betty Cuthbert Avenue	-	-	-	Nil	-	-	-	-	-	n/a	n/a
-	Australia Avenue	\$0	\$0	\$0	\$1,698,000	\$254,700	\$1,952,700	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,174,000</b>	<b>\$476,100</b>	<b>\$3,650,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,174,000</b>	<b>\$3,650,100</b>
	<b>Traffic Management - Local Intersections</b>											
-	Parkview Drive / Bennelong Parkway Signalisation	\$0	\$0	\$0	\$1,358,000	\$203,700	\$1,561,700	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,358,000</b>	<b>\$203,700</b>	<b>\$1,561,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,358,000</b>	<b>\$1,561,700</b>
	<b>New Open Space</b>											
OS01	Open Space 1 - Local Community Park	-	-	-	\$2,660,000	-	-	-	-	-	n/a	n/a
OS02	Open Space 2 - New Central Park (OS02)	\$0	\$0	\$0	\$8,531,000	\$1,279,650	\$9,810,650	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,191,000</b>	<b>\$1,279,650</b>	<b>\$9,810,650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,191,000</b>	<b>\$9,810,650</b>
	<b>Existing Open Space</b>											
OS03	Landscape Corridor Improvements (Developer Delivered)	-	-	-	Nil	-	-	-	-	-	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Community Civil Space</b>											
3.1	Community Civic Space Facility	\$0	\$0	\$0	\$3,937,000	\$590,550	\$4,527,550	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,937,000</b>	<b>\$590,550</b>	<b>\$4,527,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,937,000</b>	<b>\$4,527,550</b>

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		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>PROGRAM SUMMARY</b>												
3	<b>SOUTHERN NEIGHBOURHOOD</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$24,738,000	\$4,152,700	\$28,890,700	\$24,738,000	\$28,890,700
	<b>New Streets</b>											
-	New Shared Paths, 3.5m wide	\$0	\$0	\$0	\$0	\$0	\$0	\$705,000	\$141,000	\$846,000		
-	New Cycle Paths, 2.5m wide	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000	\$13,000	\$78,000		
-	New Footpath Paths, 1.8m wide	\$0	\$0	\$0	\$0	\$0	\$0	\$558,000	\$111,600	\$669,600	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$1,328,000	\$265,600	\$1,593,600	\$1,328,000	\$1,593,600
	<b>New Bridges</b>											
-	North South Ped/Cyclist Link Bridge over Sarah Durack Ave. & Railw	\$0	\$0	\$0	\$0	\$0	\$0	\$5,384,000	\$1,076,800	\$6,460,800	n/a	n/a
-	East West Pedestrian/Cyclist Link Bridge over Australia Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$2,128,000	\$425,600	\$2,553,600	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$7,512,000	\$1,502,400	\$9,014,400	\$7,512,000	\$9,014,400
	<b>Existing Streets</b>											
SN01	Shared-way Street (Developer Delivered)	\$0	\$0	\$0	\$0	\$0	\$0	Developer	-	-	n/a	n/a
SN02	Modified Access road for Civic Street	\$0	\$0	\$0	\$0	\$0	\$0	\$360,000	\$54,000	\$414,000	n/a	n/a
SN03	Modified Entry road	\$0	\$0	\$0	\$0	\$0	\$0	\$301,000	\$45,150	\$346,150	n/a	n/a
-	Australia Avenue, Footpath and Setback	\$0	\$0	\$0	\$0	\$0	\$0	\$254,000	\$38,100	\$292,100		
-	Australia Avenue, Grass slope Setback	\$0	\$0	\$0	\$0	\$0	\$0	\$131,000	\$19,650	\$150,650	n/a	n/a
-	Sarah Durack Avenue, Footpath and Setback	\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,000	\$151,350	\$1,160,350	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$2,055,000	\$308,250	\$2,363,250	\$2,055,000	\$2,363,250
	<b>Traffic Management - Local Intersections</b>											
5.1.6	Australia Avenue/ Sarah Durack Avenue/ Bennelong Parkway	\$0	\$0	\$0	Council	\$0	\$0	\$0	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Open Space</b>											
-	Southern Neighbourhood, OSSN01 Playing Field and Park	\$0	\$0	\$0	\$0	\$0	\$0	\$6,713,000	\$1,006,950	\$7,719,950	n/a	n/a
-	Southern Neighbourhood, Olympic Boulevard South	\$0	\$0	\$0	\$0	\$0	\$0	\$4,771,000	\$715,650	\$5,486,650	n/a	n/a
-	Southern Neighbourhood, Boundary Creek	\$0	\$0	\$0	\$0	\$0	\$0	\$2,359,000	\$353,850	\$2,712,850	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$13,843,000	\$2,076,450	\$15,919,450	\$13,843,000	\$15,919,450
	<b>Community Space</b>											
3.1	Community Civil Space Facility	-	-	-	-	-	-	Excluded	-	-	n/a	n/a
3.2	Southern Neighbourhood, Public Car Park and Freight Hub	-	-	-	-	-	-	Excluded	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>PROGRAM SUMMARY</b>												
4	<b>HASLAM'S NEIGHBOURHOOD</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$10,901,000	\$1,635,150	\$12,536,150	\$10,901,000	\$12,536,150
	<b>New Streets</b>											
HN01	New Local Street (Developer Delivered)	-	-	-	-	-	-	Developer	-	-	n/a	n/a
HN02	New Local Street (Developer Delivered)	-	-	-	-	-	-	Developer	-	-	n/a	n/a
HN03	New Park Edge Street (Developer Delivered)	-	-	-	-	-	-	Developer	-	-	n/a	n/a
-	New Pedestrian Links by Developers (X4)	-	-	-	-	-	-	-	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Streets</b>											
HN05	Pondage Link - Coach Parking - 31m wide Street Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$903,000	\$135,450	\$1,038,450	n/a	n/a
HN06	Old Hill Link (29m wide)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,821,000	\$273,150	\$2,094,150	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$2,724,000	\$408,600	\$3,132,600	\$2,724,000	\$3,132,600
	<b>Traffic Management - Local Intersections</b>											
-	Pondage / Edwin Flack Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989,000	\$298,350	\$2,287,350	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$1,989,000	\$298,350	\$2,287,350	\$1,989,000	\$2,287,350
	<b>New Open Space</b>											
OSHN01	Haslams Neighbourhood, OS01 New Central Park	-	-	-	-	-	-	Developer	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Open Space</b>											
OSHN02	Haslams Neighbourhood, OS02 New Carter Street Park	\$0	\$0	\$0	\$0	\$0	\$0	\$4,822,000	\$723,300	\$5,545,300	n/a	n/a
LSHN	Haslams Neighbourhood, Landscape Setbacks 01-07	\$0	\$0	\$0	\$0	\$0	\$0	\$1,366,000	\$204,900	\$1,570,900	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$6,188,000	\$928,200	\$7,116,200	\$6,188,000	\$7,116,200
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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<b>PROGRAM SUMMARY</b>												
5	<b>EDWIN FLACK PRECINCT</b>	\$0	\$0	\$0	\$5,547,000	\$893,000	\$6,440,000	\$0	\$0	\$0	\$5,547,000	\$6,440,000
	<b>New Streets</b>											
EF02	New Local Street - Flock Street (short-street)	\$0	\$0	\$0	\$418,000	\$83,600	\$501,600	\$0	\$0	\$0	n/a	n/a
EF03	New Local Street - Shale Street (short-street)	\$0	\$0	\$0	\$418,000	\$83,600	\$501,600	\$0	\$0	\$0	n/a	n/a
EF04	New Connector Street - Birnie Ave (short-street)	\$0	\$0	\$0	\$383,000	\$76,600	\$459,600	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$1,219,000	\$243,800	\$1,462,800	\$0	\$0	\$0	\$1,219,000	\$1,462,800
	<b>Existing Streets</b>											
EF02	New Local Street - Flock Street (short-street)	\$0	\$0	\$0	\$3,109,000	\$466,350	\$3,575,350	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$3,109,000	\$466,350	\$3,575,350	\$0	\$0	\$0	\$3,109,000	\$3,575,350
	<b>Traffic Management - Local Intersections</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>New Open Space</b>											
OSEF02	New Open Space OSEF02 (Developer delivered)	\$0	\$0	\$0	Developer	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Open Space</b>											
OSEF01	Edwin Flack, OSEF01 Park Enhancements	\$0	\$0	\$0	\$1,090,000	\$163,500	\$1,253,500	\$0	\$0	\$0	n/a	n/a
LSEF	Edwin Flack Precinct, Landscape Setback 01	\$0	\$0	\$0	\$129,000	\$19,350	\$148,350	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$1,219,000	\$182,850	\$1,401,850	\$0	\$0	\$0	\$1,219,000	\$1,401,850
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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<b>PROGRAM SUMMARY</b>												
<b>6 SPORTS AND CIVIC PRECINCT</b>		\$0	\$0	\$0	\$24,732,000	\$4,422,550	\$29,154,550	\$6,325,000	\$1,145,550	\$7,470,550	\$31,057,000	\$36,625,100
<b>New Streets</b>												
SC01 New Civic Street		\$0	\$0	\$0	\$1,926,000	\$385,200	\$2,311,200	\$0	\$0	\$0	n/a	n/a
SC02 New Shareway Street - 14m wide		\$0	\$0	\$0	\$5,610,000	\$1,122,000	\$6,732,000	\$0	\$0	\$0	n/a	n/a
SC03A Shane Gould Avenue (East SC03A)		\$0	\$0	\$0	\$0	\$0	\$0	\$3,936,000	\$787,200	\$4,723,200	n/a	n/a
SC04 New Civic Street		\$0	-	-	Developer	-	-	\$0	-	-	n/a	n/a
- Rod Laver Drive (New 125m)		\$0	\$0	\$0	\$2,377,000	\$475,400	\$2,852,400	\$0	\$0	\$0	n/a	n/a
- Shirley Strickland Avenue (New 137m)		\$0	\$0	\$0	\$2,380,000	\$476,000	\$2,856,000	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$12,293,000	\$2,458,600	\$14,751,600	\$3,936,000	\$787,200	\$4,723,200	\$16,229,000	\$19,474,800
<b>Existing Streets</b>												
SC03B Shane Gould Avenue (West SC03B)		\$0	\$0	\$0	\$0	\$0	\$0	\$1,901,000	\$285,150	\$2,186,150	n/a	n/a
SC05 Olympic Boulevard Avenue		\$0	\$0	\$0	\$729,000	\$109,350	\$838,350	\$0	\$0	\$0	n/a	n/a
- Olympic Boulevard Pedestrian Crossing (ref. 1.1.13)		\$0	\$0	\$0	\$1,173,000	\$175,950	\$1,348,950	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$1,902,000	\$285,300	\$2,187,300	\$1,901,000	\$285,150	\$2,186,150	\$3,803,000	\$4,373,450
<b>Traffic Management - Local Intersections</b>												
- Uhrig Road / Edwin Flack Avenue / Dawn Fraser Avenue		-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
- Birnie Avenue / Edwin Flack Avenue / Shane Gould Avenue		\$0	\$0	\$0	\$0	\$0	\$0	\$488,000	\$73,200	\$561,200	n/a	n/a
New Edwin Flack Avenue / Sarah Durack Avenue		\$0	\$0	\$0	\$1,220,000	\$183,000	\$1,403,000	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$1,220,000	\$183,000	\$1,403,000	\$488,000	\$73,200	\$561,200	\$1,708,000	\$1,964,200
<b>New Open Space</b>												
OSSC04 New Open Space OSSC04 - Local Community Park		\$0	\$0	\$0	\$1,962,000	\$392,400	\$2,354,400	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$1,962,000	\$392,400	\$2,354,400	\$0	\$0	\$0	\$1,962,000	\$2,354,400
<b>Existing Open Space</b>												
- Sports and Civic Precinct, Parks 1, 2 & 3 by Aquatic Centre		\$0	\$0	\$0	\$1,626,000	\$243,900	\$1,869,900	\$0	\$0	\$0	n/a	n/a
- Sports and Civic Precinct, Boundary Creek (Stage 4)		\$0	\$0	\$0	\$829,000	\$124,350	\$953,350	\$0	\$0	\$0	n/a	n/a
- Sports and Civic Precinct, Aquatic Centre Car Park		\$0	\$0	\$0	\$2,083,000	\$312,450	\$2,395,450	\$0	\$0	\$0	n/a	n/a
<b>LSSC</b> Sports & Civic Precinct, Landscape Setbacks 01-04		\$0	\$0	\$0	\$1,279,000	\$191,850	\$1,470,850	\$0	\$0	\$0	n/a	n/a
- Sports & Civic Precinct, Water Fountain Tennis Centre Entry		\$0	\$0	\$0	\$804,000	\$120,600	\$924,600	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$6,621,000	\$993,150	\$7,614,150	\$0	\$0	\$0	\$6,621,000	\$7,614,150
<b>Community Facilities</b>												
3.1.1 Childcare Centre Fitout - 15SC Sports Civic Precinct		\$0	\$0	\$0	\$734,000	\$110,100	\$844,100	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$734,000	\$110,100	\$844,100	\$0	\$0	\$0	\$734,000	\$844,100

**MASTER PLAN 2050 - WORKS SCHEDULE  
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Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>7</b>	<b>STADIA PRECINCT</b>	\$0	\$0	\$0	\$19,792,000	\$2,968,800	\$22,760,800	\$0	\$0	\$0	\$19,792,000	\$22,760,800
	<b>New Streets</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Streets</b>											
OBN1	Olympic Boulevard (North)	\$0	\$0	\$0	\$5,001,000	\$750,150	\$5,751,150	\$0	\$0	\$0	n/a	n/a
OBN2	Olympic Boulevard Pedestrianisation (South)	\$0	\$0	\$0	\$6,156,000	\$923,400	\$7,079,400	\$0	\$0	\$0	n/a	n/a
-	Australia Avenue (Light rail upgrade)	-	-	-	Light rail	-	-	-	-	-	n/a	n/a
-	Dawn Fraser Avenue (Light rail upgrade)	-	-	-	Light rail	-	-	-	-	-	n/a	n/a
OPR	Orana Parade (Stadia)	\$0	\$0	\$0	\$2,775,000	\$416,250	\$3,191,250	\$0	\$0	\$0	n/a	n/a
-	Barrier Street, Realignment (Stadia)	\$0	\$0	\$0	\$748,000	\$112,200	\$860,200	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$14,680,000	\$2,202,000	\$16,882,000	\$0	\$0	\$0	\$14,680,000	\$16,882,000
	<b>Traffic Management - Local Intersections</b>											
-	No works identified	-	-	-	-	-	-	-	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>New Open Space</b>											
OSST05	Stadia Precinct, OSST05 New Park	\$0	\$0	\$0	\$5,112,000	\$766,800	\$5,878,800	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$5,112,000	\$766,800	\$5,878,800	\$0	\$0	\$0	\$5,112,000	\$5,878,800
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>8</b>	<b>RIVERFRONT PARK</b>	\$0	\$0	\$0	\$17,362,000	\$2,604,300	\$19,966,300	\$43,240,000	\$6,486,000	\$49,726,000	\$60,602,000	\$69,692,300
	<b>New Streets</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Existing Streets</b>											
HS	Holker Street - HS	\$0	\$0	\$0	\$0	\$0	\$0	\$2,389,000	\$358,350	\$2,747,350	n/a	n/a
JS1	Jamieson Street - South	\$0	\$0	\$0	\$0	\$0	\$0	\$4,720,000	\$708,000	\$5,428,000	n/a	n/a
JS2	Jamieson Street - North	\$0	\$0	\$0	\$0	\$0	\$0	\$2,855,000	\$428,250	\$3,283,250	n/a	n/a
RF03	Wangal Walk Edge - Share path	\$0	\$0	\$0	\$3,523,000	\$528,450	\$4,051,450	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$3,523,000	\$528,450	\$4,051,450	\$9,964,000	\$1,494,600	\$11,458,600	\$13,487,000	\$15,510,050
	<b>Traffic Management - Local Intersections</b>											
-	Holker Street / Jamieson Street Intersection	\$0	\$0	\$0	\$0	\$0	\$0	\$1,909,000	\$286,350	\$2,195,350	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$1,909,000	\$286,350	\$2,195,350	\$1,909,000	\$2,195,350
	<b>Existing Open Space</b>											
-	Riverfront Park, Woo-la-ra Northern Park	\$0	\$0	\$0	\$11,224,000	\$1,683,600	\$12,907,600	\$0	\$0	\$0	n/a	n/a
-	Riverfront Park, Woo-la-ra Mound top Playground	\$0	\$0	\$0	\$2,615,000	\$392,250	\$3,007,250	\$0	\$0	\$0	n/a	n/a
-	Riverfront Park, Blaxland Park Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$13,062,000	\$1,959,300	\$15,021,300	n/a	n/a
-	Riverfront Park, Armory Park Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$5,505,000	\$825,750	\$6,330,750	n/a	n/a
-	Riverfront Park, Car Parking Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$12,800,000	\$1,920,000	\$14,720,000	n/a	n/a
		\$0	\$0	\$0	\$13,839,000	\$2,075,850	\$15,914,850	\$31,367,000	\$4,705,050	\$36,072,050	\$45,206,000	\$51,986,900
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**MASTER PLAN 2050 - WORKS SCHEDULE**  
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Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>PROGRAM SUMMARY</b>												
9	<b>HASLAM'S ECO PARK</b>	\$0	\$0	\$0	\$55,152,000	\$8,272,800	\$63,424,800	\$20,312,000	\$3,046,800	\$23,358,800	\$75,464,000	\$86,783,600
	<b>New Streets</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	<b>Existing Streets</b>											
HE01	Hill Road (Light rail upgrade)	-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
HE02	Holker Busway	-	-	-	Light Rail	-	-	-	-	-	n/a	n/a
HE03	Bennelong Parkway - Refuge Crossing	\$0	\$0	\$0	\$0	\$0	\$0	\$446,000	\$66,900	\$512,900	n/a	n/a
-	Bennelong Parkway - Share path and Access Ramp	-	-	-	-	-	-	Excl.	-	-	n/a	n/a
HE04	Majorie Jackson Parkway - Refuge Crossing (MJ4)	\$0	\$0	\$0	\$0	\$0	\$0	\$526,000	\$78,900	\$604,900	n/a	n/a
-	Majorie Jackson Parkway - Shareway	-	-	-	Excl.	-	-	-	-	-	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$972,000	\$145,800	\$1,117,800	\$972,000	\$1,117,800
	<b>Traffic Management - Local Intersections</b>											
5.1.12	Bennelong Parkway Pedestrian Signalised Crossing	\$0	\$0	\$0	\$0	\$0	\$0	\$424,000	\$63,600	\$487,600	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$424,000	\$63,600	\$487,600	\$424,000	\$487,600
	<b>Haslam Parklands</b>											
-	Haslams Park South, New Brickpit Look Out	\$0	\$0	\$0	\$285,000	\$42,750	\$327,750	\$0	\$0	\$0	n/a	n/a
-	Haslams Park South, Fitness Station & Active Recreation Areas (Sta	\$0	\$0	\$0	\$0	\$0	\$0	\$2,267,000	\$340,050	\$2,607,050	n/a	n/a
-	Haslams Park South, Conversion of Pump House	\$0	\$0	\$0	\$0	\$0	\$0	\$693,000	\$103,950	\$796,950	n/a	n/a
-	Haslams Park South, Brick Pit Walkway Enhancements	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313,000	\$196,950	\$1,509,950	n/a	n/a
-	Haslams Park South, Wentworth Common Playground Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$719,000	\$107,850	\$826,850	n/a	n/a
-	Haslams Park North, River Walk Extension and Loop	\$0	\$0	\$0	\$0	\$0	\$0	\$1,170,000	\$175,500	\$1,345,500	n/a	n/a
-	Haslams Park West, New Amenities for BMX Tracks	\$0	\$0	\$0	\$0	\$0	\$0	\$3,307,000	\$496,050	\$3,803,050	n/a	n/a
-	Haslams Park West, New Northern Water Feature Park	\$0	\$0	\$0	\$0	\$0	\$0	\$7,595,000	\$1,139,250	\$8,734,250	n/a	n/a
-	Haslams Park West, Improvements and Enhancements	\$0	\$0	\$0	\$0	\$0	\$0	\$1,852,000	\$277,800	\$2,129,800	n/a	n/a
		\$0	\$0	\$0	\$285,000	\$42,750	\$327,750	\$18,916,000	\$2,837,400	\$21,753,400	\$19,201,000	\$22,081,150
	<b>Playing Fields</b>											
-	Haslams Park North, Playing Fields and Facilities (Site 2)	\$0	\$0	\$0	\$13,951,000	\$2,092,650	\$16,043,650	\$0	\$0	\$0	n/a	n/a
-	Haslams Park North, Sports Fields and Facilities (Site 1)	\$0	\$0	\$0	\$40,916,000	\$6,137,400	\$47,053,400	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$54,867,000	\$8,230,050	\$63,097,050	\$0	\$0	\$0	\$54,867,000	\$63,097,050
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>10</b>	<b>BICENTENNIAL PARK</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$10,162,000	\$1,524,300	\$11,686,300	\$10,162,000	\$11,686,300
	<b>New Streets</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	<b>Existing Streets</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	<b>Traffic Management - Local Intersections</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
	<b>Existing Open Space Upgrades</b>											
2.2.11	Bi-Centennial, Pedestrian Links	\$0	\$0	\$0	\$0	\$0	\$0	\$4,250,000	\$637,500	\$4,887,500	n/a	n/a
-	Bicentennial, West Play Space & Dog Park (Stage 4)	\$0	\$0	\$0	\$0	\$0	\$0	\$2,238,000	\$335,700	\$2,573,700	n/a	n/a
-	Bicentennial, Village Green Playground Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$1,987,000	\$298,050	\$2,285,050	n/a	n/a
-	Bicentennial, Concord West Playground Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$1,314,000	\$197,100	\$1,511,100	n/a	n/a
-	Bicentennial, Stormwater Treatment	\$0	\$0	\$0	\$0	\$0	\$0	\$373,000	\$55,950	\$428,950	n/a	n/a
	<b>Community Space</b>											
-	No works identified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	n/a
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SUMMARY ESTIMATE - IMPLEMENTATION PROGRAM (SEPTEMBER 2025 DOLLARS)

Page No.	Description	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
		Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
<b>PROGRAM SUMMARY</b>												
11	<b>GENERAL INFRASTRUCTURE</b>	\$0	\$0	\$0	\$36,433,000	\$5,464,950	\$41,897,950	\$0	\$0	\$0	\$36,433,000	\$41,897,950
	<b>11.1 Traffic Management Initiatives</b>											
11.1.1	Hostile Vehicle Mitigation	\$0	\$0	\$0	\$5,325,000	\$798,750	\$6,123,750	\$0	\$0	\$0	n/a	n/a
11.1.2	Crowd Control Vehicle Messaging & CCTV Upgrade	\$0	\$0	\$0	\$2,105,000	\$315,750	\$2,420,750	\$0	\$0	\$0	n/a	n/a
11.1.3	Upgrade Pedestrian Crossing Light Indicator Displays (12No)	\$0	\$0	\$0	\$264,000	\$39,600	\$303,600	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,694,000</b>	<b>\$1,154,100</b>	<b>\$8,848,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,694,000</b>	<b>\$8,848,100</b>
	<b>11.2 Public Transport</b>											
11.2.1	Consolidated Major Event Bus Terminal	\$0	\$0	\$0	\$2,934,000	\$440,100	\$3,374,100	\$0	\$0	\$0	n/a	n/a
11.2.2	Town Centre Bus Shelters	\$0	\$0	\$0	\$1,613,000	\$241,950	\$1,854,950	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,547,000</b>	<b>\$682,050</b>	<b>\$5,229,050</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,547,000</b>	<b>\$5,229,050</b>
	<b>11.3 Environmental Infrastructure - Recycled Water</b>											
11.3.6	Haslams Neighbourhood	\$0	\$0	\$0	\$407,000	\$61,050	\$468,050	\$0	\$0	\$0	n/a	n/a
11.3.8	Sydney Showground Area (North Urban Centre)	\$0	\$0	\$0	\$407,000	\$61,050	\$468,050	\$0	\$0	\$0	n/a	n/a
11.3.10	Upgrade WRAMS Treatment Plant Capacity	\$0	\$0	\$0	\$8,576,000	\$1,286,400	\$9,862,400	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,390,000</b>	<b>\$1,408,500</b>	<b>\$10,798,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,390,000</b>	<b>\$10,798,500</b>
	<b>11.4 Environmental Infrastructure - Stormwater and WSUD</b>											
11.4.1	Boundary Creek	\$0	\$0	\$0	\$6,416,000	\$962,400	\$7,378,400	\$0	\$0	\$0	n/a	n/a
11.4.2	Lake Belvedere	\$0	\$0	\$0	\$3,377,000	\$506,550	\$3,883,550	\$0	\$0	\$0	n/a	n/a
11.4.4	Bennelong Pond	\$0	\$0	\$0	\$3,039,000	\$455,850	\$3,494,850	\$0	\$0	\$0	n/a	n/a
11.4.5	Brick Pit	\$0	\$0	\$0	\$1,970,000	\$295,500	\$2,265,500	\$0	\$0	\$0	n/a	n/a
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,802,000</b>	<b>\$2,220,300</b>	<b>\$17,022,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,802,000</b>	<b>\$17,022,300</b>

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>New Streets</b>									
<b>UC01</b>	<b>New Pedestrian Mall (Developer Delivered)</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.1.16 - 12m reservation pedestrian Street	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	71						
2	Removal of miscellaneous trees, structures, services and fittings	m	71	116	\$8,236				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m	71	129	\$9,159				
4	Break-up hardstands, excavate ave. 350mm deep x 12m wide corridor, compact & disposal off-site as EMN	m3	300	343	\$102,900				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	300	11	\$3,300				
6	6m Wide pedestrian street pavement, 450mm deep with based courses and pavers	m	71	1,158	\$82,218				
7	3m Wide pedestrian pavement (x2), with interlocking concrete pavers	m	142	579	\$82,218				
8	Precast concrete edgings, both sides	m	142	129	\$18,318				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m	71	450	\$31,950				
10	Surface gullies, branch run, connection (1 per 15m on one side of road)	No	5	2,680	\$12,685				
11	Allowance for lines and road marking	m	71	43	\$3,053				
12	Mixed native trees (200 litre pot size) including tree pit at 14m centres both sides	No	-		Excl.				
13	Extra over for Strata Vault structured soil system to tree pits	No	-		Excl.				
14	Extra over trees for tree grate, edging and kerbs	No	-		Excl.				
15	Street lighting at 20m centres one side - Smart lamp post (7m high)	No	5	21,440	\$107,200				
16	Additional cut and fill earthworks	m3	Nil	0	Nil				
17	Provision for retaining walls, gabion walls	m2	Nil	0	Nil				
18	Provision for street fittings with seating, bins and sign both sides, \$30,000 per 100m	m	71	322	\$22,862				
19	Staging allowance for interface to existing roads	No	1	26,800	\$26,800				
20	Preliminaries & Margins	%	20%	510,899	\$102,180				
21	Traffic management including traffic control, road barriers and temporary signals	%	10%	613,079	\$61,308				
					\$674,387				
22	Project Management	%	5%	674,387	\$33,719				
23	Design & Consulting Fees	%	10%	674,387	\$67,439				
24	Authority Charges	%	5%	674,387	\$33,719				
					\$809,265				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
25	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	71	1,930	\$137,030				
26	Recycled water provision - Costs from GHD report March 2010	m	71	493	\$35,003				
27	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	150	643	\$96,450				
					\$1,077,748				
28	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%			\$1,078,000	Developer		Developer	
	<u>Average cost per metre of road</u>	m	71	\$15,183/m					

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC02</b>	<b>New Pedestrian Mall (Developer Delivered)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.1.16 - 12m reservation pedestrian Street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		55		-				
2	New <b>Pedestrian Mall</b> (emergency access only) 12m wide corridor as per detail in UC01	m		55	6,218	\$341,990				
3	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
4	Preliminaries & Margins	%		20%	368,790	\$73,758				
5	Traffic management including traffic control, road barriers and temporary signals	%		10%	442,548	\$44,255				
						\$486,803				
6	Project Management	%		5%	486,803	\$24,340				
7	Design & Consulting Fees	%		10%	486,803	\$48,680				
8	Authority Charges	%		5%	486,803	\$24,340				
						\$584,163				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		55	1,930	\$106,150				
10	Recycled water provision - Costs from GHD report March 2010	m		55	493	\$27,115				
11	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		193	643	\$124,099				
						\$841,527				
12	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%				\$842,000	Developer		Developer	
	<u>Average cost per metre of road</u>	m		55	\$15,309/m					

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC03</b>	<b>Pedestrian Street - 12m wide Corridor (Developer Delivered)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.1.16	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	SOPA advised Pedestrian Street will be an access corridor with active Pedestrian Space	Note								
1	Total length of road is	m		43		-				
2	New <b>Pedestrian Mall</b> (emergency access only) 12m wide corridor as per detail in UC01	m		43	6,218	\$267,374				
3	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
4	Preliminaries & Margins	%		20%	294,174	\$58,835				
5	Traffic management including traffic control, road barriers and temporary signals	%		10%	353,009	\$35,301				
						\$388,310				
6	Project Management	%		5%	388,310	\$19,415				
7	Design & Consulting Fees	%		10%	388,310	\$38,831				
8	Authority Charges	%		5%	388,310	\$19,415				
						\$465,972				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		43	1,930	\$82,990				
10	Recycled water provision - Costs from GHD report March 2010	m		43	493	\$21,199				
11	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		151	643	\$97,093				
						\$667,254				
12	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		100%		\$667,000	Developer		Developer	
	<b>Average cost per metre of road</b>	m		43	\$15,512/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC04</b>	<b>New Civic Street (18m wide)</b>	<b>1</b>								
	Refer to Master Plan 2050 Figure 4.1.16 - 18m wide corridor with loading dock zone	Note								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		86		-				
2	New <b>Civil Street</b> 18m street trade cost per linear length	m		86	9,219	\$792,834				
3	Contribution to earthworks associated with Sydney Metro design	m		86	3,752	\$322,672				
4	Provision for soft landscaping works	m		86	1,608	\$138,288				
5	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
6	Preliminaries & Margins	%		20%	1,280,594	\$256,119				
7	Traffic management -temporary works	%		10%	1,536,713	\$153,671				
8	Project Management	%		5%	1,690,384	\$84,519				
9	Design & Consulting Fees	%		10%	1,690,384	\$169,038				
10	Authority Charges	%		5%	1,690,384	\$84,519				
						\$2,028,461				
11	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver (Precinct Street B - North)	%		100%		\$2,028,000	\$2,028,000	\$2,028,000		
	<u>Average cost per metre of road</u>	m		86	\$23,581/m					
<b>UC05</b>	<b>New Civic Street (18m wide)</b>	<b>1</b>								
	Refer to Master Plan 2050 Figure 4.1.16 - 18m wide corridor with loading dock zone	Note								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		83		-				
2	New <b>Civil Street</b> 18m street trade cost per linear length	m		83	9,219	\$765,177				
3	Contribution to earthworks associated with Sydney Metro design	Item		83	3,752	\$311,416				
4	Provision for soft landscaping works	m		83	1,608	\$133,464				
5	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
6	Preliminaries & Margins	%		20%	1,236,857	\$247,371				
7	Traffic management -temporary works	%		10%	1,484,228	\$148,423				
8	Project Management	%		5%	1,632,651	\$81,633				
9	Design & Consulting Fees	%		10%	1,632,651	\$163,265				
10	Authority Charges	%		5%	1,632,651	\$81,633				
						\$1,959,181				
11	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver (Precinct Street B - South)	%		100%		\$1,959,000	\$1,959,000	\$1,959,000		
	<u>Average cost per metre of road</u>	m		83	\$23,602/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC06</b>	<b>New Pedestrian High Street (20m wide)</b>	<b>1</b>								
	Refer to Master Plan 2050 Figure 4.1.28 - 20m wide Corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		106		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		106	135	\$14,310				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		106	129	\$13,674				
4	Break-up hardstands, excavate ave. 350mm deep x 20m wide corridor, compact & disposal off-site as EMN	m3		742	343	\$254,506				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		742	11	\$8,162				
6	6m Wide pedestrian street pavement, 450mm deep with based courses and pavers	m		106	1,158	\$122,748				
7	2.9m Wide pedestrian pavement (x2), 250mm deep for 60% of length (excludes planters 40%)	m		128	568	\$72,704				
8	2.9m Wide plants (x2), for 40% of length (excludes 60% pavement)	m		84	375	\$31,500				
9	4.1m Wide Pedestrian footpath / outdoor dining (x2), with interlocking concrete pavers	m		212	726	\$153,912				
10	Precast concrete edgings, both sides	m		212	129	\$27,348				
11	Stormwater drainage allowance to road length, average 300 diameter mains	m		106	450	\$47,700				
12	Surface gullies, branch run, connection (1 per 15m on one side of road)	No		7	2,680	\$18,939				
13	Allowance for lines and road marking	m		106	54	\$5,724				
14	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		16	4,930	\$78,880				
15	Extra over for Strata Vault structured soil system to tree pits	No		-	5,590	Excl.				
16	Extra over trees for tree grate, edging and kerbs	No		16	2,540	\$40,640				
17	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		12	21,440	\$257,280				
18	Additional cut and fill earthworks	m3		Nil	0	Nil				
19	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
20	Provision for street fittings with seating, bins and sign both sides, \$25,000 per 100m	m		106	257	\$27,242				
21	Staging allowance for interface to existing roads	No		2	26,800	\$53,600				
22	Preliminaries & Margins	%		20%	1,228,869	\$245,774				
23	Traffic management including traffic control, road barriers and temporary signals	%		10%	1,474,642	\$147,464				
						\$1,622,107				
24	Project Management	%		5%	1,622,107	\$81,105				
25	Design & Consulting Fees	%		10%	1,622,107	\$162,211				
26	Authority Charges	%		5%	1,622,107	\$81,105				
						\$1,946,528				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
27	Street services and services relocation allowance \$1,200 to \$4,000 - medium	m		106	2,680	\$284,080				
28	Recycled water provision - Costs from GHD report March 2010	m		106	493	\$52,258				
29	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		371	643	\$238,553				
						\$2,521,419				
30	<u>SOPA CONTRIBUTION:</u> 50% to the works (with 50% to be funded by Developer)	%		50%	2,521,419	\$1,260,709	\$1,261,000	\$1,261,000		
	<b>Average cost per metre of road (total cost)</b>									
		m		106	\$23,787/m					

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC07</b>	<b>New Pedestrian Mall (emergency access only)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.1.15 - 12m reservation pedestrian Street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		84		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		84	116	\$9,744				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		84	129	\$10,836				
4	Break-up hardstands, excavate ave. 350mm deep x 20m wide corridor, compact & disposal off-site as EMN	m3		353	343	\$121,079				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		353	11	\$3,883				
6	6m Wide pedestrian street pavement, 450mm deep with based courses and pavers	m		84	1,158	\$97,272				
7	3m Wide pedestrian pavement (x2), with interlocking concrete pavers	m		168	579	\$97,272				
8	Precast concrete edgings, both sides	m		168	129	\$21,672				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m		84	450	\$37,800				
10	Surface gullies, branch run, connection (1 per 15m on one side of road)	No		6	2,680	\$15,008				
11	Allowance for lines and road marking	m		84	43	\$3,612				
12	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		-		Excl.				
13	Extra over for Strata Vault structured soil system to tree pits	No		-		Excl.				
14	Extra over trees for tree grate, edging and kerbs	No		-		Excl.				
15	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		4	21,440	\$85,760				
16	Additional cut and fill earthworks	m3		Nil		Nil				
17	Provision for retaining walls, gabion walls	m2		Nil		Nil				
18	Provision for street fittings with seating, bins and sign both sides, \$15,000 per 100m	m		84	161	\$13,524				
19	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
20	Preliminaries & Margins	%		20%	544,262	\$108,852				
21	Traffic management including traffic control, road barriers and temporary signals	%		10%	653,114	\$65,311				
						\$718,426				
22	Project Management	%		5%	718,426	\$35,921				
23	Design & Consulting Fees	%		10%	718,426	\$71,843				
24	Authority Charges	%		5%	718,426	\$35,921				
						\$862,111				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
25	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		84	1,930	\$162,120				
26	Recycled water provision - Costs from GHD report March 2010	m		84	493	\$41,412				
27	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		177	643	\$113,811				
						\$1,179,454				
28	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		100%		\$1,179,000	<b>Developer</b>		<b>Developer</b>	
	<u>Average cost per metre of road</u>	m		84		\$14,036/m				

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC08</b>	<b>New Pedestrian High Street (20m wide)</b>	<b>1</b>								
	Refer to Master Plan 2050 Figure 4.1.29 - 20m wide corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		134		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		134	135	\$18,090				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		134	129	\$17,286				
4	Break-up hardstands, excavate ave. 350mm deep x 20m wide corridor, compact & disposal off-site as EMN	m3		938	343	\$321,734				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		938	11	\$10,318				
6	6m Wide pedestrian street pavement, 450mm deep with base courses and pavers	m		134	1,158	\$155,172				
7	2.9m Wide pedestrian pavement, 250mm deep for 60% of length (excludes planters 40%)	m		80	568	\$45,440				
8	2.9m Wide plants, for 40% of length (excludes 60% pavement)	m		54	375	\$20,250				
9	2.9m Wide Pavement, 250mm deep for 40% of length (excludes WSUD 60%)	m		54	568	\$30,672				
10	2.9m Wide WSUD planting, for 60% of length (excludes 40% pavement)	m		80	407	\$32,560				
11	4.1m Wide Pedestrian footpath (x2) with interlocking concrete pavers	m		268	726	\$194,568				
12	Precast concrete edgings, both sides	m		268	129	\$34,572				
13	Stormwater drainage allowance to road length, average 300 diameter mains	m		134	450	\$60,300				
14	Surface gullies, branch run, connection (1 per 15m on one side of road)	No		9	2,680	\$23,941				
15	Allowance for lines and road marking	m		134	54	\$7,236				
16	Mixed native trees (200 litre pot size) including tree pits, 14m centres one side & 8m centres other side	No		26	4,930	\$128,180				
17	Extra over for Strata Vault structured soil system to tree pits	No		-	0	Excl.				
18	Extra over trees for tree grate, edging and kerbs	No		26	2,540	\$66,040				
19	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		14	21,440	\$300,160				
20	Additional cut and fill earthworks	m3		Nil	0	Nil				
21	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
22	Provision for street fittings with seating, bins and sign both sides, \$25,000 per 100m	m		134	257	\$34,438				
23	Staging allowance for interface to existing roads	No		2	26,800	\$53,600				
24	Preliminaries & Margins	%		20%	1,554,557	\$310,911				
25	Traffic management including traffic control, road barriers and temporary signals	%		10%	1,865,469	\$186,547				
						\$2,052,016				
26	Project Management	%		5%	2,052,016	\$102,601				
27	Design & Consulting Fees	%		10%	2,052,016	\$205,202				
28	Authority Charges	%		5%	2,052,016	\$102,601				
						\$2,462,419				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
29	Street services and services relocation allowance \$1,200 to \$4,000 - medium	m		134	2,680	\$359,120				
30	Recycled water provision - Costs from GHD report March 2010	m		134	493	\$66,062				
31	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		469	643	\$301,567				
32	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$3,189,168	<b>\$3,189,000</b>	<b>\$3,189,000</b>		
	<b>Average cost per metre of road</b>	m		134	\$23,800/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC09</b>	<b>New Main Street - South (18m wide)</b>	<b>1</b>								
	Refer to Master Plan 2050 Figure 4.1.21 South Only- 18m wide corridor (excludes Northern Street 106m)	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		107		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		107	174	\$18,618				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		107	145	\$15,515				
4	Break-up hardstands, excavate ave. 350mm deep x 18m wide corridor, compact & disposal off-site as EMN	m3		674	343	\$231,182				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		674	11	\$7,414				
6	7m Wide vehicular street pavement, 450mm deep with flexible based courses and wearing surface	m		107	1,351	\$144,557				
7	2.4m Wide pedestrian pavement (x2), 250mm deep for 80% of length (excludes tree planters 20%)	m		172	472	\$81,184				
8	2.4m Wide planters (x2), for 20% of length (excludes 80% pavement)	m		42	311	\$13,062				
9	4.1m Wide Pedestrian footpath / outdoor dining, with interlocking concrete pavers	m		107	726	\$77,682				
10	2.1m Wide Pedestrian footpath with interlocking concrete pavers	m		107	372	\$39,804				
11	Precast concrete edgings, both sides	m		214	129	\$27,606				
12	Stormwater drainage allowance to road length, average 300 diameter mains	m		107	450	\$48,150				
13	Surface gullies, branch run, connection (1 per 15m on one side of road)	No		7	2,680	\$19,117				
14	Allowance for lines and road marking	m		107	43	\$4,601				
15	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		15	4,930	\$73,950				
16	Extra over for Strata Vault structured soil system to tree pits	No		-	5,590	Excl.				
17	Extra over trees for tree grate, edging and kerbs	No		15	2,540	\$38,100				
18	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		12	21,440	\$257,280				
19	Additional cut and fill earthworks	m3		Nil	0	Nil				
20	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
21	Street furniture seating, bins and sign both sides, \$20,000 per 100m	m		107	214	\$22,898				
22	Street bollards 110 per 100m includes both sides	No		118	858	\$101,244				
23	Staging allowance for interface to existing roads	No		2	26,800	\$53,600				
24	Preliminaries & Margins	%		20%	1,275,564	\$255,113				
25	Traffic management including traffic control, road barriers and temporary signals	%		10%	1,530,677	\$153,068				
						\$1,683,745				
26	Project Management	%		5%	1,683,745	\$84,187				
27	Design & Consulting Fees	%		10%	1,683,745	\$168,374				
28	Authority Charges	%		5%	1,683,745	\$84,187				
						\$2,020,494				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
29	Street services and services relocation allowance \$1,200 to \$4,000 - medium	m		107	1,608	\$172,056				
30	Recycled water provision - Costs from GHD report March 2010	m		107	493	\$52,751				
31	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		337	643	\$216,691				
32	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$2,461,992	<b>\$2,462,000</b>	<b>\$2,462,000</b>		
	<b>Average cost per metre of road</b>	m		107	\$23,009/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC10</b>	<b>New Civic Street - 14m wide (Developer Delivered)</b>	<b>2</b>								
	Note: Refer to Master Plan 2050 Figure 4.1.3 - 14m wide corridor		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	74		-				
2	Removal of miscellaneous trees, structures, services and fittings		m	74	135	\$9,990				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)		m	74	145	\$10,730				
4	Remove topsoil, excavation ave. 400mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	414	343	\$142,002				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	414	11	\$4,554				
6	7m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer		m	74	1,351	\$99,974				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	148	622	\$92,056				
8	150mm High precast concrete kerb and gutter, both sides		m	148	172	\$25,456				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	74	450	\$33,300				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	4	3,002	\$11,107				
11	Allowance for lines and road marking		m	74	21	\$1,554				
12	Street lighting at 20m centres both sides - Smart lamp post (7m high)		No	8	21,440	\$171,520				
13	Provision for street fittings with seating, bins and sign both sides (nominal)		m	414	21	\$8,694				
14	Provision for retaining walls, Gabion walls		Item -			Nil				
15	Staging allowance for interface to existing roads		No	2	26,800	\$53,600				
16	Preliminaries & Margins		%	20%	654,547	\$130,909				
17	Traffic management including traffic control, road barriers and temporary signals		%	5%	785,457	\$39,273				
						\$834,720				
18	Project Management		%	5%	834,720	\$41,736				
19	Design & Consulting Fees		%	10%	834,720	\$83,472				
20	Authority Charges		%	5%	834,720	\$41,736				
						\$1,001,664				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
21	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	74	1,608	\$118,992				
22	Recycled water provision - Costs from GHD report March 2010		m	74		Excl.				
23	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	207	643	\$133,101				
						\$1,253,757				
24	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%			\$1,254,000	Developer		Developer	
	<u>Average cost per metre of road</u>		m	74	\$16,946/m					

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC11</b>	<b>New Local Street - 12m wide (Developer Delivered)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.1.31 - 12m wide corridor local street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		60		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		60	116	\$6,960				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		60	129	\$7,740				
4	Remove topsoil, excavation ave. 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3		288	343	\$98,784				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		288	11	\$3,168				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m		60	1,158	\$69,480				
7	3m Wide flexible parking lane (x2), 450mm deep for 80% of length (excludes planters 20%)	m		96	579	\$55,584				
8	3m Wide pavement (x2) in development Lot areas with costs by Developers.	m		120		Excl.				
9	150mm High precast concrete kerb and gutter, both sides	m		120	172	\$20,640				
10	Stormwater drainage allowance to road length, average 300 diameter mains	m		60	450	\$27,000				
11	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		3	3,002	\$9,006				
12	Allowance for lines and road marking	Item		1	3,752	\$3,752				
13	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		10	4,930	\$49,300				
14	Extra over for Strata Vault structured soil system to tree pits	No		10	5,590	\$55,900				
15	Extra over trees for tree grate, edging and kerbs	No		10	2,540	\$25,400				
16	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		6	21,440	\$128,640				
17	Additional cut and fill earthworks	m3		400	70	\$28,000				
18	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
19	Provision for street fittings with seating, bins and sign both sides (nominal)	m		60	27	\$1,620				
20	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
21	Preliminaries & Margins	%		20%	617,774	\$123,555				
22	Traffic management including traffic control, road barriers and temporary signals	%		5%	741,329	\$37,066				
						\$778,395				
23	Project Management	%		5%	778,395	\$38,920				
24	Design & Consulting Fees	%		10%	778,395	\$77,840				
25	Authority Charges	%		5%	778,395	\$38,920				
						\$934,074				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
26	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		60		Excl.				
27	Recycled water provision - Costs from GHD report March 2010	m		60		Excl.				
28	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		144	643	\$92,592				
						\$1,026,666				
29	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%				\$1,027,000	Developer		Developer	
	<b>Average cost per metre of road</b>	m		60	\$17,117/m					

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC12</b>	<b>New Pedestrian Link Street - 20m wide (Developer Delivered)</b>			<b>2</b>						
	<i>Note: Refer to Master Plan 2050 Figure 4.1.30 - 20m wide corridor</i>									
	Cost escalated to June 2025 at 7.3% from base date Sept 2023 (increase % calculator to escalate beyond this date.)				0.0%					
1	Total length of road is		m	101		-				
2	Removal of miscellaneous trees, structures, services and fittings		m	101	193	\$19,493				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)		m	101	161	\$16,261				
4	Break-up hardstands, excavate ave. 400mm deep x 20m wide corridor, compact & disposal off-site as EMN		m3	808	343	\$277,144				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	808	11	\$8,888				
6	14m Wide pedestrian street pavement, 450mm deep with based courses and pavers		m	101	2,701	\$272,801				
7	6m Wide pedestrian pavement outdoor dining, with interlocking concrete pavers		m	101	1,061	\$107,161				
8	Precast concrete edgings, both sides		m	202	129	\$26,058				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	101	450	\$45,450				
10	Surface gullies, branch run, connection (1 per 10m on one side of road)		No	10	2,680	\$27,068				
11	Allowance for lines and road marking		m	101	43	\$4,343				
12	Mixed native trees (200 litre pot size) including tree pits with 3 trees every 10m		No	30	4,931	\$147,930				
13	Extra over for Strata Vault structured soil system to tree pits		No	30	5,585	\$167,550				
14	Extra over trees for tree grate, edging and kerbs		No	30	2,541	\$76,230				
15	Street lighting at 20m centres one side - Smart lamp post (7m high)		No	5	21,440	\$107,200				
16	Additional cut and fill earthworks		m3	1000	70	\$70,000				
17	Provision for retaining walls, gabion walls		m2	Nil	0	Nil				
18	Provision for street fittings with seating, bins and sign both sides, \$25,000 per 100m		m	101	268	\$27,068				
19	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
20	Preliminaries & Margins		%	20%	1,427,445	\$285,489				
21	Traffic management including traffic control, road barriers and temporary signals		%	5%	1,712,934	\$85,647				
						\$1,798,581				
22	Project Management		%	5%	1,798,581	\$89,929				
23	Design & Consulting Fees		%	10%	1,798,581	\$179,858				
24	Authority Charges		%	5%	1,798,581	\$89,929				
						\$2,158,297				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
25	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	101	1,286	\$129,926				
26	Recycled water provision - Costs from GHD report March 2010		m	101		Excl.				
27	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	404	643	\$259,853				
						\$2,548,076				
28	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%			\$2,548,000	Developer		Developer	
	<b>Average cost per metre of road</b>		m	101		\$25,228/m				

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>UC13</b>	<b>New Local Street - 12m wide (Developer Delivered)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.4.15 Figtree Drive to Linear Park	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		110		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		110	116	\$12,760				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		110	129	\$14,190				
4	Remove topsoil, excavation ave. 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3		528	343	\$181,104				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		528	11	\$5,808				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m		110	1,158	\$127,380				
7	3m Wide flexible parking lane (x2), 450mm deep for 80% of length (excludes planters 20%)	m		176	579	\$101,904				
8	150mm High precast concrete kerb and gutter, both sides	m		220	172	\$37,840				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m		110	450	\$49,500				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		6	3,002	\$16,511				
11	Allowance for lines and road marking	Item		1	3,752	\$3,752				
12	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		16	4,930	\$78,880				
13	Extra over for Strata Vault structured soil system to tree pits	No		16	5,590	\$89,440				
14	Extra over trees for tree grate, edging and kerbs	No		16	2,540	\$40,640				
15	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		12	21,440	\$257,280				
16	Additional cut and fill earthworks	m3		700	70	\$49,000				
17	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
18	Provision for street fittings with seating, bins and sign both sides (nominal)	m		110	43	\$4,730				
19	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
20	Preliminaries & Margins	%		20%	1,097,519	\$219,504				
21	Traffic management including traffic control, road barriers and temporary signals	%		5%	1,317,023	\$65,851				
						\$1,382,874				
22	Project Management	%		5%	1,382,874	\$69,144				
23	Design & Consulting Fees	%		10%	1,382,874	\$138,287				
24	Authority Charges	%		5%	1,382,874	\$69,144				
						\$1,659,449				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
25	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		110	1,608	\$176,880				
26	Recycled water provision - Costs from GHD report March 2010	m		110		Excl.				
27	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		264	643	\$169,752				
						\$2,006,081				
28	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		100%		\$2,006,000	Developer		Developer	
	<u>Average cost per metre of road</u>	m		110		\$18,236/m				

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3	
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050	
<b>New Streets (Cont'd)</b>											
<b>UC14</b>	<b>New Park Street (15m wide)</b>	<b>2</b>									
	Refer to Master Plan 2050 Figure 4.1.20 - 15m wide corridor	Note									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%						
1	Total length of road is	m		43		-					
2	Removal of miscellaneous trees, structures, services and fittings	m		43	145	\$6,235					
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		43	129	\$5,547					
4	Remove topsoil, excavation ave. 400mm deep x 15m wide corridor, compact and disposal off-site as EMN	m3		258	343	\$88,494					
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		258	11	\$2,838					
6	3m Wide flexible pavement vehicle lane, 450mm deep with based courses and wearing layer	m		43	579	\$24,897					
7	6m Wide pedestrian / out door dining pavement (x2), 250mm deep	m		86	1,158	\$99,588					
8	150mm High precast concrete kerb and gutter, both sides	m		86	161	\$13,846					
9	Stormwater drainage allowance to road length, average 300 diameter mains	m		43	450	\$19,350					
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		2	3,002	\$6,454					
11	Allowance for lines and road marking	Item		1	3,752	\$3,752					
12	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		6	4,930	\$29,580					
13	Extra over for Strata Vault structured soil system to tree pits	No		6	5,590	\$33,540					
14	Extra over trees for tree grate, edging and kerbs	No		6	2,540	\$15,240					
15	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		4	21,440	\$85,760					
16	Additional cut and fill earthworks	m3		300	70	\$21,000					
17	Provision for retaining walls, gabion walls	m2		Nil	0	Nil					
18	Provision for street fittings with seating, bins and sign both sides \$50,000 per 100m	m		43	536	\$23,048					
19	Staging allowance for interface to existing roads	No		1	26,800	\$26,800					
20	Preliminaries & Margins	%		20%	505,969	\$101,194					
21	Traffic management including traffic control, road barriers and temporary signals	%		5%	607,163	\$30,358					
						\$637,521					
22	Project Management	%		5%	637,521	\$31,876					
23	Design & Consulting Fees	%		10%	637,521	\$63,752					
24	Authority Charges	%		5%	637,521	\$31,876					
						\$765,026					
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>										
25	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		43	1,608	\$69,144					
26	Recycled water provision - Costs from GHD report March 2010	m		43	493	\$21,199					
27	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		129	643	\$82,947					
						\$938,316					
28	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		100%		\$938,000	Developer		Developer		
	<b>Average cost per metre of road</b>	m		43	\$21,814/m						

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3	
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050	
<b>New Streets (Cont'd)</b>											
<b>1.2.26</b>	<b>New Park Edge Street, Central Park East (22m wide)</b>	<b>1</b>									
	Refer to Master Plan 2050 Figure 4.1.3 (MP2030 1.2.26) - East of Central Park	Note									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%						
1	Total length of road is	m		85		-					
2	Removal of miscellaneous trees, structures, services and fittings	m		85	212	\$18,020					
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		85	145	\$12,325					
4	Break-up hardstands, excavate ave. 350mm deep x 22m wide corridor, compact & disposal off-site as EMN	m3		655	343	\$224,665					
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		655	11	\$7,205					
6	6m Wide pedestrian street pavement, emergency vehicles only	m		85	1,158	\$98,430					
7	4.5m Wide Pedestrian footpath / outdoor dining, with granite paving	m		85	2,894	\$245,990					
8	11.5m Wide park edge pedestrian pavement	m		85	2,219	\$188,615					
9	Flush concrete edgings, both sides	m		170	129	\$21,930					
10	Stormwater drainage allowance to road length, average 300 diameter mains	m		85	450	\$38,250					
11	Surface gullies, branch run, connection (1 per 15m on one side of road)	No		6	2,680	\$15,187					
12	Allowance for lines and road marking	m		85	43	\$3,655					
13	Mixed native trees (200 litre pot size) including tree pits at 14m centres both sides	No		12	4,930	\$59,160					
14	Extra over for Strata Vault structured soil system to tree pits	No		12	5,590	\$67,080					
15	Extra over trees for tree grate, edging and kerbs	No		12	2,540	\$30,480					
16	Street lighting at 15m centres both sides - Smart lamp post (7m high)	No		12	21,440	\$257,280					
17	Additional cut and fill earthworks	m3		Nil	0	Nil					
18	Provision for retaining walls, gabion walls	m2		Nil	0	Nil					
19	Street furniture seating, bins and signs, \$50,000 per 100m	m		85	536	\$45,560					
20	Staging allowance for interface to existing roads	No		2	26,800	\$53,600					
21	Preliminaries & Margins	%		20%	1,387,432	\$277,486					
22	Traffic management including traffic control, road barriers and temporary signals	%		10%	1,664,918	\$166,492					
						\$1,831,410					
23	Project Management	%		5%	1,831,410	\$91,570					
24	Design & Consulting Fees	%		10%	1,831,410	\$183,141					
25	Authority Charges	%		5%	1,831,410	\$91,570					
						\$2,197,692					
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>										
26	Street services and services relocation allowance \$1,200 to \$4,000 - medium	m		85	1,608	\$136,680					
27	Recycled water provision - Costs from GHD report March 2010	m		85	493	\$41,905					
28	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		328	643	\$210,904					
29	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$2,587,181	<b>\$2,587,000</b>	<b>\$2,587,000</b>			
	<b>Average cost per metre of road</b>	m		85		<b>\$30,437/m</b>					

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>1.2.26</b>	<b>New Park Edge Street, Central Park West</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Note: Refer to Master Plan 2050 Figure 4.1.26 - 18m wide corridor with loading dock zone		Note							
1	Total length of road is		m	85		-				
2	New Park Edge <b>Street</b> 18m street trade cost per linear length		m	85	9,219	\$783,615				
3	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
4	Preliminaries & Margins		%	20%	810,415	\$162,083				
5	Traffic management -temporary works		%	10%	972,498	\$97,250				
6	Project Management		%	5%	1,069,748	\$53,487				
7	Design & Consulting Fees		%	10%	1,069,748	\$106,975				
8	Authority Charges		%	5%	1,069,748	\$53,487				
						\$1,283,697				
9	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver		%	100%		\$1,284,000	\$1,284,000	\$1,284,000		
	<u>Average cost per metre of road</u>		m	85	\$15,106/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets</b>										
-	<b>Olympic Boulevard Pedestrianised - Central 1</b>			<b>2</b>						
	Refer to Master Plan 2050 - figure 4.1.17 - 60m wide corridor									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is 60m wide	m		106		-				
2	Allowance for relocation or removal of bollards and fittings	m		106	643	\$68,158				
3	Allowance for line marking and set-out of central pedestrian movement / active recreation zone 25.0m	m		106	670	\$71,020				
4	Allowance for line marking and setout to remaining 35m wide pedestrian zones	m		106	750	\$79,500				
5	Modification to stormwater drainage allowance and reset surface gullies	m		106	322	\$34,132				
6	Allowance for lines, pavement markings and cycleways	m		106		Incl.				
7	Mixed native trees (200 litre pot size) including tree pits at 10m centres (one row)	No		11	4,930	\$54,230				
8	Mixed native trees (200 litre pot size) including planting in hardstands 10m centres (two rows)	No		22	1,980	\$43,560				
9	Extra over for Strata Vault structured soil system to tree planting	No		22	5,585	\$122,870				
10	Extra over trees for tree grate, edging and kerbs	No		33	2,540	\$83,820				
11	Street lighting at 20m centres one side - Smart lamp post (7m high)	No		5	21,440	\$107,200				
12	Street furniture seating, bins and signs, \$50,000 per 100m	m		106	536	\$56,816				
13	Interface of pedestrianised area to roadway with bollards at 2m centres	No		106	1,608	\$170,448				
						\$891,754				
14	Preliminaries & Margins	%		20%	891,754	\$178,351				
15	Traffic management -temporary works	%		10%	1,070,105	\$107,010				
16	Project Management	%		5%	1,177,115	\$58,856				
17	Design & Consulting Fees	%		10%	1,177,115	\$117,712				
18	Authority Charges	%		5%	1,177,115	\$58,856				
19	<u>SOPA CONTRIBUTION</u> : 100% of the works	%		100%		\$1,412,538	<b>\$1,413,000</b>		<b>\$1,413,000</b>	
	<b>Average cost per metre of road</b>	m		106		<b>\$13,326/m</b>				

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Olympic Boulevard - Central 2</b>			<b>2</b>						
	Refer to Master Plan 2050 - figure 4.1.18 - Works to West side pavement				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road (170m and 165m)		m	335		-				
2	Allowance for relocation or removal of bollards and fittings (17.6m wide pavement)		m	335	189	\$63,315				
3	Planting strip 4.5m wide, trees measured separately		m	335	579	\$193,965				
4	Cycleway 3.0m Wide		m	335	547	\$183,245				
5	Reform footpath 3.0m Wide with interlocking concrete pavers		m	335	257	\$86,095				
6	Reform open space turfing 7.1m wide, trees measured separately		m	335	609	\$204,015				
7	Modification to stormwater drainage allowance and reset surface gullies		m	335	322	\$107,870				
8	Allowance for lines, pavement markings and cycleways		m	335	107	\$35,845				
9	Mixed native trees (200 litre pot size) including tree pits at 15m centres (one row)		No	22	4,930	\$108,460				
10	Mixed native trees (200 litre pot size) including planting in rain gardens at 22m centres (two row)		No	30	3,480	\$104,400				
11	Allowance for additional mixed native trees (200 litre pot size) and tree pits (1 every 30m)		no	11	3,480	\$38,280				
12	Extra over for Strata Vault structured soil system to tree planting		No	30	5,590	\$167,700				
13	Extra over trees for tree grate, edging and kerbs		No	63	2,540	\$160,020				
14	Street lighting at 20m centres one side - Smart lamp post (7m high)		No	16	21,440	\$343,040				
15	Street furniture seating, bins and signs, \$30,000 per 100m		m	335	322	\$107,870				
						\$1,904,120				
16	Preliminaries & Margins		%	20%	1,904,120	\$380,824				
17	Traffic management -temporary works		%	5%	2,284,944	\$114,247				
18	Project Management		%	5%	2,399,191	\$119,960				
19	Design & Consulting Fees		%	8%	2,399,191	\$191,935				
20	Authority Charges		%	4%	2,399,191	\$95,968				
21	<u>SOPA CONTRIBUTION:</u> 100% of the works		%	100%		\$2,807,054	<b>\$2,807,000</b>		<b>\$2,807,000</b>	
	<u>Average cost per metre of road / pavement</u>		m	335		\$8,379/m				

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Dawn Fraser Ave. Pedestrianised (Light Rail - 29m wide)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.20 - 29m wide central (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length central portion of road is		m	231	-	-				
2	Pedestrianised Dawn Fraser Avenue trade cost per linear length including cycleway & footpaths		m	231	-	-				
3	<u>DELIVERED BY LIGHT RAIL:</u>		%	100%		-	<b>Light Rail</b>		<b>Light Rail</b>	
-	<b>Dawn Fraser Ave Pedestrianised (Light rail - 22m wide)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.16 -22m wide Eastern (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length Eastern portion of road is		m	70	-	-				
2	Resurfacing and making good Dawn Fraser Avenue trade cost per linear length		m	70	-	-				
3	<u>DELIVERED BY LIGHT RAIL:</u>		%	100%		-	<b>Light Rail</b>		<b>Light Rail</b>	

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Dawn Fraser Ave Pedestrianised (Light rail - 17m wide)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.3 - 17m wide West (costs excludes light rail PLR2 work zone)									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length Eastern portion of road is	m		151		-				
2	Resurfacing and making good Dawn Fraser Avenue trade cost per linear length	m		151	4,800	\$724,800				
3	Preliminaries & Margins	%		20%	724,800	\$144,960				
4	Traffic management -temporary works	%		10%	869,760	\$86,976				
5	Project Management	%		5%	956,736	\$47,837				
6	Design & Consulting Fees	%		10%	956,736	\$95,674				
7	Authority Charges	%		5%	956,736	\$47,837				
						\$1,148,083				
8	<u>DELIVERED BY LIGHT RAIL:</u>	%		100%		<b>\$1,148,000</b>	<b>Light Rail</b>		<b>Light Rail</b>	
	<u>Average cost per metre of road</u>	m		151		<b>\$7,603/m</b>				
-	<b>Modifications to Murray Rose West (26m wide)</b>			<b>2</b>						
	Refer to Master Plan 2050 figure 4.1.33 - SOPA confirmed parking on Northern (Showground side) kerb only.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		273		-				
2	Relocate mature trees to new alignment with tree pits and make good pavements	No		18	5,900	\$106,200				
3	Mixed native trees (200 litre pot size) including planting in rain gardens at 15m centres (two row)	No		36	3,480	\$125,280				
4	Extra over for Strata Vault structured soil system to tree planting	No		54	5,585	\$301,590				
5	Extra over trees for tree grate, edging and kerbs	No		54	2,541	\$137,214				
6	Other general improvements to form parking both sides, line marking and signage	m		273	643	\$175,539				
						\$845,823				
7	Preliminaries & Margins	%		20%	845,823	Incl.				
8	Traffic management -temporary works	%		10%	845,823	\$84,582				
9	Project Management	%		5%	930,405	\$46,520				
10	Design & Consulting Fees	%		10%	930,405	\$93,041				
11	Authority Charges	%		5%	930,405	\$46,520				
12	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		<b>\$1,116,486</b>	<b>\$1,116,000</b>		<b>\$1,116,000</b>	
	<u>Average cost per metre of road</u>	m		273		<b>\$4,090/m</b>				

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Herb Elliott - Modifications (East)</b>			<b>2</b>						
	Refer to Master Plan 2050 figure 4.1.23 - 22m wide corridor		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	282		-				
2	Modification of road layout to include central bus lane with line marking and signage		m	282	697	\$196,554				
3	Upgrade 2.8m wide planting (x2)		m	564	360	\$203,040				
4	Upgrade 3.0m Pedestrian footpath, interlocking concrete pavers (x2)		m	564	563	\$317,532				
5	Provision for pedestrian crossing		No	2	128,640	\$257,280				
						\$974,406				
6	Preliminaries & Margins		%	20%	974,406	\$194,881				
7	Traffic management -temporary works		%	10%	1,169,287	\$116,929				
8	Project Management		%	5%	1,286,216	\$64,311				
9	Design & Consulting Fees		%	10%	1,286,216	\$128,622				
10	Authority Charges		%	5%	1,286,216	\$64,311				
11	<u>SOPA CONTRIBUTION:</u> 100% of the works		%	100%		\$1,543,459	\$1,543,000		\$1,543,000	
	<u>Average cost per metre of road</u>		m	282	\$5,473/m					
-	<b>Herb Elliott - Modifications (West)</b>			<b>2</b>						
	Refer to Master Plan 2050 figure 4.1.22 - 22m wide corridor		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	175		-				
2	Modifications to parking, footpaths and edge treatment trade cost per linear length		m	175	2,691	\$470,925				
3	Mixed native trees (200 litre pot size) including planting area at 12.5m centres (two row)		No	28	3,480	\$97,440				
4	Mixed native trees (200 litre pot size) including tree pits 6.5m centres (one row)		No	27	4,930	\$133,110				
5	Extra over for Strata Vault structured soil system to tree pits		No	27	5,585	\$150,795				
6	Extra over trees for tree grate, edging and kerbs		No	55	2,541	\$139,755				
7	Provision for pedestrian crossing		No	1	128,640	\$128,640				
						\$1,120,665				
8	Preliminaries & Margins		%	20%	1,120,665	\$224,133				
9	Traffic management -temporary works		%	10%	1,344,798	\$134,480				
10	Project Management		%	5%	1,479,278	\$73,964				
11	Design & Consulting Fees		%	10%	1,479,278	\$147,928				
12	Authority Charges		%	5%	1,479,278	\$73,964				
13	<u>SOPA CONTRIBUTION:</u> 100% of the works		%	100%		\$1,775,133	\$1,775,000		\$1,775,000	
	<u>Average cost per metre of road</u>		m	175	\$10,144/m					

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Figtree Drive West - Modifications</b>	<b>2</b>								
	Refer to Master Plan 2050 figure 4.1.25 - 20m wide corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		111		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		111	193	\$21,423				
3	Break-up asphalt roadway 150mm and disposal of recycled asphalt	m2		777	64	\$49,728				
4	Excavate 350mm deep, compact and disposal off-site as EMN (8m wide)	m3		311	343	\$106,673				
5	7.0m Resurfacing roadway, subgrade compaction, 350mm thick base courses and wearing surface	m		111	1,351	\$149,961				
6	3.5m Wide Pedestrian footpath, sidewalk with granite pavers and subbase (by SOPA)	m		111	2,364	\$262,404				
7	3.5m Wide planting beds (x2), part length both sides	m		92	536	\$49,312				
	<u>Bus Laybys (Metro)</u>									
8	Excavate 500mm deep, compact and disposal off-site as EMN (3m wide x 65m x 2)	m3		195		Excl.				
9	3.0m Wide flexible Bus Bay, 450mm deep (3m wide x 65m x 2m)	m		130		Excl.				
10	Provision for GSW at 50% by volume	m3		98		Excl.				
11	3.5m Wide Pedestrian footpath, sidewalk with granite pavers (by Metro)	m		92		Excl.				
12	Street lighting at 20m centres - smart poles 9m high (Metro one side)	No		6		Excl.				
13	Provision for street fittings with seating, bins and sign (Metro one side)	m		111		Excl.				
14	150mm High precast concrete kerb and gutter, both sides	m		222		Excl.				
15	Modification to drainage and inlet gulleys	m		222	161	\$35,742				
16	Allowance for lines and road marking	m		111	28	\$3,108				
17	3.0m Wide planting areas (3m wide x 46m x 2No)	m		92	306	\$28,152				
18	Mixed native trees (200 litre pot size) including planting area at 12.5m centres (two row)	No		18	3,480	\$62,640				
19	Mixed native trees (200 litre pot size) including tree pits 6.5m centres (one row)	No		9	4,930	\$44,370				
20	Extra over for Strata Vault structured soil system to tree pits	No		18	5,585	\$100,530				
21	Extra over trees for tree grate, edging and kerbs	No		18	2,540	\$45,720				
22	Street lighting at 20m centres - smart poles 9m high (SOPA one side)	No		6	21,440	\$128,640				
23	Provision for street fittings with seating, bins and sign (SOPA one side)	m		111	268	\$29,748				
24	Preliminaries & Margins	%		20%	1,118,151	\$223,630				
25	Traffic management -temporary works	%		10%	1,341,781	\$134,178				
						\$1,475,959				
26	Project Management	%		5%	1,475,959	\$73,798				
27	Design & Consulting Fees	%		8%	1,475,959	\$118,077				
28	Authority Charges	%		5%	1,475,959	\$73,798				
						\$1,741,632				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
29	Existing street services and services relocation allowance \$600 to \$2,500 - High	m		111	2,680	\$297,480				
30	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		156	643	\$100,308				
31	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$2,139,420	<b>\$2,139,000</b>		<b>\$2,139,000</b>	
	<u>Average cost per metre of road</u>	m		130		\$16,457/m				

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Figtree Drive West - Bus Lay bys</b>			<b>1</b>						
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
	Refer to Master Plan 2050 figure 4.1.25 both bus lanes (65mx2) & one pedestrian pavement 3.5m wide (111m)				Note					
1	Total length of road is		m	111		-				
2	Excavate 500mm deep, compact and disposal off-site as EMN (3m wide x 65m x 2)		m3	195	343	\$66,885				
3	3.0m Wide flexible Bus Bay, 450mm deep (3m wide x 65m x 2No) one each side		m	130	708	\$92,040				
4	3.5m Wide Pedestrian footpath, sidewalk with granite pavers (metro one side)		m	111	2,251	\$249,861				
5	Street lighting at 20m centres - smart poles 9m high (Metro one side)		No	6	21,440	\$128,640				
6	Provision for street fittings with seating, bins and sign (Metro one side)		m	111	257	\$28,527				
7	Preliminaries & Margins		%	20%	565,953	\$113,191				
8	Traffic management -temporary works		%	10%	679,144	\$67,914				
						\$747,058				
9	Project Management		%	5%	747,058	\$37,353				
10	Design & Consulting Fees		%	10%	747,058	\$74,706				
11	Authority Charges		%	5%	747,058	\$37,353				
						\$896,470				
	<i>Additional SOPA Street Costs inclusive of preliminaries and margin:</i>									
12	Existing street services and services relocation allowance \$600 to \$2,000 - medium		m	111	1,608	\$178,488				
13	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	98	643	\$63,014				
14	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver		%	100%		\$1,137,972	<b>\$1,138,000</b>	<b>\$1,138,000</b>		
	<b>Average cost per metre of road</b>		m	111	\$10,252/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Figtree Drive - East Modifications</b>	<b>1</b>								
	Refer to Master Plan 2050 figure 4.1.26 - 20m wide corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		223		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		223	193	\$43,039				
3	Break-up asphalt roadway, 350mm and disposal of recycled asphalt (7m wide)	m2		1561	91	\$142,051				
4	Excavate paths and landscape, 250mm deep, compact and disposal off-site as EMN (13m wide)	m3		725	343	\$248,675				
5	7.0m Resurfacing roadway, subgrade compaction, 350mm thick base courses and wearing surface	m2		1561	268	\$418,348				
6	3.5m Wide Pedestrian footpath, sidewalk both sides with Eco-Trihex pavers	m		446	643	\$286,778				
7	3m Wide flexible parking lane (x2), 450mm deep for 80% of length (excludes planters 20%)	m		356	579	\$206,124				
8	3.5m Wide planting beds (x2) for 20% of length, both sides	m		90	536	\$48,240				
9	150mm High precast concrete kerb and gutter, both sides	m		446	172	Excl.				
10	Modification to drainage and inlet gulleys	m		223	161	\$35,903				
11	Allowance for lines and road marking	m		223	21	\$4,683				
12	Mixed native trees (200 litre pot size) including in planting area at 15m centres (one row)	No		15	3,480	\$52,200				
13	Mixed native trees (200 litre pot size) including tree pits at 15m centres (one row in footpath)	No		15	4,930	\$73,950				
14	Mixed native trees (200 litre pot size) including in planting areas at 10m centres (one row)	No		22	3,480	\$76,560				
15	Extra over for Strata Vault structured soil system to tree pits	No		30	5,585	\$167,550				
16	Extra over trees for tree grate, edging and kerbs	No		15	2,540	\$38,100				
17	Street lighting at 20m centres both sides - Smart lamp post (7m high)	No		22	21,440	\$471,680				
18	Provision for street fittings with seating, bins and sign	m		223	107	\$23,861				
19	Preliminaries & Margins	%		20%	2,337,742	\$467,548				
20	Traffic management -temporary works	%		10%	2,805,290	\$280,529				
						\$3,085,819				
21	Project Management	%		5%	3,085,819	\$154,291				
22	Design & Consulting Fees	%		8%	3,085,819	\$246,866				
23	Authority Charges	%		5%	3,085,819	\$154,291				
						\$3,641,267				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
24	Existing street services and services relocation allowance \$600 to \$2,500 - High	m		223	2,680	\$597,640				
25	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		363	643	\$233,409				
26	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$4,472,316	<b>\$4,472,000</b>	<b>\$4,472,000</b>		
	<b>Average cost per metre of road</b>	m		223	\$20,055/m					

**Master Plan 2050 - Works Schedule  
1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Australia Avenue (Light Rail Upgrade)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.3 (costs excludes light rail PLR2 work zone)				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road from Dawn Fraser to Grand Parade is		m	331		-				
2	Resurfacing and making good Australia Avenue trade cost per linear length		m	331	6,563	\$2,172,353				
	- Breakdown of trade cost to be completed									
3	Preliminaries & Margins		%	20%	2,172,353	\$434,471				
4	Traffic management -temporary works		%	10%	2,606,824	\$260,682				
5	Project Management		%	5%	2,867,506	\$143,375				
6	Design & Consulting Fees		%	10%	2,867,506	\$286,751				
7	Authority Charges		%	5%	2,867,506	\$143,375				
						\$3,441,007				
8	<u>DELIVERED BY LIGHT RAIL:</u>		%	100%		<b>\$3,441,000</b>	<b>Light Rail</b>		<b>Light Rail</b>	
	<u>Average cost per metre of road</u>		m	331	\$10,396/m					
-	<b>Australia Avenue</b>			<b>2</b>						
	Refer to Master Plan 2050 includes activation verge and pavement frontage				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	250		-				
2	Activate <b>verge and pavement frontages</b> trade cost per linear length		m	250	2,678	\$669,500				
	- Breakdown of trade cost to be completed									
3	Preliminaries & Margins		%	20%	669,500	\$133,900				
4	Traffic management -temporary works		%	10%	803,400	\$80,340				
5	Project Management		%	5%	883,740	\$44,187				
6	Design & Consulting Fees		%	10%	883,740	\$88,374				
7	Authority Charges		%	5%	883,740	\$44,187				
						\$1,060,488				
8	<u>SOPA CONTRIBUTION:</u> 100% of the works		%	100%			<b>\$1,060,000</b>		<b>\$1,060,000</b>	
	<u>Average cost per metre of road</u>		m	250	\$4,242/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Upgrade Showground Road - North (25.5m wide)</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Refer to Master Plan 2050 Figure 4.1.33	Note								
1	Total length of road is	m		242		-				
2	Resurfacing the 9.5m wide sharezone existing carriageway	m		242	879	\$212,718				
3	Breakout pedestrian pavement 400mm deep and reform 2.5m wide continuous parking	m		242	740	\$179,080				
4	Provision for make good areas of pedestrian pavements, total of 13.5m wide	m		242	375	\$90,750				
5	Mixed native trees (200 litre pot size) including tree pits 1 every 20m centres (both sides)	No		24	4,930	\$118,320				
6	Extra over for Strata Vault structured soil system to tree pits	No		24	5,590	\$134,160				
7	Extra over trees for tree grate, edging and kerbs	No		24	2,540	\$60,960				
8	Relocate street lighting smart poles every 20m and LV cabling distribution	No		12	8,576	\$102,912				
9	Provision for relocating bollards	No		100	804	\$80,400				
10	Provision for additional bollards	No		50	1,608	\$80,400				
11	Provision for signage and line marking	m		242	107	\$25,894				
12	Modifications to drainage	m		242	322	\$77,924				
13	Allowance for relocation of services	m		242	268	\$64,856				
14	Upgrade and/or modify the raised landscape planting	Item		1	83,402	\$83,402				
						\$1,311,776				
15	Preliminaries & Margins	%		20%	1,311,776	\$262,355				
16	Traffic management -temporary works	%		5%	1,574,131	\$78,707				
17	Project Management	%		5%	1,652,838	\$82,642				
18	Design & Consulting Fees	%		10%	1,652,838	\$165,284				
19	Authority Charges	%		5%	1,652,838	\$82,642				
20	<u>SOPA CONTRIBUTION:</u> 100% of the works	%		100%		\$1,983,405	<b>\$1,983,000</b>		<b>\$1,983,000</b>	
	<b>Average cost per metre of road</b>	m		242		<b>\$8,196/m</b>				

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Upgrade Showground Road - South (25.5m wide)</b>	<b>1</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Refer to Master Plan 2050 Figure 4.1.34	Note								
1	Total length of road is	m		45		-				
2	Resurfacing the 9.5m wide sharezone existing carriageway	m		45	879	\$39,555				
3	Resurfacing the 2.5m parking pavement	m		45	236	\$10,620				
4	Provision for make good areas of pedestrian pavements, total of 13.5m wide	m		45	375	\$16,875				
5	Mixed native trees (200 litre pot size) including tree pits at 5m centres (Max. 5 required)	No		5	4,930	\$24,650				
6	Extra over for Strata Vault structured soil system to tree pits	No		5	5,585	\$27,925				
7	Extra over trees for tree grate, edging and kerbs	No		5	2,540	\$12,700				
8	Relocate street lighting smart poles every 20m and LV cabling distribution	No		2	11,256	\$22,512				
9	Provision for additional bollards	No		60	1,608	\$96,480				
10	Provision for signage and line marking	m		45	107	\$4,815				
11	Modifications to drainage	m		45	322	\$14,490				
12	Allowance for relocation of services	m		45	268	\$12,060				
13	Upgrade and/or modify the raised landscape planting	Item		1	32,160	\$32,160				
14	Provision for formed turning into hotel forecourt	Item		1	26,800	\$26,800				
						\$341,642				
15	Preliminaries & Margins	%		20%	341,642	\$68,328				
16	Traffic management -temporary works	%		5%	409,970	\$20,499				
17	Project Management	%		5%	430,469	\$21,523				
18	Design & Consulting Fees	%		10%	430,469	\$43,047				
19	Authority Charges	%		5%	430,469	\$21,523				
20	<u>SOPA CONTRIBUTION</u> : 100% of the works	%		100%		\$516,563	\$517,000		\$517,000	
	<b>Average cost per metre of road</b>	m		45	\$11,479/m					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
<b>5.1.8</b>	<b>Australia Avenue / Murray Rose Avenue</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Refer to 5.1.8	Note								
1	Pavement reconfiguration works	m2	650	375	\$243,750					
2	Drainage and services	m2	1	32,160	\$32,160					
3	Landscaping and streetscape works	Item	1	32,160	\$32,160					
4	Fittings and signage	Item	1	26,800	\$26,800					
5	Adjustment and relocation of services and utilities	Item	1	53,600	\$53,600					
6	Signalisation	Item	1	643,200	\$643,200					
7	Preliminaries & Margins	%	20%	1,031,670	\$206,334					
8	Traffic management -temporary works	%	15%	1,238,004	\$185,701					
						\$1,423,705				
9	Project management	%	5%	1,423,705	\$71,185					
10	Design/ Consulting Fees	%	10%	1,423,705	\$142,370					
11	Authority fees and charges	%	5%	1,423,705	\$71,185					
						\$1,708,446				
12	<u>DELIVERED BY LIGHT RAIL</u>					\$1,708,000	Light Rail		Light Rail	
<b>5.1.9</b>	<b>Australia Ave / Herb Elliott Ave</b>	<b>2</b>								
	Reference 5.1.9 - WSP confirmed minor improvement only follow an upgrade completed in 2008.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Modification to the intersection	m2	900	142	\$127,800					
2	Signalisation	Item	1	64,320	\$64,320					
3	Preliminaries & Margins	%	20%	192,120	\$38,424					
4	Traffic management -temporary works	%	15%	230,544	\$34,582					
						\$265,126				
5	Project management	%	5%	265,126	\$13,256					
6	Design/ Consulting Fees	%	10%	265,126	\$26,513					
7	Authority fees and charges	%	5%	265,126	\$13,256					
8	<u>SOPA CONTRIBUTION:</u> 100% of the works	%	100%		\$318,151		\$318,000		\$318,000	

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections (Cont'd)</b>										
<b>5.1.10</b>	<b>Australia Avenue / Figtree Drive</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost allocation is fixed cost for Sydney Metro Delivery	Note			0.0%					
	Refer to 5.1.13 for WSP confirmed scope for 5.1.10.	Note								
1	Only right turn lane for buses Australia Avenue Southbound into Figtree Drive (No traffic signals)	Item		1	993,000	\$993,000				
2	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver					\$993,000	\$993,000	\$993,000		
<b>5.1.11</b>	<b>Olympic Boulevard / Dawn Fraser Avenue</b>	<b>2</b>								
	Reference 5.1.11 - Intersection Upgrade by Light Rail	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Intersection Upgrade by Light Rail with new signals	Item		1	2,358,400	\$2,358,400				
2	<u>DELIVERED BY LIGHT RAIL</u>					\$2,358,000	Light Rail		Light Rail	
<b>5.1.13</b>	<b>Olympic Boulevard / Figtree Drive</b>	<b>1</b>								
	Note: Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Reference 5.1.13 - WSP confirmed Only right turn lane for all traffic northbound on Olympic Boulevard into Figtree Drive - No traffic signals. TfNSW to remove bus only.	Note								
1	Pavement reconfiguration works including signage	m2		1100	472	\$519,200				
2	Drainage and services	Item		1	26,800	\$26,800				
3	Landscaping and streetscape works	Item		1	26,800	\$26,800				
4	Fittings and signage	Item		1	26,800	\$26,800				
5	Adjustment and relocation of services and utilities	Item		1	26,800	\$26,800				
6	Signalisation (if required would be by SOPA)	Item		1		Excl.				
7	Preliminaries & Margins	%		20%	626,400	\$125,280				
8	Traffic management -temporary works	%		20%	626,400	\$125,280				
						\$876,960				
9	Project management	%		4%	876,960	\$35,078				
10	Design/ Consulting Fees	%		10%	912,038	\$91,204				
11	Authority fees and charges	%		4%	1,003,242	\$40,130				
12	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver	%		100%		\$1,043,372				
						\$1,043,000	\$1,043,000	\$1,043,000		

Note - If traffic Signals are required to the Olympic Boulevard / Figtree Drive intersection then SOPA will need to contribute funding for additional costs.

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections (Cont'd)</b>										
<b>New</b>	<b>Olympic Boulevard / Herb Elliott Avenue</b>			<b>2</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New intersection for MP2050 - WSP confirmed priority controlled intersection (no signals)	Note								
1	Pavement reconfiguration works including signage	m2		900	600	\$540,000				
2	Drainage and services	m2		1	53,600	\$53,600				
3	Landscaping and streetscape works	Item		1	42,880	\$42,880				
4	Fittings and signage	Item		1	21,440	\$21,440				
5	Adjustment and relocation of services and utilities	Item		1	53,600	\$53,600				
6	Signalisation not required	Item		1		Excl.				
7	Preliminaries & Margins	%		20%	711,520	\$142,304				
8	Traffic management -temporary works	%		15%	853,824	\$128,074				
						\$981,898				
9	Project management	%		5%	981,898	\$49,095				
10	Design/ Consulting Fees	%		10%	981,898	\$98,190				
11	Authority fees and charges	%		5%	981,898	\$49,095				
12	<u>SOPA CONTRIBUTION</u> : 100% of the works	%		100%		\$1,178,277	\$1,178,000		\$1,178,000	
<b>New</b>	<b>Figtree Drive pedestrian crossing</b>			<b>1</b>						
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Pavement reconfiguration works including signage	m2		400	322	\$128,800				
2	Drainage and services	Item		1	21,440	\$21,440				
3	Landscaping and streetscape works	Item		1	10,720	\$10,720				
4	Fittings and signage	Item		1	10,720	\$10,720				
5	Adjustment and relocation of services and utilities	Item		1	21,440	\$21,440				
6	Signalisation	Item		1	192,960	\$192,960				
7	Preliminaries & Margins	%		20%	386,080	\$77,216				
8	Traffic management -temporary works	%		15%	463,296	\$69,494				
						\$532,790				
9	Project management	%		5%	532,790	\$26,640				
10	Design/ Consulting Fees	%		10%	532,790	\$53,279				
11	Authority fees and charges	%		5%	532,790	\$26,640				
						\$639,348				
12	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver	%		100%		\$639,000	\$639,000	\$639,000		

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space Upgrades</b>										
<b>OSUC1</b>	<b>Open Space 1 - Cathy Freeman Park</b>	<b>2</b>								
	Major upgrade of existing semi-urban & landscaped park area including pavements, footpaths, new activities, lighting, irrigation and landscaping (total area 26,000m2)		m2	26,000						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Hard landscaping recreational areas upgrades (20%)		m2	5,200	536	\$2,787,200				
2	Hard landscaping pathways and pavements improvements (15%)		m2	3,900	322	\$1,255,800				
3	Soft landscape park lawns and planting improvements (65%)		m2	16,900	54	\$912,600				
4	Additional tree planting to increase tree cover		m2	16,900		Incl.				
						\$4,955,600				
5	Preliminaries & Margins		%	-		Incl.				
6	Project Management		%	4%	4,955,600	\$198,224				
7	Design & Consulting Fees		%	5%	4,955,600	\$247,780				
8	Authority Charges		%	2%	4,955,600	\$99,112				
9	<u>SOPA CONTRIBUTION</u> : of 100% for the works		%	100%		\$5,500,716	\$5,501,000		\$5,501,000	
	<b>Area and average cost per square metre of open space</b>		<b>m2</b>	<b>26,000</b>	<b>\$212/m2</b>					
<b>OSUC10</b>	<b>Open Space 10 - Linear Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.1.3 adjacent to the rail corridor on Sarah Durack Avenue	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Stage 2 Works - Park to Western end 150m length x 11m corridor 1,650m2		m2	1650						
1	Stage 2 Works - 4m wide asphalt pathway concrete flush kerbs and signage		m	150	1,715	\$257,250				
2	Stage 2 Works - 7m Average width of naïve planted landscaping with mulch cover (150m length)		m2	1,050	129	\$135,450				
3	Upgrade smart pole lighting (3No)		No	3	34,304	\$102,912				
						\$495,612				
4	Preliminaries & Margins		%	20%	495,612	\$99,122				
5	Project Management		%	4%	594,734	\$23,789				
6	Design & Consulting Fees		%	6%	594,734	\$35,684				
7	Authority Charges		%	3%	594,734	\$17,842				
8	<u>SOPA CONTRIBUTION</u> : 100% of the works		%	100%		\$672,050	\$672,000		\$672,000	
	<b>Area and average cost per square metre of open space</b>		<b>m2</b>	<b>1,650</b>	<b>\$407/m2</b>					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space Upgrades (Cont'd)</b>										
<b>OSUC11</b>	<b>Open Space 11 - Pocket Park Space</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.3		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Upgrade existing mature tree planted space with additional landscaping, tree planters, pavement footpath way and seating (rear of the hotel)		m2	300	\$815	\$244,500				
2	Preliminaries & Margins		%	20%	244,500	\$48,900				
3	Project Management		%	4%	293,400	\$11,736				
4	Design & Consulting Fees		%	6%	293,400	\$17,604				
5	Authority Charges		%	3%	293,400	\$8,802				
						\$331,542				
6	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%	100%		\$332,000	Developer		Developer	
			Average cost per square metre of space	m2	300	\$1,107/m2				
<b>2.2.12</b>	<b>Urban Centre, 2UC Public Domain Abattoir Heritage Urban Park</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.1.3		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Upgrade existing asphalt and landscaped courtyard to provide new Open Space with permeable paving, landscape and tree planters with raised structure seating, street furniture, lighting and irrigation		m2	640	\$1,126	\$720,640				
2	Preliminaries & Margins		%	20%	720,640	\$144,128				
3	Project Management		%	4%	864,768	\$34,591				
4	Design & Consulting Fees		%	6%	864,768	\$51,886				
5	Authority Charges		%	3%	864,768	\$25,943				
						\$977,188				
6	<u>SOPA CONTRIBUTION:</u> 100% of the works		%	100%		\$977,000	\$977,000		\$977,000	
			Average cost per square metre of space	m2	640	\$1,527/m2				

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Spaces</b>										
<b>OSUC5</b>	<b>Open Space 5 - Urban Milluni Plaza / Events Marshalling Plaza</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	i) Refer to MP2050 figure 4.1.4 Miluni Plaza		Note							
1	Major upgrade of existing urban open space in forming pedestrian Plaza (39m wide corridor)		m2	4,000	482	\$1,928,000				
2	Contribution to precinct earthworks		m2	4,000	161	\$644,000				
3	Feature ground level waterplay fountain jets similar to Manly Corso display with controls and ability to turned-off for major events, as required		Item	1	473,000	\$473,000				
						\$3,045,000				
4	Preliminaries & Margins		%	20%	3,045,000	609,000				
5	Project Management		%	5%	3,654,000	\$182,700				
6	Design & Consulting Fees		%	10%	3,654,000	\$365,400				
7	Authority Charges		%	4%	3,654,000	\$146,160				
						\$4,348,260				
8	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver		%	100%		<b>\$4,348,000</b>	<b>\$4,348,000</b>	<b>\$4,348,000</b>		
	<b>Area and average cost per square metre of open space</b>		<b>m2</b>	<b>4,000</b>	<b>\$1,087/m2</b>					
<b>OSUC6</b>	<b>Open Space 6 - Urban Plaza / Station Entry Plaza</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	i) Refer to MP2050 figure 4.1.4 Miluni Plaza		Note							
1	Major upgrade of existing urban open space in forming pedestrian Plaza (39m wide corridor)		m2	1,732	523	\$905,836				
2	Contribution to precinct earthworks		m2	1,732	161	\$278,852				
						\$1,184,688				
3	Preliminaries & Margins		%	20%	1,184,688	236,938				
4	Project Management		%	5%	1,421,626	\$71,081				
5	Design & Consulting Fees		%	10%	1,421,626	\$142,163				
6	Authority Charges		%	4%	1,421,626	\$56,865				
						\$1,691,734				
7	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver		Item	100%		<b>\$1,692,000</b>	<b>\$1,692,000</b>	<b>\$1,692,000</b>		
	<b>Area and average cost per square metre of open space</b>		<b>m2</b>	<b>1,732</b>	<b>\$977/m2</b>					

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Spaces (Cont'd)</b>										
<b>OSUC7</b>	<b>Open Space 7 - Urban Plaza / Town Centre Plaza</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	i) Refer to MP2050 figure 4.1.4 Miluni Plaza	Note								
1	Major upgrade of existing urban open space in forming pedestrian Plaza (39m wide corridor)	m2		1,350	523	\$706,050				
2	Contribution to precinct earthworks	m2		1,350	161	\$217,350				
3	Water fountain - Provision	Item		1	473,000	\$473,000				
4	Artworks include aboriginal sculptures, integrated into pavement / structures, etc	Item		1	473,000	\$473,000				
						\$1,869,400				
5	Preliminaries & Margins	%		20%	1,869,400	373,880				
6	Project Management	%		5%	2,243,280	\$112,164				
7	Design & Consulting Fees	%		10%	2,243,280	\$224,328				
8	Authority Charges	%		4%	2,243,280	\$89,731				
						\$2,669,503				
9	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver	%		100%		\$2,670,000	\$2,670,000	\$2,670,000		
	Area and average cost per square metre of open space	m2		1,350	\$1,978/m2					
<b>OSUC8</b>	<b>Open Space 8 - Central Park</b>	<b>1</b>								
	Scope to be agreed with Sydney Metro with costs allocated as Works Schedule Funded.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	i) Refer to MP2050 figure 4.1.4 Central Park with an area of 3,500m2.	Note								
1	Soft landscaped park with grass areas, perimeter planting, pavement paths and seating area, park furniture, lighting and irrigation	m2		2300	475	1,092,500				
2	Playground and Amenities with unisex and access toilets with nappy change facilities; playground equipment, softfall and fencing; pavements with street furniture, tree planters, lighting & irrigation	m2		-	-	Excl.				
3	Hard landscaped areas with permeable and stone pavements, mature trees, isolated raised planters and edge seating, street furniture, lighting, irrigation and artwork	m2		1200	771	925,200				
4	Contribution to precinct earthworks	m2		3,500	161	\$563,500				
						\$2,581,200				
5	Preliminaries & Margins	%		20%	2,581,200	\$516,240				
6	Project Management	%		5%	3,097,440	\$154,872				
7	Design & Consulting Fees	%		10%	3,097,440	\$309,744				
8	Authority Charges	%		4%	3,097,440	\$123,898				
						\$3,685,954				
	<u>SOPA CONTRIBUTION</u> of 100% for Sydney Metro to Deliver	%		100%		\$3,686,000	\$3,686,000	\$3,686,000		
	Area and average cost per square metre of open space	m2		2,300	\$1,603/m2					
	SOPA Contribution for Metro Open Spaces 5, 6, 7 & 8					\$12,396,000				

# Master Plan 2050 - Works Schedule

## 1 - Urban Centre Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Spaces (Cont'd)</b>										
<b>OSUC9</b>	<b>Open Space 9 - New Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.1.4 from Herb Elliott Avenue to Figtree Drive	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New Park 5,000m2	Note								
1	Central open space with soft landscape lawns and perimeter planting	m2	2,650	407		\$1,078,550				
2	New structured play area	m2	750	1,126		\$844,500				
3	Hard open space with pathways and pavement	m2	1,600	579		\$926,400				
4	Provision for park fittings including seating, tables, bins and signage	Item	1	150,100		\$150,100				
5	Provision for lighting	Item	1	128,600		\$128,600				
						\$3,128,150				
6	Preliminaries & Margins	%	20%	3,128,150		\$625,630				
7	Project Management	%	4%	3,753,780		\$150,151				
8	Design & Consulting Fees	%	6%	3,753,780		\$225,227				
9	Authority Charges	%	3%	3,753,780		\$112,613				
10	Provision for GSW disposal (500m3)	m3	750	643		\$482,250				
						\$4,724,021				
11	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Work Schedule funding					\$4,724,000	Developer		Developer	
	Area and average cost per square metre of open space	m2	5,000		\$945/m2					
<b>PPUC01</b>	<b>Pocket Park 01 - Pedestrian Urban Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.1.3 formerly part of Street UC11 (12m wide)	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New Park 52m x 12m wide 624m2	Note								
1	Site clearance	m2	624	54		\$33,696				
2	New raised pedestrian pavement, drainage and lighting	m2	624	482		\$300,768				
3	New raised planters, trees and landscaping	m2	624	268		\$167,232				
4	New street furniture and signage	Item	1	75,040		\$75,040				
5	Provision for artwork	Item	1			Excl.				
						\$576,736				
6	Preliminaries & Margins	%	20%	576,736		\$115,347				
7	Project Management	%	4%	692,083		\$27,683				
8	Design & Consulting Fees	%	6%	692,083		\$41,525				
9	Authority Charges	%	3%	692,083		\$20,762				
10	Provision for GSW disposal (50%)	m3	100	643		\$64,300				
						\$846,354				
11	<u>SOPA CONTRIBUTION</u> : 100% of the works	%	100%			\$846,000	Developer		Developer	
	Area and average cost per square metre of open space	m2	624		\$1,356/m2					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Spaces (Cont'd)</b>										
<b>PPUC02</b>	<b>Pocket Park 2 - Pedestrian Urban Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.1.3 formerly Showground Road	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New Urban Park 1,100m2, converted portion of Showground Road.	Note								
1	Remove existing road pavements	m2		1,100	107	\$117,700				
2	New raised pedestrian pavement, drainage and lighting	m2		1,100	495	\$544,500				
3	New raised planters, trees and landscaping	m2		1,100	322	\$354,200				
4	New street furniture and signage	Item		1	160,800	\$160,800				
5	Provision for artwork	Item		1	160,800	\$160,800				
						\$1,338,000				
6	Preliminaries & Margins	%		20%	1,338,000	\$267,600				
7	Project Management	%		4%	1,605,600	\$64,224				
8	Design & Consulting Fees	%		6%	1,605,600	\$96,336				
9	Authority Charges	%		3%	1,605,600	\$48,168				
10	Provision for GSW disposal (recyclable 100%)	m3		330	322	\$106,260				
11	<u>DELIVERED BY LIGHT RAIL</u> - Excluded from SOPA Work Schedule funding	%		100%		\$1,920,588	<b>Light Rail</b>		<b>Light Rail</b>	
	Area and average cost per square metre of open space	m2		1,100	\$1,746/m2					

**Master Plan 2050 - Works Schedule**  
**1 - Urban Centre Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Community Facilities</b>										
<b>3.1</b>	<b>Branch Library and Community Centre Facility</b>									
<b>3.1.1</b>	<b>Library and Multi Purpose Community Facility</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Master Plan 2050 includes multi-functional community centre space of minimum 2,000m2 from the Abattoir heritage buildings and minimum 1,000m2 of developer delivered space in Development 12UC.	Note								
	<u>Library</u>									
1	Branch Library Centre in the Abattoir Heritage Precinct includes repurposing Heritage Buildings A & B	m2	962		\$4,200	\$4,040,400				
2	Fitout of Library facility (loose furniture and minor items)	m2	962		\$1,070	\$1,029,340				
3	Collection and resources	Item				excl.				
						\$5,069,740				
	<u>Multi Purpose Community Facility</u>									
4	New Extension Building (1,100m2) to the Abattoir Heritage Buildings. Providing the multi-purpose community facility incorporating a main hall and stage, community function and hire rooms, amenities and associated facilities.	m2	1,100		\$5,300	\$5,830,000				
5	Fitout costs	m <sup>2</sup>	1,100		\$1,500	\$1,650,000				
						\$7,480,000				
6	Preliminaries & Margins	%				included				
7	Project Management	%			\$12,549,740	\$0				
8	Design & Consulting Fees	%	10%		\$12,549,740	\$1,254,974				
9	Authority Charges	%	2%		\$12,549,740	\$250,995				
						\$14,055,709				
10	<u>SOPA CONTRIBUTION:</u> 100% of the works	%	100%			\$14,056,000	\$14,056,000		\$14,056,000	
<b>3.1.2</b>	<b>Childcare Centre Fitout - 2UC Heritage Urban Precinct</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Existing heritage SOPA owned premises	Note								
1	Provision for Childcare Centre Fitout	m2	250		\$2,040	\$510,000				
						\$510,000				
2	Preliminaries & Margins	%	20%		\$510,000	\$102,000				
3	Project Management	%	5%		\$612,000	\$30,600				
4	Design & Consulting Fees	%	12%		\$612,000	\$73,440				
5	Authority Charges	%	3%		\$612,000	\$18,360				
						\$734,400				
6	<u>SOPA CONTRIBUTION:</u> 100% of the works	%	100%			\$734,000	\$734,000		\$734,000	
<b>BASE TOTAL ( 1 - Urban Centre )</b>							<b>\$73,240,000</b>	<b>\$35,451,000</b>	<b>\$37,789,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule  
2 - Eastern Neighbourhood Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>New Streets</b>									
<b>EN01</b>	<b>New Civic Street (Developer Delivered)</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.2.3 - 12m wide corridor	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	70		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	70	116	\$8,120				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m	70	145	\$10,150				
4	Remove topsoil, excavation 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3	336	343	\$115,248				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	336	11	\$3,696				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m	70	1,158	\$81,060				
7	3m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers	m	140	531	\$74,340				
8	Flush kerbs both sides	m	140	172	\$24,080				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m	70	450	\$31,500				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No	4	3,002	\$10,507				
11	Allowance for lines and road marking	Item	1	3,216	\$3,216				
12	Mixed native trees (200 litre pot size) including tree pits at 15m centres (oneside)	No	5	4,930	\$24,650				
13	Extra over for Strata Vault structured soil system to tree pits	No	-	5,590	Excl.				
14	Extra over trees for tree grate, edging and kerbs	No	5	2,540	\$12,700				
15	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No	8	16,080	\$128,640				
16	Additional cut and fill earthworks	m3	612	54	\$33,048				
17	Provision for street fittings with seating, bins and sign both sides (\$10,000 every 200 metres)	m	70	54	\$3,780				
18	Staging allowance for interface to existing roads	No	1	26,800	\$26,800				
19	Preliminaries & Margins	%	20%	591,535	\$118,307				
20	Traffic management including traffic control, road barriers and temporary signals	%	5%	709,842	\$35,492				
					\$745,334				
21	Project Management	%	5%	745,334	\$37,267				
22	Design & Consulting Fees	%	10%	782,601	\$78,260				
23	Authority Charges	%	5%	860,861	\$43,043				
					\$903,904				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
24	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	70	1,930	\$135,100				
25	Recycled water provision - Costs from GHD report March 2010	m	70	493	\$34,510				
26	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	168	643	\$108,024				
					\$1,181,538				
27	DEVELOPER DELIVERED - Excluded from SOPA Works Schedule funding	%	100%		\$1,182,000	Developer		Developer	
	<b>Average cost per metre of road</b>	m	70	\$16,886/m					

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>									
<b>EN02</b>	<b>Modify to form Pedestrian Street Civic Place</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.2.17 - WSP confirmed Pedestrian street 20m wide	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	51		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	51	193	\$9,843				
3	Break up pavements, excavate 350mm deep x 20m wide corridor, compact & disposal off-site as EMN	m3	357	386	\$137,802				
4	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	357	11	\$3,927				
5	6m Wide resurface accessway with pavers	m	51	1,158	\$59,058				
6	12.7m Wide Pedestrian pavement / outdoor dining, raised sidewalk with interlocking concrete pavers	m	51	2,247	\$114,597				
7	7.3m Wide Pedestrian pavement / outdoor dining, raised sidewalk with interlocking concrete pavers	m	51	1,292	\$65,892				
8	Flush kerbs both sides	m	102	172	\$17,544				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m	51	450	\$22,950				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No	5	3,002	\$15,010				
11	Allowance for lines and road marking	Item	1	2,680	\$2,680				
12	Mixed native trees (200 litre pot size) including tree pits at 10m centres (3 rows)	No	15	4,931	\$73,965				
13	Extra over for Strata Vault structured soil system to tree pits	No	15	5,585	\$83,775				
14	Extra over trees for tree grate, edging and kerbs	No	15	2,541	\$38,115				
15	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No	6	16,080	\$96,480				
16	Provision for street fittings with seating, bins, signage and bollards both sides	Item	1	1,502	\$1,502				
17	Staging allowance for interface to existing roads	No	1	26,800	\$26,800				
18	Preliminaries & Margins	%	20%	769,940	\$153,988				
19	Traffic management -temporary works	%	5%	923,928	\$46,196				
					\$970,124				
20	Project Management	%	5%	970,124	\$48,506				
21	Design & Consulting Fees	%	10%	970,124	\$97,012				
22	Authority Charges	%	5%	970,124	\$48,506				
					\$1,164,149				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
23	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	51	1,930	\$98,430				
24	Recycled water provision - Costs from GHD report March 2010	m	51		Excl.				
25	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	179	643	\$115,097				
26	<u>SOPA CONTRIBUTION:</u> of 100% to the works	%	100%		\$1,377,676	<b>\$1,378,000</b>		<b>\$1,378,000</b>	
	<b>Average cost per metre of road</b>	m	51		<b>\$27,013/m</b>				

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>EN03</b>	<b>New Park Edge Street</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.2.18 - 12m wide corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		95		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		95	116	\$11,020				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		95	145	\$13,775				
4	Remove topsoil, excavation 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3		456	343	\$156,408				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		456	11	\$5,016				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m		95	1,158	\$110,010				
7	2.5m Wide flexible parking lane, 450mm deep for 80% of length (excludes planters 20%)	m		76	482	\$36,632				
8	3m Wide Pedestrian footpath, raised sidewalk with interlocking concrete pavers	m		95	531	Excl.				
9	3.5m Wide grass swale formed & 12 months maintenance & irrigation	m		95	450	\$42,750				
10	Flush kerbs both sides	m		190	172	\$32,680				
11	Stormwater drainage allowance to road length, average 300 diameter mains	m		95	450	\$42,750				
12	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		5	3,002	\$14,260				
13	Allowance for lines and road marking	Item		1	3,752	\$3,752				
14	Mixed native trees (200 litre pot size) including tree pits at 15m centres (1 row)	No		6	4,930	\$29,580				
15	Mixed native trees (200 litre pot size) including in swale area at 15m centres (1 row)	No		6	3,480	\$20,880				
16	Extra over for Strata Vault structured soil system to tree pits (One side of road only)	No		6	5,590	\$33,540				
17	Extra over trees for tree grate, edging and kerbs (One side of road only)	No		6	2,540	\$15,240				
18	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No		10	16,080	\$160,800				
19	Additional cut and fill earthworks	m3		800	54	\$43,200				
20	Provision for street fittings with seating, bins and sign both sides (\$10,000 every 200 metres)	m		95	54	\$5,130				
21	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
22	Preliminaries & Margins	%		20%	804,223	\$160,845				
23	Traffic management including traffic control, road barriers and temporary signals	%		5%	965,067	\$48,253				
						\$1,013,320				
24	Project Management	%		5%	1,013,320	\$50,666				
25	Design & Consulting Fees	%		10%	1,013,320	\$101,332				
26	Authority Charges	%		5%	1,013,320	\$50,666				
						\$1,215,984				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
27	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		95	1,930	\$183,350				
28	Recycled water provision - Costs from GHD report March 2010	m		95	493	\$46,835				
29	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		228	643	\$146,604				
30	<u>SOPA CONTRIBUTION:</u> of 100% to the works	%		100%		\$1,592,773	<b>\$1,593,000</b>		<b>\$1,593,000</b>	
	<b>Average cost per metre of road</b>	m		95		<b>\$16,766/m</b>				

**Master Plan 2050 - Works Schedule  
2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>EN04</b>	<b>New Civic Street (Developer Delivered)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.2.3 with 12m wide Civic Street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		70		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		70	116	\$8,120				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		70	145	\$10,150				
4	Remove topsoil, excavation 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3		336	343	\$115,248				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		336	11	\$3,696				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m		70	1,158	\$81,060				
7	3m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers	m		140	531	\$74,340				
8	Flush kerbs both sides	m		140	172	\$24,080				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m		70	450	\$31,500				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		4	3,002	\$10,507				
11	Allowance for lines and road marking	Item		1	3,216	\$3,216				
12	Mixed native trees (200 litre pot size) including in planting at 15m centres (both sides)	No		10	3,480	\$34,800				
13	Extra over for Strata Vault structured soil system to tree pits	No		Nil	5,585	Nil				
14	Extra over trees for tree grate, edging and kerbs	No		10	2,540	\$25,400				
15	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No		8	16,080	\$128,640				
16	Additional cut and fill earthworks	m3		612	54	\$33,048				
17	Provision for street fittings with seating, bins and sign both sides (\$10,000 every 200 metres)	m		70	54	\$3,780				
18	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
19	Preliminaries & Margins	%		20%	614,385	\$122,877				
20	Traffic management including traffic control, road barriers and temporary signals	%		5%	737,262	\$36,863				
						\$774,125				
21	Project Management	%		5%	774,125	\$38,706				
22	Design & Consulting Fees	%		10%	774,125	\$77,413				
23	Authority Charges	%		5%	774,125	\$38,706				
						\$928,950				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
24	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		70	1,930	\$135,100				
25	Recycled water provision - Costs from GHD report March 2010	m		70	493	\$34,510				
26	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		168	643	\$108,024				
						\$1,206,584				
27	DEVELOPER DELIVERED - Excluded from SOPA Works Schedule funding	%		100%		\$1,207,000	Developer		Developer	
	<b>Average cost per metre of road</b>	m		70		\$17,243/m				

## Master Plan 2050 - Works Schedule 2 - Eastern Neighbourhood Estimate

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>									
<b>EN05</b>	<b>New Civic Street (Developer Delivered)</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.2.3 - 12m wide corridor	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	73		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	73	116	\$8,468				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m	73	145	\$10,585				
4	Remove topsoil, excavation 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3	350	343	\$120,050				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	350	11	\$3,850				
6	6m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m	73	1,158	\$84,534				
7	3m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers	m	146	531	\$77,526				
8	Flush kerbs both sides	m	146	172	\$25,112				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m	73	450	\$32,850				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No	4	3,002	\$10,957				
11	Allowance for lines and road marking	Item	1	3,216	\$3,216				
12	Mixed native trees (200 litre pot size) including in planting at 15m centres (both sides)	No	10	1,930	\$19,300				
13	Extra over for Strata Vault structured soil system to tree pits	No	Nil	5,590	Nil				
14	Extra over trees for tree grate, edging and kerbs	No	11	2,540	\$27,940				
15	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No	8	16,080	\$128,640				
16	Additional cut and fill earthworks	m3	635	54	\$34,290				
17	Provision for street fittings with seating, bins and sign both sides (\$10,000 every 200 metres)	m	73	54	\$3,942				
18	Staging allowance for interface to existing roads	No	1	25,000	\$25,000				
19	Preliminaries & Margins	%	20%	616,260	\$123,252				
20	Traffic management including traffic control, road barriers and temporary signals	%	5%	739,512	\$36,976				
					\$776,488				
21	Project Management	%	5%	776,488	\$38,824				
22	Design & Consulting Fees	%	10%	776,488	\$77,649				
23	Authority Charges	%	5%	776,488	\$38,824				
					\$931,786				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
24	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	73	1,930	\$140,890				
25	Recycled water provision - Costs from GHD report March 2010	m	73	493	\$35,989				
26	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	175	643	\$112,525				
					\$1,221,190				
27	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%	100%		\$1,221,000	Developer		Developer	
	<b>Average cost per metre of road</b>	m	73	\$16,726/m					

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>									
<b>EN06</b>	<b>New Civic Street, 8m wide (SOPA Contribution)</b>	<b>1</b>							
	Refer to Master Plan 2050 figure 4.2.4 to 9EN development	Note							
	SOPA advised costs will be split 50% Developer and 50% SOPA								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	115		-				
2	New <b>Street</b> to edge of 9EN is 8m wide	m	115	9,800	\$1,127,000				
					\$1,127,000				
3	Preliminaries & Margins	%	-		Incl.				
4	Traffic management -temporary works	%	-		Incl.				
5	Project Management	%	-		Incl.				
6	Design & Consulting Fees	%	-		Incl.				
7	Authority Charges	%	5%	1,127,000	\$56,350				
					\$1,183,350				
8	<u>SOPA CONTRIBUTION</u> : of 50% to the works	%	50%		<b>\$1,183,000</b>	<b>\$591,500</b>	<b>\$591,500</b>		
	<u>Average cost per metre of road</u>	m	115	\$10,287/m					
<b>EN07</b>	<b>New Civic Street, 14m wide (Developer delivered 9EN)</b>	<b>2</b>							
	Refer to Master Plan 2050 figure 4.2.4 to 9EN development	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	61		-				
2	New <b>Civic Street</b> across 9EN development 8m wide	m	61	15,315	\$934,215				
					\$934,215				
3	Preliminaries & Margins	%	-		Incl.				
4	Traffic management -temporary works	%	-		Incl.				
5	Project Management	%	-		Incl.				
6	Design & Consulting Fees	%	-		Incl.				
7	Authority Charges	%	5%	934,215	\$46,711				
					\$980,926				
8	DEVELOPER DELIVERED - Excluded from SOPA Works Schedule funding	%	100%		<b>\$980,900</b>	<b>Developer</b>		<b>Developer</b>	
	<u>Average cost per metre of road</u>	m	61	\$16,080/m					

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3	
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050	
<b>New Streets (Cont'd)</b>											
<b>New</b>	<b>Betty Cuthbert Avenue</b>	<b>2</b>									
	Refer to Master Plan 2050 figure 4.2.19 - 20m wide corridor		Note								
	New 140m extension from Betty Cuthbert South (developer delivered in 2020) up to Parkview Drive.		Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%						
1	Total length of road is		m	140		-					
2	New 20m wide street connection between Cuthbert Avenue South and Parkview Drive		m	140	14,200	\$1,988,000					
3	Preliminaries & Margins		%	20%		Included					
4	Traffic management -temporary works		%	5%	1,988,000	\$99,400					
5	Project Management		%	5%	2,087,400	\$104,370					
6	Design & Consulting Fees		%	10%	2,191,770	\$219,177					
7	Authority Charges		%	5%	2,410,947	\$120,547					
						\$2,531,494					
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>										
8	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	140	1,930	\$270,200					
9	Recycled water provision - Costs from GHD report March 2010		m	140	493	\$69,020					
10	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	420	643	\$270,060					
						\$3,140,774					
11	<u>SOPA CONTRIBUTION:</u> of 100% to the works		%	100%		\$3,141,000	\$3,141,000		\$3,141,000		
	<b>Average cost per metre of road</b>		m	140	\$22,436/m						

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets</b>										
<b>1.2.2</b>	<b>Modifications to Murray Rose East (21m wide)</b>	<b>2</b>								
	Refer to Master Plan 2050 figure 4.2.15 - SOPA confirmed parking oneside only	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		195		-				
2	Additional tree planting and minor works to edge parking (retain existing parking oneside)	m		195	1,608	\$313,560				
3	Preliminaries & Margins	%		20%	313,560	\$62,712				
4	Traffic management -temporary works	%		10%	376,272	\$37,627				
						\$413,899				
5	Project Management	%		5%	413,899	\$20,695				
6	Design & Consulting Fees	%		10%	413,899	\$41,390				
7	Authority Charges	%		5%	413,899	\$20,695				
8	<u>SOPA CONTRIBUTION</u> : of 100% to the works	%		100%		\$496,679	<b>\$497,000</b>		<b>\$497,000</b>	
	<u>Average cost per metre of road</u>	m		195	\$2,547/m					
<b>1.2.3</b>	<b>Parkview Drive - Modify and pedestrian crossing (20m wide)</b>	<b>2</b>								
	Refer to Master Plan 2050 as per Shared way - figure 4.2.16 - 20m wide corridor	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		121		-				
2	Provide additional parking, planters & pavement to oneside trade cost per linear length	m		121	3,511	\$424,831				
3	Form new pedestrian crossing	No		1	192,960	\$192,960				
4	Preliminaries & Margins	%		20%	617,791	\$123,558				
5	Traffic management -temporary works	%		10%	741,349	\$74,135				
						\$815,484				
6	Project Management	%		5%	815,484	\$40,774				
7	Design & Consulting Fees	%		10%	815,484	\$81,548				
8	Authority Charges	%		5%	815,484	\$40,774				
9	<u>SOPA CONTRIBUTION</u> : of 100% to the works	%		100%		\$978,581	<b>\$979,000</b>		<b>\$979,000</b>	
	<u>Average cost per metre of road</u>	m		121	\$8,087/m					

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Betty Cuthbert Avenue</b>			<b>2</b>						
	Refer to Master Plan 2050 figure 4.2.19 - 20m wide corridor		Note							
	New 140m extension from Betty Cuthbert South (developer delivered in 2020) up to Parkview Drive.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	120		-				
2	Developer delivered new street in 2020 - SOPA notes width of corridor constraint (No works)		m	120	0	\$0				
3	Preliminaries & Margins		%	20%	0	\$0				
4	Traffic management -temporary works		%	10%	0	\$0				
5	Project Management		%	5%	0	\$0				
6	Design & Consulting Fees		%	10%	0	\$0				
7	Authority Charges		%	5%	0	\$0				
8	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$0				Nil
-	<b>Australia Avenue</b>			<b>2</b>						
	Refer to Master Plan 2050 includes activation verge and pavement frontage									
	Cost escalated to June 2025 at 7.3% from base date Sept 2023 (increase % calculator to escalate beyond this date.)				0.0%					
1	Total length of road is		m	500		-				
2	Activate <u>verge and pavement frontages</u> trade cost per linear length		m	500	2,144	\$1,072,000				
3	Preliminaries & Margins		%	20%	1,072,000	\$214,400				
4	Traffic management -temporary works		%	10%	1,286,400	\$128,640				
5	Project Management		%	5%	1,415,040	\$70,752				
6	Design & Consulting Fees		%	10%	1,415,040	\$141,504				
7	Authority Charges		%	5%	1,415,040	\$70,752				
8	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$1,698,048				\$1,698,000
<u>Average cost per metre of road</u>			m	500		\$3,396/m				

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
-	<b>Parkview Drive / Bennelong Parkway Signalisation</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New intersection for MP2050 - WPS confirmed this a City of Parramatta (COP) Road. WSP guidance is 25% benefit to COP for Wentworth Residents and 25% benefit to TfNSW for Bus usage.	Note								
1	Pavement reconfiguration works including signage		m2	500	429	\$214,500				
2	Drainage and services		Item	1	37,520	\$37,520				
3	Landscaping and streetscape works		Item	1	26,800	\$26,800				
4	Fittings and signage		Item	1	26,800	\$26,800				
5	Adjustment and relocation of services and utilities		Item	1	32,160	\$32,160				
6	Signalisation		Item	1	482,400	\$482,400				
7	Preliminaries & Margins		%	20%	820,180	\$164,036				
8	Traffic management -temporary works		%	15%	984,216	\$147,632				
						\$1,131,848				
9	Project management		%	5%	1,131,848	\$56,592				
10	Design/ Consulting Fees		%	10%	1,131,848	\$113,185				
11	Authority fees and charges		%	5%	1,131,848	\$56,592				
						\$1,358,218				
12	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$1,358,000	\$1,358,000		\$1,358,000	
 <u>NOTE</u> - Potential proportion of funding sources include TfNSW and City of Parramatta Council.										

**Master Plan 2050 - Works Schedule  
2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>New Open Space</b>										
<b>OSEN01</b>	<b>Open Space 1 - Local Community Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.9.7		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total Park Area		m2	17,480	-	-				
2	Upgrade improvements to existing Dog Park		m2	9,000	\$43	\$387,000				
3	Form Active area with fitness equipment		m2	1,800	\$279	\$502,200				
4	Form Hard Open Space for marked out tennis / basket ball courts		m2	1,000	\$375	\$375,000				
5	Form extended footpath, 4m wide to Western end through the Ecological Buffer area (230m)		m2	920	\$177	\$162,840				
6	Upgrade of remaining park areas		m2	4,760	\$32	\$152,320				
7	Formation of connecting paths		Item	1	\$268,000	\$268,000				
						\$1,847,360				
8	Preliminaries & Margins		%	20%	1,847,360	\$369,472				
9	Project management		%	5%	2,216,832	\$110,842				
10	Design/ Consulting Fees		%	10%	2,216,832	\$221,683				
11	Authority fees and charges		%	5%	2,216,832	\$110,842				
						\$2,660,198				
12	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$2,660,000	\$2,660,000		\$2,660,000	
<b>OSEN02</b>	<b>Open Space 2 - New Central Park (OS02)</b>	<b>2</b>								
	Reference to MP2050 figure 4.2.3		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Form new Central Park in location of the former single storey building		m2	6,100						
1	Central open space with soft landscape lawns and planting		m2	3,300	590	\$1,947,000				
2	Active and hardstand areas for outdoor classrooms and outdoor learning		m2	1,800	858	\$1,544,400				
3	Playground with structure play		m2	1,000	1,930	\$1,930,000				
4	Provision for perimeter planting and lighting		Item	1	160,800	\$160,800				
5	Preliminaries & Margins		%	20%	5,582,200	\$1,116,440				
						\$6,698,640				
6	Project Management		%	4%	6,698,640	\$267,946				
7	Design & Consulting Fees		%	6%	6,698,640	\$401,918				
8	Authority Charges		%	2%	6,698,640	\$133,973				
9	Provision for GSW disposal (1,600m3)		m3	1,600	643	\$1,028,800				
10	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$8,531,277	\$8,531,000		\$8,531,000	
	<b>Area and average cost per square metre of open space</b>		m2	6,100	\$1,399/m2					

**Master Plan 2050 - Works Schedule**  
**2 - Eastern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space</b>										
<b>OS03</b>	<b>Landscape Corridor Improvements (Developer Delivered)</b>	<b>2</b>								
	Reference to MP2050 figure 4.2.3	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Form new Central Park in location of the former single storey building	m2		1,100						
1	SOPA confirmed no upgrade works required.	m2		1,100	0	\$0				
2	Preliminaries & Margins	%		20%	0	\$0				
						\$0				
3	Project Management	%		4%	0	\$0				
4	Design & Consulting Fees	%		8%	0	\$0				
5	Authority Charges	%		4%	0	\$0				
6	<u>SOPA CONTRIBUTION</u> : of 100% to the works	%		100%		\$0	Nil		Nil	
	<u>Area and average cost per square metre of open space</u>	m2		1,100	\$0/m2					
<b>Community Facilities</b>										
<b>3.0</b>	<b>Community Civil Space</b>									
<b>3.1</b>	<b>Community Civic Space Facility</b>	<b>2</b>								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Master Plan 2050 includes minimum 1,500m2 of Civic Space in 1EN and 200m2 of Civic Space in 14EN.	Note								
	The Civic Space shell and core will be Developer delivered as part of the development floor space.	Note								
	SOPA will be responsible for the Fitout costs associated with the Civic Space being provided.	Note								
	<u>Civic Space</u>									
1	Civic space - Shell and Core by Developer.	m2		1,700		By Others				
2	Civic space - Fitout by SOPA	m2		1,700	\$1,930	\$3,281,000				
						\$3,281,000				
3	Preliminaries & Margins	%			\$3,281,000	included				
4	Project Management	%		5%	\$3,281,000	\$164,050				
5	Design & Consulting Fees	%		10%	\$3,281,000	\$328,100				
6	Authority Charges	%		5%	\$3,281,000	\$164,050				
						\$3,937,200				
7	<u>SOPA CONTRIBUTION</u> : is the Fitout works	%		100%		\$3,937,000	\$3,937,000		\$3,937,000	
<b>BASE TOTAL ( 2 - Eastern Neighbourhood )</b>							<b>\$26,363,500</b>	<b>\$591,500</b>	<b>\$25,772,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>										
<b>New Streets</b>										
-	<b>New Shared Paths, 3.5m wide</b>			<b>3</b>						
	Refer to Masterplan 2050 Figure 4.3.11 movement plan				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	366		-				
2	New Share Path, 3.5m wide		m	366	1,126	\$412,116				
3	Seating, bins and signage		m	366		Incl.				
4	Allowance to make good landscaping each side		m	732	37.5	\$27,450				
5	Preliminaries & Margins		%	20%	439,566	\$87,913				
6	Traffic management -temporary works		%	2%	527,479	\$10,550				
						\$538,029				
7	Project Management		%	4%	538,029	\$21,521				
8	Design & Consulting Fees		%	6%	538,029	\$32,282				
9	Authority Charges		%	2%	538,029	\$10,761				
						\$602,592				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
10	Street services and services relocation allowance		m	366		Excl.				
11	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	160	643	\$102,880				
12	<u>SOPA CONTRIBUTION:</u> of 100% to the works		%	100%		\$705,472	<b>\$705,000</b>			<b>\$705,000</b>
	<b>Average cost per metre of pathway</b>		m	366	\$1,928/m					
-	<b>New Cycle Paths, 2.5m wide</b>			<b>3</b>						
	Refer to Masterplan 2050 Figure 4.3.11 movement plan to Shirley Strickland Avenue				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	438		-				
2	New line marking and signage to existing roadway pavements, 2.5m cycle path		m	438	103	\$45,114				
3	Preliminaries & Margins		%	20%	45,114	\$9,023				
4	Traffic management -temporary works		%	8%	54,137	\$4,331				
						\$58,468				
5	Project Management		%	6%	58,468	\$3,508				
6	Design & Consulting Fees		%	6%	58,468	\$3,508				
7	Authority Charges		%	-	58,468	Excl.				
8	<u>SOPA CONTRIBUTION:</u> of 100% to the works		%	100%		\$65,484	<b>\$65,000</b>			<b>\$65,000</b>
	<b>Average cost per metre of pathway</b>		m	438	\$150/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
-	<b>New Footpath Paths, 1.8m wide</b>			<b>3</b>						
	Refer to Masterplan 2050 Figure 4.3.11 movement plan									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)									
1	Total length of road is		m	650		-				
2	New Footpath, 1.8m wide		m	650	478	\$310,700				
3	Allowance to make good landscaping each side		m	1300	32	\$41,600				
4	Preliminaries & Margins		%	20%	352,300	\$70,460				
5	Traffic management -temporary works		%	2%	422,760	\$8,455				
						\$431,215				
6	Project Management		%	4%	431,215	\$17,249				
7	Design & Consulting Fees		%	6%	431,215	\$25,873				
8	Authority Charges		%	2%	431,215	\$8,624				
						\$482,961				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance		m	650		Excl.				
10	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	117	643	\$75,231				
11	<u>SOPA CONTRIBUTION:</u> of 100% to the works		%	100%		\$558,192	<b>\$558,000</b>			<b>\$558,000</b>
	<u>Average cost per metre of pathway</u>		m	650	\$859/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Bridges</b>										
-	<b>North South Ped/Cyclist Link Bridge over Sarah Durack Ave. &amp; Railway Line</b>			<b>3</b>						
	Refer to Masterplan 2050 Figure 4.3.11				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	140		-				
2	New Pedestrian/Cyclist Link Bridge 6m wide trade cost per linear length		m	140	19,296	\$2,701,440				
3	Provision for ramps on Southern side		m	70	12,864	\$900,480				
4	Provision for lifts with dual sided doors		No	1	407,360	\$407,360				
5	Provision for stairs to rise 5m		No	2	85,760	\$171,520				
6	Provision for works to entries		No	2		Incl.				
7	Allowance for construction over railway (out of hours working, sequencing, etc)		Item	1	160,800	\$160,800				
8	Preliminaries & Margins		%	20%	4,341,600	Incl.				
9	Traffic management -temporary works		%	6%	4,341,600	\$260,496				
						\$4,602,096				
10	Project Management		%	5%	4,602,096	\$230,105				
11	Design & Consulting Fees		%	8%	4,602,096	\$368,168				
12	Authority Charges		%	4%	4,602,096	\$184,084				
13	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$5,384,452	<b>\$5,384,000</b>			<b>\$5,384,000</b>
	<u>Average cost per metre of pedestrian / cyclist bridge</u>		m	140	\$38,460/m					
-	<b>East West Pedestrian/Cyclist Link Bridge over Australia Avenue</b>			<b>3</b>						
	Refer to Masterplan 2050 Figure 4.3.11				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	80		-				
2	New Pedestrian/Cyclist Link Bridge 6m wide trade cost per linear length		m	80	19,296	\$1,543,680				
3	Provision for ramps on Eastern side		m	-		Incl.				
4	Provision for works to entries		No	-		Incl.				
5	Allowance for construction over Australia Avenue (out of hours working, sequencing, etc)		Item	1	182,200	\$182,200				
6	Preliminaries & Margins		%	20%	1,543,680	Incl.				
7	Traffic management -temporary works		%	6%	1,543,680	\$92,621				
						\$1,818,501				
8	Project Management		%	5%	1,818,501	\$90,925				
9	Design & Consulting Fees		%	8%	1,818,501	\$145,480				
10	Authority Charges		%	4%	1,818,501	\$72,740				
11	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$2,127,646	<b>\$2,128,000</b>			<b>\$2,128,000</b>
	<u>Average cost per metre of pedestrian / cyclist bridge</u>		m	80	\$26,596/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets</b>										
<b>SN01</b>	<b>Shared-way Street (Developer Delivered)</b>	<b>3</b>								
	Refer to Masterplan 2050 Figure 4.3.13 with 20m wide street		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	110		-				
2	Resurface existing asphalt roadway, 7m wide		m	110	858	\$94,380				
3	Shared path, 3.5m wide		m	110	643	\$70,730				
4	Pedestrian footpath 2m wide, raised sidewalk with interlocking concrete pavers		m	110	515	\$56,650				
5	Provision for making good road edge		m	110	161	\$17,710				
6	New stormwater kerb inlet gulleys and connections to stormwater		m	110	482	\$53,020				
7	Provision for services relocations		m	110	536	\$58,960				
8	Miscellaneous signage and road markings		m	110	86	\$9,460				
9	Traffic management -temporary works		%	20%	\$360,910	\$72,182				
10	Preliminaries & Margins		%	10%	433,092	\$43,309				
11	Traffic management including traffic control, road barriers and temporary signals		%	5%	476,401	\$23,820				
						\$500,221				
12	Project Management		%	5%	500,221	\$25,011				
13	Design & Consulting Fees		%	8%	500,221	\$40,018				
14	Authority Charges		%	4%	500,221	\$20,009				
						\$585,259				
15	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%	0%		\$585,000	Developer			Developer
	<u>Average cost per metre of road</u>		m	110	\$5,318/m					
<b>SN02</b>	<b>Modified Access road for Civic Street</b>	<b>3</b>								
	Refer to Masterplan 2050 figure 4.3.3 Civic Street - 8.5m wide existing corridor between buildings		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	115		-				
2	Resurface existing roadway, 7m wide		m	115	734	\$84,410				
3	Pedestrian footpath 1.5m wide, raised sidewalk		m	115	375	\$43,125				
4	Allowance for area of side planting		m2	150	161	\$24,150				
5	New stormwater kerb inlet gulleys and connections to stormwater		m	115	375	\$43,125				
6	Allowance for pavement crossovers		Item	1	21,440	\$21,440				
7	Miscellaneous signage and road markings		m	115	64	\$7,360				
8	Traffic management -temporary works		%	20%	\$223,610	\$44,722				
9	Preliminaries & Margins		%	10%	268,332	\$26,833				
						\$295,165				
10	Project Management		%	5%	295,165	\$14,758				
11	Design & Consulting Fees		%	12%	295,165	\$35,420				
12	Authority Charges		%	5%	295,165	\$14,758				
13	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$360,102	\$360,000			\$360,000
	<u>Average cost per metre of road</u>		m	115	\$3,131/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>SN03</b>	<b>Modified Entry road</b>	<b>3</b>								
	Refer to Masterplan 2050 figure 4.3.3 Civic Street - 11m wide reserve	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		39						
2	Resurface existing asphalt roadway, 7m wide	m		39	858	\$33,462				
3	Pedestrian footpath 2m wide, raised sidewalk with interlocking concrete pavers	m		39	515	\$20,085				
4	Shared path, 3.5m wide	m		39	643	\$25,077				
5	Street lighting at 20m centres one side - Standard lamp post (9m high)	No		2	16,080	\$32,160				
6	Provision for making good road edge	m		39	161	\$6,279				
7	New stormwater kerb inlet gulleys and connections to stormwater	m		39	482	\$18,798				
8	Provision for services relocations	m		39	536	\$20,904				
9	Allowance for pavement crossovers	Item		1	26,800	\$26,800				
10	Miscellaneous signage and road markings	m		39	86	\$3,354				
11	Traffic management -temporary works	%		20%	\$186,919	\$37,384				
12	Preliminaries & Margins	%		10%	224,303	\$22,430				
						\$246,733				
13	Project Management	%		5%	246,733	\$12,337				
14	Design & Consulting Fees	%		12%	246,733	\$29,608				
15	Authority Charges	%		5%	246,733	\$12,337				
16	<u>SOPA CONTRIBUTION</u> : of 100% to the works	%		100%		\$301,014	<b>\$301,000</b>			<b>\$301,000</b>
	<u>Average cost per metre of road</u>	m		39	\$7,718/m					
<b>-</b>	<b>Australia Avenue, Footpath and Setback</b>	<b>3</b>								
	Refer to Masterplan 2050 includes activation of verge pavement and landscape setback	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		104		-				
2	Landscape setback 8m wide turf and planting (ref. LSSN02)	m		52	686	\$35,672				
3	Landscape setback 8m wide turf and planting (ref. LSSN03)	m		52	686	\$35,672				
4	Provision for footpath 4m	m		104	772	\$80,288				
5	Provision for street furniture, signage and line marking	m		104	86	\$8,944				
6	Preliminaries & Margins	%		20%	160,576	\$32,115				
7	Traffic management -temporary works	%		10%	192,691	\$19,269				
						\$211,960				
8	Project Management	%		5%	211,960	\$10,598				
9	Design & Consulting Fees	%		10%	211,960	\$21,196				
10	Authority Charges	%		5%	211,960	\$10,598				
11	<u>SOPA CONTRIBUTION</u> : of 100% to the works	%		100%		\$254,352	<b>\$254,000</b>			<b>\$254,000</b>
	<u>Average cost per metre of frontage setback</u>	m		104	\$2,446/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Australia Avenue, Grass slope Setback</b>									
	Refer to Masterplan 2050 includes landscape setback									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)									
1	Total length of road is		m	150		-				
2	Landscape setback 60m wide turf		m	150	328	\$49,200				
3	Provision for additional tree plant every 8 metres		m	20	1,969	\$39,380				
4	Provision for footpath 4m		m	150		Excl.				
5	Provision for street furniture, signage and line marking		m	150		Excl.				
6	Preliminaries & Margins		%	20%	88,580	\$17,716				
7	Traffic management -temporary works		%	6%	106,296	\$6,378				
						\$112,674				
8	Project Management		%	5%	112,674	\$5,634				
9	Design & Consulting Fees		%	6%	112,674	\$6,760				
10	Authority Charges		%	5%	112,674	\$5,634				
11	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$130,702	\$131,000			\$131,000
	<u>Average cost per metre of frontage setback</u>		m	150		\$871/m				
-	<b>Sarah Durack Avenue, Footpath and Setback</b>									
	Refer to Masterplan 2050 includes activation of verge pavement and landscape setback									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)									
1	Total length of road is		m	335		-				
2	Landscape setback 8m wide turf and planting (ref. LSSN01)		m	160	686	\$109,760				
3	Landscape setback 16m wide turf and planting (ref. LSSN01)		m	175	1,372	\$240,100				
4	Provision for replacement footpath 4m		m	335	772	\$258,620				
5	Provision for street furniture, signage and line marking		m	335	86	\$28,810				
6	Preliminaries & Margins		%	20%	637,290	\$127,458				
7	Traffic management -temporary works		%	10%	764,748	\$76,475				
						\$841,223				
8	Project Management		%	5%	841,223	\$42,061				
9	Design & Consulting Fees		%	10%	841,223	\$84,122				
10	Authority Charges		%	5%	841,223	\$42,061				
11	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$1,009,467	\$1,009,000			\$1,009,000
	<u>Average cost per metre of frontage setback</u>		m	335		\$3,013/m				

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
<b>5.1.6</b>	<b>Australia Avenue/ Sarah Durack Avenue/ Bennelong Parkway</b>	<b>2</b>								
	Reference 5.1.6 - WSP confirmed minor changes to improve capacity		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	SOPA advised City of Parramatta are the land owners and will be responsible for any upgrade works.		Note							
1	Pavement reconfiguration works including signage		m2	1500	161	\$241,500				
2	Drainage and services		Item	1	16,080	\$16,080				
3	Landscaping and streetscape works allowance		Item	1	16,080	\$16,080				
4	Fittings and signage		Item	1	37,520	\$37,520				
5	Adjustment and relocation of services and utilities		Item	1	42,880	\$42,880				
6	Signalisation		Item	1	37,520	\$37,520				
						\$391,580				
7	Preliminaries & Margins		%	20%	391,580	\$78,316				
8	Traffic management -temporary works		%	15%	469,896	\$70,484				
9	Project management		%	5%	540,380	\$27,019				
10	Design/ Consulting Fees		%	8%	540,380	\$43,230				
11	Authority fees and charges		%	5%	540,380	\$27,019				
						\$637,649				
12	<u>SOPA CONTRIBUTION</u> : of 0% to the works (All works by <u>City of Parramatta Council</u> )		%	0%		\$638,000	<b>Council</b>		<b>Council</b>	

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space</b>										
-	<b>Southern Neighbourhood, OSSN01 Playing Field and Park</b>									
	Reference to MP2050 figure 4.3.8				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
	Relocate the existing oval field and form park areas with Active Play area		m2	36,000						
1	Multi-function single storey building with amenities, change rooms, kiosk and spectator seating (based on 300m2 internal space + 130m2 covered areas for spectator seating shelter)		m2	430	5,410	\$2,326,300				
2	Upgrade Sports Oval Field drainage, irrigation and turf		m2	18,000		Excl.				
3	Reconfigure playing field, replace irrigation, turfing, perimeter tree planting		m2	6,800	48	\$326,400				
4	Surrounding turfing, perimeter tree planting		m2	6,100	27	\$164,700				
5	New active play area with educational and sports facilities		m2	3,000	590	\$1,770,000				
6	Pedestrian pathway loop (675m)		m2	1,700		Incl.				
7	Spectator seating, bins, signage with natural shading		Item	1	160,800	\$160,800				
8	Provision for precinct lighting including field flood lighting		Item	1		Excl.				
						\$4,748,200				
9	Preliminaries & Margins		%	20%	4,748,200	\$949,640				
10	Project Management		%	4%	5,697,840	\$227,914				
11	Design & Consulting Fees		%	5%	5,697,840	\$284,892				
12	Authority Charges		%	3%	5,697,840	\$170,935				
13	Provision for GSW disposal associated with playground 50% excavation by volume		m3	515	643	\$331,145				
14	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$6,712,726	\$6,713,000			\$6,713,000
	<b>Area and average cost per square metre of open space</b>		m2	36,000		\$186/m				
-	<b>Southern Neighbourhood, Olympic Boulevard South</b>									
	Reference to MP2050 figure 4.3.8				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
	Reconfigure Olympic Boulevard (250m) with flush kerbs, 6m+3m Western pedestrian pathways		m2	15,000						
1	Form flush kerbs and form pavement to falls		m	500	536	\$268,000				
2	Form flush kerbs and form crossings over median strip		m	250	750	\$187,500				
3	Reform pedestrian 6m wide Western Pathway new paving with granite		m2	1,500	1,179	\$1,768,500				
4	Reform dedicated cycleway 3m wide to Western pavement with new paving		m2	750	804	\$603,000				
5	Additional soft planting and trees		m2	15,000	21.4	\$321,000				
6	Provision for street furniture including seating, bins and signage		m2	15,000	10.7	\$160,500				
7	Provision for improved street lighting		m2	15,000	16.1	\$241,500				
						\$3,550,000				
8	Preliminaries & Margins		%	20%	3,550,000	\$710,000				
9	Project Management		%	3%	4,260,000	\$127,800				
10	Design & Consulting Fees		%	6%	4,260,000	\$255,600				
11	Authority Charges		%	3%	4,260,000	\$127,800				
12	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$4,771,200	\$4,771,000			\$4,771,000
	<b>Area and average cost per square metre of open space</b>		m2	15,000		\$318/m				

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space (Cont'd)</b>										
-	<b>Southern Neighbourhood, Boundary Creek</b>			<b>3</b>						
	Reference to MP2050 figure 4.3.10		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Improvements to the Boundary Creek habitat and accessibility		m2	42,000						
1	WSUD with naturalise creek edges and increased biofiltration including an additional 'Jellyfish' stormwater filter unit		m2	42,000	21.4	\$898,800				
2	Increased trees and low level planting		m2	42,000	7.5	\$315,000				
3	Path connections and improvements		m2	42,000	6.4	\$268,800				
4	Provision for upgraded wayfinding and signage		m2	42,000	5.4	\$226,800				
						\$1,709,400				
5	Preliminaries & Margins		%	20%	1,709,400	\$341,880				
6	Project Management		%	4%	2,051,280	\$82,051				
7	Design & Consulting Fees		%	8%	2,051,280	\$164,102				
8	Authority Charges		%	3%	2,051,280	\$61,538				
9	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$2,358,972	\$2,359,000			\$2,359,000
	<b>Area and average cost per square metre of open space</b>		m2	42,000	\$56/m					

**Master Plan 2050 - Works Schedule**  
**3 - Southern Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>3.0</b>	<b>Community Space</b>									
<b>3.1</b>	<b>Community Civil Space Facility</b>	<b>3</b>								
	Master Plan 2050 amended civil space excluded from scope.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	<u>Civil Space</u>									
1	Civic space		m2	200	\$4,288	\$857,600				
2	Fitout of space		m2	200	\$1,394	\$278,800				
						\$1,136,400				
3	Preliminaries & Margins		%		\$1,136,400	included				
4	Project Management		%	5%	\$1,136,400	\$56,820				
5	Design & Consulting Fees		%	10%	\$1,136,400	\$113,640				
6	Authority Charges		%	5%	\$1,136,400	\$56,820				
						\$1,363,680				
7	<u>SOPA CONTRIBUTION:</u> - Excluded		%	Excl.		<b>\$1,364,000</b>	<b>Excluded</b>			<b>Excluded</b>
	Area and average cost per square metre of space 100%		m2	200	\$6,820/m2					
<b>3.2</b>	<b>Southern Neighbourhood, Public Car Park and Freight Hub</b>	<b>3</b>								
	Master Plan 2050 amended public car park & freight hub excluded from scope.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Master Plan 2050 states development site SN5 is to include the public car park and transport facilities.									
1	Public car park spaces in multi-storey building above ground based on 32m2 per space (Spaces)		No	720	41,165	\$29,638,800				
2	Freight transfer hub		m2	500	2,358	\$1,179,000				
						\$30,817,800				
3	Preliminaries & Margins		%	20%	30,817,800	included				
4	Project Management		%	3%	30,817,800	included				
5	Design & Consulting Fees		%	6%	30,817,800	included				
6	Authority Charges		%	5%	30,817,800	\$1,540,890				
						\$32,358,690				
7	<u>SOPA CONTRIBUTION:</u> - Excluded		%	Excl.		<b>\$32,359,000</b>	<b>Excluded</b>			<b>Excluded</b>
	Area and average cost per square metre of space		m2	23,540	\$1,375/m2					
<b>BASE TOTAL ( 3 - Southern Neighbourhood )</b>							<b>\$24,738,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,738,000</b>

**Master Plan 2050 - Works Schedule  
4 - Haslams Neighbourhood Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>New Streets</b>									
<b>HN01</b>	<b>New Local Street (Developer Delivered)</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.4.12 - 14m wide Local Street	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	239		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	239	135	\$32,265				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m	239	129	\$30,831				
4	Remove topsoil, excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN	m3	1338	343	\$458,934				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	1338	11	\$14,718				
6	7m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m	239	1,351	\$322,889				
7	3m Wide flexible parking lane (x2), 450mm deep for 80% of length (excludes planters 20%)	m	382	579	\$221,178				
8	4m Wide Pedestrian footpath, raised sidewalk with interlocking concrete pavers	m	239	708	\$169,212				
9	150mm High precast concrete kerb and gutter, both sides	m	478	172	\$82,216				
10	Stormwater drainage allowance to road length, average 300 diameter mains	m	239	450	\$107,550				
11	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No	12	3,002	\$35,874				
12	Allowance for lines and road marking	m	239	38	\$9,082				
13	Mixed native trees (200 litre pot size) including tree pits at 15m centres (both sides)	No	32	4,930	\$157,760				
14	Extra over for Strata Vault structured soil system to tree pits	No	32	5,585	\$178,720				
15	Extra over trees for tree grate, edging and kerbs	No	32	2,540	\$81,280				
16	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No	24	16,080	\$385,920				
17	Additional cut and fill earthworks	m3	Nil		Nil				
18	Provision for retaining walls, gabion walls	m2	Nil		Nil				
19	Provision for street fittings with seating, bins and sign both sides (nominal)	m	239	27	\$6,453				
20	Staging allowance for interface to existing roads	No	2	26,800	\$53,600				
21	Preliminaries & Margins	%	20%	2,348,482	\$469,696				
22	Traffic management including traffic control, road barriers and temporary signals	%	5%	2,818,178	\$140,909				
					\$2,959,087				
23	Project Management	%	4%	2,959,087	\$118,363				
24	Design & Consulting Fees	%	8%	2,959,087	\$236,727				
25	Authority Charges	%	4%	2,959,087	\$118,363				
					\$3,432,541				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
26	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	239	1,930	\$461,270				
27	Recycled water provision - Costs from GHD report March 2010	m	239	493	\$117,827				
28	Extra over provision for disposal for General Solid Waste based 100% by volume (former recycling site)	m3	1338	643	\$860,334				
					\$4,871,972				
29	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%	100%		\$4,872,000	Developer			Developer
	<b>Average cost per metre of road</b>	m	239	\$20,385/m					

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>HN02</b>	<b>New Local Street (Developer Delivered)</b>	<b>3</b>								
	Refer to Master Plan 2050 Figure 4.4.12 - 14m wide Local Street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		218		-				
2	Removal of miscellaneous trees, structures, services and fittings	m		218	135	\$29,430				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m		218	129	\$28,122				
4	Remove topsoil, excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN	m3		1221	343	\$418,803				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3		1221	11	\$13,431				
6	7m Wide flexible pavement roadway, 450mm deep with based courses and wearing layer	m		218	1,351	\$294,518				
7	3m Wide flexible parking lane (x2), 450mm deep for 80% of length (excludes planters 20%)	m		348	579	\$201,492				
8	4m Wide Pedestrian footpath, raised sidewalk with interlocking concrete pavers	m		218	708	\$154,344				
9	150mm High precast concrete kerb and gutter, both sides	m		436	172	\$74,992				
10	Stormwater drainage allowance to road length, average 300 diameter mains	m		218	450	\$98,100				
11	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No		11	3,002	\$32,722				
12	Allowance for lines and road marking	Item		1	3,752	\$3,752				
13	Mixed native trees (200 litre pot size) including tree pits at 15m centres (both sides)	No		30	4,930	\$147,900				
14	Extra over for Strata Vault structured soil system to tree pits	No		30	5,590	\$167,700				
15	Extra over trees for tree grate, edging and kerbs	No		30	2,540	\$76,200				
16	Street lighting at 20m centres both sides - Standard lamp post (9m high)	No		22	16,080	\$353,760				
17	Additional cut and fill earthworks	m3		Nil	0	Nil				
18	Provision for retaining walls, gabion walls	m2		Nil	0	Nil				
19	Provision for street fittings with seating, bins and sign both sides (nominal)	m		218	27	\$5,886				
20	Staging allowance for interface to existing roads	No		2	26,800	\$53,600				
21	Preliminaries & Margins	%		20%	2,095,266	\$419,053				
22	Traffic management including traffic control, road barriers and temporary signals	%		5%	2,514,319	\$125,716				
						\$2,699,521				
23	Project Management	%		4%	2,699,521	\$107,981				
24	Design & Consulting Fees	%		8%	2,699,521	\$215,962				
25	Authority Charges	%		4%	2,699,521	\$107,981				
						\$3,131,444				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
26	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		218	1,930	\$420,740				
27	Recycled water provision - Costs from GHD report March 2010	m		218	493	\$107,474				
28	Extra over provision for disposal for General Solid Waste based 80% by volume (former recycling site)	m3		977	643	\$628,211				
						\$4,287,869				
29	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		100%		\$4,288,000	Developer			Developer
	<b>Average cost per metre of road</b>	m		218		\$19,670/m				

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>									
<b>HN03</b>	<b>New Park Edge Street (Developer Delivered)</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.4.13 - 12m wide Park Edge Street	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	70		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	70	116	\$8,120				
3	Temporary works includes silt fencing, truck wash and dust control tanker (\$100/m to \$180/ m)	m	70	129	\$9,030				
4	Remove topsoil, excavation 400mm deep x 12m wide corridor, compact and disposal off-site as EMN	m3	336	343	\$115,248				
5	Soil investigation and testing provision (former waste recycling site)	m3	336	21	\$7,056				
6	6m Wide flexible shareway pavement, 400mm deep with based courses and pavers	m	70	1,158	\$81,060				
7	3m Wide raised grass verge & 12 months maintenance & irrigation	m	70	386	\$27,020				
8	3m Wide Pedestrian footpath, raised sidewalk with interlocking concrete pavers	m	70	536	\$37,520				
9	Flush kerbs both sides	m	140	150	\$21,000				
10	Stormwater drainage allowance to road length, average 300 diameter mains	m	70	450	\$31,500				
11	Road gulleys, branch run, connection (1 per 20m on one side of road)	No	4	2,358	\$8,253				
12	Allowance for lines and road marking	m	70	38	\$2,660				
13	Mixed native trees (200 litre pot size) including in planting areas at 10m centres (one side)	No	7	3,480	\$24,360				
14	Mixed native trees (200 litre pot size) including tree pits at 10m centres (both sides)	No	7	4,930	\$34,510				
15	Extra over for Strata Vault structured soil system to tree pits	No	7	5,590	\$39,130				
16	Extra over trees for tree grate, edging and kerbs	No	14	2,540	\$35,560				
17	Street lighting at 20m centres one side - Standard lamp post (9m high)	No	4	16,080	\$64,320				
18	Additional cut and fill earthworks	m3	Nil	0	Nil				
19	Provision for retaining walls, gabion walls	m2	Nil	0	Nil				
20	Provision for street fittings with seating, bins and sign both sides	m	70	193	\$13,510				
21	Staging allowance for interface to existing roads	No	1	26,800	\$26,800				
22	Preliminaries & Margins	%	20%	586,657	\$117,331				
23	Traffic management including traffic control, road barriers and temporary signals	%	5%	703,988	\$35,199				
					\$739,188				
24	Project Management	%	4%	739,188	\$29,568				
25	Design & Consulting Fees	%	8%	739,188	\$59,135				
26	Authority Charges	%	4%	739,188	\$29,568				
					\$857,458				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
27	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	70	1,608	\$112,560				
28	Recycled water provision - Costs from GHD report March 2010	m	70	493	\$34,510				
29	Extra over provision for disposal for General Solid Waste based 100% by volume (former recycling site)	m3	336	536	\$180,096				
					\$1,184,624				
30	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%	100%		\$1,185,000	Developer			Developer
	<b>Average cost per metre of road</b>	m	70	\$16,929/m					

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
-	<b>New Pedestrian Links by Developers (X4)</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.4.9 (Includes 2x 75m and 2x 90m Pedestrian Links)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	330		-				
2	New <u>Pedestrian link</u> cost per linear length (75m Street)		m	75	8,576	\$643,200				
3	New <u>Pedestrian link</u> cost per linear length (75m Street)		m	75	8,576	\$643,200				
4	New <u>Pedestrian link</u> cost per linear length (90m Street)		m	90	8,576	\$771,840				
5	New <u>Pedestrian link</u> cost per linear length (90m Street)		m	90	8,576	\$771,840				
						\$2,830,080				
6	Preliminaries & Margins		%	-		incl.				
7	Traffic management -temporary works		%	-		incl.				
8	Project Management		%	-		incl.				
9	Design & Consulting Fees		%	-		incl.				
10	Authority Charges		%	5%	2,830,080	\$141,504				
						\$2,971,584				
11	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%	0%		<b>\$2,972,000</b>	<b>Developer</b>			<b>Developer</b>
	<u>Average cost per metre of pedestrian link</u>		m	330	\$9,005/m					

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets</b>										
<b>HN05</b>	<b>Pondage Link - Coach Parking - 31m wide Street Reserve</b>	<b>3</b>								
	Refer to Master Plan 2050 Figure 4.4.10 - 31m wide street reserve	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		260		-				
2	Removal of line marking and cats eyes	m		260	54	\$14,040				
3	Relocate large road sign structure out of cycleway alignment	No		1	5,360	\$5,360				
4	Reform pedestrian pathway 3m wide	m		260	643	\$167,180				
5	New cycleway 3m wide	m		260	708	\$184,080				
6	Additional tree planting and making good to landscape, combined 19.5m wide	m		260	322	\$83,720				
7	Miscellaneous overhead signage, general signage and road markings	m		260	129	\$33,540				
8	Preliminaries & Margins	%		20%	487,920	\$97,584				
9	Traffic management -temporary works (close Road)	%		3%	585,504	\$17,565				
						\$603,069				
10	Project Management	%		5%	603,069	\$30,153				
11	Design & Consulting Fees	%		8%	603,069	\$48,246				
12	Authority Charges	%		4%	603,069	\$24,123				
						\$705,591				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
13	Street services and services relocation allowance	m		260	375	\$97,500				
14	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		156	643	\$100,308				
15	<u>SOPA CONTRIBUTION:</u> of 100% to the works	%		100%		\$903,399	<b>\$903,000</b>			<b>\$903,000</b>
	<b>Average cost per metre of road</b>	m		260		<b>\$3,475/m</b>				

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>HN06</b>	<b>Old Hill Link (29m wide)</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.4.11 - 29m wide corridor				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	282		-				
2	Convert one Eastbound inner lane to a raised 3m wide pedestrian pavement with new kerb line		m	282	1,093	\$308,226				
3	Convert asphalt carpark edge to a raised 3m wide pedestrian pavement with new kerb line		m	282	965	\$272,130				
4	New stormwater kerb inlet gulleys and connections to stormwater		m	282	375	\$105,750				
5	Improvements to landscaping strips		m2	3102	64.3	\$199,459				
6	Miscellaneous signage and road markings		m2	7106	16.1	\$114,407				
7	Preliminaries & Margins		%	20%	999,971	\$199,994				
8	Traffic management -temporary works		%	10%	1,199,965	\$119,997				
						\$1,319,962				
9	Project Management		%	5%	1,319,962	\$65,998				
10	Design & Consulting Fees		%	6%	1,319,962	\$79,198				
11	Authority Charges		%	4%	1,319,962	\$52,798				
						\$1,517,956				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
12	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	260	643	\$167,180				
13	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	212	643	\$136,316				
15	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		\$1,821,452	<b>\$1,821,000</b>			<b>\$1,821,000</b>
	<b>Average cost per metre of road</b>									
			m	282		\$6,459/m				

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
-	<b>Pondage / Edwin Flack Avenue</b>			<b>3</b>						
	MP2050 New Intersection- WSP confirmed upgrade works required due to the RAS Carnival relocation from P6 to Olympic Boulevard. (TfNSW facility and should be considered a 50% contribution.)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Pavement reconfiguration works including signage		m2	850	429	\$364,650				
2	Drainage and services		Item	1	42,900	\$42,900				
3	Landscaping and streetscape works		Item	1	42,900	\$42,900				
4	Fittings and signage		Item	1	42,900	\$42,900				
5	Adjustment and relocation of services and utilities		Item	1	85,800	\$85,800				
6	Signalisation		Item	1	621,800	\$621,800				
						\$1,200,950				
7	Preliminaries & Margins		%	20%	1,200,950	\$240,190				
8	Traffic management -temporary works		%	15%	1,441,140	\$216,171				
9	Project management		%	5%	1,657,311	\$82,866				
10	Design/ Consulting Fees		%	10%	1,657,311	\$165,731				
11	Authority fees and charges		%	5%	1,657,311	\$82,866				
						\$1,988,773				
12	<u>SOPA CONTRIBUTION</u> : of 100% to the works		%	100%		<b>\$1,989,000</b>	<b>\$1,989,000</b>			<b>\$1,989,000</b>
	<u>NOTE</u> - Potential proportion of funding source includes TfNSW at 50%.									
	<b>Area and average cost per square metre of local intersection</b>		m2	850	\$2,340/m2					

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Space</b>										
<b>OSHN01</b>	<b>Haslams Neighbourhood, OS01 New Central Park</b>	<b>3</b>								
	Reference to MP2050 figure 4.4.3		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Form new Central Park in location of the former recycling waste centre		m2	5,300						
2	Central open space with soft landscape lawns and planting		m2	2,500	643	\$1,607,500				
3	Recreational areas with fitness and seating amenities		m2	700	1,179	\$825,300				
4	Pathways and pavement with hit and miss planting and seating		m2	2,100	750	\$1,575,000				
5	Provision for perimeter planting and lighting		Item	1	192,960	\$192,960				
						\$4,200,760				
6	Preliminaries & Margins		%	20%	4,200,760	\$840,152				
7	Project Management		%	3%	5,040,912	\$151,227				
8	Design & Consulting Fees		%	6%	5,040,912	\$302,455				
9	Authority Charges		%	3%	5,040,912	\$151,227				
10	Provision for GSW disposal (1,800m3)		m3	1,800	643	\$1,157,400				
						\$6,803,221				
11	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding		%	100%		\$6,803,000	Developer			Developer
	<u>Area and average cost per square metre of open space</u>		m2	5,300	\$1,284/m2					
<b>Existing Open Space</b>										
<b>OSHN02</b>	<b>Haslams Neighbourhood, OS02 New Carter Street Park</b>	<b>3</b>								
	Reference to MP2050 figure 4.4.3		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Form new Carter Street Precinct Park in location of the former car park & tunnel entry		m2	7,000						
1	New soft landscape lawns and planting		m2	2,700	590	\$1,593,000				
2	Modify existing soft landscape planting areas retaining majority of trees		m2	2,800	107	\$299,600				
3	Pathways, pavements with seating, bins and signage		m2	1,500	697	\$1,045,500				
4	Provision for tunnel entry works and lighting		Item	1	222,976	\$222,976				
						\$3,161,076				
5	Preliminaries & Margins		%	20%	3,161,076	\$632,215				
6	Project Management		%	4%	3,793,291	\$151,732				
7	Design & Consulting Fees		%	6%	3,793,291	\$227,597				
8	Authority Charges		%	3%	3,793,291	\$113,799				
9	Provision for GSW disposal (1,000m3)		m3	1,000	536	\$536,000				
10	<u>SOPA CONTRIBUTION</u> : of		%	100%		\$4,822,419	\$4,822,000			\$4,822,000
	<u>Area and average cost per square metre of open space</u>		m2	7,000	\$689/m2					

**Master Plan 2050 - Works Schedule**  
**4 - Haslams Neighbourhood Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space (Cont'd)</b>										
<b>LSHN</b>	<b>Haslams Neighbourhood, Landscape Setbacks 01-07</b>	<b>3</b>								
	Reference to MP2050 figure 4.4.3 for Verge and Landscape setbacks	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Landscape set backs and associated works with reactivation of pedestrian verge and pavement	Item		10,830						
	<u>LSHN 01 - Area</u>	m2		<b>1,120</b>						
1	Landscaped setback with grassing and planting	m2		919	69.7	\$64,054				
2	Pavement footpath 3m wide include signage and line marking (67m)	m2		201	171.5	\$34,472				
	<u>LSHN 02 - Area</u>	m2		<b>800</b>						
3	Landscaped setback with grassing and planting	m2		734	69.7	\$51,160				
4	Pavement footpath 3m wide include signage and line marking (22m)	m2		66	171.5	\$11,319				
	<u>LSHN 03 - Area</u>	m2		<b>1,000</b>						
5	Landscaped setback with grassing and planting	m2		736	69.7	\$51,299				
6	Pavement footpath 3m wide include signage and line marking (88m)	m2		264	171.5	\$45,276				
	<u>LSHN 04 - Area</u>	m2		<b>5,300</b>						
7	Landscaped setback with grassing and planting	m2		4,475	69.7	\$311,908				
8	Landscaped setback with turfing and planting (275m)	m2		825	171.5	\$141,488				
	<u>LSHN 05 - Area</u>	m2		<b>880</b>						
9	Landscaped setback with turfing and planting	m2		664	85.8	\$56,971				
10	Pavement footpath 3m wide include signage and line marking (72m)	m2		216	171.5	\$37,044				
	<u>LSHN 06 - Area</u>	m2		<b>840</b>						
11	Landscaped setback with turfing and planting	m2		636	85.8	\$54,569				
12	Pavement footpath 3m wide include signage and line marking (68m)	m2		204	171.5	\$34,986				
	<u>LSHN 07 - Area</u>	m2		<b>890</b>						
13	Landscaped setback with turfing and planting	m2		668	85.8	\$57,314				
14	Pavement footpath 3m wide include signage and line marking (74m)	m2		222	171.5	\$38,073				
						\$989,932				
15	Preliminaries & Margins	%		20%	989,932	\$197,986				
16	Project Management	%		4%	1,187,919	\$47,517				
17	Design & Consulting Fees	%		8%	1,187,919	\$95,033				
18	Authority Charges	%		3%	1,187,919	\$35,638				
19	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$1,366,106	<b>\$1,366,000</b>			<b>\$1,366,000</b>
	<u>Area and average cost per square metre of open space</u>	m2		10,830	\$126/m2					
<b>BASE TOTAL ( 4 - Haslams Neighbourhood )</b>							<b>#####</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,901,000</b>

**Master Plan 2050 - Works Schedule  
5 - Edwin Flack Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>DETAIL</b>										
<b>New Streets</b>										
<b>EF02</b>	<b>New Local Street - Flock Street (short-street)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.5.1		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	20		-				
2	New <b>Local Street</b> trade cost per linear length		m	20	9,648	\$192,960				
3	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
4	Preliminaries & Margins		%	20%	219,760	\$43,952				
5	Traffic management -temporary works		%	5%	263,712	\$13,186				
						\$276,898				
6	Project Management		%	5%	276,898	\$13,845				
7	Design & Consulting Fees		%	10%	276,898	\$27,690				
8	Authority Charges		%	4%	276,898	\$11,076				
						\$329,508				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	20	2,144	\$42,880				
10	Recycled water provision - Costs from GHD report March 2010		m	20	493	\$9,860				
11	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	56	643	\$36,008				
12	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$418,256	<b>\$418,000</b>		<b>\$418,000</b>	
	<u>Average cost per metre of road</u>		m	20	\$20,913/m					

**Master Plan 2050 - Works Schedule**  
**5 - Edwin Flack Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>EF03</b>	<b>New Local Street - Shale Street (short-street)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.5.1	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		20		-				
2	New <b>Local Street</b> trade cost per linear length	m		20	9,648	\$192,960				
3	Staging allowance for interface to existing roads	No		1	26,800	\$26,800				
4	Preliminaries & Margins	%		20%	219,760	\$43,952				
5	Traffic management -temporary works	%		5%	263,712	\$13,186				
						\$276,898				
6	Project Management	%		5%	276,898	\$13,845				
7	Design & Consulting Fees	%		10%	276,898	\$27,690				
8	Authority Charges	%		4%	276,898	\$11,076				
						\$329,508				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m		20	2,144	\$42,880				
10	Recycled water provision - Costs from GHD report March 2010	m		20	493	\$9,860				
11	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		56	643	\$36,008				
12	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$418,256	\$418,000		\$418,000	
	<u>Average cost per metre of road</u>	m		20	\$20,913/m					

**Master Plan 2050 - Works Schedule**  
**5 - Edwin Flack Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>EF04</b>	<b>New Connector Street - Birnie Ave (short-street)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.5.1		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	16		-				
2	New <b>Connector Lane</b> trade cost per linear length		m	16	9,648	\$154,368				
3	Staging allowance for interface to existing roads		No	2	26,800	\$53,600				
4	Preliminaries & Margins		%	20%	207,968	\$41,594				
5	Traffic management -temporary works		%	5%	249,562	\$12,478				
						\$262,040				
6	Project Management		%	5%	262,040	\$13,102				
7	Design & Consulting Fees		%	10%	262,040	\$26,204				
8	Authority Charges		%	4%	262,040	\$10,482				
						\$311,827				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	16	2,144	\$34,304				
10	Recycled water provision - Costs from GHD report March 2010		m	16	493	\$7,888				
11	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	45	643	\$28,935				
12	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$382,954	<b>\$383,000</b>		<b>\$383,000</b>	
	<u>Average cost per metre of road</u>		m	16	\$23,935/m					

**Master Plan 2050 - Works Schedule**  
**5 - Edwin Flack Precinct Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Streets</b>									
<b>EF1</b>	<b>Edwin Flack Avenue Upgrade</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.5.7	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	674		-				
2	Removal of miscellaneous trees, structures, services and fittings	m	674	161	\$108,514				
3	Break-up hardstand, excavate 250mm deep, compact and disposal off-site as EMN (3m wide)	m3	506	343	\$173,558				
4	Colour surface and line marking existing cycleways 1.6m wide lanes (x2)	m	1348	64	\$86,272				
5	3m Wide Pedestrian footpath, flush sidewalk with interlocking concrete pavers	m	674	531	\$357,894				
6	Modification to 10m wide pedestrian footpath, flush sidewalk with interlocking concrete pavers	m	674	536	\$361,264				
7	Reforming landscape strip, combined 7.8m wide	m	674	335	\$225,790				
8	Allowance for lines and road marking	m	674	38	\$25,612				
9	Additional mixed native trees (200 litre pot size) in planting areas, 1 every 100m	No	7	3,480	\$24,360				
10	Additional mixed native trees (200 litre pot size) including tree pit, 1 every 100m (X2)	No	13	4,930	\$64,090				
11	Extra over for Strata Vault structured soil system to tree pits	No	7	5,590	\$39,130				
12	Extra over trees for tree grate, edging and kerbs	No	7	2,540	\$17,780				
13	Provision for retaining walls includes 250m length to car park	Item	1	335,000	\$335,000				
14	Street lighting upgrade	No	-		Excl.				
15	Provision for street fittings with seating, bins and sign both sides (\$20,000 every 300 metres)	m	674	72	\$48,393				
16	Preliminaries & Margins	%	20%	1,867,657	\$373,531				
17	Traffic management including traffic control, road barriers and temporary signals	%	5%	2,241,189	\$112,059				
					\$2,353,248				
18	Project Management	%	4%	2,353,248	\$94,130				
19	Design & Consulting Fees	%	8%	2,353,248	\$188,260				
20	Authority Charges	%	4%	2,353,248	\$94,130				
					\$2,729,768				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
21	Existing street services and services relocation allowance \$600 to \$2,000 - low	m	674	322	\$217,028				
22	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	253	643	\$162,679				
23	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$3,109,475	\$3,109,000	\$3,109,000		
	<b>Average cost per metre of road</b>	m	674	\$4,613/m					

**Master Plan 2050 - Works Schedule**  
**5 - Edwin Flack Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>New Open Space</b>										
<b>OSEF02</b>	<b>New Open Space OSEF02 (Developer delivered)</b>	<b>2</b>								
	Reference to MP2050 figure 4.5.4 - New Open Space.	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	New Open Space 35m x 20m wide	m2		960						
2	New urban park with paving and drainage	m2		960	536	\$514,560				
3	Provision for raised planters, trees and landscaping	m2		960	289	\$277,824				
4	Provision for lighting, street furniture, signage and artwork	m2		960	279	\$267,552				
						\$1,059,936				
6	Preliminaries & Margins	%		20%	1,059,936	\$211,987				
7	Project Management	%		4%	1,271,923	\$50,877				
8	Design & Consulting Fees	%		6%	1,271,923	\$76,315				
9	Authority Charges	%		3%	1,271,923	\$38,158				
10	Provision for GSW disposal based on 50% of excavation	m3		168	643	\$108,024				
11	<u>DEVELOPER DELIVERED</u> - Excluded from SOPA Works Schedule funding	%		0%		\$1,545,297	<b>Developer</b>		<b>Developer</b>	
	<u>Area and average cost per square metre of open space</u>	m2		960	\$1,610/m2					

**Master Plan 2050 - Works Schedule**  
**5 - Edwin Flack Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Open Space</b>										
<b>OSEF01</b>	<b>Edwin Flack, OSEF01 Park Enhancements</b>	<b>2</b>								
	Reference to MP2050 figure 4.5.3	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Enhancements to existing urban park	m2		2,000						
1	Provide seating areas and new signage	Item		1	220,000	\$220,000				
2	Landscaping and resurfacing	m2		2,000	292	\$584,000				
						\$804,000				
3	Preliminaries & Margins	%		20%	804,000	\$160,800				
4	Project Management	%		4%	964,800	\$38,592				
5	Design & Consulting Fees	%		6%	964,800	\$57,888				
6	Authority Charges	%		3%	964,800	\$28,944				
7	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$1,090,224	\$1,090,000		\$1,090,000	
	<u>Area and average cost per square metre of open space</u>	m2		2,000	\$545/m					
<b>LSEF</b>	<b>Edwin Flack Precinct, Landscape Setback 01</b>	<b>2</b>								
	Reference to MP2050 figure 4.5.3	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Landscape set backs and associated works with reactivation of pedestrian verge and pavement.	Note								
	<u>LSEF 01 - Area</u>	m2		1,090						
1	Landscaped setback with grassing and planting	m2		916	69.7	\$63,845				
2	Pavement footpath 3m wide include signage and line marking (58m)	m2		174	171.5	\$29,841				
						\$93,686				
3	Preliminaries & Margins	%		20%	93,686	\$18,737				
4	Project Management	%		4%	112,423	\$4,497				
5	Design & Consulting Fees	%		8%	112,423	\$8,994				
6	Authority Charges	%		3%	112,423	\$3,373				
7	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$129,287	\$129,000		\$129,000	
	<u>Area and average cost per square metre of open space</u>	m2		1,090	\$119/m2					
<b>BASE TOTAL (5 - Edwin Flack Precinct)</b>							<b>\$5,547,000</b>	<b>\$0</b>	<b>\$5,547,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>New Streets</b>									
<b>SC01</b>	<b>New Civic Street</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.6.3 - 14m wide Civic Street	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	124		-				
2	Removal of existing hardstand surfaces (50% hardstand)	m	124	263	\$32,612				
3	Removal of miscellaneous trees, structures, services and fittings	m	124	300	\$37,200				
4	Remove excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN	m3	694	343	\$238,042				
5	Soil investigation and testing provision, \$10,000 per 1,000m3	m3	694	11	\$7,634				
6	7m Wide flexible pavement roadway, 400mm deep with based courses and wearing layer	m	124	1,351	\$167,524				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers	m	248	622	\$154,256				
8	150mm High precast concrete kerb and gutter, both sides	m	248	172	\$42,656				
9	Stormwater drainage allowance to road length, average 300 diameter mains	m	124	450	\$55,800				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)	No	6	3,002	\$18,612				
11	Allowance for lines and road marking	m	124	21	\$2,604				
12	Street lighting at 25m centres both sides - Smart poles (7m high)	No	10	21,440	\$214,400				
13	Provision for street fittings with seating, bins and sign both sides (nominal)	m	124	27	\$3,348				
14	Provision for retaining walls, Gabion walls to	Item	1		Nil				
15	Staging allowance for interface to existing roads	No	1	26,800	\$26,800				
16	Preliminaries & Margins	%	20%	1,001,488	\$200,298				
17	Traffic management -temporary works	%	5%	1,201,786	\$60,089				
					\$1,261,875				
18	Project Management	%	4%	1,261,875	\$50,475				
19	Design & Consulting Fees	%	8%	1,261,875	\$100,950				
20	Authority Charges	%	4%	1,261,875	\$50,475				
				#REF!	\$1,463,775				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
21	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	124	1,930	\$239,320				
22	Recycled water provision - Costs from GHD report March 2010	m	124		Excl.				
23	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	347	643	\$223,121				
24	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$1,926,216	\$1,926,000		\$1,926,000	
	<b>Average cost per metre of road</b>	m	124	\$15,534/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>SC02</b>	<b>New Shareway Street - 14m wide</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.6.11 - 14m wide Local Street		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	380		-				
2	Removal of existing hardstand surfaces (50% hardstand)		m	380	263	\$99,940				
3	Removal of miscellaneous trees, structures, services and fittings		m	380	300	\$114,000				
4	Remove excavation 350mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	1862	343	\$638,666				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	1862	11	\$20,482				
6	7m Wide flexible pavement roadway, 350mm deep with based courses and wearing layer		m	380	1,351	\$513,380				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	760	622	\$472,720				
8	150mm High precast concrete kerb and gutter, both sides		m	760	172	\$130,720				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	380	450	\$171,000				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	19	3,002	\$57,038				
11	Allowance for lines and road marking		m	380	21	\$7,980				
12	Street lighting at 25m centres both sides - smart poles (7m high)		No	30	21,440	\$643,200				
13	Provision for street fittings with seating, bins and sign both sides (nominal)		m	380	27	\$10,260				
14	Provision for retaining walls, Gabion walls to		Item	1	53,600	\$53,600				
15	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
16	Preliminaries & Margins		%	20%	2,959,786	\$591,957				
17	Traffic management including traffic control, road barriers and temporary signals		%	5%	3,551,743	\$177,587				
						\$3,729,330				
18	Project Management		%	5%	3,729,330	\$186,467				
19	Design & Consulting Fees		%	8%	3,729,330	\$298,346				
20	Authority Charges		%	5%	3,729,330	\$186,467				
					#REF!	\$4,400,610				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
21	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	380	1,608	\$611,040				
22	Recycled water provision - Costs from GHD report March 2010		m	380		Excl.				
23	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	931	643	\$598,633				
24	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$5,610,283	<b>\$5,610,000</b>	<b>\$5,610,000</b>		
	<b>Average cost per metre of road</b>		m	380	\$14,764/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>SC03A</b>	<b>Shane Gould Avenue (East SC03A)</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.6.12 - 10.3m wide Local Street		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	352		-				
2	Removal of existing hardstand surfacing		m	352	387	\$136,224				
3	Removal of miscellaneous trees, structures, services and fittings		m	352	110	\$38,720				
4	Remove excavation 250mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	906	343	\$310,758				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	906	11	\$9,966				
6	7m Wide flexible pavement roadway, 250mm deep with based courses and wearing layer		m	352	1,201	\$422,752				
7	3.3m Wide Pedestrian footpath, raised sidewalk with interlocking concrete pavers		m	352	590	\$207,680				
8	150mm High precast concrete kerb and gutter, both sides		m	704	172	\$121,088				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	352	450	\$158,400				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	18	3,002	\$52,835				
11	Allowance for lines and road marking		m	352	21	\$7,392				
12	Mixed native trees (200 litre pot size) including tree pits at 15m centres (one side)		No	23	4,930	\$113,390				
13	Extra over for Strata Vault structured soil system to tree pits		No	-	0	Nil				
14	Extra over trees for tree grate, edging and kerbs		No	23	2,540	\$58,420				
15	Street lighting at 20m centres one side - Smart poles (7m high)		No	18	21,440	\$385,920				
16	Provision for street fittings with seating, bins and sign one side (nominal)		m	352	32	\$11,264				
17	Staging allowance for interface to existing roads		No	2	26,800	\$53,600				
18	Preliminaries & Margins		%	20%	2,088,409	\$417,682				
19	Traffic management including traffic control, road barriers and temporary signals		%	5%	2,506,091	\$125,305				
						\$2,631,396				
20	Project Management		%	5%	2,631,396	\$131,570				
21	Design & Consulting Fees		%	8%	2,631,396	\$210,512				
22	Authority Charges		%	4%	2,631,396	\$105,256				
					#REF!	\$3,078,733				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
23	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	352	1,608	\$566,016				
24	Recycled water provision - Costs from GHD report March 2010		m	352		Excl.				
25	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	453	643	\$291,279				
26	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$3,936,028	<b>\$3,936,000</b>			<b>\$3,936,000</b>
	<u>Average cost per metre of road</u>		m	352	\$11,182/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
<b>SC04</b>	<b>New Civic Street</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.6.13 - 14.5m wide Civic Street		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	250		-				
2	Removal of existing hardstand surfaces (50% hardstand)		m	250	263	\$65,750				
3	Removal of miscellaneous trees, structures, services and fittings		m	250	300	\$75,000				
4	Remove excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	1400	343	\$480,200				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	1400	11	\$15,400				
6	7m Wide flexible pavement roadway, 400mm deep with based courses and wearing layer		m	250	1,351	\$337,750				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	500	622	\$311,000				
8	150mm High precast concrete kerb and gutter, both sides		m	500	172	\$86,000				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	250	450	\$112,500				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	13	3,002	\$37,525				
11	Allowance for lines and road marking		m	250	21	\$5,250				
12	Street lighting at 25m centres both sides - Smart poles (7m high)		No	20	21,440	\$428,800				
13	Provision for street fittings with seating, bins and sign both sides (nominal)		m	250	27	\$6,750				
14	Provision for retaining walls, Gabion walls to		Item	1		Nil				
15	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
16	Preliminaries & Margins		%	20%	1,988,725	\$397,745				
17	Traffic management -temporary works		%	5%	2,386,470	\$119,324				
						\$2,505,794				
18	Project Management		%	5%	2,505,794	\$125,290				
19	Design & Consulting Fees		%	8%	2,505,794	\$200,463				
20	Authority Charges		%	4%	2,505,794	\$100,232				
					#REF!	\$2,931,778				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
21	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	250	1,286	\$321,500				
22	Recycled water provision - Costs from GHD report March 2010		m	250		Excl.				
23	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	700	643	\$450,100				
						\$3,703,378				
24	<u>DEVELOPER DELIVERED:</u> Excluded from SOPA's Works Schedule Funding		%	100%		\$3,703,000	Developer		Developer	
	<b>Average cost per metre of road</b>		m	250	\$14,812/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
-	<b>Rod Laver Drive (New 125m)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.6.8 - based on 14m wide corridor.				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	125		-				
2	Removal of existing hardstand surfaces (50% hardstand)		m	125	263	\$32,875				
3	Removal of miscellaneous trees, structures, services and fittings		m	125	150	\$18,750				
4	Remove excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	700	343	\$240,100				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	700	11	\$7,700				
6	7m Wide flexible pavement roadway, 400mm deep with based courses and wearing layer		m	125	1,351	\$168,875				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	250	622	\$155,500				
8	150mm High precast concrete kerb and gutter, both sides		m	250	172	\$43,000				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	125	450	\$56,250				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	6	3,002	\$18,763				
11	Allowance for lines and road marking		m	125	21	\$2,625				
12	Street lighting at 25m centres both sides - Smart poles (7m high)		No	10	21,440	\$214,400				
13	Provision for street fittings with seating, bins and sign both sides (nominal)		m	125	86	\$10,750				
14	Provision for retaining walls, Gabion walls		Item	1		Nil				
15	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
16	Preliminaries & Margins		%	20%	996,388	\$199,278				
17	Traffic management -temporary works		%	8%	1,195,665	\$95,653				
						\$1,291,318				
18	Project Management		%	5%	1,291,318	\$64,566				
19	Design & Consulting Fees		%	8%	1,291,318	\$103,305				
20	Authority Charges		%	5%	1,291,318	\$64,566				
					#REF!	\$1,523,755				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
21	Removal of existing Rod Laver Drive roadway and make good		m	332	1,286	\$426,952				
22	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	125	1,608	\$201,000				
23	Recycled water provision - Costs from GHD report March 2010		m	125		Excl.				
24	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	350	643	\$225,050				
25	<u>SOPA CONTRIBUTION:</u> of 100% to the works for		%	100%		\$2,376,757	<b>\$2,377,000</b>		<b>\$2,377,000</b>	
	<b>Average cost per metre of road</b>		m	125	\$19,014/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Streets (Cont'd)</b>										
-	<b>Shirley Strickland Avenue (New 137m)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.6.8 - based on 14m wide corridor.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	137		-				
2	Removal of existing hardstand surfaces (50% hardstand)		m	137	263	\$36,031				
3	Removal of miscellaneous trees, structures, services and fittings		m	137	150	\$20,550				
4	Remove excavation 400mm deep x 14m wide corridor, compact and disposal off-site as EMN		m3	767	343	\$263,081				
5	Soil investigation and testing provision, \$10,000 per 1,000m3		m3	767	11	\$8,437				
6	7m Wide flexible pavement roadway, 400mm deep with based courses and wearing layer		m	137	1,351	\$185,087				
7	3.5m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	274	622	\$170,428				
8	150mm High precast concrete kerb and gutter, both sides		m	274	172	\$47,128				
9	Stormwater drainage allowance to road length, average 300 diameter mains		m	137	450	\$61,650				
10	Side entry catch pits, branch run, connection (1 per 20m on one side of road)		No	7	3,002	\$20,564				
11	Allowance for lines and road marking		m	137	21	\$2,877				
12	Street lighting at 25m centres both sides - Smart poles (7m high)		No	11	21,440	\$235,840				
13	Provision for street fittings with seating, bins and sign both sides (nominal)		m	137	86	\$11,782				
14	Provision for retaining walls, Gabion walls to		Item	1		Nil				
15	Staging allowance for interface to existing roads		No	1	26,800	\$26,800				
16	Preliminaries & Margins		%	20%	1,090,255	\$218,051				
17	Traffic management -temporary works		%	8%	1,308,306	\$104,664				
						\$1,412,970				
18	Project Management		%	5%	1,412,970	\$70,649				
19	Design & Consulting Fees		%	8%	1,412,970	\$113,038				
20	Authority Charges		%	5%	1,412,970	\$70,649				
					#REF!	\$1,667,305				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
21	Removal of existing roadway and make good		m	225	1,286	\$289,350				
22	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	137	1,286	\$176,182				
23	Recycled water provision - Costs from GHD report March 2010		m	137		Excl.				
24	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	384	643	\$246,912				
25	<u>SOPA CONTRIBUTION:</u> of 100% to the works for		%	100%		\$2,379,749	<b>\$2,380,000</b>		<b>\$2,380,000</b>	
	<b>Average cost per metre of road</b>		m	137	<b>\$17,370/m</b>					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets</b>										
<b>SC03B</b>	<b>Shane Gould Avenue (West SC03B)</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.6.13 - 14.5m wide reserve.				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total length of road is		m	136		-				
2	Removal of miscellaneous trees, structures, street lights, services and fittings		m	136	187	\$25,432				
3	Excavation 400mm deep x 7.6m wide portion of corridor, compact and disposal off-site as EMN		m3	413	343	\$141,659				
4	Resurface roadway 7.0m wide		m	136	643	\$87,448				
5	3.8m Wide Pedestrian footpath (x2), raised sidewalk with interlocking concrete pavers		m	272	674	\$183,328				
6	Mixed native trees (200 litre pot size) including tree pits at 12m centres (one side)		No	11	4,930	\$54,230				
7	Mixed native trees (200 litre pot size) in planting areas at 12m centres (one side)		No	11	3,480	\$38,280				
8	Extra over for Strata Vault structured soil system to tree pits		No	11	5,590	Excl.				
9	Extra over trees for tree grate, edging and kerbs		No	11	2,540	\$27,940				
10	Street lighting at 25m centres both sides - Smart poles (7m high)		No	10	21,440	\$214,400				
11	Provision for making good road edge		m	136	161	\$21,896				
12	New stormwater kerb inlet gulleys and connections to stormwater		m	136	482	\$65,552				
13	Allowance for gabion retaining walls, up to 600mm high		m	136	697	\$94,792				
14	Miscellaneous signage and road markings		m	136	86	\$11,696				
15	Traffic management -temporary works		%	20%	\$966,653	\$193,331				
16	Preliminaries & Margins		%	10%	1,159,984	\$115,998				
						\$1,275,982				
17	Project Management		%	5%	1,275,982	\$63,799				
18	Design & Consulting Fees		%	8%	1,275,982	\$102,079				
19	Authority Charges		%	5%	1,275,982	\$63,799				
						\$1,505,659				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
20	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium		m	136	1,930	\$262,480				
21	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	207	643	\$133,101				
22	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$1,901,240	\$1,901,000			\$1,901,000
	<b>Average cost per metre of road</b>		m	136	\$13,980/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>SC05</b>	<b>Olympic Boulevard Avenue</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.6.9 - Upgrade West side footpath, Cycleways & planting	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		250		-				
2	Form 3.0m wide cycleway including line marking and signage	m		250	643	\$160,750				
3	Improvements to planting 4.5m wide	m		250	643	\$160,750				
4	Allowance for upgrade of footpath 3.0m wide	m		250	643	\$160,750				
						\$482,250				
5	Preliminaries & Margins	%		20%	482,250	\$96,450				
6	Traffic management -temporary works	%		5%	578,700	\$28,935				
7	Project Management	%		5%	607,635	\$30,382				
8	Design & Consulting Fees	%		10%	607,635	\$60,764				
9	Authority Charges	%		5%	607,635	\$30,382				
10	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$729,162	\$729,000		\$729,000	
	<u>Average cost per metre of road</u>	m		250	\$2,917/m					
<b>-</b>	<b>Olympic Boulevard Pedestrian Crossing (ref. 1.1.13)</b>	<b>2</b>								
	Refer to Turf / Robert Day Concept Design Report 2021	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	The scope of works includes a Pedestrian Crossing 40m wide across the 60m wide Boulevard	Note								
1	Total length of road is 40m upgraded	m		40		-				
2	Removal of pavements, trees, fittings	m2		2400	43	\$103,200				
3	Raised road pavement to form pedestrian crossing	m2		2400	161	\$386,400				
4	Make good interfacing pavements	m		40	365	\$14,600				
5	Modifications to stormwater drainage	m		40	879	\$35,160				
6	Allowance for new trees, tree pits, and grates	no		10	7,470	\$74,700				
7	Allowance for replacement of street furniture and fittings	m		40	482	\$19,280				
8	Make good interfacing pavements	no		4	21,400	\$85,600				
9	Allowances for services relocations	Item		1	21,400	\$21,400				
						\$740,340				
10	Preliminaries & Margins	%		20%	740,340	\$148,068				
11	Traffic management -temporary works	%		10%	888,408	\$88,841				
12	Project Management	%		5%	977,249	\$48,862				
13	Design & Consulting Fees	%		10%	977,249	\$97,725				
14	Authority Charges	%		5%	977,249	\$48,862				
15	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$1,172,699	\$1,173,000		\$1,173,000	
	<u>Average cost per metre of road</u>	m		40	\$29,317/m					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
-	<b>Uhrig Road / Edwin Flack Avenue / Dawn Fraser Avenue</b>			<b>2</b>						
	MP2030 Reference 5.1.4 - WSP confirmed upgrade by others with PLR2 signalised intersection		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Upgrade intersection with new traffic signals		item	1	1,201,712	\$1,201,712				
2	Optional right turn bays for all legs		item	1	482,400	\$482,400				
						\$1,684,112				
3	Preliminaries & Margins		%	20%	1,684,112	\$336,822				
4	Traffic management -temporary works		%	15%	2,020,934	\$303,140				
5	Project management		%	5%	2,324,075	\$116,204				
6	Design/ Consulting Fees		%	10%	2,324,075	\$232,407				
7	Authority fees and charges		%	5%	2,324,075	\$116,204				
						\$2,788,889				
8	LESS SOPA - Incurred upgrade works in of \$982,000 July 2021 Dollars		item	1	-1,200,004	-\$1,200,004				
						\$1,588,885				
9	<u>DELIVERED BY LIGHT RAIL</u>		%			<b>\$1,589,000</b>	<b>Light Rail</b>		<b>Light Rail</b>	
-	<b>Birnie Avenue / Edwin Flack Avenue / Shane Gould Avenue</b>			<b>3</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	MP2030 Reference 5.1.5 - WSP confirmed intersection is built to physical capacity. Only minor operational works required.		Note							
1	Provision for minor operational works		item	1	294,800	\$294,800				
2	Preliminaries & Margins		%	20%	294,800	\$58,960				
3	Traffic management -temporary works		%	15%	353,760	\$53,064				
4	Project management		%	5%	406,824	\$20,341				
5	Design/ Consulting Fees		%	10%	406,824	\$40,682				
6	Authority fees and charges		%	5%	406,824	\$20,341				
						\$488,189				
7	<u>SOPA CONTRIBUTION:</u> of		%	100%		<b>\$488,000</b>	<b>\$488,000</b>			<b>\$488,000</b>

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections (Cont'd)</b>										
<b>New</b>	<b>Edwin Flack Avenue / Sarah Durack Avenue</b>			<b>2</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	New intersection for MP2050 - WSP confirmed modify intersection for cycle / pedestrian crossing	Note								
1	Pavement reconfiguration works including signage	m2		1100	268	\$294,800				
2	Drainage and services	m2		1	23,584	\$23,584				
3	Landscaping and streetscape works	Item		1	26,800	\$26,800				
4	Fittings and signage	Item		1	26,800	\$26,800				
5	Adjustment and relocation of services and utilities	Item		1	42,880	\$42,880				
6	Signalisation	Item		1	321,600	\$321,600				
						\$736,464				
7	Preliminaries & Margins	%		20%	736,464	\$147,293				
8	Traffic management -temporary works	%		15%	883,757	\$132,564				
9	Project management	%		5%	1,016,320	\$50,816				
10	Design/ Consulting Fees	%		10%	1,016,320	\$101,632				
11	Authority fees and charges	%		5%	1,016,320	\$50,816				
12	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$1,219,584	\$1,220,000		\$1,220,000	
<b>New Open Space</b>										
<b>OSSC04</b>	<b>New Open Space OSSC04 - Local Community Park</b>			<b>2</b>						
	Reference to MP2050 figure 4.9.7	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total Park Area	m2		4,590	-	-				
2	Form open space with 40% hardstands with activities and fitness areas	m2		1,836	\$350	\$642,600				
3	Form open space with 60% green space with landscaped areas	m2		2,754	\$250	\$688,500				
4	Formation of connecting paths	Item		1	\$68,900	\$68,900				
						\$1,400,000				
5	Preliminaries & Margins	%		20%	1,400,000	\$280,000				
6	Project management	%		5%	1,680,000	\$84,000				
7	Design/ Consulting Fees	%		8%	1,764,000	\$141,120				
8	Authority fees and charges	%		3%	1,905,120	\$57,154				
						\$1,962,274				
9	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$1,962,000	\$1,962,000		\$1,962,000	

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Open Space</b>										
-	<b>Sports and Civic Precinct, Parks 1, 2 &amp; 3 by Aquatic Centre</b>			<b>2</b>						
	Reference to MP2050 figure 4.5.1		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Parks 01 to 03 are existing mature tree landscaped area		m2	7,538						
1	Park 01 enhancements		m2	3,004	107	\$321,428				
2	Park 02 enhancements and reconfiguration		m2	1,926	161	\$310,086				
3	Park 03 enhancements and reconfiguration		m2	2,608	161	\$419,888				
4	Provision for lighting, benches, bins, wayfinding and signage		m2	7,538	21	\$158,298				
						\$1,209,700				
5	Preliminaries & Margins		%	20%	1,209,700	\$241,940				
6	Project Management		%	3%	1,451,640	\$43,549				
7	Design & Consulting Fees		%	6%	1,451,640	\$87,098				
8	Authority Charges		%	3%	1,451,640	\$43,549				
9	SOPA CONTRIBUTION: of		%	100%		\$1,625,837	\$1,626,000		\$1,626,000	
	<b>Area and average cost per square metre of open space</b>		m2	7,538	\$216/m2					
-	<b>Sports and Civic Precinct, Boundary Creek (Stage 4)</b>			<b>2</b>						
	Reference to MP2050 figure 4.5.1		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Improvements to the Boundary Creek habitat and accessibility		m2	13,000						
1	WSUD and increased biofiltration		m2	13,000	21	\$273,000				
2	Increased trees and low level planting		m2	13,000	11	\$143,000				
3	Path connections and improvements		m2	13,000	9	\$117,000				
4	Provision for upgraded wayfinding and signage		m2	13,000	6	\$78,000				
						\$611,000				
5	Preliminaries & Margins		%	20%	611,000	\$122,200				
6	Project Management		%	4%	733,200	\$29,328				
7	Design & Consulting Fees		%	6%	733,200	\$43,992				
8	Authority Charges		%	3%	733,200	\$21,996				
9	SOPA CONTRIBUTION: of		%	100%		\$828,516	\$829,000		\$829,000	
	<b>Area and average cost per square metre of open space</b>		m2	13,000	\$64/m2					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Open Space (Cont'd)</b>										
-	<b>Sports and Civic Precinct, Aquatic Centre Car Park</b>			<b>2</b>						
	Reference to MP2050 figure 4.5.4		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Expand and reconfigure Aquatic Centre Car Park (13,800m2)									
1	Reconfigure layout due to Shane Gould Avenue relocation		m2	13,500	64	\$864,000				
2	Reform entries, new signage and boom gates		No	2	160,800	\$321,600				
3	Upgrade signage and lighting		m2	13,500	13	\$175,500				
4	Provision for changes to planting, trees and landscaping		m2	13,500	11	\$148,500				
						\$1,509,600				
5	Preliminaries & Margins		%	20%	1,509,600	\$301,920				
6	Project Management		%	4%	1,811,520	\$72,461				
7	Design & Consulting Fees		%	8%	1,811,520	\$144,922				
8	Authority Charges		%	3%	1,811,520	\$54,346				
9	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$2,083,248	<b>\$2,083,000</b>		<b>\$2,083,000</b>	
	<u>Area and average cost per square metre of open space</u>		m2	13,500	\$154/m2					
<b>LSSC</b>	<b>Sports &amp; Civic Precinct, Landscape Setbacks 01-04</b>			<b>2</b>						
	Reference to MP2050 figure 4.6.3 for Verge and Landscape setbacks		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Landscape set backs and associated works with reactivation of pedestrian verge and pavement		Item	14,190						
	<u>LSSC 01 - Area</u>		m2							
1	Landscaped setback with grassing and planting		m2	6,100	70	\$427,000				
	<u>LSSC 02 - Area</u>		m2							
2	Landscaped setback with grassing and planting		m2	1,640	70	\$114,800				
	<u>LSHN 03 - Area</u>		m2							
3	Landscaped setback with grassing and planting		m2	2,120	70	\$148,400				
	<u>LSHN 04 - Area</u>		m2							
4	Landscaped setback with grassing and planting		m2	4,330	70	\$303,100				
						\$993,300				
5	Preliminaries & Margins		%	15%	993,300	\$148,995				
6	Project Management		%	3%	1,142,295	\$34,269				
7	Design & Consulting Fees		%	6%	1,142,295	\$68,538				
8	Authority Charges		%	3%	1,142,295	\$34,269				
						\$1,279,370	<b>\$1,279,000</b>		<b>\$1,279,000</b>	
	<u>Area and average cost per square metre of open space</u>		m2	14,190	\$90/m2					

**Master Plan 2050 - Works Schedule**  
**6 - Sports and Civic Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Open Space (Cont'd)</b>										
-	<b>Sports &amp; Civic Precinct, Water Fountain Tennis Centre Entry</b>			<b>2</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	The scope of works includes a linear waterjet play fountains.	Note								
1	Feature waterplay fountain jets at ground level, similar to Manly Corso display with controls and ability to turned-off for major events, as required	Item		1	532,000	\$532,000				
						\$532,000				
2	Preliminaries & Margins	%		20%	532,000	\$106,400				
3	Traffic management -temporary works	%		5%	638,400	\$31,920				
4	Project Management	%		5%	670,320	\$33,516				
5	Design & Consulting Fees	%		10%	670,320	\$67,032				
6	Authority Charges	%		5%	670,320	\$33,516				
7	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$804,384	\$804,000		\$804,000	
<b>3.1 Community Facilities</b>										
3.1.1	<b>Childcare Centre Fitout - 15SC Sports Civic Precinct</b>			<b>2</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Existing heritage SOPA owned premises	Note								
1	Provision for Childcare Centre Fitout	m2		250	\$2,040	\$510,000				
						\$510,000				
2	Preliminaries & Margins	%		20%	\$510,000	\$102,000				
3	Project Management	%		5%	\$612,000	\$30,600				
4	Design & Consulting Fees	%		12%	\$612,000	\$73,440				
5	Authority Charges	%		3%	\$612,000	\$18,360				
						\$734,400				
6	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$734,000	\$734,000		\$734,000	
<b>BASE TOTAL (6 - Sports and Civic Precinct)</b>							<b>\$31,057,000</b>	<b>\$0</b>	<b>\$24,732,000</b>	<b>\$6,325,000</b>

**Master Plan 2050 - Works Schedule**  
**7 - Stadia Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>										
<b>Existing Streets</b>										
<b>OBN1</b>	<b>Olympic Boulevard (North)</b>			<b>2</b>						
	Refer to Master Plan 2050 figure 4.7.10 - 60m wide street reserve		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	330		-				
2	Resurface and modification to two lane road and parking onside, 8.5m wide		m	330	1,140	\$376,200				
3	Repave multisport courts zone, 21.4m wide		m	330	4,129	\$1,362,570				
4	Repave pedestrian and multisport breakout zone, 5.8m wide		m	330	1,119	\$369,270				
5	Cycleway 3.0m wide		m	330	515	\$169,950				
6	Trafficable WSUD 3.0m wide		m	330	547	\$180,510				
7	Hardstand HVM 1.0m wide		m	330	214	\$70,620				
8	Bollards at 2.5m centres		No	133	1,608	\$213,864				
9	Allowance for lines and road marking		m	330	54	\$17,820				
10	Mixed native trees (200 litre pot size) including planting in rain gardens at 22m centres (two row)		No	30	3,480	\$104,400				
11	Extra over for Strata Vault structured soil system to tree pits		No	30	4,930	\$147,900				
12	Extra over trees for tree grate, edging and kerbs		No	30	2,540	\$76,200				
13	Street lighting at 25m centres one side		No	13		Excl.				
14	Provision for services relocations		m	330	536	\$176,880				
						\$3,266,184				
15	Preliminaries & Margins		%	20%	3,266,184	\$653,237				
16	Traffic management -temporary works		%	10%	3,919,421	\$391,942				
17	Project Management		%	4%	4,311,363	\$172,455				
18	Design & Consulting Fees		%	8%	4,311,363	\$344,909				
19	Authority Charges		%	4%	4,311,363	\$172,455				
20	<u>SOPA CONTRIBUTION</u> : of		%	100%		\$5,001,181	<b>\$5,001,000</b>		<b>\$5,001,000</b>	
	<b>Average cost per metre of road</b>		m	330	\$15,155/m					

**Master Plan 2050 - Works Schedule**  
**7 - Stadia Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>OBN2</b>	<b>Olympic Boulevard Pedestrianisation (South)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.7.12 - 60m wide street reserve	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		396		-				
2	Resurface and modification to two lane road and parking onside, 8.5m wide	m		396	1,140	\$451,440				
3	Repave flexi zone, 16.6m wide	m		396	3,203	\$1,268,388				
4	Repave pedestrian movement zone, 14.6m wide	m		396	2,817	\$1,115,532				
5	Cycleway 3.0m wide	m		396	547	\$216,612				
6	Hardstand HVM 1.0m wide	m		396	214	\$84,744				
7	Bollards at 2.5m centres	No		159	1,608	\$255,672				
8	Allowance for lines and road marking	m		396	54	\$21,384				
9	Mixed native trees (200 litre pot size) including planting in rain gardens at 22m centres (two row)	No		36	3,480	\$125,280				
10	Extra over for Strata Vault structured soil system to tree pits	No		36	4,930	\$177,480				
11	Extra over trees for tree grate, edging and kerbs	No		36	2,540	\$91,440				
12	Street lighting at 25m centres one side	No		16		Excl.				
13	Provision for services relocations	m		396	536	\$212,256				
						\$4,020,228				
14	Preliminaries & Margins	%		20%	4,020,228	\$804,046				
15	Traffic management -temporary works	%		10%	4,824,274	\$482,427				
16	Project Management	%		4%	5,306,701	\$212,268				
17	Design & Consulting Fees	%		8%	5,306,701	\$424,536				
18	Authority Charges	%		4%	5,306,701	\$212,268				
19	<u>SOPA CONTRIBUTION</u> : of	%		100%		\$6,155,773	<b>\$6,156,000</b>		<b>\$6,156,000</b>	
	<b>Average cost per metre of road</b>	m		396	\$15,545/m					

**Master Plan 2050 - Works Schedule**  
**7 - Stadia Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Australia Avenue (Light rail upgrade)</b>			<b>2</b>						
	Refer to Master Plan 2050 (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road from Grand Parade to Kevin Coombes is		m	433		-				
2	Reconfiguration and resurfacing of Australia Avenue trade cost per linear length		m	433	12,250	\$5,304,250				
3	Preliminaries & Margins		%	-		Incl.				
4	Traffic management -temporary works		%	-		Incl.				
5	Project Management		%	-		Incl.				
6	Design & Consulting Fees		%	-		Incl.				
7	Authority Charges		%	5%	5,304,250	\$265,213				
						\$5,569,463				
8	<u>DELIVERED BY LIGHT RAIL</u> - Excluded from SOPA Works Schedule funding		%	100%		<b>\$5,569,000</b>	<b>Light rail</b>		<b>Light rail</b>	
	<b>Average cost per metre of road</b>		m	433	\$12,863/m					
-	<b>Dawn Fraser Avenue (Light rail upgrade)</b>			<b>2</b>						
	Refer to Master Plan 2050 (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road from Grand Parade to Kevin Coombes is		m	459		-				
2	Resurfacing and making good Dawn Fraser Avenue trade cost per linear length		m	459	10,720	\$4,920,480				
3	Preliminaries & Margins		%	-		Incl.				
4	Traffic management -temporary works		%	-		Incl.				
5	Project Management		%	-		Incl.				
6	Design & Consulting Fees		%	-		Incl.				
7	Authority Charges		%	5%	4,920,480	\$246,024				
						\$5,166,504				
8	<u>DELIVERED BY LIGHT RAIL</u> - Excluded from SOPA Works Schedule funding		%	100%		<b>\$5,167,000</b>	<b>Light rail</b>		<b>Light rail</b>	
	<b>Average cost per metre of road</b>		m	459	\$11,256/m					

**Master Plan 2050 - Works Schedule**  
**7 - Stadia Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>OPR</b>	<b>Orana Parade (Stadia)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.7.13 - 20m wide street reservation.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	392		-				
2	Removal of miscellaneous trees, structures, services and fittings		m	392	193	\$75,656				
3	Break-up hardstand, excavate 250mm deep, compact and disposal off-site as EMN (11m wide x 50%)		m3	539	343	\$184,877				
4	2.1m Wide flexible parking lane modify existing, 300mm deep (excludes planters 30% length)		m	274	429	\$117,546				
5	2m Wide flexible pedestrian pavement modify existing, 300mm deep (excludes planters 50% length)		m	196	407	\$79,772				
6	3.5m Wide Pedestrian footpath, flush sidewalk with interlocking concrete pavers		m	392	622	\$243,824				
7	5.5m Wide Pedestrian footpath, flush sidewalk with interlocking concrete pavers		m	392	973	\$381,416				
8	Allowance for lines and road marking		m	392	28	\$10,976				
9	Additional mixed native trees (200 litre pot size) including tree pits, 1 every 30m		No	13	3,480	\$45,240				
10	Extra over for Strata Vault structured soil system to tree pits		No	13	4,930	\$64,090				
11	Extra over trees for tree grate, edging and kerbs		No	13	2,540	\$33,020				
12	Street lighting at 25m centres both sides - Smart poles 7m high (50% provision)		No	16	21,440	\$343,040				
13	Provision for street fittings with seating, bins and sign both sides (\$20,000 every 300 metres)		m	392	72	\$28,224				
14	Preliminaries & Margins		%	20%	1,607,681	\$321,536				
15	Traffic management including traffic control, road barriers and temporary signals		%	5%	1,929,217	\$96,461				
						\$2,025,678				
16	Project Management		%	4%	2,025,678	\$81,027				
17	Design & Consulting Fees		%	8%	2,025,678	\$162,054				
18	Authority Charges		%	4%	2,025,678	\$81,027				
						\$2,349,787				
	<i>Additional SOPA Street Costs inclusive of preliminaries and margin:</i>									
19	Existing street services and services relocation allowance \$600 to \$2,000 - low		m	392	643	\$252,056				
20	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	270	643	\$173,610				
21	<b>SOPA CONTRIBUTION:</b> of		%	100%		\$2,775,453	<b>\$2,775,000</b>		<b>\$2,775,000</b>	
	<b>Average cost per metre of road</b>		m	392		<b>\$7,080/m</b>				

**Master Plan 2050 - Works Schedule**  
**7 - Stadia Precinct Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
-	<b>Barrier Street, Realignment (Stadia)</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.7.9 - 12m wide street	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		95		-				
2	Break-up hardstand, excavate 250mm deep, compact and disposal off-site as EMN, 12m wide	m3		285	268	\$76,380				
3	7m Wide flexible pavement vehicle carriageway, 450mm deep with based courses and wearing layer	m		95	1,501	\$142,595				
4	2.5m Wide Pedestrian footpath (X2), flush sidewalk with interlocking concrete pavers	m		190	450	\$85,500				
5	Allowance for lines and road marking	m		95	32	\$3,040				
6	Additional mixed native trees (200 litre pot size) including tree pits, 1 every 30m	No		3		Excl.				
7	Extra over for Strata Vault structured soil system to tree pits	No		3		Excl.				
8	Extra over trees for tree grate, edging and kerbs	No		3		Excl.				
9	Street lighting at 25m centres one side - Smart poles 7m high	No		4	21,440	\$85,760				
10	Provision for street fittings with seating, bins and signs both sides (\$20,000 every 300 metres)	m		95	72	\$6,840				
11	Preliminaries & Margins	%		20%	400,115	\$80,023				
12	Traffic management including traffic control, road barriers and temporary signals	%		5%	480,138	\$24,007				
						\$504,145				
13	Project Management	%		5%	504,145	\$25,207				
14	Design & Consulting Fees	%		8%	504,145	\$40,332				
15	Authority Charges	%		4%	504,145	\$20,166				
						\$589,850				
	<i>Additional SOPA Street Costs inclusive of preliminaries and margin:</i>									
16	Existing street services and services relocation allowance \$600 to \$2,000 - low	m		95	697	\$66,215				
17	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		143	643	\$91,949				
18	<u>SOPA CONTRIBUTION</u> : of	%		100%		\$748,014	<b>\$748,000</b>		<b>\$748,000</b>	
	<b>Average cost per metre of road</b>	m		95		<b>\$7,874/m</b>				

# Master Plan 2050 - Works Schedule

## 7 - Stadia Precinct Estimate

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2024 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>New Open Space</b>										
<b>OSST05</b>	<b>Stadia Precinct, OSST05 New Park</b>	<b>2</b>								
	Reference to MP2050 figure 4.7.3	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Form new Park to existing turfed square incorporating surrounding pavements	m2		6,842						
1	Park soft landscape lawns and planting (70% area)	m2		4,800	375	\$1,800,000				
2	Park hard landscape pathways and pavements to street edges	m2		2,042	804	\$1,641,768				
						\$3,441,768				
3	Preliminaries & Margins	%		20%	3,441,768	\$688,354				
4	Project Management	%		4%	4,130,122	\$165,205				
5	Design & Consulting Fees	%		8%	4,130,122	\$330,410				
6	Authority Charges	%		4%	4,130,122	\$165,205				
7	Provision for GSW disposal to hard landscaped areas (500m3)	m3		500	643	\$321,500				
8	<u>SOPA CONTRIBUTION</u> : of	%		100%		\$5,112,441	\$5,112,000	\$5,112,000		
	<u>Area and average cost per square metre of open space</u>	m2		6,842	\$747/m					
<b>BASE TOTAL (7 - Stadia Precinct)</b>							<b>\$19,792,000</b>	<b>\$0</b>	<b>\$19,792,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>DETAIL</b>										
<b>Existing Streets</b>										
<b>HS</b>	<b>Holker Street - HS</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.8.9 - Upgrade Share paths		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	200		-				
2	Clearance of trees and undergrowth									
3	Resurface and reconfigure 11m wide carriageway with 3.5m bus lane and 3m vehicle lanes (X2) and line marking (Westside)		m	200	1,297	\$259,400				
4	Resurface and reconfigure 11.5m wide carriageway with 3.5m bus lane, 3m vehicle lane, 3.5m Cycleway and line marking (East side)		m	200	1,501	\$300,200				
5	Reform narrower median strip, full depth pavement and upstand		m	200	536	\$107,200				
6	Upgrade pedestrian footpath, 3.0m wide structured edge and railings (Western side)		m	120	2,680	\$321,600				
7	Ongrade ramp to lower pathway, 3.0m wide with railings (Western side)		m	60	5,896	\$353,760				
8	New pedestrian footpath, 4.2m wide built-up and structured, retaining edge and railings (Eastern side)		m	120		Excl.				
9	Structured ramp connecting to lower path, 4.2m wide including railings both sides (Eastern side)		m	60		Excl.				
10	Provision for low-level lighting to ramps		No	1	16,080	\$16,080				
11	Provision for re-landscaping share path edges		m	180	429	\$77,220				
12	Provision for new signage		m	200	107	\$21,400				
13	Preliminaries & Margins		%	20%	1,456,860	\$291,372				
14	Traffic management -temporary works		%	10%	1,456,860	\$145,686				
						\$1,893,918				
15	Project Management		%	5%	1,893,918	\$94,696				
16	Design & Consulting Fees		%	10%	1,893,918	\$189,392				
17	Authority Charges		%	5%	1,893,918	\$94,696				
						\$2,272,702				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
18	Street services and services relocation allowance		m	200	322	\$64,400				
19	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	80	643	\$51,440				
20	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$2,388,542	<b>\$2,389,000</b>			<b>\$2,389,000</b>
	<b>Average cost per metre of road</b>		m	200	\$11,943/m					

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>JS1</b>	<b>Jamieson Street - South</b>			<b>3</b>						
	Refer to Master Plan 2050 Figure 4.8.7 - SOPA to confirm if City of Parramatta Road - 20m wide		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road is		m	380		-				
2	Vehicle lane 7m wide with reconstructed asphalt flexible pavement, 300mm deep and one kerb		m	380	2,069	\$786,220				
3	Cycleway 3.5m wide with full-depth pavement, flush with road and flush outer edging		m	380	922	\$350,360				
4	Pedestrian footpath 2.6m wide with new asphalt pavement and flush precast concrete edging oneside		m	380	665	\$252,700				
5	Planting bed 3.2m wide with naïve grasses, soils and mulch and outer edging		m	380	375	\$142,500				
6	Planting bed 3.8m wide with naïve grasses, soils, mulch and form swale		m	380	472	\$179,360				
7	New stormwater drainage and kerb inlet gulleys connections		m	380	536	\$203,680				
8	New street lighting every 25m one side, standard lights (9m high)		No	16	16,080	\$257,280				
9	Miscellaneous signage and road markings		m	380	86	\$32,680				
10	Preliminaries & Margins		%	20%	2,204,780	\$440,956				
11	Traffic management -temporary works		%	10%	2,645,736	\$264,574				
						\$2,910,310				
12	Project Management		%	4%	2,910,310	\$116,412				
13	Design & Consulting Fees		%	8%	2,910,310	\$232,825				
14	Authority Charges		%	4%	2,910,310	\$116,412				
						\$3,375,959				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
15	Street services and services relocation allowance \$1,200 to \$4,000 - medium		m	380	1,608	\$611,040				
16	Extra over provision for disposal for General Solid Waste based 50% by volume		m3	1140	643	\$733,020				
17	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$4,720,019	<b>\$4,720,000</b>			<b>\$4,720,000</b>
	<b>Average cost per metre of road</b>		m	380	\$12,421/m					

NOTE - Potential proportion of funding sources include TfNSW and City of Parramatta Council.

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>									
<b>JS2</b>	<b>Jamieson Street - North</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.8.5 - SOPA owned road 20m wide corridor	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	263		-				
2	Vehicle lane 7m wide with resurface asphalt roadway, 100mm deep	m	263	1,394	\$366,622				
3	Cycleway 3.5m wide resurface pavement, flush with road and flush outer edging	m	263	590	\$155,170				
4	Pedestrian footpath 2.6m wide with raised new asphalt pavement & flush precast concrete edging oneside	m	263	590	\$155,170				
5	Planting bed 3.2m wide with naïve grasses, soils and mulch and outer edging	m	263	375	\$98,625				
6	Planting bed 3.8m wide with naïve grasses, soils and mulch and outer edging	m	263	429	\$112,827				
7	Modify stormwater drainage with kerb inlet gulleys and connections	m	263	482	\$126,766				
8	New street lighting every 20m one side, standard lights (9m high)	No	14	16,080	\$225,120				
9	Miscellaneous signage and road markings	m	263	107	\$28,141				
10	Preliminaries & Margins	%	20%	1,268,441	\$253,688				
11	Traffic management -temporary works	%	10%	1,522,129	\$152,213				
					\$1,674,342				
12	Project Management	%	5%	1,674,342	\$83,717				
13	Design & Consulting Fees	%	10%	1,674,342	\$167,434				
14	Authority Charges	%	5%	1,674,342	\$83,717				
					\$2,009,211				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
15	Street services and services relocation allowance \$1,200 to \$4,000 - low / medium	m	263	1,286	\$338,218				
16	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	790	643	\$507,970				
17	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$2,855,399	\$2,855,000			\$2,855,000
	<b>Average cost per metre of road</b>	m	263	\$10,857/m					
	<u>NOTE</u> - Potential proportion of funding sources include Regional Infrastructure Funding.								

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>										
<b>RF03</b>	<b>Wangal Walk Edge - Share path</b>	<b>2</b>								
	Refer to Master Plan 2050 Figure 4.8.8 - 8m wide corridor with 5m share path	Note								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Total length of road is	m		2200		-				
2	New 5m wide <b>Share Path</b> (8m reserve) trade cost per linear length	m		2200	1,168	\$2,569,600				
3	Seating, bins and signage	m		2200		Incl.				
4	Preliminaries & Margins	%		20%	2,569,600	\$513,920				
5	Traffic management -temporary works	%		2%	3,083,520	\$61,670				
						\$3,145,190				
6	Project Management	%		4%	3,145,190	\$125,808				
7	Design & Consulting Fees	%		6%	3,145,190	\$188,711				
8	Authority Charges	%		2%	3,145,190	\$62,904				
						\$3,522,613				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>									
9	Street services and services relocation allowance	m		2,200		Excl.				
10	Extra over provision for disposal for General Solid Waste based 50% by volume	m3		-		Excl.				
11	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$3,522,613	<b>\$3,523,000</b>		<b>\$3,523,000</b>	
	<u>Average cost per metre of pathway</u>	m		2,200	\$1,601/m					

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
-	<b>Holker Street / Jamieson Street Intersection</b>			<b>3</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	New intersection for MP2050 - WSP confirmed a regional road. The SOPA facilities are attracting 90% of the movement at this intersection. SOPA confirmed only a portion of the visitors are SOPA residents.		Note							
1	Pavement reconfiguration works including signage		m2	1050	407	\$427,350				
2	Drainage and services		m2	1	42,880	\$42,880				
3	Landscaping and streetscape works		Item	1	33,768	\$33,768				
4	Fittings and signage		Item	1	42,880	\$42,880				
5	Adjustment and relocation of services and utilities		Item	1	85,800	\$85,800				
6	Signalisation		Item	1	519,900	\$519,900				
						\$1,152,578				
7	Preliminaries & Margins		%	20%	1,152,578	\$230,516				
8	Traffic management -temporary works		%	15%	1,383,094	\$207,464				
9	Project management		%	5%	1,590,558	\$79,528				
10	Design/ Consulting Fees		%	10%	1,590,558	\$159,056				
11	Authority fees and charges		%	5%	1,590,558	\$79,528				
						\$1,908,670				
12	<u>SOPA CONTRIBUTION:</u> of		%	100%		<b>\$1,909,000</b>	<b>\$1,909,000</b>			<b>\$1,909,000</b>
	<u>NOTE</u> - Potential proportion of funding source includes TfNSW.									

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Riverfront Parklands</b>										
-	<b>Riverfront Park, Woo-la-ra Northern Park</b>			<b>2</b>						
	Reference to MP2050 figure 4.8.6 and formerly Work Schedule reference 12.4.8				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total Park Area		m2	20,000		-				
2	Community Amenities toilet facilities		m2	120	\$5,896	\$707,520				
3	New park area with lawn and turf, planting and tree cover of 30-40%		m2	12,580	\$161	\$2,025,380				
4	New park paths and pavements		m2	4,000	\$268	\$1,072,000				
5	Hardstand multiple purpose courts include basketball, netball, tennis with lighting		m2	2,500	\$407	\$1,017,500				
6	Open active area		m2	800	\$482	\$385,600				
7	Smart pole lighting to pathways, and flood lighting to hardstands and active areas for night-time use		Item	1	\$482,400	\$482,400				
8	Formal / informal seating, picnic areas with BBQ and Shade structures		Item	1	\$450,240	\$450,240				
9	Upgrade perimeter and edge tree planting including to Wattlebird Road and electrical sub-stations		Item	1	\$268,000	\$268,000				
10	Provision for WSUD measures		m2	20,000	\$11	\$220,000				
11	Formation of connecting paths and boundary works		Item	1	\$107,200	\$107,200				
						\$6,735,840				
12	Preliminaries & Margins		%	20%	6,735,840	\$1,347,168				
13	Project management		%	5%	8,083,008	\$404,150				
14	Design/ Consulting Fees		%	8%	8,083,008	\$646,641				
15	Authority fees and charges		%	2%	8,083,008	\$161,660				
16	Provision for GSW disposal to hard landscaped areas (5,000m2 x 1m average = 5,000m3 x 60%)		m3	3,000	\$643	\$1,929,000				
17	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$11,224,459	\$11,224,000		\$11,224,000	
	<b>NOTE</b> - Opportunity for SOPA to reduce disposal off-site volumes by designing landscape mounds				Note					
-	<b>Riverfront Park, Woo-la-ra Mound top Playground</b>			<b>2</b>						
	Reference to MP2050 figure 4.8.6 and formerly Work Schedule reference 12.4.9				Note					
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)				Note	0.0%				
1	Total Playground Area		m2	4,000	-	-				
2	Playground with formal play elements 50%		m2	2,000	\$482	\$964,000				
3	Tree planting and informal play areas 50%		m2	2,000	\$268	\$536,000				
4	Shade structures - provision		No	5	\$48,240	\$241,200				
5	Miscellaneous provision for seating, bins, signage and connecting paths		Item	1	\$187,600	\$187,600				
						\$1,928,800				
6	Preliminaries & Margins		%	20%	1,928,800	\$385,760				
7	Project management		%	3%	2,314,560	\$69,437				
8	Design/ Consulting Fees		%	8%	2,314,560	\$185,165				
9	Authority fees and charges		%	2%	2,314,560	\$46,291				
10	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$2,615,453	\$2,615,000		\$2,615,000	

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Riverfront Parklands (Cont'd)</b>										
-	<b>Riverfront Park, Blaxland Park Upgrade</b>			<b>3</b>						
	Reference to MP2050 figure 4.8.5 and formerly Work Schedule reference 12.4.10		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Multi-function building including change rooms, amenities, kiosk, and spectator seating		m2	520	\$5,574	\$2,898,480				
2	Active recreation sports fields (6,000m2 x 2) including removing 5No raised mounds		m2	12,000	\$161	\$1,932,000				
3	Extra over for flood lighting		m2	12,000	\$43	\$516,000				
4	Additional planting areas		m2	2,000	\$172	\$344,000				
5	Active areas with fitness stations and activities		m2	2,000	\$536	\$1,072,000				
6	Expand playground and join elements together (improvements) and structure play		Item	1	\$1,608,000	\$1,608,000				
7	Shade structures - provision		No	5	\$48,200	\$241,000				
8	BBQ and Picnic areas		m2	300	\$1,608	\$482,400				
9	Provision for fencing around playground		m	800		Excl.				
10	Provision for upgrade and expansion of the pedestrian and cycle loops and paths		Item	1	\$289,400	\$289,400				
11	Miscellaneous provision for seating, bins, signage and connecting paths		Item	1	\$165,100	\$165,100				
						\$9,548,380				
12	Preliminaries & Margins		%	20%	9,548,380	\$1,909,676				
13	Project management		%	4%	11,458,056	\$458,322				
14	Design/ Consulting Fees		%	8%	11,458,056	\$916,644				
15	Authority fees and charges		%	2%	11,458,056	\$229,161				
16	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$13,062,184	\$13,062,000			\$13,062,000
-	<b>Riverfront Park, Armory Park Upgrade</b>			<b>3</b>						
	Reference to MP2050 figure 4.8.5 and formerly Work Schedule reference 12.4.11		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Provision for First Nations Cultural led space		Item	1	\$375,000	\$375,000				
2	Provision for Entry plaza and upgrade		Item	1	\$375,000	\$375,000				
3	Increased activation and market style riverfront open space		Item	1	\$322,000	\$322,000				
4	Provision for education and camping facilities next to Newington Reserve		Item	1	\$268,000	\$268,000				
5	Provision for upgrade and expansion of the pedestrian and cycle loops and paths		Item	1	\$375,000	\$375,000				
6	Provision for increased planting and trees		Item	1	\$161,000	\$161,000				
7	Miscellaneous provision for seating, bins, signage and connecting paths		Item	1	\$174,000	\$174,000				
	<i>Fencing upgrade -</i>									
8	Heritage fencing to the fencing surrounding the perimeter of the Armory		m	2,500	\$700	\$1,750,000				
9	Provision for works to heritage Armory entry gates, features and signage		Item	1	\$189,000	\$189,000				
						\$3,989,000				
10	Preliminaries & Margins		%	20%	3,989,000	\$797,800				
11	Project management		%	5%	4,786,800	\$239,340				
12	Design/ Consulting Fees		%	8%	4,786,800	\$382,944				
13	Authority fees and charges		%	2%	4,786,800	\$95,736				
14	<u>SOPA CONTRIBUTION:</u> of		%	100%		\$5,504,820	\$5,505,000			\$5,505,000

**Master Plan 2050 - Works Schedule**  
**8 - Riverfront Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Riverfront Parklands (Cont'd)</b>										
-	<b>Riverfront Park, Car Parking Upgrade</b>									
	Reference to MP2050 figure 4.8.5									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note								
		Note			0.0%					
1	Multi-storey structured car park cost provision based on 3-storey concrete car park with internal ramps and DDA lift, with 150 car spaces (35m2 per space), screened facades with natural ventilation	m2		5,250	\$1,700	\$8,925,000				
2	On-grade extended car parking based on 100 car spaces at 35m2 per space including lighting, drainage, signage and fittings	m2		3,500	\$500	\$1,750,000				
3	Provision for upgrade of access connections and landscaping works	Item		1	\$652,000	\$652,000				
						\$11,327,000				
4	Preliminaries & Margins	%		20%		Included				
5	Project management	%		3%	11,327,000	\$339,810				
6	Design/ Consulting Fees	%		8%	11,327,000	\$906,160				
7	Authority fees and charges	%		2%	11,327,000	\$226,540				
8	<u>SOPA CONTRIBUTION:</u> of	%		100%		\$12,799,510	\$12,800,000			\$12,800,000
<b>BASE TOTAL (8 - Riverfront Park)</b>							<b>\$60,602,000</b>	<b>\$0</b>	<b>\$17,362,000</b>	<b>\$43,240,000</b>

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>										
<b>Existing Streets</b>										
<b>HE01</b>	<b>Hill Road (Light rail upgrade)</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.9.5 (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road from Bennelong Parkway to Holker Busway is		m	750		-				
2	Modification and edge treatment trade cost per linear length		m	750	4,092	\$3,069,000				
3	Preliminaries & Margins		%	20%	3,069,000	\$613,800				
4	Traffic management -temporary works		%	10%	3,682,800	\$368,280				
5	Project Management		%	5%	4,051,080	\$202,554				
6	Design & Consulting Fees		%	8%	4,051,080	\$324,086				
7	Authority Charges		%	5%	4,051,080	\$202,554				
						\$4,780,274				
8	<u>DELIVERED BY LIGHT RAIL:</u>		%	100%		<b>\$4,780,000</b>	<b>Light Rail</b>		<b>Light Rail</b>	
	<b>Average cost per metre of road</b>		m	750		<b>\$6,374/m</b>				
<b>HE02</b>	<b>Holker Busway</b>			<b>2</b>						
	Refer to Master Plan 2050 Figure 4.9.5 (costs excludes light rail PLR2 work zone)		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	Total length of road from Hill Road to Australia Avenue is		m	580		-				
2	Modification and edge treatment trade cost per linear length		m	580	4,092	\$2,373,360				
3	Preliminaries & Margins		%	20%	2,373,360	\$474,672				
4	Traffic management -temporary works		%	10%	2,848,032	\$284,803				
5	Project Management		%	5%	3,132,835	\$156,642				
6	Design & Consulting Fees		%	8%	3,132,835	\$250,627				
7	Authority Charges		%	5%	3,132,835	\$156,642				
						\$3,696,746				
8	<u>DELIVERED BY LIGHT RAIL:</u>		%	100%		<b>\$3,697,000</b>	<b>Light Rail</b>		<b>Light Rail</b>	
	<b>Average cost per metre of road</b>		m	580		<b>\$6,374/m</b>				

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>									
<b>HE03</b>	<b>Bennelong Parkway - Refuge Crossing</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.9.7 (Based on 2021 Tract Consultants Design & Estimates)	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	New road refuge as MP2050 details	Item	1	281,400	\$281,400				
2	Preliminaries & Margins	%	20%	281,400	\$56,280				
3	Traffic management -temporary works	%	10%	337,680	\$33,768				
					\$371,448				
4	Project Management	%	5%	371,448	\$18,572				
5	Design & Consulting Fees	%	10%	371,448	\$37,145				
6	Authority Charges	%	5%	371,448	\$18,572				
7	<u>SOPA CONTRIBUTION:</u> of 100% to the works for	%	100%		\$445,738	\$446,000			\$446,000
<b>-</b>	<b>Bennelong Parkway - Share path and Access Ramp</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.9.7 (Based on 2021 Tract Consultants Design & Estimates)	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	520		-				
2	Upgrade Shared Pathway and Cycle lanes 3m wide asphalt pavement with edging	m	520	643	\$334,360				
3	Upgrade landscaping verge planting 1m wide	m	520	86	\$44,720				
4	New Access Ramp 3m wide from Brickpit South Park down to Bennelong Parkway footpath with concrete retaining walls, asphalt pathways and balustrading onside	m	102	4,127	\$420,954				
5	Provision for lighting improvements	Item	1	53,600	\$53,600				
6	Provision for upgrade signage and line marking	Item	1	21,440	\$21,440				
7	Preliminaries & Margins	%	20%	875,074	\$175,015				
8	Traffic management -temporary works	%	10%	1,050,089	\$105,009				
					\$1,155,098				
9	Project Management	%	4%	1,155,098	\$46,204				
10	Design & Consulting Fees	%	10%	1,155,098	\$115,510				
11	Authority Charges	%	4%	1,155,098	\$46,204				
					\$1,363,015				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
12	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	220	643	\$141,460				
					\$1,504,475				
13	<u>SOPA CONTRIBUTION:</u> of 100% to the works for	%	100%		\$1,504,000	Excl.			Excl.
	<b>Average cost per metre of road</b>	m	520	\$2,893/m					

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Streets (Cont'd)</b>									
<b>HE04</b>	<b>Majorie Jackson Parkway - Refuge Crossing (MJ4)</b>	<b>3</b>							
	Refer to Master Plan 2050 Figure 4.9.8	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	New road pedestrian refuge and connecting footpaths, as MP2050 details	Item	1	317,848	\$317,848				
2	Preliminaries & Margins	%	20%	317,848	\$63,570				
3	Traffic management -temporary works	%	15%	381,418	\$57,213				
					\$438,630				
4	Project Management	%	5%	438,630	\$21,932				
5	Design & Consulting Fees	%	10%	438,630	\$43,863				
6	Authority Charges	%	5%	438,630	\$21,932				
7	<u>SOPA CONTRIBUTION</u> : of 100% to the works for	%	100%		\$526,356	\$526,000			\$526,000
<b>-</b>	<b>Majorie Jackson Parkway - Shareway</b>	<b>2</b>							
	Refer to Master Plan 2050 Figure 4.9.7 (Based on 2021 Tract Consultants Design & Estimates)	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Total length of road is	m	602		-				
2	Upgrade Pathway 1.8m wide asphalt pavement with edging	m	602	300	\$180,600				
3	Line marking road cycleways on existing asphalt roads	m	1204	38	\$45,752				
4	Upgrade landscaping verge planting 1m wide	m	1204	86	\$103,544				
5	Provision for lighting improvements	Item	1	53,600	\$53,600				
6	Provision for upgrade signage and line marking	Item	1	21,440	\$21,440				
7	Preliminaries & Margins	%	20%	404,936	\$80,987				
8	Traffic management -temporary works	%	10%	485,923	\$48,592				
					\$534,516				
9	Project Management	%	5%	534,516	\$26,726				
10	Design & Consulting Fees	%	10%	534,516	\$53,452				
11	Authority Charges	%	5%	534,516	\$26,726				
					\$641,419				
	<u>Additional SOPA Street Costs inclusive of preliminaries and margin:</u>								
12	Extra over provision for disposal for General Solid Waste based 50% by volume	m3	244	643	\$156,892				
					\$798,311				
13	<u>SOPA CONTRIBUTION</u> : of 100% to the works for	%	100%		\$798,000	Excl.		Excl.	
	<u>Average cost per metre of road</u>	m	602	\$1,326/m					

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management - Local Intersections</b>										
<b>5.1.12</b>	<b>Bennelong Parkway Pedestrian Signalised Crossing</b>			<b>3</b>						
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
	Pedestrian signalised crossing details to be confirmed									
1	New pedestrian crossing to Bennelong Parkway including signals, sign posts and line markings	Item		1	214,400	\$214,400				
2	Landscaping and streetscape works including provision for rails	Item		1	41,810	\$41,810				
						<u>\$256,210</u>				
3	Preliminaries & Margins	%		20%	256,210	\$51,242				
4	Traffic management -temporary works	%		15%	307,452	\$46,118				
5	Project management	%		5%	353,570	\$17,678				
6	Design/ Consulting Fees	%		10%	353,570	\$35,357				
7	Authority fees and charges	%		5%	353,570	\$17,678				
8	<u>SOPA CONTRIBUTION:</u> of	%		100%		<u>\$424,284</u>	<b>\$424,000</b>			<b>\$424,000</b>

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Haslam Parklands</b>									
-	<b>Haslams Park South, Wentworth Common Playground Upgrade</b>		<b>3</b>						
	Reference to MP2050 figure 4.9.7 - SOPA confirmed no upgrade works (only maintenance)								
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Provision for upgrade of Wentworth Common Playground	m2	4,800	\$54	\$259,200				
2	Provision for upgrade equipment	Item	1	\$257,300	\$257,300				
					\$516,500				
3	Preliminaries & Margins	%	20%	516,500	\$103,300				
4	Project management	%	5%	619,800	\$30,990				
5	Design/ Consulting Fees	%	8%	619,800	\$49,584				
6	Authority fees and charges	%	3%	619,800	\$18,594				
7	<u>SOPA CONTRIBUTION:</u> of 100% to the works for	%	100%		\$718,968	<b>\$719,000</b>			<b>\$719,000</b>
	NOTE - SOPA confirmed no major upgrade envisaged for Wentworth Common.								
-	<b>Haslams Park North, River Walk Extension and Loop</b>		<b>3</b>						
	Reference to MP2050 figure 4.9.7	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Upgrade the pathways to form the River Walk Extension	m	500	\$804	\$402,000				
2	Provide pathway loop to water front	m	660	\$643	\$424,380				
					\$826,380				
3	Preliminaries & Margins	%	20%	826,380	\$165,276				
4	Project management	%	5%	991,656	\$49,583				
5	Design/ Consulting Fees	%	10%	991,656	\$99,166				
6	Authority fees and charges	%	3%	991,656	\$29,750				
7	<u>SOPA CONTRIBUTION:</u> of 100% to the works for	%	100%		\$1,170,154	<b>\$1,170,000</b>			<b>\$1,170,000</b>

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Haslam Parklands (Cont'd)</b>										
-	<b>Haslams Park West, New Amenities for BMX Tracks</b>			<b>3</b>						
	Reference to MP2050 figure 4.9.6									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)									
	Formerly SOPA P5 asphalt car park to be demolished for new BMX Tracks									
1	Provide BMX Tracks		m2	25,000		Excl.				
2	Community Amenities Building with toilets and change rooms for BMX Track Users		m2	300	\$5,682	\$1,704,600				
3	Re-surface and reform access road and parking (20 spaces)		m2	2,850	\$161	\$458,850				
4	Re-activate surrounding landscaped areas		m2	2,000	\$86	\$172,000				
						<u>\$2,335,450</u>				
5	Preliminaries & Margins		%	20%	2,335,450	\$467,090				
6	Project management		%	5%	2,802,540	\$140,127				
7	Design/ Consulting Fees		%	10%	2,802,540	\$280,254				
8	Authority fees and charges		%	3%	2,802,540	\$84,076				
9	<u>SOPA CONTRIBUTION</u> : of 100%		%	100%		\$3,306,997	<b>\$3,307,000</b>			<b>\$3,307,000</b>
-	<b>Haslams Park West, New Northern Water Feature Park</b>			<b>3</b>						
	Reference to MP2050 figure 4.9.6 - Works to be delivered by SOPA									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)									
1	New Northern Water Feature Park and The Pyramid and Haslams Pier upgrade		m2	55,000		Excl.				
2	Amenities Building		m2	300	\$5,682	\$1,704,600				
3	Playground and feature park		m2	1,500	\$1,930	\$2,895,000				
4	Provide 3m wide loop path around development		m	350	\$804	\$281,400				
5	Re-surface and reform access road and parking (20 spaces)		m2	2,800	\$161	\$450,800				
6	Re-activate surrounding landscaped areas		m2	2,000	\$86	\$172,000				
						<u>\$5,503,800</u>				
7	Preliminaries & Margins		%	20%	5,503,800	\$1,100,760				
8	Project management		%	4%	6,604,560	\$264,182				
9	Design/ Consulting Fees		%	8%	6,604,560	\$528,365				
10	Authority fees and charges		%	3%	6,604,560	\$198,137				
11	<u>SOPA CONTRIBUTION</u> : of 100%		%	100%		\$7,595,244	<b>\$7,595,000</b>			<b>\$7,595,000</b>
	<i>NOTE - SOPA confirmed there is no guaranteed funding source.</i>									

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Haslam Parklands (Cont'd)</b>									
-	<b>Haslams Park West, Improvements and Enhancements</b>	<b>3</b>							
	Reference to MP2050 figure 4.9.6	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	New seating and bins to the pathways and surrounding areas	Item	1	\$160,800	\$160,800				
2	New wayfinding signage and interpretation	Item	1	\$160,800	\$160,800				
3	Lighting improvements to the broader precinct	Item	1	\$268,000	\$268,000				
4	Increased capacity for stormwater treatment additional Jellyfish filters (2No.)	Item	1	\$268,000	\$268,000				
5	Provision for widening the tree planting to Haslams Creek Buffer Zones	Item	1	\$214,400	\$214,400				
6	Public Art integrated into the lawn areas on the Krono Hill.	Item	1	\$214,400	\$214,400				
					\$1,286,400				
7	Preliminaries & Margins	%	20%	1,286,400	\$257,280				
8	Project management	%	5%	1,543,680	\$77,184				
9	Design/ Consulting Fees	%	10%	1,543,680	\$154,368				
10	Authority fees and charges	%	5%	1,543,680	\$77,184				
11	<u>SOPA CONTRIBUTION:</u> of 100%	%	100%		\$1,852,416	\$1,852,000			\$1,852,000
-	<b>Haslams Park South, New Brickpit Look Out</b>	<b>2</b>							
	Reference to MP2050 figure 4.9.4	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	New look out over brick pit on alignment of Betty Cuthbert Avenue	Item	1	\$160,800	\$160,800				
2	Provision for connecting pathway	m	50	\$804	\$40,200				
					\$201,000				
3	Preliminaries & Margins	%	20%	201,000	\$40,200				
4	Project management	%	5%	241,200	\$12,060				
5	Design/ Consulting Fees	%	10%	241,200	\$24,120				
6	Authority fees and charges	%	3%	241,200	\$7,236				
7	<u>SOPA CONTRIBUTION:</u> of 100%	%	100%		\$284,616	\$285,000		\$285,000	

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Haslam Parklands (Cont'd)</b>										
-	<b>Haslams Park South, Fitness Station &amp; Active Recreation Areas (Stage 4)</b>									
	Reference to MP2050 figure 4.9.7									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Convert car park area off Marjorie Jackson Parkway into New Fitness Station	m2		400	\$1,072	\$428,800				
2	Active recreation areas (4 No)	m2		1,600	\$750	\$1,200,000				
						\$1,628,800				
3	Preliminaries & Margins	%		20%	1,628,800	\$325,760				
4	Project management	%		5%	1,954,560	\$97,728				
5	Design/ Consulting Fees	%		8%	1,954,560	\$156,365				
6	Authority fees and charges	%		3%	1,954,560	\$58,637				
7	<u>SOPA CONTRIBUTION</u> : of 100%	%		100%		\$2,267,290	\$2,267,000			\$2,267,000
-	<b>Haslams Park South, Conversion of Pump House</b>									
	Reference to MP2050 figure 4.9.7									
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note			0.0%					
1	Convert former Pump House to Community Flexible Space	m2		85	\$3,484	\$296,140				
2	Reconfigure car parking adjacent to former pump house	m2		1,200	\$161	\$193,200				
						\$489,340				
3	Preliminaries & Margins	%		20%	489,340	\$97,868				
4	Project management	%		5%	587,208	\$29,360				
5	Design/ Consulting Fees	%		10%	587,208	\$58,721				
6	Authority fees and charges	%		3%	587,208	\$17,616				
7	<u>SOPA CONTRIBUTION</u> : of 100%	%		100%		\$692,905	\$693,000			\$693,000

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Haslam Parklands (Cont'd)</b>									
-	<b>Haslams Park South, Brick Pit Walkway Enhancements</b>		<b>3</b>						
	Reference to MP2050 figure 4.9.7	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Provide new wayfinding signage and bins to the Brick pit pathways and ring	Item	1	\$193,000	\$193,000				
2	Provide lighting improvements to the broader precinct of the Brickpit Pit	Item	1	\$268,000	\$268,000				
3	Provide improvements to Brick Pit pathways (allowance)	Item	1	\$268,000	\$268,000				
4	Provide improvements to Brick Pit entries	Item	1	\$214,400	\$214,400				
					\$943,400				
5	Preliminaries & Margins	%	20%	943,400	\$188,680				
6	Project management	%	5%	1,132,080	\$56,604				
7	Design/ Consulting Fees	%	8%	1,132,080	\$90,566				
8	Authority fees and charges	%	3%	1,132,080	\$33,962				
9	<u>SOPA CONTRIBUTION:</u> of 100%	%	100%		\$1,313,213	\$1,313,000			\$1,313,000
	<b>NOTE - Refer to Roads for Marjorie Jackson Parkway Pedestrian Loop and Pedestrian crossings.</b>								

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Playing Fields</b>									
-	<b>Haslams Park North, Playing Fields and Facilities (Site 2)</b>	<b>2</b>							
	Reference to DesignInc Sydney - Haslams Park North Concept Design dated July 2025.	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Playing Fields with provision for returfing, irrigation and sub-drainage	m2	22,600	\$71	\$1,604,600				
2	New Sports Building internal area of 300m2 with roof structure 905m2, cover external paving and terraces areas 530m2.	m2	300	\$10,827	\$3,248,100				
3	Repurposed Amenities Facilities	m2	236	\$3,366	\$794,376				
4	Children's Playground including 1,200m2 of play activities & 350m2 of feature garden/water play areas	m2	6,600	\$436	\$2,877,600				
5	The Activity Zone includes multi-sports courts surfacing and equipment	m2	5,250	\$416	\$2,184,000				
6	Running Loop includes pavement 4.0m wide x 820m long	m2	3,280	\$272	\$892,160				
7	Extension to Shared Path includes pavement 4.0m wide x 110m long	m2	440	\$407	\$179,080				
8	Car Park Modifications	m2	280	\$429	\$120,120				
9	Soft Landscaping and green buffer	m2	11,000	\$21	\$231,000				
					\$12,131,036				
10	Preliminaries & Margins	%	20%		Incl.				
11	Project management	%	5%	12,131,036	\$606,552				
12	Design/ Consulting Fees	%	8%	12,131,036	\$970,483				
13	Authority fees and charges	%	2%	12,131,036	\$242,621				
					\$13,950,691				
14	<u>SOPA CONTRIBUTION</u> : of 100%	%	100%		\$13,951,000	\$13,951,000		\$13,951,000	

**Master Plan 2050 - Works Schedule**  
**9 - Haslams Park Estimate**

Item	Description	Stage	Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
								Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Playing Fields (Cont'd)</b>										
-	<b>Haslams Park North, Sports Fields and Facilities (Site 1)</b>		<b>2</b>							
	Reference to DesignInc Sydney - Haslams Park North Concept Design dated July 2025.		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
	Formerly SOPA's P5 asphalt car park to be demolished to form the new structured car park & sports facilities.		Note							
1	Structured car park includes ground floor parking (470 spaces @ 32m2 per space with 15,046m2 footprint) and upper deck for sports facilities		m2	15,046	\$1,576	\$23,712,496				
2	Playing fields with synthetic surfacing (16,200m2) and pavements (2,700m2)		m2	18,900	\$238	\$4,498,200				
3	Football club house with amenities, change rooms, kitchen, canteen, and club areas		m2	491	\$9,862	\$4,842,242				
4	Coffee house with shop, toilets, Store and covered seating area		m2	110	\$8,737	\$961,070				
5	Plaza Entry including pavements, lighting, street furniture and landscaping		m2	800	\$900	\$720,000				
6	Car park entry including asphalt pavements, lighting and landscaping		m2	110	\$2,144	\$235,840				
7	Pedestrian Paths including lighting and street furniture		m2	1,440	\$348	\$501,120				
8	Shared path link		m2	1,500	\$343	\$514,500				
9	Landscaping works		m2	14,600	\$60	\$876,000				
						\$36,861,468				
10	Preliminaries & Margins		%	20%		Incl.				
11	Project management		%	3%	36,861,468	\$1,105,844				
12	Design/ Consulting Fees		%	6%	36,861,468	\$2,211,688				
13	Authority fees and charges		%	2%	36,861,468	\$737,229				
						\$40,916,229				
14	<u>SOPA CONTRIBUTION</u> : of 100%		%	100%		\$40,916,000	\$40,916,000	\$40,916,000		
<b>BASE TOTAL (9 - Haslams Park)</b>							<b>\$75,464,000</b>	<b>\$0</b>	<b>\$55,152,000</b>	<b>\$20,312,000</b>

**Master Plan 2050 - Works Schedule**  
**10 - Bicentennial Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>DETAIL</b>									
	<b>New Streets</b>								
	<i>No works to streets / Roads / Pathways identified</i>								
	<b>Existing Streets</b>								
	<i>No works to streets / Roads / Pathways identified</i>								
	<b>Traffic Management - Local Intersections</b>								
	<i>No works identified</i>								
	<b>Existing Open Space Upgrades</b>								
<b>2.2.11</b>	<b>Bi-Centennial, Pedestrian Links</b>	<b>3</b>							
	Reference to MP2030 requirements	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Allowance to upgrade pedestrian links to and from the park	Item	1	\$3,001,600	\$3,001,600				
					\$3,001,600				
2	Preliminaries & Margins	%	20%	3,001,600	\$600,320				
3	Project Management	%	5%	3,601,920	\$180,096				
4	Design & Consulting Fees	%	8%	3,601,920	\$288,154				
5	Authority Charges	%	5%	3,601,920	\$180,096				
6	<u>SOPA CONTRIBUTION</u> : of	%	100%		\$4,250,266	\$4,250,000			\$4,250,000
<b>-</b>	<b>Bicentennial, West Play Space &amp; Dog Park (Stage 4)</b>	<b>3</b>							
	Reference to MP2050 figure 4.10.4	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
	Existing recently constructed playground in green open grassed area	Note							
1	Expand the Play Space	m2	400	\$1,930	\$772,000				
2	Form Dog Park with paths, planting, fencing, gates, seating, bins and signage	m2	1,200	\$375	\$450,000				
3	Miscellaneous include planting, pathway connections and street furniture	Item	1	\$385,900	\$385,900				
					\$1,607,900				
4	Preliminaries & Margins	%	20%	1,607,900	\$321,580				
5	Project management	%	4%	1,929,480	\$77,179				
6	Design/ Consulting Fees	%	8%	1,929,480	\$154,358				
7	Authority fees and charges	%	4%	1,929,480	\$77,179				
8	<u>SOPA CONTRIBUTION</u> : of	%	100%		\$2,238,197	\$2,238,000			\$2,238,000

**Master Plan 2050 - Works Schedule**  
**10 - Bicentennial Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Existing Open Space Upgrades (Cont'd)</b>									
-	<b>Bicentennial, Village Green Playground Improvements</b>	<b>3</b>							
	Reference to MP2050 figure 4.10.4	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Expanded playground into village green area	m2	650	\$1,930	\$1,254,500				
2	Miscellaneous include planting, pathway connections and street furniture	Item	1	\$160,800	\$160,800				
					\$1,415,300				
3	Preliminaries & Margins	%	20%	1,415,300	\$283,060				
4	Project management	%	5%	1,698,360	\$84,918				
5	Design/ Consulting Fees	%	8%	1,698,360	\$135,869				
6	Authority fees and charges	%	4%	1,698,360	\$67,934				
7	<u>SOPA CONTRIBUTION</u> : of	%	100%		\$1,987,081	\$1,987,000			\$1,987,000
-	<b>Bicentennial, Concord West Playground Improvements</b>	<b>3</b>							
	Reference to MP2050 figure 4.10.4	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Provision for improvements to Concord West Play Ground	m2	2,200	\$429	\$943,800				
					\$943,800				
2	Preliminaries & Margins	%	20%	943,800	\$188,760				
3	Project management	%	4%	1,132,560	\$45,302				
4	Design/ Consulting Fees	%	8%	1,132,560	\$90,605				
5	Authority fees and charges	%	4%	1,132,560	\$45,302				
6	<u>SOPA CONTRIBUTION</u> : of	%	100%		\$1,313,770	\$1,314,000			\$1,314,000
-	<b>Bicentennial, Stormwater Treatment</b>	<b>3</b>							
	Reference to MP2050 figure 4.10.4	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	Increased capacity for stormwater treatment inclusion for Jellyfish unit	Item	1	\$268,000	\$268,000				
					\$268,000				
2	Preliminaries & Margins	%	20%	268,000	\$53,600				
3	Project management	%	4%	321,600	\$12,864				
4	Design/ Consulting Fees	%	8%	321,600	\$25,728				
5	Authority fees and charges	%	4%	321,600	\$12,864				
6	<u>SOPA CONTRIBUTION</u> : of	%	100%		\$373,056	\$373,000			\$373,000
<b>BASE TOTAL (10 - Bicentennial)</b>						<b>\$10,162,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,162,000</b>

**Master Plan 2050 - Works Schedule**  
**11.1 Traffic Management Initiatives Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>11.1 Traffic Management Initiatives</b>									
<b>11.1.1</b>	<b>Hostile Vehicle Mitigation</b>	<b>2</b>							
	SOPA advised continuation of the integration into the neighbourhoods and precincts.	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for Hostile Vehicle Mitigation to include for retractable and fixed bollards, power connections, signage and make good pavements	Item	1	\$3,859,000	\$3,859,000				
					\$3,859,000				
2	Preliminaries & Margins	%	-	-	Incl.				
3	Traffic management -temporary works	%	20%	3,859,000	\$771,800				
4	Project management	%	5%	4,630,800	\$231,540				
5	Design/ Consulting Fees	%	6%	4,630,800	\$277,848				
6	Authority fees and charges	%	4%	4,630,800	\$185,032				
7	<u>SOPA CONTRIBUTION:</u> of				\$5,325,220	<b>\$5,325,000</b>		<b>\$5,325,000</b>	
<b>11.1.2</b>	<b>Crowd Control Vehicle Messaging &amp; CCTV Upgrade</b>	<b>2</b>							
	SOPA advised continuation of the integration into the road network.	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for Crowd Control Vehicle Messaging & CCTV Upgrade to include for new vehicle messaging, CCTV upgrade, and all services reticulation and connections	Item	1	\$1,608,000	\$1,608,000				
					\$1,608,000				
2	Preliminaries & Margins	%	-	-	Incl.				
3	Traffic management -temporary works	%	10%	1,608,000	\$160,800				
4	Project management	%	6%	1,768,800	\$106,128				
5	Design/ Consulting Fees	%	8%	1,768,800	\$141,504				
6	Authority fees and charges	%	5%	1,768,800	\$88,440				
7	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$2,104,872	<b>\$2,105,000</b>		<b>\$2,105,000</b>	

**Master Plan 2050 - Works Schedule**  
**11.1 Traffic Management Initiatives Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1	STAGE 2	STAGE 3
							Jan 2026 to Dec 2030	Jan 2031 to Dec 2040	Jan 2041 to Dec 2050
<b>Traffic Management Initiatives (Cont'd)</b>									
<b>11.1.3</b>	<b>Upgrade Pedestrian Crossing Light Indicator Displays (12No)</b>	<b>2</b>							
	Scope included in MP2050 - WSP confirmed requirement for upgraded Light Signals displays	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for Upgrade Pedestrian Crossing Light Indicator Displays to including new installations	Item	1	\$161,000	\$161,000				
					\$161,000				
2	Preliminaries & Margins	%	-	-	Incl.				
3	Traffic management -temporary works	%	30%	161,000	\$48,300				
4	Project management	%	8%	209,300	\$16,744				
5	Design/ Consulting Fees	%	12%	209,300	\$25,116				
6	Authority fees and charges	%	6%	209,300	\$12,358				
7	<u>SOPA CONTRIBUTION:</u> of				\$263,518	\$264,000		\$264,000	
<b>BASE TOTAL (11.1 - Traffic Management Initiatives)</b>						<b>\$7,694,000</b>	<b>\$0</b>	<b>\$7,694,000</b>	<b>\$0</b>

# Master Plan 2050 - Works Schedule

## 11.2 Public Transport Estimate

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>11.2 Public Transport</b>									
<b>11.2.1 Consolidated Major Event Bus Terminal</b>		<b>2</b>							
	SOPA advised allowance for Bus Terminal	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for Consolidated Major Event Bus Terminal to include for upgrading roadways, kerbs and gutters, new bus shelters and signage, and modifying drainage and lighting, and making good pavements, as required	Item	1	\$2,144,000	\$2,144,000				
						\$2,144,000			
2	Preliminaries & Margins	%		-	Incl.				
3	Traffic management -temporary works	%	15%	2,144,000	\$321,600				
4	Project management	%	6%	\$2,465,600	\$147,936				
5	Design/ Consulting Fees	%	8%	\$2,465,600	\$197,248				
6	Authority fees and charges	%	5%	\$2,465,600	\$123,300				
7	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$2,934,084	\$2,934,000		\$2,934,000	
<b>11.2.2 Town Centre Bus Shelters</b>		<b>2</b>							
	SOPA advised allowance for new Bus Shelters December 2023	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for Town Centre Bus Shelters to include for new bus shelters, making good pavements, Kerb and gutters, signage and modified lighting, as required	Item	1	\$1,179,000	\$1,179,000				
						\$1,179,000			
2	Preliminaries & Margins	%		-	Incl.				
3	Traffic management -temporary works	%	15%	1,179,000	\$176,850				
4	Project management	%	6%	\$1,355,850	\$81,351				
5	Design/ Consulting Fees	%	8%	\$1,355,850	\$108,468				
6	Authority fees and charges	%	5%	\$1,355,850	\$67,800				
7	<u>SOPA CONTRIBUTION:</u> of	%	100%		\$1,613,469	\$1,613,000		\$1,613,000	
<b>BASE TOTAL ( 11.2 - Public Transport)</b>						<b>\$4,547,000</b>	<b>\$0</b>	<b>\$4,547,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule**  
**11.3 Environmental Recycled Water Estimate**

							STAGE 1	STAGE 2	STAGE 3	
							Jan 2026 to	Jan 2031 to	Jan 2041 to	
Item	Description	Stage	Unit	Qty	Rate	Subtotal	Dec 2030	Dec 2040	Dec 2050	
<b>DETAIL</b>										
<b>11.3 Environmental Infrastructure - Recycled Water</b>										
<b>11.3.6 Haslams Neighbourhood 2</b>										
	SOPA advised an allowance is required for recycled water for the Neighbourhood		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	<u>ALLOWANCE</u> for Haslams Neighbourhood precinct headworks		Item	1	\$407,000	\$407,000				
2	Preliminaries & Margins			20%		included				
3	Project management			6%		included				
4	Design/ Consulting Fees			10%		included				
5	Authority fees and charges			5%		included				
6	<u>SOPA CONTRIBUTION:</u> of		%	100%		<u>\$407,000</u>		<b>\$407,000</b>		
<b>11.3.8 Sydney Showground Area (North Urban Centre) 2</b>										
	SOPA advised an allowance is required for recycled water for the Area		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	<u>ALLOWANCE</u> for Sydney Showground Area headworks		Item	1	\$407,000	\$407,000				
2	Preliminaries & Margins			20%		included				
3	Project management			6%		included				
4	Design/ Consulting Fees			10%		included				
5	Authority fees and charges			5%		included				
6	<u>SOPA CONTRIBUTION:</u> of		%	100%		<u>\$407,000</u>		<b>\$407,000</b>		
<b>11.3.10 Upgrade WRAMS Treatment Plant Capacity 2</b>										
	SOPA advised an allowance is required for the WRAMS Upgrade		Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)		Note		0.0%					
1	<u>ALLOWANCE</u> for upgrade works to increase capacity of the WRAMS Treatment plan, required to extend the WRAMS life over the next 5 to 10 years to meet demand prior to Sydney Water Regional facility being implemented. (Cost allowance based on 40% of new facility)		Item	1	\$8,576,000	\$8,576,000				
2	Preliminaries & Margins			20%		included				
3	Project management			5%		included				
4	Design/ Consulting Fees			10%		included				
5	Authority fees and charges			5%		included				
6	<u>SOPA CONTRIBUTION:</u> of		%	100%		<u>\$8,576,000</u>		<b>\$8,576,000</b>		
<b>BASE TOTAL (11.3 - Environmental Infrastructure - Recycled Water)</b>							<b>\$9,390,000</b>	<b>\$0</b>	<b>\$9,390,000</b>	<b>\$0</b>

**Master Plan 2050 - Works Schedule**  
**11.4 Environmental - Stormwater and WSUD Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>DETAIL</b>									
<b>11.4 Environmental Infrastructure - Stormwater and WSUD</b>									
<b>11.4.1</b>	<b>Boundary Creek</b>		<b>2</b>						
	SOPA advised an allowance is required for Stormwater and WSUD	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for on-going environmental upgrades to Boundary Creek including such works as retrofit bioretention and porous paving to carparks, retrofit rainwater harvesting on SOPA assets, stormwater management and water quality improvements, stabilisation improvements to waterways edges, improvements to connectivity	Item	1	\$6,110,000	\$6,110,000				
						\$6,110,000			
2	Preliminaries & Margins			20%		included			
3	Project management			5%		included			
4	Design/ Consulting Fees			10%		included			
5	Authority fees and charges			5%	\$6,110,000	\$306,000			
						\$6,416,000			
6	<u>SOPA CONTRIBUTION:</u> of			100%		<b>\$6,416,000</b>		<b>\$6,416,000</b>	
<b>11.4.2</b>	<b>Lake Belvedere</b>		<b>2</b>						
	SOPA advised an allowance is required for Stormwater and WSUD	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for environmental upgrades to Lake Belvedere including such works as retrofitting rainwater harvesting on SOPA properties, bioretention and stormwater management improvements, WSUD elements with additional GPT systems and new bioswale designs	Item	1	\$3,216,000	\$3,216,000				
						\$3,216,000			
2	Preliminaries & Margins			20%		included			
3	Project management			5%		included			
4	Design/ Consulting Fees			10%		included			
5	Authority fees and charges			5%	\$3,216,000	\$161,000			
						\$3,377,000			
6	<u>SOPA CONTRIBUTION:</u> of			100%		<b>\$3,377,000</b>		<b>\$3,377,000</b>	

**Master Plan 2050 - Works Schedule**  
**11.4 Environmental - Stormwater and WSUD Estimate**

Item	Description	Stage Unit	Qty	Rate	Subtotal	Total	STAGE 1 Jan 2026 to Dec 2030	STAGE 2 Jan 2031 to Dec 2040	STAGE 3 Jan 2041 to Dec 2050
<b>Environmental Infrastructure - Stormwater and WSUD (Cont'd)</b>									
<b>11.4.4</b>	<b>Bennelong Pond</b>		<b>2</b>						
	SOPA advised an allowance is required for Stormwater and WSUD	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for environmental upgrades to Bennelong Pond including such works as bioretention and stormwater management improvements, WSUD elements with additional GPT systems and new bioswale designs	Item	1	\$2,894,000	\$2,894,000				
2	<u>DEVELOPER DELIVERED</u> - WSUD implementation in all new streets and development sites	Item	1		<i>Developer</i>				
					\$2,894,000				
3	Preliminaries & Margins			20%	included				
4	Project management			5%	included				
5	Design/ Consulting Fees			10%	included				
6	Authority fees and charges			5%	\$2,894,000	\$145,000			
						\$3,039,000			
7	<u>SOPA CONTRIBUTION</u> : of		100%			<b>\$3,039,000</b>		<b>\$3,039,000</b>	
<b>11.4.5</b>	<b>Brick Pit</b>		<b>2</b>						
	SOPA advised an allowance is required for Stormwater and WSUD	Note							
	Cost base date is September 2025 (increase % calculator to escalate beyond this date.)	Note		0.0%					
1	<u>ALLOWANCE</u> for environmental upgrades to Brick Pit including such works as biofiltration and porous paving to carparks, additional GPT systems and new bioswale designs	Item	1	\$1,876,000	\$1,876,000				
2	<u>DEVELOPER DELIVERED</u> - WSUD implementation in all new streets and development sites	Item	1		<i>Developer</i>				
					\$1,876,000				
3	Preliminaries & Margins			20%	included				
4	Project management			5%	included				
5	Design/ Consulting Fees			10%	included				
6	Authority fees and charges			5%	\$1,876,000	\$94,000			
						\$1,970,000			
7	<u>SOPA CONTRIBUTION</u> : of		100%			<b>\$1,970,000</b>		<b>\$1,970,000</b>	
<b>BASE TOTAL (11.4 - Environmental Infrastructure - Stormwater and WSUD)</b>						<b>\$14,802,000</b>	<b>\$0</b>	<b>\$14,802,000</b>	<b>\$0</b>