



18 June 2014

Ref: 9625-01R

City of Whittlesea  
Locked Bag 1  
**Bundoora MDC VIC 3083**

Attention: Ms. Lenice White

Dear Lenice,

**RE: QUARRY HILLS PRECINCT  
DEVELOPER CONTRIBUTION PLAN**

As requested, we have prepared a cost study for the Development Contribution Plan for the above project, based on information received by us up to 18 June 2014.

Our estimate of the anticipated total cost is \$12,037,250 for a fixed price contract at November 2013 cost levels and a summary follows:

Roads	\$ -
Community Facilities	\$ 7,271,500
Open Space	\$ 4,765,750
Trails	\$ -
Drainage	\$ -
Planning Costs	\$ -
<b>Anticipated Total Project Cost (excluding GST)</b> (Fixed Price Contract – November 2013)	<b>\$ 12,037,250</b>

Allowances for the following have been included in our estimate:

- Preliminaries and Design fees
- Cost escalation to a tender date of November 2013
- Cost escalation during construction
- Competitive tendering
- Project management and supervision
- Contingency

Allowances for the following have been excluded from our estimate:

- Goods & Services Tax
- Cost escalation to tender after November 2013
- Authority contribution and headwork charges
- Adverse market conditions and rock excavation
- Abnormal ground conditions
- Loose furniture and equipment
- Hazardous material removal

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached the following documents for your information:

- Appendix A: Explanatory Notes (Ref D)
- Appendix B: Stage A Cost Plans (Ref D)

Yours faithfully

**PROWSE QUANTITY SURVEYORS PTY LTD**



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**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**Explanatory Notes**

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**EXPLANATORY NOTES:**

Definition of Measurement of Building Area

- Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered way alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable area of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

- Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered way alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness).

When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

- Gross Floor Area (GFA)

The sum of the "Fully Enclosed Area" and "Unenclosed Covered Area" as defined.

- Building Area (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.



**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**Explanatory Notes**

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**EXPLANATORY NOTES (Cont'd)**

Building Costs per square meter

- The estimates provided are all-up estimates of the construction costs, they include allowance for labours, material, equipment, builder's preliminaries and overheads and profits.
- We have assumed the compliance of current building codes and Australian Standards would be the minimum requirement of the development. The development should achieve Council's expectation of standard quality and finishes of similar public assets.
- We have assumed the tender procurement for each development is through a competitive tendering process with no less than three selected tenderers to participate.
- We have assumed the form of contracting is an Australian Standard lump sum contract, such as AS4000.
- We have allowed for cost escalation to an anticipated tender date as noted. The estimates include cost escalation during the construction period of the development.
- A 5% of "Design fees" has been allowed for in our cost estimates
- A 10% of "Project Management and Supervision" has been allowed for in our cost estimates
- A 20% of "Contingency" has been allowed for in our cost estimates
- The estimates exclude Goods and Services Tax (G.S.T)
- The estimates exclude cost associated with utilities connection, authority contribution and headworks charges
- The estimates exclude cost associated with working in significant sloping site, rock excavation and site decontamination.
- The estimates exclude allowance for loose furniture and equipment.
- The estimates are prepared based on the previous DCP costing that PQS involved in, such as Armstrong Creek East DCP, Armstrong Creek West DCP, Armstrong Creek Horseshoe Bend DCP, Ballarat West DCP, and also cost plans prepared for various local councils including City of Boroondara, Melton City Council, City of Port Phillip, Frankston City Council etc.



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**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**Grand Summary**

DATE 18/06/2014

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
RD	<b>ROADS</b> - Refer to following pages (RD) for detail	ITEM			-
CF	<b>COMMUNITY FACILITIES</b> - Refer to following pages (CF) for detail	ITEM			7,271,500
OS	<b>OPEN SPACE</b> - Refer to following pages (OS) for detail	ITEM			4,765,750
TR	<b>TRAILS</b> - Refer to following pages (TR) for detail	ITEM			-
D	<b>DRAINAGE</b> - Refer to following pages (D) for detail	ITEM			-
P	<b>PLANNING COSTS</b> - Refer to following pages (P) for detail	ITEM			-
	<b>TOTAL PROJECT COST (Excl GST)</b> (Fixed Price Contract - November 2013)				<b>12,037,250</b>



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DEVELOPER CONTRIBUTION PLAN COSTING

ROADS

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>ROADS</u></b>				
	<u>Road Works</u>				
1	Lehmans Road Extension - Section 1	ITEM			-
2	Lehmans Road Extension - Section 2	ITEM			-
3	Lehmans Road Extension - Section 3	ITEM			-
4	Lehmans Road Extension - branch	ITEM			-
5	Harvest Home Road Extension - Section 1	ITEM			-
6	Harvest Home Road Extension - Section 2	ITEM			-
	<u>Intersections</u>				
7	Lehmans Rd Extension / branch	ITEM			-
8	Lehmans Rd Extension / Harvest Home Road	ITEM			-
	<u>Land Acquisition</u>				
9	Land Acq. Lehmans Road Extension - Section 1	ITEM			-
10	Land Acq. Lehmans Road Extension - Section 2	ITEM			-
11	Land Acq. Lehmans Road Extension - Section 3	ITEM			-
12	Land Acq. Lehmans Road Extension - branch	ITEM			-
13	Land Acq. Harvest Home Road Extension - Section 1	ITEM			-
14	Land Acq. Harvest Home Road Extension - Section 2	ITEM			-
<b>RD</b>	<b>TOTAL OF ROADS (Excl GST)</b> (Fixed Price Contract - November 2013)				-



QUARRY HILLS PRECINCT - CITY OF WHITTLESEA  
DEVELOPER CONTRIBUTION PLAN COSTING  
COMMUNITY FACILITIES  
Summary

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>COMMUNITY FACILITIES</u></b>				
1	Community Complex - Construction	ITEM	5,246,500	2,025,000	7,271,500
2	Community Complex - Land	ITEM			-
CF	<b>TOTAL OF COMMUNITY FACILITIES (Excl GST)</b> (Fixed Price Contract - November 2013)				<b>7,271,500</b>

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA  
DEVELOPER CONTRIBUTION PLAN COSTING  
CF 1 - Community Facilities**

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GFA 1,591

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CF 1 - Community Facilities</b>				
1	<b>Foyer, Reception Office &amp; Auxiliary Spaces</b> - Refer over for detail	ITEM			308,000
2	<b>Community Hall &amp; Meeting Rooms</b> - Refer over for detail	ITEM			1,843,300
3	<b>Kindergarten Spaces</b> - Refer over for detail	ITEM			1,859,700
4	<b>MCH Facilities</b> - Refer over for detail	ITEM			158,600
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			170,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Carparking - Community Hall (say 30 no)	M2	900	110	99,000
	- Carparking - Kindergarten (say 20 no)	M2	600	110	66,000
	- Carparking - MCH (say 5 no)	M2	150	110	16,500
	- Footpath	M2	60	90	5,400
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			130,000
	External stormwater drainage and tanks	ITEM			140,000
	External sewer drainage	ITEM			90,000
	External water supply (incl recycled water)	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			140,000
	External communications	ITEM			10,000

**SUB-TOTAL** \$ **5,246,500**

PRELIMINARIES (Included Above)	- %	\$	-
DESIGN FEES (As Advised)	5.00 %	\$	262,000
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	551,000
CONTINGENCY (As Advised)	20.00 %	\$	1,212,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **7,271,500**

(Fixed Price Contract - November 2013)



**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**CF 1 - Community Facilities**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CF 1 - Community Facilities</b>				
1	<b>Foyer, Reception Office &amp; Auxiliary Spaces</b>				
1.1	Foyer (FECA)	M2	40	2,400	96,000
1.2	Reception Office (FECA)	M2	15	2,400	36,000
1.3	Reception Area Kitchenette (FECA)	M2	5	2,800	14,000
1.4	Staff Room (FECA)	M2	15	2,400	36,000
1.5	Public Toilets (FECA)	M2	20	2,800	56,000
1.6	Cleaners Store (FECA)	M2	5	2,600	13,000
-	Circulation & Corridors (FECA)	M2	20	2,200	44,000
-	Entry Canopy (UCA)	M2	20	650	13,000
	<b>Sub-Total (1)</b>				<b>308,000</b>
2	<b>Community Hall &amp; Meeting Rooms</b>				
2.1	Community Hall (FECA)	M2	320	2,400	768,000
2.2	Community Hall Kitchen (FECA)	M2	80	2,800	224,000
	- E/O for kitchen equipment	ITEM			150,000
2.3	Community Hall Chair Store (FECA)	M2	65	2,000	130,000
2.4	Community Meeting Room (1) (FECA)	M2	70	2,400	168,000
2.5	Community Meeting Room Store (1) (FECA)	M2	20	2,000	40,000
2.6	Community Meeting Room (2) (FECA)	M2	30	2,400	72,000
2.7	Community Meeting Room Store (2) (FECA)	M2	8	2,000	16,000
2.8	Outdoor Space & Community Garden (OPEN)	M2	30	450	13,500
-	Circulation & Corridors (FECA)	M2	119	2,200	261,800
	<b>Sub-Total (2)</b>				<b>1,843,300</b>
3	<b>Kindergarten Spaces</b>				
3.1	Kindergarten Playroom (2 x 33 children) (FECA)	M2	220	2,700	594,000
3.2	Children's Bathrooms (FECA)	M2	15	2,900	43,500
3.3	Children's Locker Area (FECA)	M2	15	2,600	39,000
3.4	Children's Kitchen (FECA)	M2	20	2,800	56,000
3.5	Kindergarten Internal Store (FECA)	M2	40	2,000	80,000
3.6	Kindergarten Office (FECA)	M2	40	2,400	96,000
3.7	Kindergarten Consulting & Planning Room (FECA)	M2	10	2,400	24,000
3.8	Kindergarten Foyer (FECA)	M2	30	2,400	72,000
3.9	Staff Toilets & Shower (FECA)	M2	5	2,800	14,000
3.10	Kindergarten Cleaner's Store (FECA)	M2	5	2,600	13,000
3.11	Outdoor Play Space (OPEN)	M2	726	800	580,800
	- E/O for veranda (UCA)	M2	120	250	30,000
3.12	Outdoor Play Space External Store (FECA)	M2	60	250	15,000
-	Circulation & Corridors (FECA)	M2	92	2,200	202,400
	<b>Sub-Total (3)</b>				<b>1,859,700</b>
4	<b>MCH Facilities</b>				
4.1	Consulting Rooms (FECA)	M2	48	2,400	115,200
4.2	Waiting Area (FECA)	M2	8	2,400	19,200
-	Circulation & Corridors (FECA)	M2	11	2,200	24,200
	<b>Sub-Total (4)</b>				<b>158,600</b>



**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**Summary**

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>OPEN SPACE</u></b>				
1	Regional AOS - Community Pavilion	ITEM	1,018,000	393,000	1,411,000
2	Regional AOS - Play Fields				
2.1	- Preparation	ITEM	753,750	291,000	1,044,750
2.2	- Football Fields	ITEM	1,170,000	452,000	1,622,000
2.3	- Tennis Courts	ITEM	496,000	192,000	688,000
3	Play Ground Equipment - Local Parks 1	ITEM	-	-	-
4	Play Ground Equipment - Local Parks 2	ITEM	-	-	-
5	Play Ground Equipment - Local Parks 3	ITEM	-	-	-
6	Play Ground Equipment - Local Parks 4	ITEM	-	-	-
7	Play Ground Equipment - Local Parks 5	ITEM	-	-	-
8	Play Ground Equipment - Local Parks 6	ITEM	-	-	-
OS	<b>TOTAL OF OPEN SPACE (Excl GST)</b> (Fixed Price Contract - November 2013)				<b>4,765,750</b>

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA****DEVELOPER CONTRIBUTION PLAN COSTING****OPEN SPACE****1 - Regional AOS - Community Pavilion**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>1 - Regional AOS - Community Pavilion</b>				
	Change rooms (FECA)	M2	120	2,100	252,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,300	92,000
	Canteen (FECA)	M2	20	2,600	52,000
	Meeting / function room (FECA)	M2	60	2,100	126,000
	Storage facilities (FECA)	M2	80	1,700	136,000
	Office / first aid (FECA)	M2	10	2,100	21,000
	Internal / external toilets (FECA)	M2	30	2,300	69,000
	Verandas & canopies (UCA)	M2	20	700	14,000
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			30,000
	Roads, footpaths and paved areas	ITEM			10,000
	- Carparking (Included elsewhere)	ITEM			-
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage and tanks	ITEM			30,000
	External sewer drainage	ITEM			20,000
	External water supply (incl recycled water)	ITEM			10,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			20,000
	External communications	ITEM			-

**SUB-TOTAL**\$ **1,018,000**

PRELIMINARIES (Included Above)	- %	\$	-
DESIGN FEES (As Advised)	5.00 %	\$	51,000
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	107,000
CONTINGENCY (As Advised)	20.00 %	\$	235,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)**\$ **1,411,000**

(Fixed Price Contract - November 2013)



QUARRY HILLS PRECINCT - CITY OF WHITTLESEA  
DEVELOPER CONTRIBUTION PLAN COSTING  
OPEN SPACE

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2.1 - Regional AOS - Preparation

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.1 - Regional AOS - Preparation</b>				
	Site prep & earth work, incl grass & weed control	M2	50,000	0.50	25,000
	Trimming of subgrades	M2	50,000	0.50	25,000
	Seating	NO	10	1,500	15,000
	Establishment	Wks	52	2,500	130,000
	Carpark - Asphalt (Say 100 cars)	M2	3,000	120	360,000
	Driveway & stormwater	M2	600	160	96,000
	Footpath (2.5m wide)	M2	1,250	55	68,750
	Post and rail	M	400	75	30,000
	Irrigation booster pump	NO	1	4,000	4,000

**SUB-TOTAL** \$ **753,750**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 38,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 79,000
CONTINGENCY (As Advised)	20.00 %	\$ 174,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **1,044,750**  
(Fixed Price Contract - November 2013)



QUARRY HILLS PRECINCT - CITY OF WHITTLESEA

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DEVELOPER CONTRIBUTION PLAN COSTING

OPEN SPACE

2.2 - Regional AOS - Football Oval

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.2 - Regional AOS - Football Oval</b>				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (50 Lux)	NO	1	220,000	220,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- CoGG approved turf				
	E/O to upgrade to artificial surface (Excluded)	ITEM			-
	- Approx \$1,600,000 (excl GST)				
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			50,000
	Roads, footpaths and paved areas	ITEM			10,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			40,000
	External stormwater drainage and tanks	ITEM			60,000
	External sewer drainage (Nil)	ITEM			-
	External water supply (incl recycled water)	ITEM			20,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			50,000
	External communications	ITEM			10,000

**SUB-TOTAL**\$ **1,170,000**

PRELIMINARIES (Included Above)	- %	\$	-
DESIGN FEES (As Advised)	5.00 %	\$	59,000
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$	123,000
CONTINGENCY (As Advised)	20.00 %	\$	270,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)**\$ **1,622,000**

(Fixed Price Contract - November 2013)



QUARRY HILLS PRECINCT - CITY OF WHITTLESEA

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DEVELOPER CONTRIBUTION PLAN COSTING

OPEN SPACE

2.2 - Regional AOS - Tennis Courts

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.2 - Regional AOS - Tennis Courts</b>				
	Tennis Court - Synthetic surface (In 4 no.)	M2	2,200	130	286,000
	- Playing field fencing	M	200	180	36,000
	- Bench seats & shelters	NO	4	2,500	10,000
	- Lighting	NO	4	12,000	48,000
	<i>Including the following:</i>				
	- Perimeter fencing (3.6m h)				
	- Tennis nets				
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			23,000
	Roads, footpaths and paved areas	ITEM			4,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			15,000
	External stormwater drainage and tanks	ITEM			26,000
	External sewer drainage (Nil)	ITEM			-
	External water supply (incl recycled water)	ITEM			9,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			22,000
	External communications	ITEM			2,000

**SUB-TOTAL**\$ **496,000**

PRELIMINARIES (Included Above)

- %

\$ -

DESIGN FEES (As Advised)

5.00 %

\$ 25,000

COST ESCALATION TO TENDER (Included Above)

- %

\$ -

COST ESCALATION DURING CONSTRUCTION (Included Above)

- %

\$ -

PROJECT MANAGEMENT &amp; SUPERVISION (As Advised)

10.00 %

\$ 52,000

CONTINGENCY (As Advised)

20.00 %

\$ 115,000

LOOSE FURNITURE &amp; EQUIPMENT (Excluded)

ITEM

\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)**\$ **688,000**

(Fixed Price Contract - November 2013)



DATE \_\_\_\_\_

## DEVELOPER CONTRIBUTION PLAN COSTING

## TRAILS

## Summary

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QUARRY HILLS PRECINCT - CITY OF WHITTLESEA  
DEVELOPER CONTRIBUTION PLAN COSTING  
PLANNING COSTS  
Summary

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
1	<b><u>PLANNING COSTS</u></b>  PSP/DCP Preparation	ITEM			-
P	<b>TOTAL OF PLANNING COSTS (Excl GST)</b> (Fixed Price Contract - November 2013)				-