

ITEM NUMBER: 17.1

CONFIDENTIAL REPORT

UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2

Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.

Recommendation – Exclusion of the Public – Section 90(3)(b) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 342/19 Updated Brighton Oval Masterplan in confidence.
 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 342/19 Updated Brighton Oval Masterplan in confidence on the following grounds:
 - b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; would prejudice the commercial position of the Council.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.
 3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.
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Item No: **17.1**

Subject: **UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2**

Date: 24 September 2019

Written By: Manager Assets & Facilities
Manager Active Communities

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

The Brighton Oval masterplan was approved by Council at its meeting on 22 November 2016 (Resolution No. C221116/581). Since that time, funding has been secured from Council, Federal Government, State Government and Sports Associations to undertake the entire masterplan implementation. Administration has been working with the stakeholders, sporting bodies, suppliers, industry experts (eg civil engineers, traffic engineers, arborists, water experts, electrical engineers, landscape architects and sporting experts) to review and update the masterplan where required.

The updated masterplan, which is being presented for Council endorsement, retains all of the main features of the original master plan and provides improved functionality for the precinct. The main changes from the 2016 masterplan to the current version are:

- Improved car park design and capacity with improved pedestrian linkages;
- Improved landscaping opportunities including Water Sensitive Urban Design;
- Retention and upgrade of the cricket practice nets at the southern end of the oval (rather than relocating to the Northern end);
- Relocating some of the new turf area to the northern end of Rugby field to enable better flow of vehicles within the site with improved north / south vehicle movement;
- Repositioning the Lacrosse storage shed to a more practical location closer to their clubrooms.
- More cost effective upgrades to Highet Avenue with focus on pedestrian safety and improved on-street parking.

Once the updated masterplan is endorsed, detailed design including technical specifications will be developed for the components of the masterplan. Tenders will then be called to undertake the on-ground works coordinating with building construction to minimize disruption to the resident clubs and community, and to reduce construction time. It is anticipated that on-ground works will take around 12 -18 months to be completed.

RECOMMENDATION

That Council:

1. endorse the updated masterplan;
2. approve Administration to proceed with the design and construction work; and
3. approve a budget allocation of \$5.0m within the 2019/20 Capital Program for implementation of the Stage 2 works subject to finalisation of the \$5.0m Federal Government grant.

RETAIN IN CONFIDENCE - Section 91(7) Order

4. That having considered Agenda Item 17.1 Updated Brighton Oval Masterplan (Report No: 342/19) in confidence under section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 18 months and/or the Chief Executive Officer is authorised to release the documents when finalisation of tenders and that this order be reviewed every 12 months.

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Building a healthy, active and resilient community

Community: Celebrating culture and diversity

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

Environment: Fostering an environmentally connected community

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

The masterplan for the Brighton Oval development was approved by the Council on 22 November 2016.

Refer Attachment 1

The following recent reports indicated that Stage 1 of Brighton Oval development (ie construction of three (3) new clubrooms) are progressing as planned. They also indicated that the masterplan for the Brighton Oval Stage 2 works has been finalized in consultation with the stakeholders.

- Council Report No: 278/19; Item No 14.1 Items in brief, 23 July 2019
- Council Report Items in brief on 27 August 2019

REPORT

This report provides the final draft of the updated Brighton Oval masterplan. The updated masterplan retains all of the main features of the original masterplan and improves some of the features.

Refer Attachment 2

This updated masterplan also includes significantly more details than the original masterplan which was presented as a high level concept. The details have been identified and included with help of stakeholders and experts such as civil engineers, traffic engineers, arborists, water experts, electrical engineers, landscape architects and sporting experts. The main components of the masterplan include:

1. Three (3) new clubroom building upgrades
2. Improved sub-surface drainage to playing fields (rugby, football / cricket and lacrosse)
3. Car parks (6 locations) and associated curbing
4. Playspace and fitness station
5. New 3 on 3 basketball court
6. Highet Avenue pedestrian and parking upgrades
7. Power supply upgrades (transformer, lighting and reticulation)
8. Storm water drainage
9. Landscaping including water sensitive urban design
10. Rugby warm up area
11. Oval fencing
12. Cricket net upgrades
13. Wayfinding and entrance signs
14. Sports lighting & score boards
15. New storage sheds (including relocated curator shed)
16. Telstra Mobile Tower (details to be finalised)

It should be noted that it is still proposed to remove some trees on the eastern side of the football oval which are considered at the end of their life. These trees were not shown to be retained on the original masterplan. New tree planting combined with water sensitive urban design is proposed to replace the removed trees. The significant trees on the northern boundary (north of the football oval), the tree immediately south of the new Rugby Club and the gum to the west of the Lacrosse club will be retained and proposed works have been adjusted around them.

The updated masterplan seeks to achieve 306 car parking bays on-site which is an important change, given the high demand for parking within the precinct and surrounding street network. Significantly, the community open space is still retained within the new designs also. The current number of car parks at Brighton Oval is 226. The original masterplan proposed approximately 274 car parks. A comparison of the original masterplan car parking plan and the present masterplan is as follows:

Table 1: Car Parking Comparison

Car parks	Original Masterplan	Updated Masterplan
North western	92	40
Western	30	40
South central	70	104
South east	0	21
Eastern	66	85
North eastern	16	16
Total	274	306

Other changes since the original plan was endorsed in 2016 include:

- Improved car park design and increased capacity with improved pedestrian linkages;
- Improved landscaping opportunities including Water Sensitive Urban Design;
- Retention and upgrade of the cricket practice nets at the southern end of the oval (rather than relocating to the Northern end);
- Relocating some of the new turf area to the northern end of Rugby field to enable better flow of vehicles within the site with improved north / south vehicle movement;
- Repositioning the Lacrosse storage shed to a more practical location closer to their clubrooms; and
- More cost effective upgrades to Highet Avenue with focus on pedestrian safety and improved on-street parking.

Once the updated masterplan is endorsed by Council, the next stage is to undertake detailed design of the components of the updated masterplan. Once the detailed design and specifications are complete, tenders will be called to undertake the works. At that stage the works are likely to be staged in four packages:

Stage 1 – Rugby club precinct (as this building is first to be completed)

Stage 2 – Football and cricket precinct

Stage 3 – Lacrosse precinct

Stage 4 – Highet Avenue upgrade.

It is anticipated that on-ground works will take around 12 - 18 months to be completed. The completion date will depend on a number of factors including seasonality of sports, access to playing fields for drainage upgrades. It is anticipated that the works will commence late November 2019. Administration have received a draft Deed of Agreement from the Federal Department of Infrastructure, Regional Development and Cities to finalize the \$5 million. This is expected to be approved by the Federal Minister in early October.

Consultation

A number of meetings have been held with sporting clubs resident at Brighton Oval including the Brighton Croquet club and the Rugby, Football/Cricket and Lacrosse Clubs. Copies of the draft masterplan have been provided to the club representatives with several meetings and other correspondence taking place. Numerous changes to the masterplan have been made reflecting these discussions, but still delivering the overall objectives of the plan.

A webpage, www.brightonoval.com.au has been developed to communicate latest developments relating to the project to the wider community. Along with the updates of the Brighton Oval building construction, monthly updates of the external works are being provided to Council.

BUDGET

The works packages are estimated to cost \$5.0 million and will be subject to competitive tenders. Cost and time savings will be sought by undertaking a value management assessment of each sub-project as we progress through the project. Attachment 3 shows the final cost estimations for the remaining site works, estimated at \$4.99 million.

Refer Attachment 3

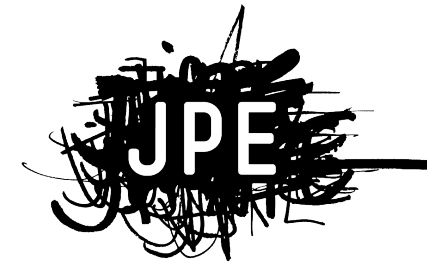
LIFE CYCLE COSTS

Once the development is completed, the asset, component lives, and their values will be included in the asset register. The regular maintenance costs will be appropriately shared between the lessee and the Council. The required replacements and the associated costs will be included in the relevant asset management plan.

Attachment 1



OPTION 1 SITE PLAN



Scale 1:2000

03216 Brighton Oval Complex Masterplan - Concept Design

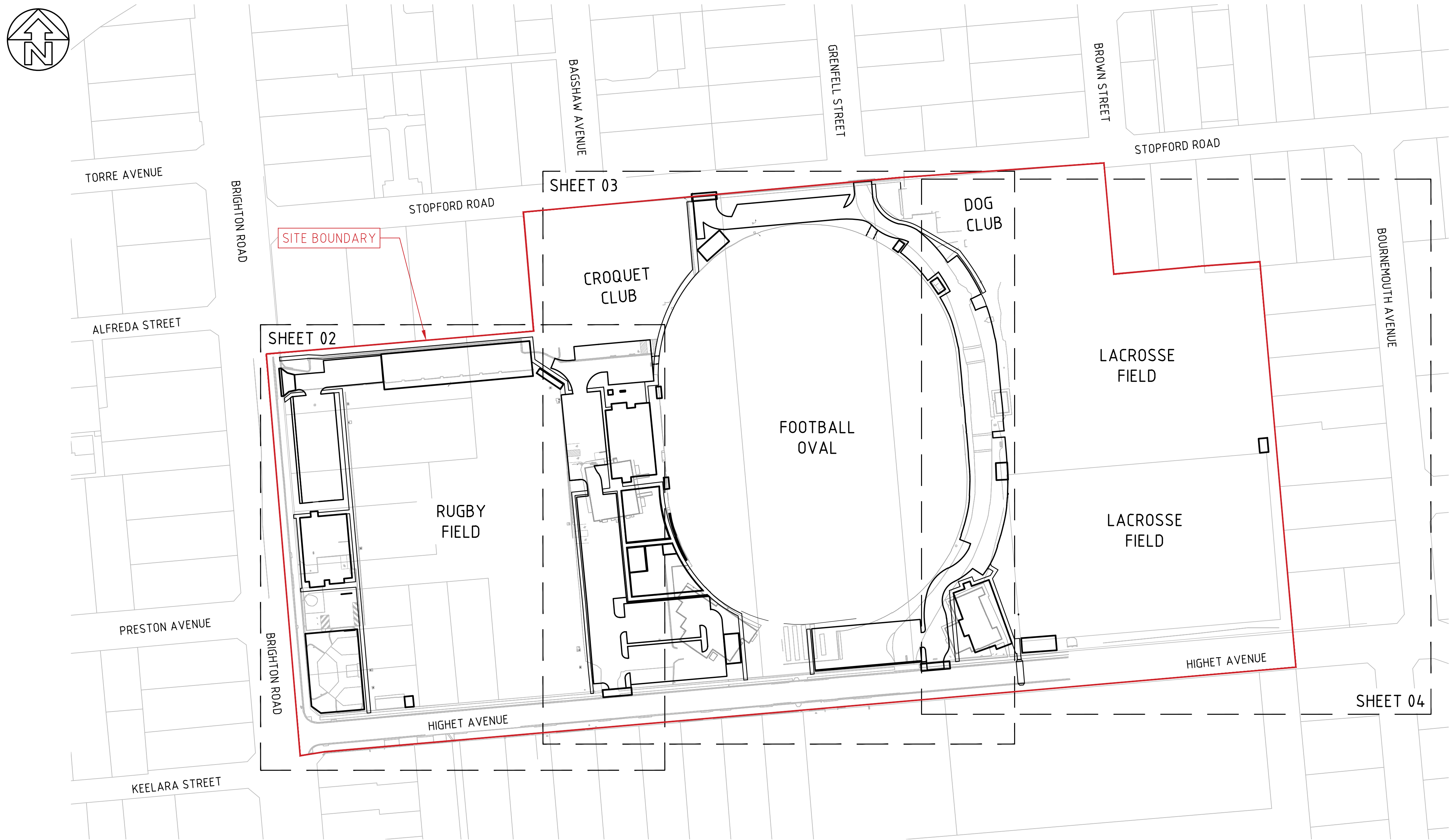
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Rev: Playspace Reconfigured

Attachment 2



CITY OF HOLDFAST BAY BRIGHTON OVAL REDEVELOPMENT MASTERPLAN



Sheet List Table	
Sheet Number	Sheet Title
001	LOCALITY PLAN & DRAWING SCHEDULE
002	CONCEPT LAYOUT PLAN 1 OF 3 - RUGBY
003	CONCEPT LAYOUT PLAN 2 OF 3 - FOOTBALL & CRICKET
004	CONCEPT LAYOUT PLAN 3 OF 3 - LACROSSE

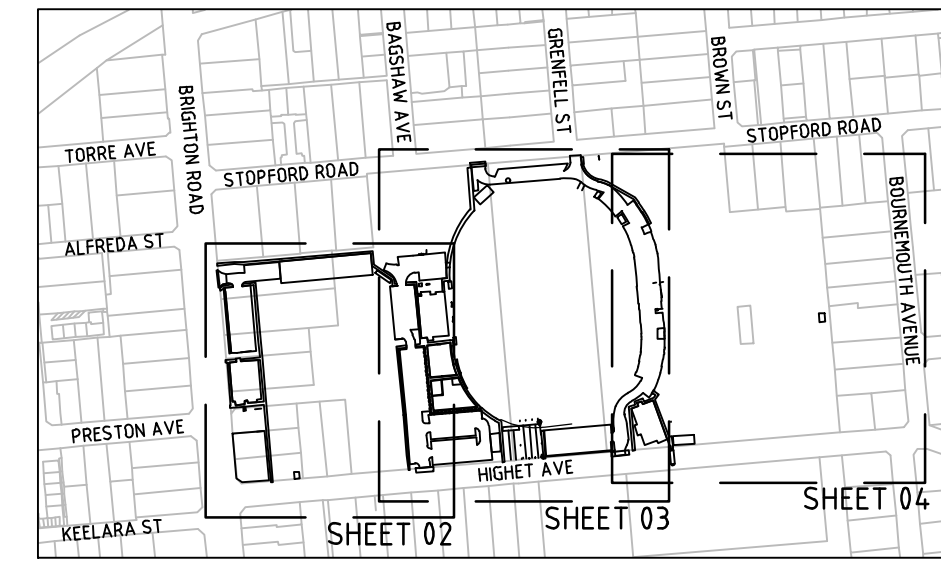
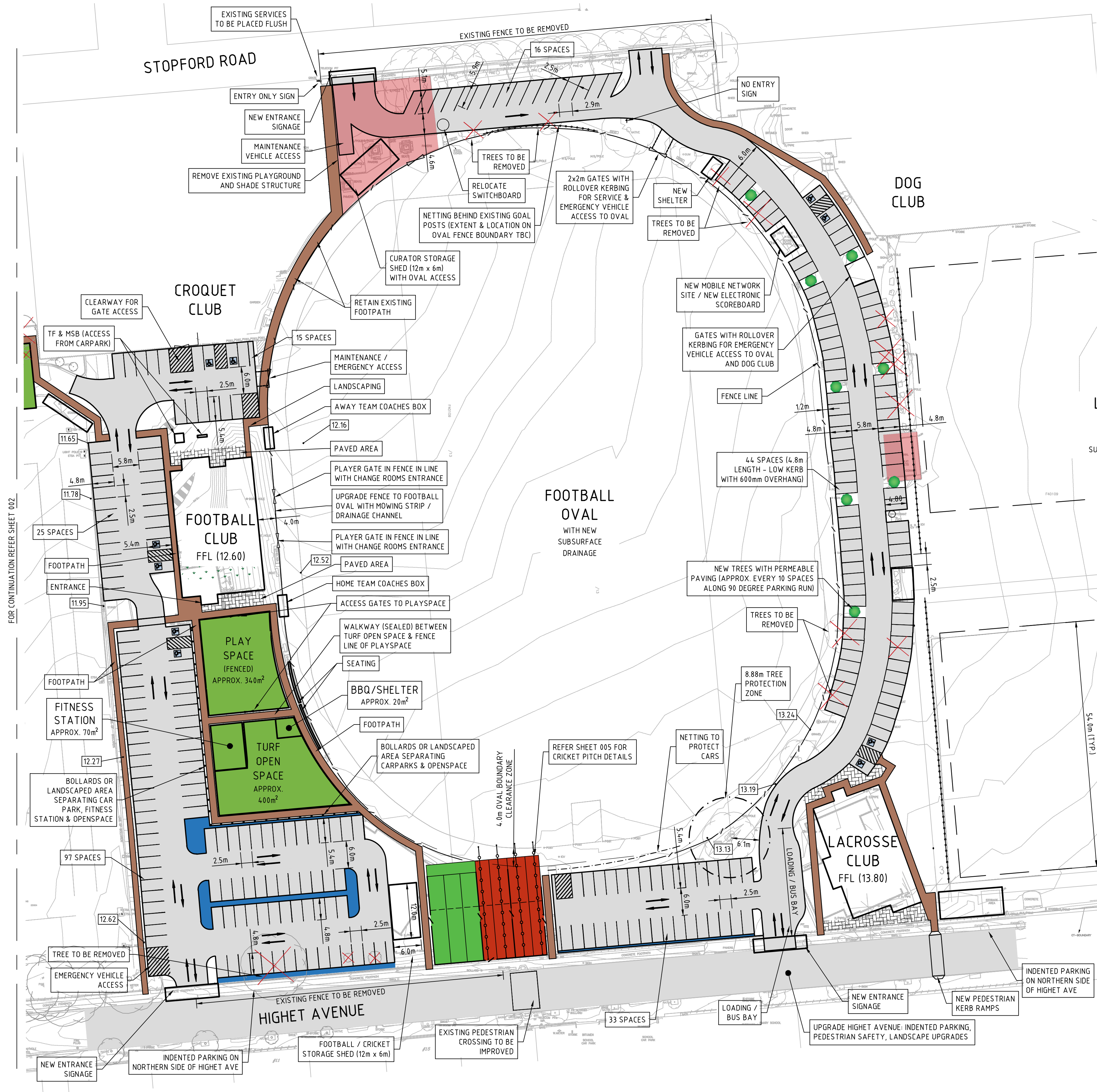
CARPARK SUMMARY	
1.	PRE-DEVELOPMENT: 226 PARKS
2.	POST-DEVELOPMENT: 312 PARKS



E	MASTERPLAN FINAL ISSUE	09/08/19	JJ				MD
D	MASTERPLAN FINAL ISSUE	26/07/19	JJ				MD
C	PRELIMINARY INFORMATION ISSUE	24/07/19	JJ				MD
B	Revised Following Comments	17/06/19	JJ				MD
A	PRELIMINARY INFORMATION ISSUE	24/07/19	JJ				MD
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK	VERIFIED	APPROVED

LOCATION PLAN & DRAWING SCHEDULE

SHEET SIZE SCALE:	FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
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LEGEND

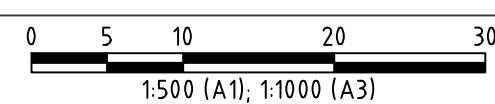
- NEW CARPARK BITUMEN AREA, INCLUDING CARPARK LIGHTING
- NEW SPORT / RECREATIONAL AREA
- HIGHET AVENUE UPGRADE
- NEW WATER SENSITIVE URBAN DESIGN SOAKAGE TRENCH (WSUD)
- NEW FOOTPATH
- AREA TO BE DEMOLISHED
- NEW TREE
- EXISTING N/S LEVELS
- DESIGN FFL
- TREE TO BE REMOVED

CRICKET LEGEND

- SYNTHETIC SURFACE
- TURF SURFACE

NOTE

- INTERFACE BETWEEN FOOTBALL OVAL EASTERN CARPARK AND OVAL FENCE TO BE LOW MAINTENANCE ALL WEATHER SURFACE.
- STORMWATER DRAINAGE IMPROVEMENTS TO OVAL ADJACENT NEW BUILDINGS TO BE CONSTRUCTED.
- NEW LANDSCAPING AROUND BUILDINGS & CAR PARK (INCLUDING WSUD) TO BE PROVIDED.

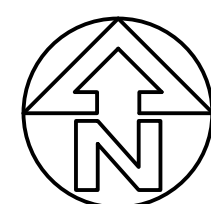


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SURVEY DATE:28/06/18

COORDS & DATUM
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ALL LEVELS TO A.H.D.

SHEET SIZE
A1

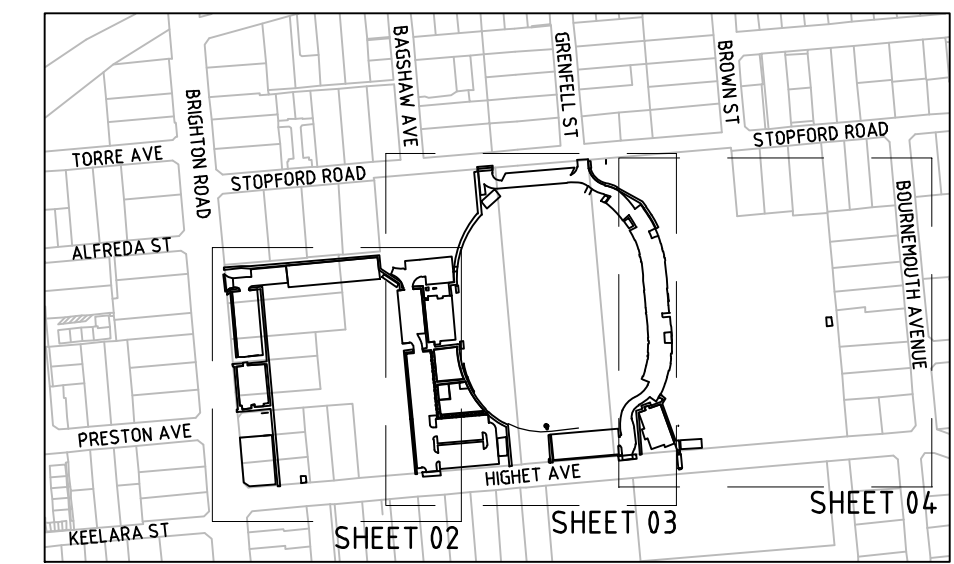
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F	MASTERPLAN FINAL ISSUE	13/09/19	JJ				MD
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tonkin.com.au

CITY OF HOLDFAST BAY
BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT 2 OF 3 - FOOTBALL / CRICKET

FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
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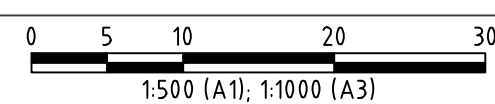
LOCALITY GUIDE

LEGEND

- NEW CARPARK BITUMEN AREA, INCLUDING CARPARK LIGHTING
- NEW SPORT / RECREATIONAL AREA
- HIGHET AVENUE UPGRADE
- NEW WATER SENSITIVE URBAN DESIGN SOAKAGE TRENCH (WSUD)
- NEW FOOTPATH
- AREA TO BE DEMOLISHED
- NEW TREE
- EXISTING N/S LEVELS
- DESIGN FFL
- TREE TO BE REMOVED

NOTE

- INTERFACE BETWEEN FOOTBALL OVAL EASTERN CARPARK AND OVAL FENCE TO BE LOW MAINTENANCE ALL WEATHER SURFACE.
- STORMWATER DRAINAGE IMPROVEMENTS TO OVAL ADJACENT NEW BUILDINGS TO BE CONSTRUCTED.
- NEW LANDSCAPING AROUND BUILDINGS & CAR PARK (INCLUDING WSUD) TO BE PROVIDED.



100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SCALE:1:500

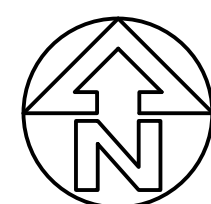
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SURVEY DATE:28/06/18

COORDS & DATUM
MGA94 ZONE 54
ALL LEVELS TO A.H.D.

SHEET SIZE

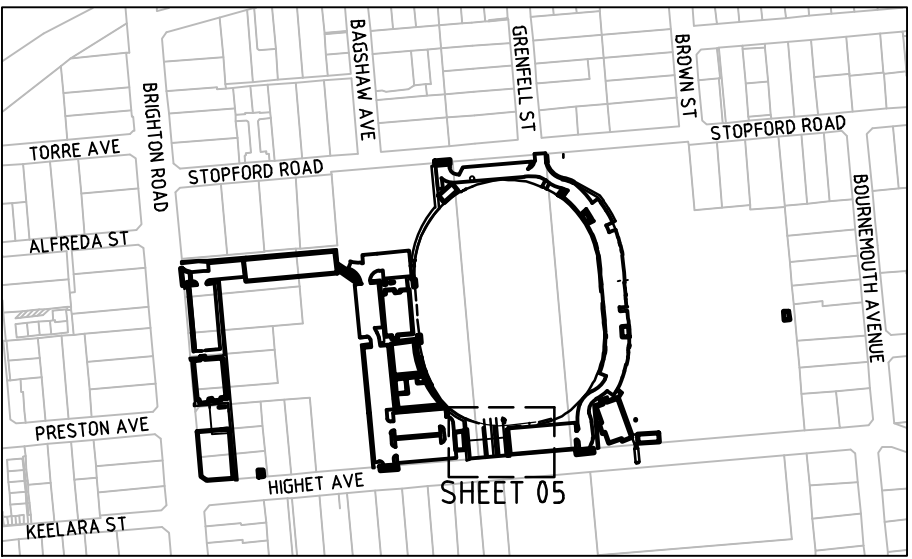
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REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK.	VERIFIED	APPROVED
F	MASTERPLAN FINAL ISSUE	13/09/19					MD
E	MASTERPLAN FINAL ISSUE	09/08/19	JJ				MD
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CITY OF HOLDFAST BAY
BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT 3 OF 3 - LACROSSE

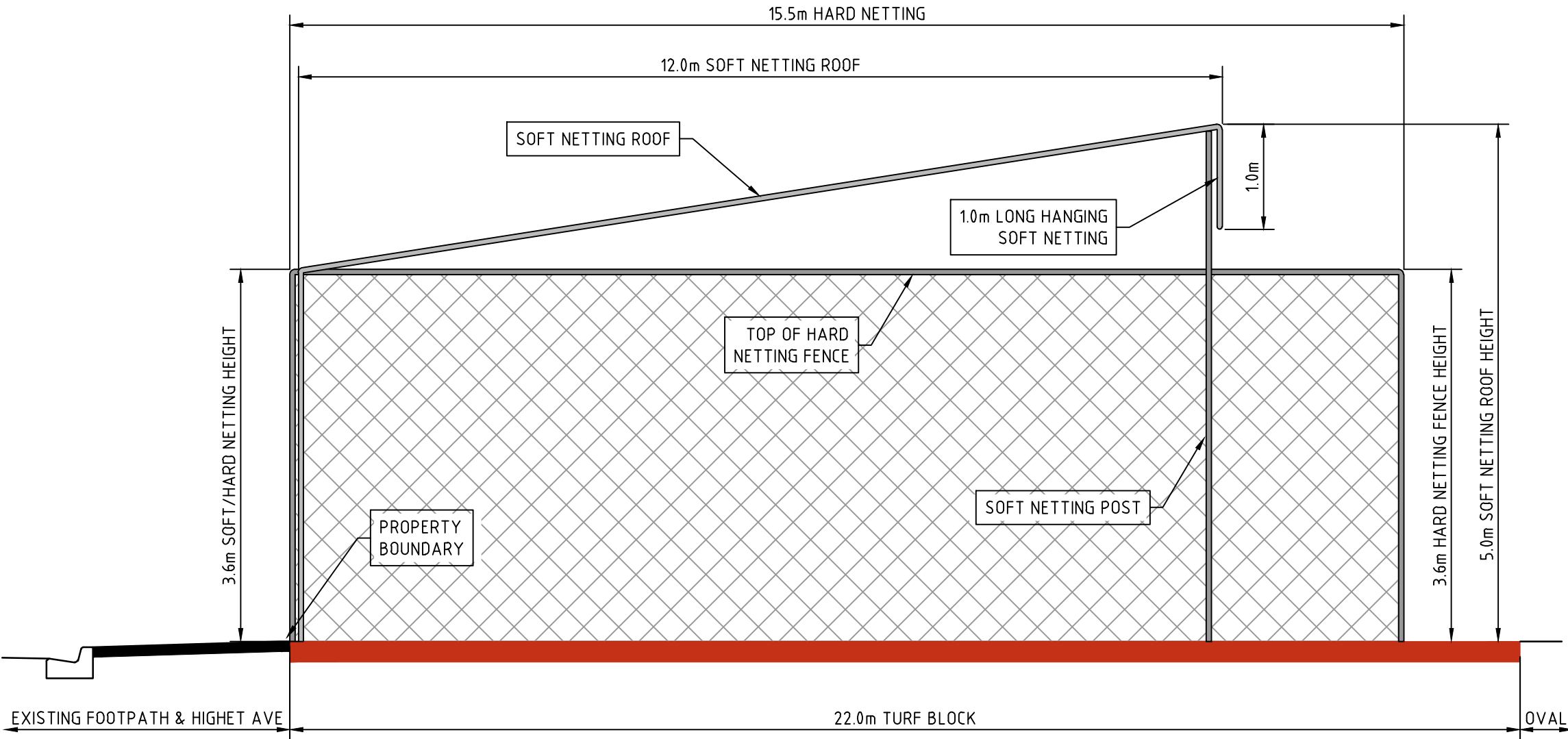
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LOCALITY GUIDE

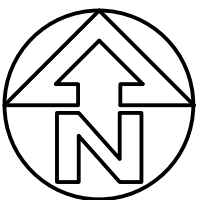
LEGEND

- SYNTHETIC SURFACE
- REDUCED TURF SURFACE
- HARD NETTING FENCE LINE
- SOFT NETTING FENCE LINE
- EXTENT OF ROOF



SECTION A - CRICKET PITCH SOFT NETTING

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C	MASTERPLAN FINAL ISSUE	13/09/19	JJ				MD
B	MASTERPLAN FINAL ISSUE	09/08/19	JJ				MD
A	PRELIMINARY ISSUE	26/07/19	JJ				MD
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK.	VERIFIED	APPROVED



CITY OF HOLDFAST BAY
BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT - CRICKET PITCH ENLARGEMENT

FILENAME: 20180691_BRIGHTON PARKING MASTER.DWG	JOB NUMBER 20180691	SHEET NUMBER 005	REVISION C
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Attachment 3



BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Summary

Rates Current At September 2019

Location		Total Cost
A	DEMOLITION	345,060.00
B	EXTERNAL WORKS	3,995,012.00
C	PLAYSPACE	211,000.00
D	HIGHET AVENUE UPGRADE WORKS	401,308.00
ESTIMATED NET COST		\$4,952,380.00
MARGINS & ADJUSTMENTS		
Escalation to Completion end of 2020 - 1%		0.9 % \$46,000.00
Goods and Services Tax		Excl.
ESTIMATED TOTAL COST		\$4,998,380.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

A DEMOLITION

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
10 Take up and remove existing bollards and footing and remove from site	No	4	120.00	480.00
15 Take up bench seats and footing from edge of rugby oval and remove from site	No	4	120.00	480.00
12 Take down and remove existing outdoor setting including bench seats and shade cover and remove from site	No	1	200.00	200.00
190 Remove existing switchboard from croquet carpark and remove off-site	No	1	1,500.00	1,500.00
20 Take down and remove existing coaches box to edge of football oval and remove debris from site	No	2	210.00	420.00
202 Take down and remove existing fence North of football oval and remove off site	m	87	9.02	784.00
141 Remove current boundary fence around football oval and dispose off site	m	446	9.00	4,014.00
9 Take down and remove existing fence to basketball court and remove from site	m	102	9.00	918.00
5 Demolish existing toilet block and storage shed including removal of debris from site (including asbestos)	m ²	79	75.02	5,926.00
6 Take up and remove existing carpark and surrounding pavement to skatepark including removal of debris from site	m ²	616	18.00	11,088.00
7 Take up and remove existing bitumen to basketball court including removal of debris from site	m ²	724	18.00	13,032.00
16 Take up and remove existing playground and shade structure including removal of debris from site	m ²	252	16.00	4,032.00
11 Take up and remove existing pavement to outdoor area including removal of debris from site	m ²	590	18.00	10,620.00
13 Take up and remove existing asphalt to carpark including removal of debris from site	m ²	10,453	18.00	188,154.00
14 Take up and remove existing brick footpath to edge of rugby oval and remove from site	m ²	245	22.00	5,390.00
17 Take up and remove existing brick paving around football oval including removal of debris from site	m ²	348	22.00	7,656.00
18 Take up and remove existing cricket net structure and associated turf including removal of debris from site	m ²	299	5.51	1,646.00
143 Allowance to remove 3 lighting poles from lacrosse area and dispose off-site (Stage 2) including terminations	Item			7,500.00
213 Allowance to remove 1 stobie pole South of new football/cricket clubroom and dispose off site	Item			2,500.00
215 Take down and remove existing fence South of rugby field	m	80	9.00	720.00
Alterations and Renovations				\$267,060.00
PR Preliminaries				
153 Builders Preliminaries & Supervision - 8%	Item			21,000.00
Preliminaries				\$21,000.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

A DEMOLITION (continued)

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
MA Builders Margin				
154 Builders Margin & Overheads - 3%	Item			9,000.00
Builders Margin				\$9,000.00
CT Contingency Allowance				
157 Design Contingency - 4%	Item			12,000.00
158 Construction Contingency - 5%	Item			15,000.00
Contingency Allowance				\$27,000.00
PF Professional Fees				
159 Professional Fees Including Superintendency - 6%	Item			19,000.00
Professional Fees				\$19,000.00
ST Statutory Charges				
160 Statutory Authority Fees and Charges including CITB levy, etc - 0.5%	Item			2,000.00
Statutory Charges				\$2,000.00
DEMOLITION				\$345,060.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

B EXTERNAL WORKS

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
FT Fitments				
110 Supply and install 1 basketball ring, backboard and pole	No	1	5,000.00	5,000.00
106 Allowance for 3 electronic scoreboards to lacrosse, rugby and football	No	3	30,000.00	90,000.00
125 Allowance for entrance signs (design to cost)	No	3	6,500.00	19,500.00
210 Supply and install bench seat	No	1	2,500.00	2,500.00
207 Allowance for no-entry signs (4no)	Item			800.00
206 Allowance for 8m pillar sign with 2 x LED screens	Item			150,000.00
112 Allowance for bins, bollards, bike racks etc (15no)	Item			30,000.00
111 Allowance for new wayfinding signage to ovals and statutory signage to carpark (design to cost)	Item			10,000.00
101 Allowance for new common electric BBQs to BBQ/shelter areas	Item			20,000.00
Fitments				\$327,800.00
SE Special Equipment				
162 Soft fall to fitness station	m ²	70	175.00	12,250.00
121 Fixed backing fence and non-fixed soft netting and static lines for 9 cricket pitches	Item			90,000.00
163 Supply and place new fitness station (assumed 5 fitness elements)	Item			30,000.00
Special Equipment				\$132,250.00
AR Alterations and Renovations				
140 Allowance to remove medium/large trees	No	12	600.00	7,200.00
139 Allowance to remove 1 truck load of boulder rocks in between lacrosse and football ovals	No	1	2,500.00	2,500.00
170 Allowance to remove small trees	No	18	90.00	1,620.00
Alterations and Renovations				\$11,320.00
XP Site Preparation				
70 Site preparation for carpark including allowances for limited contaminated soil trim and compact	m ²	12,364	5.26	64,912.00
71 Site preparation for concrete unit pavers	m ²	132	5.26	694.00
83 Site preparation for new turf warm up space	m ²	700	10.50	7,350.00
89 Site preparation to new cricket nets turf including removal of sub-base	m ²	451	5.26	2,368.00
167 Cut mound to approximate subgrade level including cart and dispose surplus spoil off site	m ³	580	68.80	39,904.00
219 Cut to fill mound to approximate subgrade level	m ³	70	26.52	1,856.00
Site Preparation				\$117,084.00
XR Roads, Footpaths and Paved Areas				
195 Allowance for slotted kerbing around WSUD in car parks	m	248	60.00	14,880.00
146 Allowance for kerb and gutters around car parks	m	1,421	85.01	120,786.00
152 Allowance for permeable paving area around trees	m ²	99	120.00	11,880.00
73 Bitumen carpark including compacting existing sub base and supplementing where necessary	m ²	12,364	46.00	568,744.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

B EXTERNAL WORKS (continued)

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
74 Line marking to new carpark	m ²	12,364	1.21	14,838.00
75 Asphalt to basketball court including sub-base	m ²	196	45.00	8,820.00
78 Interlocking unit pavers including sub-base (PC Sum \$40/m2 Supply)	m ²	132	102.00	13,464.00
79 Concrete path including sub base and finish	m ²	1,318	120.00	158,160.00
169 Supplementary fill or sub-base (scope unclear)	m ²	2,473	15.01	37,096.00
201 Interlocking unit pavers North & South of football club, and South of Rugby club including sub-base (PC Sum \$40/m2 Supply)	m ²	260	102.00	26,520.00
Roads, Footpaths and Paved Areas				\$975,188.00
XN Boundary Walls, Fencing and Gates				
134 Behind goal netting for football oval - As per email 10/04/2019 (Quote attached in email)	No	2	15,372.00	30,744.00
203 2 x 2m gates with rollover kerbing for service and emergency vehicle football oval access	No	3	2,500.00	7,500.00
204 Player gate in fence next to coach box	No	2	1,300.00	2,600.00
135 Behind goal netting for lacrosse (Western goals on Southern pitch to protect building)	m	63	450.00	28,350.00
76 Allowance for new chainwire fencing to basketball courts (Assumed 4.5m high)	m	57	200.00	11,400.00
133 New steel picket boundary fence around football oval including mowing strip and drainage channel	m	446	250.00	111,500.00
91 Supply and install new 1500mm chain wire fencing to Southern end of rugby field	m	80	130.00	10,400.00
183 Supply and install 300mm high insitu concrete retaining wall to West side of rugby club	m	31	550.00	17,050.00
184 Supply and install 600mm high sleeper and post retaining wall to North side of basketball court	m	23	500.00	11,500.00
168 No allowance for boundary fencing in front of cricket nets	Item			Excl.
Boundary Walls, Fencing and Gates				\$231,044.00
XB Outbuildings and Covered Ways				
120 New coaches box to football oval	No	2	6,500.00	13,000.00
100 Supply and place new shelter to BBQ area	m ²	51	500.00	25,500.00
132 Allowance for shelters with seating	m ²	11	500.00	5,500.00
188 Curator storage shed with oval access including site preparation, concrete slab, etc	Item			30,000.00
189 Football/cricket storage shed including site preparation, concrete slab etc	Item			30,000.00
220 Lacrosse shed	Item			30,000.00
221 Rugby shed extension	Item			15,000.00
Outbuildings and Covered Ways				\$149,000.00
XL Landscaping and Improvements				
145 Allowance to supply and plant semi-mature trees	No	20	250.00	5,000.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

B EXTERNAL WORKS (continued)

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
211 Supply and install 2m wide vegetation screening against fence (4 plants per m2)	m	82	170.00	13,940.00
84 Supply and place new turf and 200mm topsoil to warm up space	m ²	700	35.00	24,500.00
172 Allowance for spray seed	m ²	396	7.50	2,970.00
173 Allowance for irrigated garden beds (4 plants per m2)	m ²	132	75.00	9,900.00
182 Allowance for water sensitive urban design soakage trench around carparks including excavation, cultivate subgrade, supply and place loam, plants and pebble mulch with planting at a density of 3.5 per m2	m ²	163	250.00	40,750.00
185 Supply and install synthetic turf and slab to cricket nets area (no.3)	m ²	264	150.00	39,600.00
208 Allowance to reconstruct cricket pitch to facilitate lacrosse field (excluding synthetic turf - by others)	m ²	60	100.00	6,000.00
191 Supply and place new turf and 200mm topsoil to open space (South of play space)	m ²	342	35.00	11,970.00
166 No allowance for turf management	Item			Excl.
126 No allowance for Public Art	Note			Excl.
216 Supply and place new natural turf and 200mm topsoil to new cricket nets (no.6)	m ²	370	35.00	12,950.00
Landscaping and Improvements				\$167,580.00
XK External Stormwater Drainage				
179 Supply and install concrete kerb and gutter for new upgraded surface drainage on perimeter of ovals	m	221	95.01	20,996.00
147 Allowance for drainage to car parks - design TBC	Item			50,000.00
222 Full underground reticulation ag drains at 5m centres on rugby, football and lacrosse ovals (Pricing as advised by City of Holdfast Bay in email 5/9/19)	Item			263,000.00
External Stormwater Drainage				\$333,996.00
XE External Electric Light and Power				
138 Solar system per building including installation (10kw system, no battery)	No	3	15,000.00	45,000.00
176 Allowance for new electrical reticulation (directional boring)	m	67	250.00	16,750.00
107 Allowance for lighting upgrade to warm up area (luminaries only - club to supply poles)	Item			35,000.00
108 Allowance for LED lighting upgrade to lacrosse area (Stage 1)	Item			160,000.00
131 Allowance for SAPN Augmentation / transformer	Item			120,000.00
142 Allowance for LED lighting upgrade to lacrosse area (Stage 2) including 3 x 18 metre stobie poles	Item			100,000.00
109 Allowance for lighting upgrade to dog club	Item			20,000.00
175 Allowance for main switch board including associated connections	Item			65,000.00
192 Allowance for carpark lighting including reticulation (18 poles)	Item			140,000.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

B EXTERNAL WORKS (continued)

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
193 No allowance to reconnect existing switchboard from croquet carpark	Item			Excl.
External Electric Light and Power				\$701,750.00
XC External Communications				
187 No allowance for mobile phone tower (funded by supplier)	Item			Excl.
External Communications				Excl.
PR Preliminaries				
153 Builders Preliminaries & Supervision - 8%	Item			231,000.00
Preliminaries				\$231,000.00
MA Builders Margin				
154 Builders Margin & Overheads - 3%	Item			93,000.00
Builders Margin				\$93,000.00
CT Contingency Allowance				
157 Design Contingency - 4%	Item			128,000.00
158 Construction Contingency - 5%	Item			167,000.00
Contingency Allowance				\$295,000.00
PF Professional Fees				
159 Professional Fees Including Superintendency - 6%	Item			210,000.00
Professional Fees				\$210,000.00
ST Statutory Charges				
160 Statutory Authority Fees and Charges including CITB levy, etc - 0.5%	Item			19,000.00
Statutory Charges				\$19,000.00
EXTERNAL WORKS				\$3,995,012.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

C PLAYSPACE

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
SE Special Equipment				
104 Supply and place new play space including soft fall, fencing and shade over equipment - manage by council staff (design to cost)	Item			200,000.00
Special Equipment				\$200,000.00
CT Contingency Allowance				
158 Construction Contingency - 5%	Item			10,000.00
Contingency Allowance				\$10,000.00
ST Statutory Charges				
160 Statutory Authority Fees and Charges including CITB levy, etc - 0.5%	Item			1,000.00
Statutory Charges				\$1,000.00
PLAYSPACE				\$211,000.00

BRIGHTON OVAL EOI

- Revised External Works September 2019

Location Elements Item

D HIGHET AVENUE UPGRADE WORKS

Rates Current At September 2019

Description	Unit	Qty	Rate	Total
XR Roads, Footpaths and Paved Areas				
199 Pedestrian crossing upgrades	No	3	10,000.00	30,000.00
198 Provide 150m x 1.5m of indented parking on Northern kerb line including kerbing, spoonrain, pavement & landscaping to protuberances (WSUD allowed @ \$500 per metre)	Item			150,000.00
196 Plane and replace existing asphalt wearing course to 30mm thick (No allowance for new kerbing on Highet Av except where noted)	m ²	1,674	42.00	70,308.00
Roads, Footpaths and Paved Areas				\$250,308.00
PR Preliminaries				
153 Builders Preliminaries & Supervision - 8%	Item			24,000.00
174 Allowance for traffic management	Item			50,000.00
Preliminaries				\$74,000.00
MA Builders Margin				
154 Builders Margin & Overheads - 3%	Item			10,000.00
Builders Margin				\$10,000.00
CT Contingency Allowance				
157 Design Contingency - 4%	Item			13,000.00
158 Construction Contingency - 5%	Item			17,000.00
Contingency Allowance				\$30,000.00
PF Professional Fees				
218 Professional Fees Including Superintendency - 9.5%	Item			35,000.00
Professional Fees				\$35,000.00
ST Statutory Charges				
160 Statutory Authority Fees and Charges including CITB levy, etc - 0.5%	Item			2,000.00
Statutory Charges				\$2,000.00
HIGHET AVENUE UPGRADE WORKS				\$401,308.00