

19th July 2023

The CEO
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Robert Platt - Principal Development Infrastructure Officer

Dear Mr Platt,

**Development Application DA2023/0669
Development of Sector 303 including built form and subdivision
Lot 4, DP553816, 16 Macpherson Street, Warriewood**

Reference is made to the above development application currently being considered by Council and the Voluntary Planning Agreement (VPA) which forms a component of the application. The VPA proposes the delivery of works-in-kind involving the rehabilitation of the creek line corridor and the construction of the shared path connection within Brands Lane being works identified in the Warriewood Valley Contributions Plan. The works-in-kind to which this VPA offer relates are as follows:

- Item 23 (Pedestrian and Cycleway Schedule) Shared Path Brands Lane

The location and detail of the Shared Path is depicted in the Civil Works plans, Revision D, prepared by Craig and Rhodes submitted as a component of DA2023/0669.

- Item 2.62B (Multi-functional Creek Line Strategy) Rehabilitation works of Narrabeen Creek at Sector 303

The location and detail of the Narrabeen Creek rehabilitation works is depicted in the Narrabeen Creek Rehabilitation Works plans, Revision D, prepared by Craig and Rhodes submitted as a component of DA2023/0669.

Rationale and origin of the Offer

The Offer relates to works specifically identified in the Warriewood Valley Contributions Plan and which are proposed to be carried out as a component of the subject development application.

Demonstratable Public Benefit of the Offer

The Offer relates to works specifically identified in the Warriewood Valley Contributions Plan and will facilitate the completion of these identified works as a component of the subject development application. The Offer facilitates the provision of identified infrastructure and works located on public land (upon dedication of the inner creek line corridor) within Warriewood Valley and accordingly provides Public Benefit.

Valuation of the Offer

We rely on the accompanying Detailed Cost Estimate, dated July 2023 prepared by Berco Consulting identifies the valuation of the offer as follows:

- Item 23 (Pedestrian and Cycleway Schedule) Shared Path Brands Lane

Cost: \$71,304.00 + GST

- Item 2.62B (Multi-functional Creek Line Strategy) Rehabilitation works of Narrabeen Creek at Sector 303

Cost: \$206,727.00 + GST

- Preliminaries

Cost: \$33,364.00 + GST

- Margin

Cost: \$23,355.00 + GST

Gross Construction Cost: \$368,224.00

Proposed implementation of the Offer

- Item 23 (Pedestrian and Cycleway Schedule) Shared Path Brands Lane

These works will be carried out prior to issue of any Occupation Certificate relating to DA2023/0669

- Item 2.62B (Multi-functional Creek Line Strategy) Rehabilitation works of Narrabeen Creek at Sector 303

These works will be carried out prior to the dedication of the creek line corridor in accordance with DA2023/0669.

Please do not hesitate to contact me to discuss any aspect of this correspondence.

Yours sincerely

BOSTON BLYTH FLEMING PTY LIMITED

A handwritten signature in black ink, appearing to read 'Greg Boston', written over a horizontal line.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

Director

Attachment 1 Detailed Cost Estimate, dated July 2023 prepared by Berco Consulting

16 MACPHERSON STREET, WARRIEWOOD



DETAILED COST ESTIMATE R2 VPA WORKS

JULY 2023

Job File No: 2022-221
Date: 19/07/2023
Rev.2
16 Macpherson Street, Warriewood



DETAILED COST ESTIMATE R2
SUMMARY & DETAIL

Trade Summary



16 Macpherson Street, Warriewood | July '23 R2

| Auto code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|-----------|---|----------|------|------|----------------|--------|----------------|
| | 16 MACPHERSON STREET, WARRIEWOOD | | | | | | |
| | LANDSCAPING & CIVIL COST PLAN | | | | | | |
| | JULY 2023 | | | | | | |
| | | | | | | | |
| 1 | GENERAL | | | | 0 | | 0 |
| 2 | RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR | | | | 206,727 | | 206,727 |
| 3 | PEDESTRIAN SHARED PATH | | | | 71,304 | | 71,304 |
| | NET CONSTRUCTION COST | | | | 278,031 | | 278,031 |
| 4 | PRELIMINARIES (12%) | | | | 33,364 | | 33,364 |
| 5 | MARGIN (7.5%) | | | | 23,355 | | 23,355 |
| | GROSS CONSTRUCTION COST (EXCL GST) | | | | 334,749 | | 334,749 |
| 6 | GST (10%) | | | | 33,475 | | 33,475 |
| | GROSS CONSTRUCTION COST (INCL GST) | | | | 368,224 | | 368,224 |
| 7 | CONTINGENCY (10%) | | | | | | EXCLUDED |
| 8 | PRICE ESCALATION/ RISE & FALL | | | | | | EXCLUDED |

Trade Detail

16 Macpherson Street, Warriewood | July '23 R2

| Auto code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|-----------|-------------|----------|------|------|----------|--------|-------|
|-----------|-------------|----------|------|------|----------|--------|-------|

GENERAL

| GENERAL | | | | | | | |
|--|---|--|------|--|--|--|--|
| 1 | This Cost Plan has been measured off the following documents: | | Note | | | | |
| 2 | Civil Works Drawings prepared by Craig & Rhodes (23 pages) dated 26th May 2023 | | Note | | | | |
| 3 | Creek Works Drawings prepared by Craig & Rhodes (7 pages) dated 26th May 2023 | | Note | | | | |
| 4 | Landscape Drawings prepared by Craig & Rhodes (14 pages) dated 3rd May 2023 | | Note | | | | |
| 5 | The measured items are to be read in conjunction with the Specification and Drawings to fully ascertain the nature conditions of the Works | | Note | | | | |
| 6 | The Contractor is referred to the Specification and Drawings for full descriptions of materials and workmanship and shall allow here or in the rates and prices for all the costs incurred in complying therewith | | Note | | | | |
| Measurement and Prices | | | | | | | |
| 7 | Work has to be measured net as fixed in position, unless noted otherwise | | Note | | | | |
| 8 | Quantities and dimensions are derived from figured dimensions on the drawings, or scaled from the drawings or otherwise assumed | | Note | | | | |
| 9 | Dimensions are nominal and to be used for tender purposes only, not for construction, prior to which they may be subject to change and shall be confirmed on site | | Note | | | | |
| Land and Legal | | | | | | | |
| 10 | No allowance has been made for land and finance costs | | Note | | | | |
| 11 | No allowance has been made for legal fees and charges | | Note | | | | |
| Professional Fees | | | | | | | |
| 12 | No allowance has been made for any professional or consultants fees | | Note | | | | |
| Local Authority and Professional fees | | | | | | | |
| 13 | No allowance has been made for DA & CC fee and requirements | | Note | | | | |

Trade Detail

16 Macpherson Street, Warriewood | July '23 R2

| Auto code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|---|---|----------|------|------|----------|--------|-------|
| GENERAL (Continued) | | | | | | | |
| 14 | No allowance has been made for any local authority fees and charges including but not limited to contributions, application and modification fees | | | Note | | | |
| 15 | No allowance has been made for long service levy | | | Note | | | |
| | Scope | | | | | | |
| 16 | Scope included within this VPA estimate is based on email correspondence from IPM Property including the following points: | | | Note | | | |
| 17 | <p>1. Reconstruction/Rehabilitation of Inner Creek Corridor – civil works and landscaping within the 25m inner creek corridor (land to be dedicated to Council)</p> <p>2. Pedestrian Shared Path – 2.1m wide shared path connection from Narrabeen Creek to Macpherson Street (along Brands Lane) include proposed landscaping</p> <p>3. Flood Mitigation Works in Brands Lane – culvert running from intersection of Macpherson Street to Narrabeen Creek</p> <p>4. Extension of Brands Lane – Realignment of roundabout and extension of road pavement</p> <p>5. Reconstruction of Macpherson Street adjacent to property boundary including landscaping.</p> | | | Note | | | |
| | Demolition & Groundworks | | | | | | |
| 18 | No allowance for removal and disposal of asbestos or hazardous waste during demolition | | | Note | | | |
| 19 | No allowance for disposal of excavated materials beyond VENM classification | | | Note | | | |
| 20 | No allowance has been made for latent ground conditions | | | Note | | | |
| | General | | | | | | |
| 21 | No allowance has been made for design contingency or construction contingency, though we suggest a separate allowance is made | | | Note | | | |
| 22 | No allowance has been made for rise and fall, rates are current as of July 2023 | | | Note | | | |
| 23 | No allowance has been made for staging | | | Note | | | |

Trade Detail

16 Macpherson Street, Warriewood | July '23 R2

| Auto code | Description | Quantity | Unit | Rate | Subtotal | Factor | Total |
|-----------|-------------|----------|------|------|----------|--------|-------|
|-----------|-------------|----------|------|------|----------|--------|-------|

GENERAL

(Continued)

| | | | | | | | |
|----|--|--|------|--|--|--|--|
| 24 | No allowance has been made for out of hours work | | Note | | | | |
| 25 | Allowance has been made for GST | | Note | | | | |

GENERAL

0

0

RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR

| RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR | | | | | | | |
|---|--|-------|------|--------|--------|--|----------|
| 1 | Refer to the General notes for the full particulars of workmanship and materials, and the quantities herein provided shall be read in conjunction with the drawings | | Note | | | | |
| | <u>Inner Creek Corridor Works</u> | | | | | | |
| | <u>Regrading Works</u> | | | | | | |
| 2 | Allowance for cut regrading to Lot 30 (Inner Creek Corridor) | 391 | m3 | 117.00 | 45,747 | | 45,747 |
| 3 | Allowance for fill regrading to Lot 30, assumed to use spoil won on site (Inner Creek Corridor) | 95 | m3 | 52.00 | 4,940 | | 4,940 |
| 4 | Allowance for disposal of excess material (VENM) | 296 | m3 | 39.00 | 11,544 | | 11,544 |
| 5 | No allowance has been made to dispose of material above VENM classification. | | note | | | | EXCLUDED |
| 6 | No allowance has been made for rock excavation | | note | | | | EXCLUDED |
| | <u>Proposed Creek</u> | | | | | | |
| 7 | Allowance for proposed creek including detailed excavation geotextile, 200mm thick rock sub-armour, 400mm thick low flow rock armour and jute mesh either side (2500mm wide) | 37 | m | 900.00 | 32,931 | | 32,931 |
| | <u>Revegetation</u> | | | | | | |
| | <u>Allowance for supply and install of the following planting including cultivating subgrade:</u> | | | | | | |
| 8 | Allowance for shrubs to Lot 30 (Density 1/10m2) | 110 | No | 85.00 | 9,350 | | 9,350 |
| 9 | Allowance for canopies to Lot 30 (Density 1/30m2) | 37 | No | 975.00 | 36,075 | | 36,075 |
| 10 | Allowance for ground covers to Lot 30 (Density 5/m2) | 5,516 | No | 10.00 | 55,160 | | 55,160 |
| 11 | Allowance for aquatic species to Lot 30 (Density 8/m2) | 732 | No | 15.00 | 10,980 | | 10,980 |

19-Jul-23

Berco Consulting

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Trade Detail

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|--|---|----------|------|--------|----------------|--------|--------------------|
| RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR | | | | | | | <i>(Continued)</i> |
| RECONSTRUCTION/REHABILITATION OF INNER CREEK CORRIDOR | | | | | 206,727 | | 206,727 |
| PEDESTRIAN SHARED PATH | | | | | | | |
| | PEDESTRIAN SHARED PATH | | | | | | |
| 1 | Refer to the General notes for the full particulars of workmanship and materials, and the quantities herein provided shall be read in conjunction with the drawings | | Note | | | | |
| | Concrete Footpath | | | | | | |
| 2 | Allowance for minor regrading to subsoil as required | 467 | m2 | 10.00 | 4,672 | | 4,672 |
| 3 | Allowance for 2100mm wide concrete footpath along Brands Lane (assumed 100mm thick) | 467 | m2 | 110.00 | 51,391 | | 51,391 |
| 4 | Allowance for smooth transition into existing path | 2 | m | 120.00 | 240 | | 240 |
| | Soft Landscaping | | | | | | |
| 5 | Allowance for cultivating subsoil, top soil and mulch to trees | 11 | m2 | 150.00 | 1,701 | | 1,701 |
| 6 | Allowance for trees to Brands Lane | 14 | no | 950.00 | 13,300 | | 13,300 |
| PEDESTRIAN SHARED PATH | | | | | 71,304 | | 71,304 |