

Landscape Subdivisions

Information Sheet: Streetscape Opinion of Probable Costs

Purpose:

- To standardise landscape rates submissions as part of the Opinion of Probable Cost (OPC).
- To ensure that an accurate representation of landscape construction costs is provided to Council.
- To determine landscape plan checking and supervision fees and bonding amounts.

Notes:

- Item rates have been determined by applying current industry tendered rates, current landscape submission rates and acceptable industry expected rates.
- Item rates are based on a standard streetscape submission of up to 35 lots.
- Grassing/turf of Council reserves must be included in the outstanding works OPC.
- Item rates are minimum acceptable, and scalable depending on stage size and complexity.
- All item rates shown in the document will increase annually based on CPI.
- All rates shown in this document includes purchase of goods, supply of goods, transportation of goods and installation of goods to achieve relevant standards.
- All rates shown are excluding GST.

	OUTSTANDING WORKS BOND ITEMS	Unit	Qty	Rate
1	PRELIMINARIES AND SITE ESTABLISHMENT			
O1a	Establishment, insurance, set-out, A-SPEC/'as built' plans, etc.	Item	1	\$2,500.00 (or 2% whichever is larger)
2	SITE PREPARATION AND EARTHWORKS			
O2a	Weed control - pre-emergent herbicide to all garden bed areas	Sq.m.	1	\$1.50
O2b	Clean up remaining debris in streetscape	Item	1	\$500.00
O2c	Fine Trimming and grading for all garden bed areas	Sq.m.	1	\$2.50
3	CULTIVATION, SOILS AND PREPARATION			
O3a	Ameliorate and cultivate 150mm depth for all garden bed areas	Sq.m.	1	\$2.50
O3b	200mm depth imported topsoil and prepared garden bed sub grade	Sq.m.	1	\$15.00
4	TREES, PLANTING AND MULCH			
	Trees Supply Supply & install semi-advanced trees including tree watering well and tree stakes, conforming with AS2303:2018, as per Wyndham City Council standard semi-advanced tree detail.			
O4a	Arborist nursery tree stock inspection	No.	1	\$1,500.00
O4b	Evergreen or deciduous tree (45lt pot)	No.	1	\$350.00
	Shrub Supply			
O4c	Supply & install tubestock	No.	1	\$5.00
O4d	Supply & install 140mm or 150mm pot small shrub	No.	1	\$14.00
O4e	Supply & install 200mm or 300mm pot large shrub	No.	1	\$22.00
	Garden Beds			
O4f	Organic mulch to garden beds (75mm min. depth)	Cu.m	1	\$75.00

O4g	Supply and spread 75mm depth of approved organic mulch to garden beds	Sq.m.	1	\$12.00
O4h	Supply and install jute matt to garden bed	Sq.m.	1	\$8.00
5	EDGING AND PAVING			
	Edging			
O5a	Timber edge (75mm x 25mm)	Lin.m	1	\$20.00
O5b	Concrete edge (200mm wide)	Lin.m	1	\$200.00
O5c	Concrete edge (150mm wide)	Lin.m	1	\$100.00
O5d	Spade edge	Lin.m	1	\$20.00
O5e	Steel edge	Lin.m	1	\$40.00
	Paving			
O5f	100mm compacted and stabilised gravel paving plus sub-base	Sq.m.	1	\$45.00
O5g	125mm thick 25MPa reinforced concrete	Sq.m.	1	\$125.00
O5h	125mm thick 25MPa exposed aggregate concrete	Sq.m.	1	\$140.00
6	MAINTENANCE & ESTABLISHMENT			
O6a	General maintenance & establishment period (outstanding works) to establish and maintain the landscape to the standards indicated in the specification. This may include, but not limited to watering, weed removal & any miscellaneous items required to maintain the landscape	Weeks	104	\$350.00
O6b	Tree mulch ring top up	Cu.m	1	\$75.00

	NATURESTRIP WORKS BOND ITEMS	Unit	Qty	Rate
1	SITE PREPARATION AND EATHWORKS			
N1a	Weed control - herbicide application to nature strips	Sq.m.	1	\$1.00
N1b	Fine trimming and sub-grading for naturestrips and turf areas	Sq.m.	1	\$2.50
2	CULTIVATION, SOILS AND PREPARATION			
N2a	Soil testing of site soil (minimum two locations)	Item	1	\$750.00
N2b	Ameliorate and cultivate 150mm depth of topsoil for all turf areas	Sq.m.	1	\$2.50
	Topsoil			
N2c	Provisional rate for imported topsoil	Cu.m	1	\$80.00
N2d	Final grading of all nature strip turf areas	Sq.m.	1	\$2.00
N2e	50mm depth imported topsoil to turf areas	Sq.m.	1	\$4.00
3	TURF GRASSING			
N3a	Kikuyu instant turf to naturestrips	Sq.m.	1	\$15.00
4	MAINTENANCE & ESTABLISHMENT			
N4a	General maintenance & establishment period (naturestrip)* Turf naturestrips (Maintain the landscape to standards indicated in the specification. This may include, but not limited to, mowing, watering, weed removal & any miscellaneous items required to maintain the landscape)	Weeks	104	\$250.00