



Broken Hill CBD Masterplan Report

BROKEN HILL
CITY COUNCIL

Acknowledgment

The CBD Masterplan was funded by the NSW Government through the Far South West Joint Organisation tourism project fund.

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Traffic Consultant

Report No: A2018 Broken Hill CBD Masterplan

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Contents

	Acknowledgment of Country	3
1.0	The Masterplan	4
1.1	Previous Reports	5
1.2	Consolidated Action Plan of Previous Recommendations	6
1.3	Design Aspiration	8
1.4	The Challenge	9
1.5	Key Moves	10
1.6	Strategy Overview	16
1.7	The Masterplan CBD	18
	The Masterplan Patton Street	24
1.8	Signage Network	25
2.0	Key Elements of Masterplan	28
2.1	Traffic Infrastructure Strategy	29
2.2	Event Planning and Management	33
2.3	Urban - Furniture & Fixtures	34
3.0	Implementation Plan	44
4.0	The Cost Plan	45
5.0	Next Steps	63
6.0	Appendices	
6.1	Masterplan Context	
6.2	Community Consultation Summary	
6.3	Detailed Cost Estimate	

Endorsed for Public Exhibition - Council Meeting 28 April 2021 - Minute No. 46511

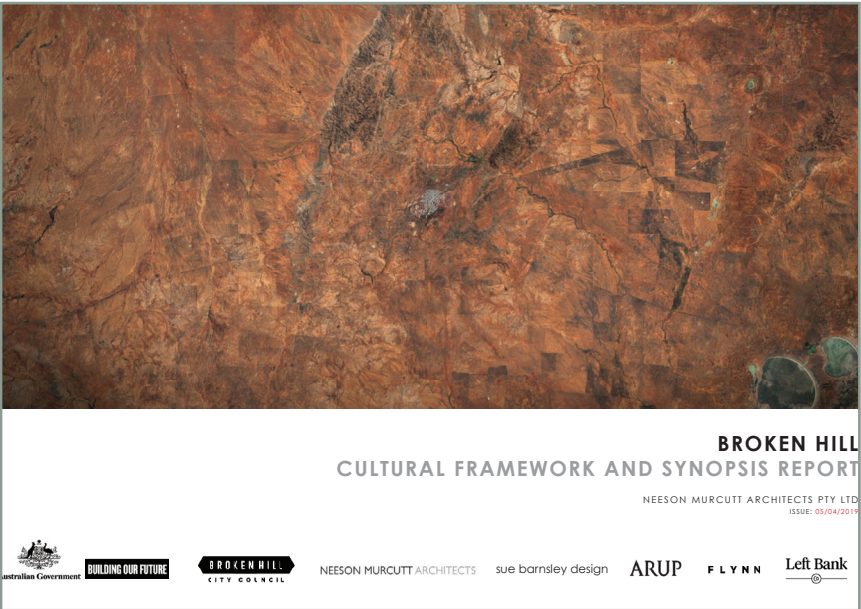
Adoption - Council Meeting 30 June 2021 - Minute No. 46570

Acknowledgment of Country

*We respectfully acknowledge the Wiljakali people and Barkindji Nation who are the Traditional Custodians and First People of the land.
We pay our respects to all the Elders past and present*

1.0 THE MASTERPLAN

1.1 Previous Reports



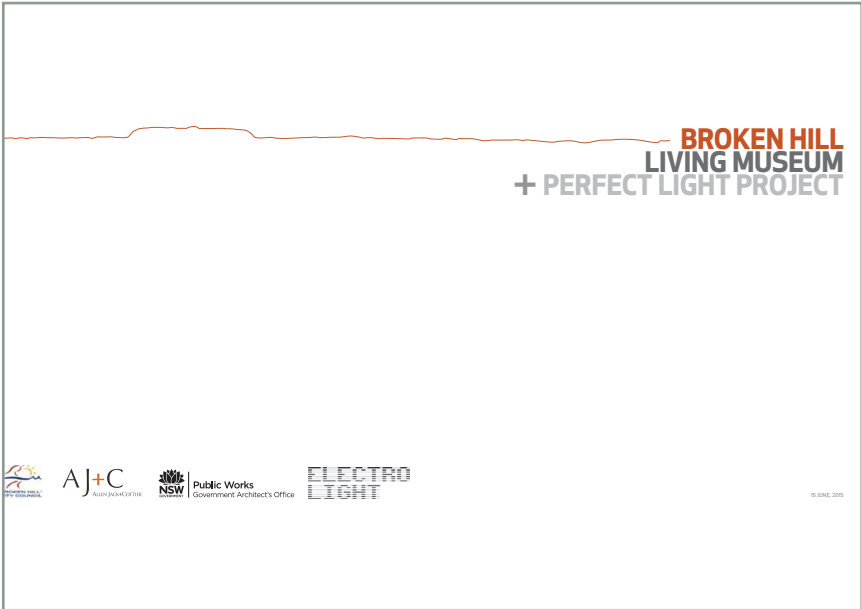
This report establishes insights from the stakeholders’ engagement, focusing on three key areas:

- What is the culture in Broken Hill?
- What is the future of Argent Street and the Cultural Precinct?
- What is your vision for the Community Hub/Library?

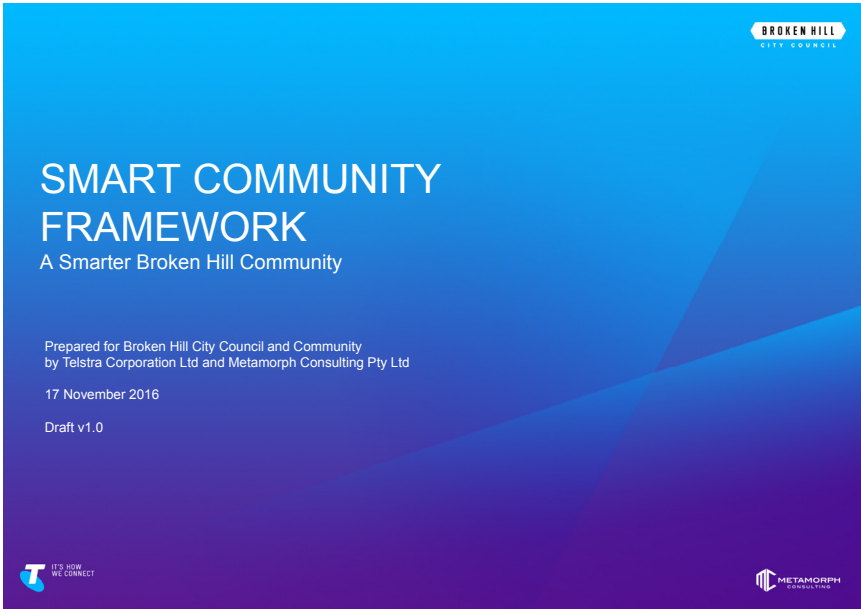


Broken Hill 2033 is a projected long term plan that identifies where we as a community would like to be in the next 10 years and beyond, and what areas we should focus on to get us there.

The Plan outlines the social, economic, environmental, governance and leadership directions expressed by the Broken Hill community.



This document establishes and implements a collective vision and long-term strategy for Argent Street and the CBD, supporting diversification of the economy with a vision of doubling revenue from tourism by 2020. The framework plan aims to capture inherent qualities of Australia’s first National Heritage listed City, whilst establishing principles, initiatives and a future vision and direction for its ongoing transformation.



Smart Communities provide real opportunities to build new economies, develop a stronger community, improve services to residents, businesses and visitors, and credibly claim leadership in the areas of sustainability, and public-sector policy and execution.



In recognition of the outstanding heritage significance to Australia, the City of Broken Hill (on 20 January 2015) was listed as Australia’s First National Heritage City.

There is a Gazette notice which gave effect to the Minister’s decision together with a map showing the listed area

1.2 Consolidated Action Plan of Previous Recommendations

ACTIVATION

1. Free wi-fi and charging points at key locations along Argent St and Town Square
2. Provide infrastructure such as outdoor power to enable events in the public domain.
3. Encourage outdoor dining + extended trading hours.
4. Activate empty shops and car parks - temporary art and interpretive pop-ups to be lit at night.
5. Outdoor deckchair cinema in Town Hall carpark in partnership with art gallery film program (summer/winter).
6. Create an app about Broken Hill, its people, culture and heritage, areas of interest, places to eat. To assist the communication of events for both tourists.
7. Establish a programme of day + night, weekly and seasonal events. targeting all age groups.
8. Allow for temporary street closures for festivals and street performances.
9. Conduct regular community markets in the Town Square and introduce summer night markets.
10. Develop retail strategy in conjunction with the business community to build a full complement of services for locals and tourists. (not shown).
11. Consolidate government offices and replace them with active retail spaces on Main Street.
12. Develop a program with main street property owners to explore diverse housing and accommodation options in the City centre e.g. shop top housing.
13. Co-location of park facilities.

PUBLIC REALM & THE BUILT FORM

1. Widen footpaths at intersections - Improve the width and gradient of pram ramps & provide bike racks.
2. Improve amenity for pedestrians – shade/shelter, safety, comfort.
3. Relocate library to Argent St as an anchor tenant.
4. Improve anchor on the North-East part of the city - to link Regional Art Gallery.
5. Revitalise existing public spaces for all - Town Square, Sturt Park etc to include removal of unwanted buildings and fences, review of Community Hall facilities and markets, new community recreation facilities, seating, shade trees.
6. Improve amenity to Town Square to include shade (natural & built), seating, water features, bike parking, lighting and remove levels.
7. Create a shaded Welcome Walk avenue from Rail Station to Town Square with planting, artwork and sculpture, forming a fantastic arrival experience into the town centre.
8. Provide play opportunities along Argent St e.g. water feature in Town Square.
9. Improve pedestrian pathways and the cycle network to include pavement treatment, lighting, directional wayfinding signage, shade, safe crossing provisions at streets.
10. Continue verandah programme.

LANDSCAPE & THE NATURAL ENVIRONMENT

1. Feature planting & shade trees to Town Square and Sturt Park.
2. Street Tree Planting in the public domain to strengthen connections and cool streets.
3. Create gateway planting (with potential built form) at Town Centre
4. New street tree planting on Argent St to frame civic buildings and provide shade to the footpath where verandahs are not possible.
5. Courthouse Gardens - the proposal investigates the removal of the raised kerb edge to turf areas. : This would allow equal access as well as improved pedestrian flow from surrounding footpaths during events or community such as Anzac Day gatherings. New street trees and feature shade tree planting will frame the heritage building and memorial.
6. Regeneration of vacant land within the city.

SUSTAINABILITY & WSUD

1. Encourage water recycling and reuse onsite.
2. Plant native vegetation (general action).
3. Improve green space networks and natural systems.
4. Encourage the use of solar panels integrated on structures where possible.
5. WSUD treatment along Beryl Street within the edge of Sturt Park.
6. WSUD treatment along edges of Town Square.

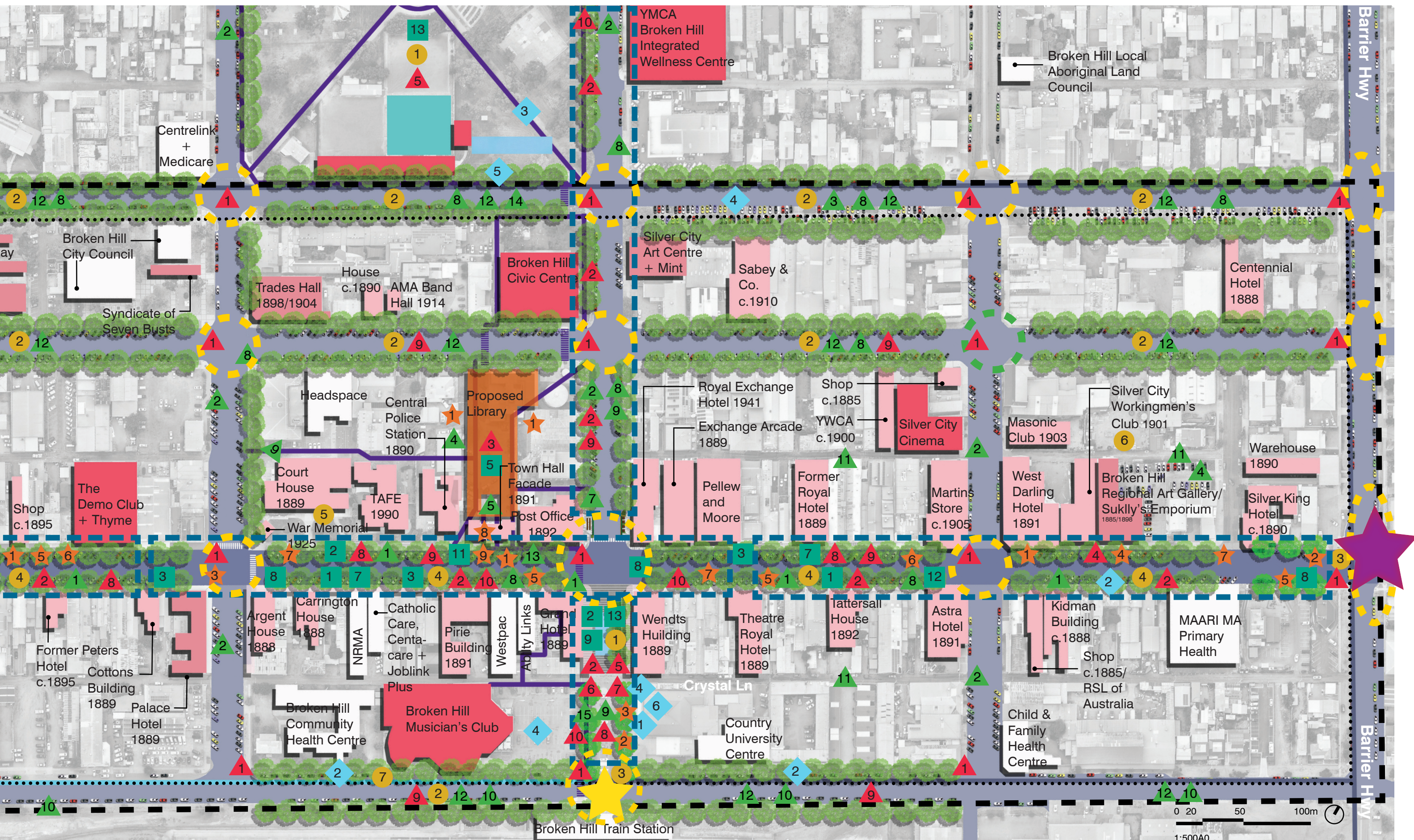
PUBLIC ART, WAYFINDING & LIGHTING

1. Develop a curate a public art programme to create interest along Argent St and laneways.
2. Arrival signage/artwork to signal arrival at rail station & both ends of Argent St.
3. Integrated artwork in paving and seating at Town Square.
4. Additional signage to improve wayfinding to the gallery site and other destinations such as the GeoCentre.
5. Provide a considered lighting strategy to Argent St that responds to the overall streetscape conditions to include under the verandah, shop front display, pedestrian lighting, specialty feature lighting to meet Australian Standards.
6. Develop a joint programme with Council and building tenants/owners to provide illuminated shopfront displays that showcase their unique merchandise in interesting ways and/or engage with festivals and seasonal events (eg. Christmas).
7. Develop a facade lighting strategy along Argent St and drive tourism during night time hours - potential for night time "lighting" tours.
8. Internal video projection on facade windows of Town Hall to show the history of Broken Hill and its people.
9. Utilise temporary external projection during festivals and events.

PUBLIC TRANSPORT, CARPARKING & ACCESSIBILITY

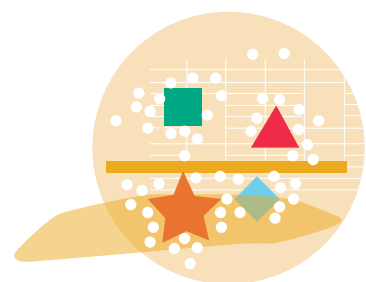
1. Parking in Argent St to be all 2-hour limit. Regulatory signage and designated zones including disabled spaces, no standing zones, no parking zones, taxi zones, bus zones, loading zones, and no stopping zones to remain unchanged.
2. Parking in all cross streets, including Oxide, Chloride, Sulphide, Bromide, and Kaolin Streets to be a 4-hour limit. Regulatory signage zones including disabled spaces, no standing zones, no parking zones, taxi zones, bus zones, loading zones, and no stopping zones to remain unchanged.
3. That owners, employers and employees of businesses in the Argent St precinct be encouraged to utilise the carpark in Beryl St between Chloride and Oxide Streets, through the Chamber of Commerce.
4. Provide all-day parking at the Town Hall Facade and Art Gallery carparks.
5. Provide one "Loading Zone" car space at the rear of Town Hall Façade.
6. To convert Patton Street 2-hour parking to all-day parking.
7. To retain the 15-minute parking in Chloride St adjacent to Post Office.
8. Shaded parking on Argent, Blende, Chloride & Beryl Street.
9. Remove central parking from Chloride St to accommodate the Welcome Walk Womens' Memorial and Commemoration of Community Heroes.
10. Investigate opportunities for additional parking along the railway side of Crystal Street.
11. Investigate mid-block connections from Crystal and Blende Streets, through existing shops and arcades to provide shaded connections to Argent Street.
12. Increased public parking within a 2.5 minute and 5-minute walk of the community hub/library site.
13. Lengthen Argent St bus stop at Post Office to include coaches.
14. Relocate cycleway to Beryl Street.
15. Include a share way and angle parking along Chloride St (south) of Crystal Lane.





1.3 Design Aspiration

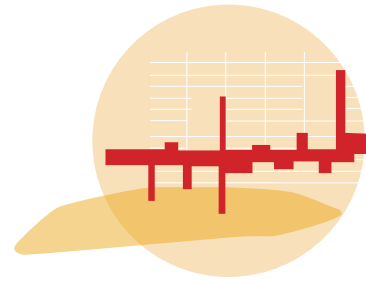
Increase economic activity, community events, social connection and human comfort without detracting from both: the wide attractive streetscapes & landmark heritage buildings



Social

Celebrate Broken Hill's Unique Living History in the CBD

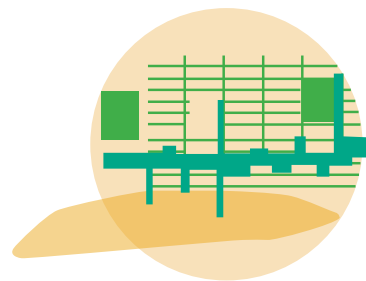
- Feature the uniqueness of Broken Hill to attract new visitors both national & international, young and old within the CBD precinct.
- Re-energise Argent Street and create a centre of gravity for the city.
- Build on the uniqueness of the town centre and make it more lively & diverse.
- Provide opportunity for cultural and social engagement.
- Celebrate and reflect the unique culture.
- Cultural and Heritage city: A more lively place for residents and visitors, and sustain it as an important regional service centre.
- Promote social participation and community well-being.
- Create a vibrant Arts and Cultural Town



Economic

Revitalise the CBD's Public Realm for Business, Local & Tourism

- Improve amenity for locals & tourists.
- Increase Argent Street vitality & retail turnover.
- Maximise use of local labour, artistic skills & materials.
- The new community hub will continue to provide safety and familiarity to its existing users and also expand its remit to become an engine room for cultural and social engagement.
- Increase public carparking within a 2.5 minute and 5-minute walk of the community hub/ library site.
- Improve public transport to cater for all modes and types.
- Improve pedestrian pathways and the cycle network to meet the appetite for healthy movement.
- Enable a safe and accessible city.



Environmental

A Landscape Experience that Improves Outdoor Comfort

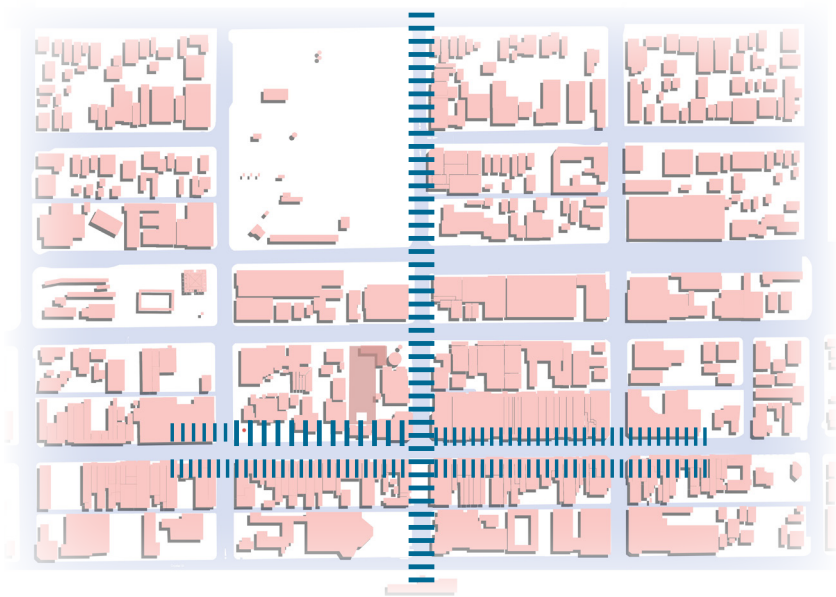
- The landscape strategy focuses on the experience of public space in Broken Hill – shade, gathering, recreation and the potential of plants and water to moderate climate.
- Supporting wellness by mediating the temperature of streets and parklands to encourage walking, cycling, outdoor recreation and activity; across the seasons and the day from early morning into the night. Using street tree planting to strengthen the connections between public spaces and establish a network of cool streets on active transport routes across Broken Hill.
- Provide shaded footpaths within a 2.5 and 5minute walk of the CBD.
- Create useful comfortable outdoor spaces.
- Provide an environment that encourages an active and healthy outdoor lifestyle.
- Implement uses sustainable practices and approaches to planting palette.

1.4 The challenge

- Avoid reduction of carparking spaces.
- Increasing the number of trees and shade in the city.
- Providing flexible event and meeting spaces to activate and reinforce the city centre.
- Create comfortable and shared path facilities for bikes and pedestrians to access key city destinations.
- Create more accessible carparks in high demand destinations (such as the retail strip and library/civic centre).
- Maintain and enhance visitor experiences of heritage features distinguishing **Broken Hill** from other places.

1.5 Key Moves

1. Creation of Generous Promenades



Establish a pedestrian-friendly environment with a permeable street network that is well- connected to surrounding activities and buildings.

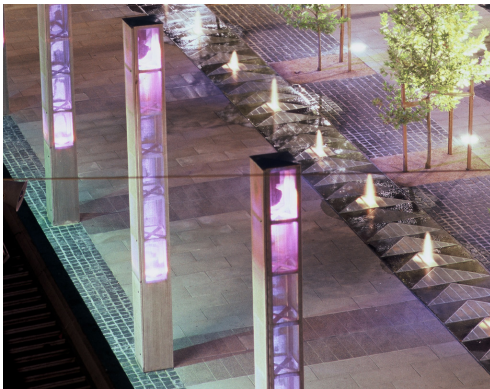


Generous promenade

Precedent Images



Allow for connections from all directions



Create a safe and layered approach to lighting



Forecourts to historic buildings



Water feature can provide activation to large open spaces



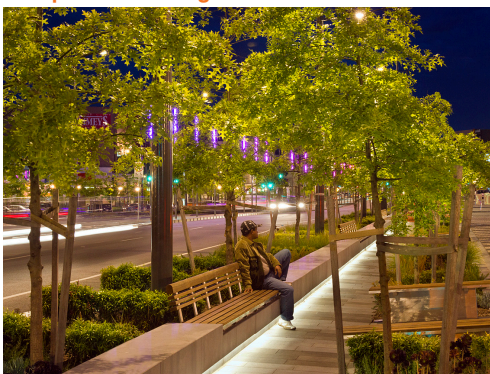
Planting can be used to provide separation and also passive cooling



Create spaces to stay and linger in the city



Create furniture suites that allow for different uses

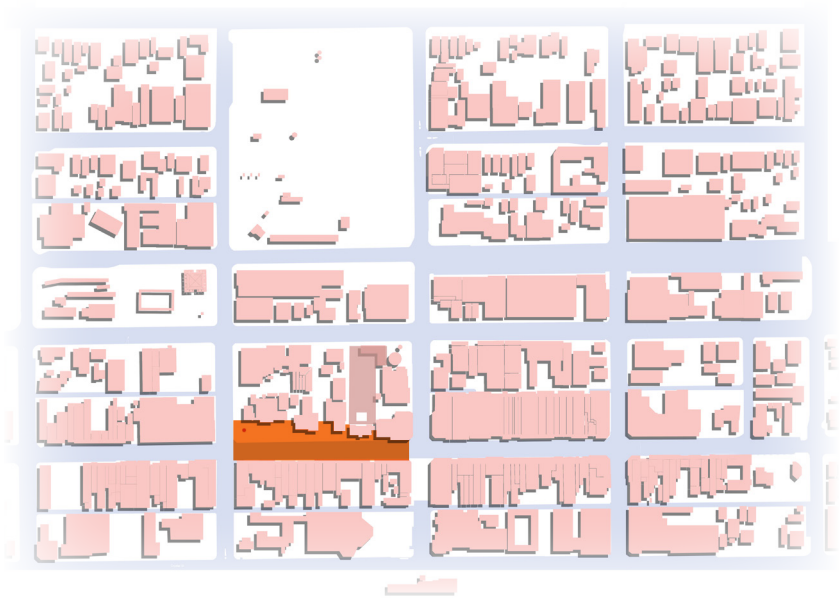


Provide moments of respite in the city



Use materials to reflect the site characters

2. Strengthen City Cultural Precinct



Re-establish the heart of the city reflecting its cultural history & art.



Celebrate heritage precincts

Precedent Images



Strengthen the precinct with planting



Create clear and distinct cultural walks



Water features to celebrate the precincts



Playful lighting to enhance the precinct



Art / lighting that reflect the site history



Create playful and memorable spaces



Art / sculptures to reflect cultural buildings



Create flexible spaces

3. Stimulate the Retail Precinct



Re-establish retail activity, cafes, restaurants and community activity along Argent street providing comfortable indoor and outdoor spaces.



Active shop front & outdoor dining during the night

Precedent Images



Create generous and flexible spaces



Extend shop fronts onto the street



Create playful moments



Ensure safe designated street crossings



Allow for road art treatment



Provide public seating adjacent retails / business



Use pavement materials to enhance a space



Integrate sustainable responses

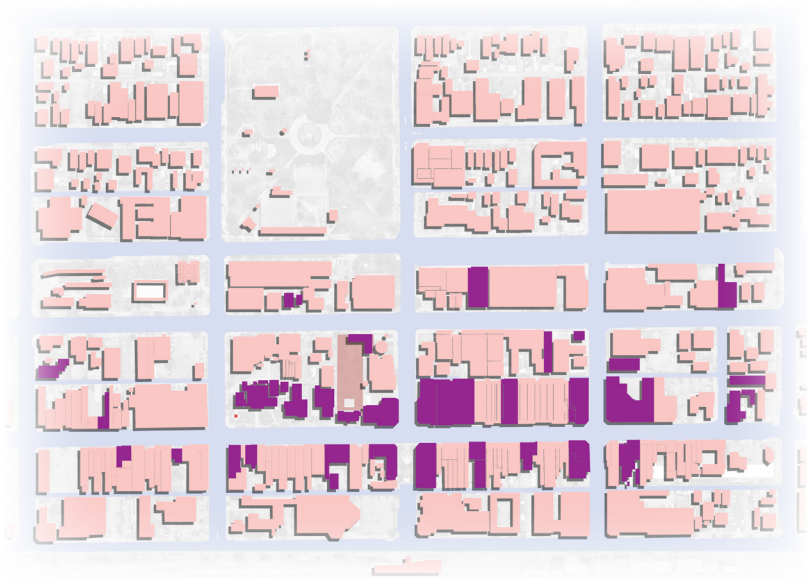


Provide quality contemporary transport shelters



Traffic calmed streets

4. Emphasise City Heritage



Highlight city heritage areas using feature lighting and integrated interpretation.

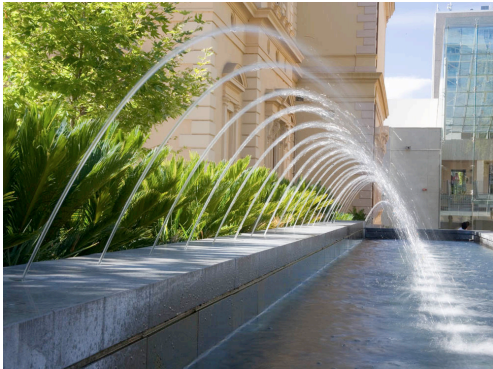


Consolidate infrastructure

Precedent Images



Celebrate the heritage buildings



Water feature to activate the frontage



Encourag interaction with heritage building facade

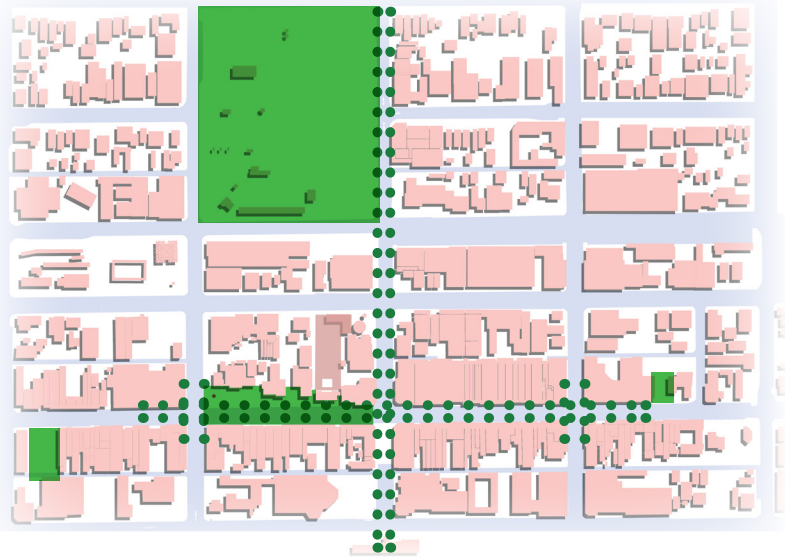


Use lighting to tell stories



Deciduous tree planting allows for seasonal change, ensuring shade in summer and heritage views in winter

5. Enable A Diversity of CBD Events & Activation Spaces



Create urban open places applicable to a diversity of needs, contexts and activities. Program these spaces to complement the needs and time of the year.



Provide variety scales of spaces for events

Precedent Images



Provide opportunities for street markets



Activate and highlight the heritage precinct at night



Playful lighting to activate the night



Large lawn area for large gatherings



A safe space to be at night

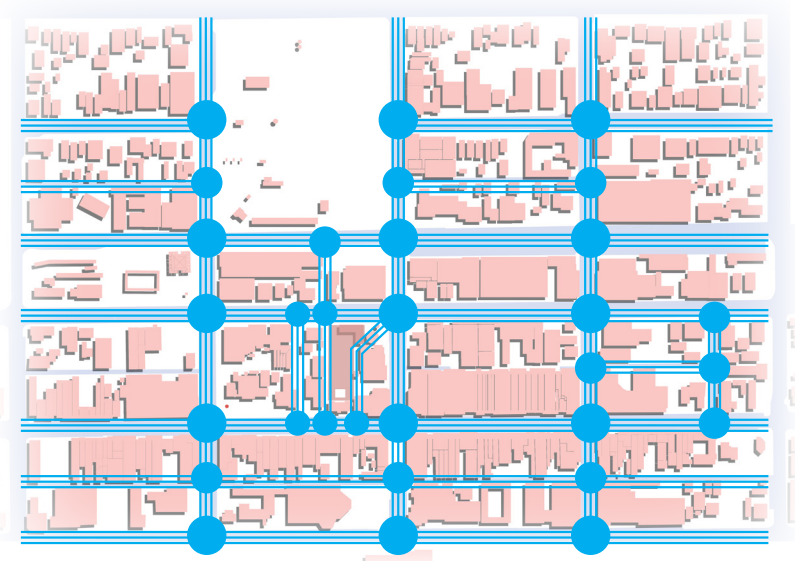


Playful water feature to active the space



Build in Infrastructure to allow for many uses

6. Provide Comfortable Access to Carparking & City Destinations



Provide a diversity of well connected, shaded pedestrian pathways linking plazas, streets and laneways.



Create safe and accessible carriageways

Precedent Images



Comfortable access to carparking



Bike parking



Designated bike lane



Comfortable access to carparking



Shaded walkways

1.6 Strategy Overview

Heritage buildings and streetscapes

The heritage buildings and streetscapes are a significant part of the City’s heritage listing.

- The essence of a place is very important ie streetscapes with:
- wide open spaces.
 - uncluttered streets.
 - the contrast in light levels between streets, under verandahs and indoors.

Some, but not all, of the streets have ‘strong edges’, that is fine heritage buildings that contribute significantly to the essence of a place. While the heritage buildings provide attractive streetscapes but they don’t enhance human comfort or attract additional economic activity.

Recommendations

- Identify a select number of landmark heritage buildings that will be celebrated as the essence of Broken Hill’s heritage (eg Post Office, Court House complex, corner hotels).
- Draw attention to the designated landmark buildings with subtle theatrical lighting (not floodlighting).
- Avoid planting large trees near the designated landmark buildings, so as to preserve key vistas.
- Maximise human comfort through shade trees and (where applicable) verandahs in all other areas.

New interventions into a heritage precinct

In Australia, the identification and care of places of heritage significance are guided by the Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter). The Burra Charter, along with the associated Practice Notes, provides practical and philosophical guidance.

An important principle stipulated in the Burra Charter is that

“New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place.”

The interpretation of this clause for Broken Hill would be that all new interventions into the heritage streetscapes need to be both sympathetic with the heritage buildings and infrastructure but should not attempt to look old. That is, complementary new designs are to be used ahead of reproductions of heritage fabric.

Recommendations

- Ensure that all new interventions are complementary to the heritage buildings and streetscapes yet contemporary in styling.
- Avoid faux heritage street furniture and other infrastructure.
- Only add new infrastructure that looks old where there is irrefutable photographic and other documentation from which to reinstate an item, for example, building verandahs.

Interpretation

Again, the Burra Charter and the associated Practice Notes guide how to interpret heritage places. An important principle for Broken Hill is that interpretation should complement and enhance, but never compete for attention. The Interpretation Practice Note states:

“Interpretation should maintain, convey and enhance the cultural significance of places, not detract from it. Interpretation should aim to heighten the understanding and appreciation of the actual place, rather than adversely impacting cultural significance or potentially obscuring or being an intrusive layer itself.”

The Practice Note is cognisant that it is not easy to interpret a place in an unobtrusive manner.

“While common and traditional techniques include signage, text and images, other approaches can include permanent and ephemeral artworks/sculpture, guided tours, architecture, landscape, soundscapes and lighting. Digital media, the internet and personal devices such as smartphones can provide access to greater levels of information and more experience-based interpretation with less impact on the significance of the place. They can also provide remote access and potentially engage a larger audience.”

Recommendations

- Implement a heritage interpretation program that has a low visual impact on both the designated landmark heritage buildings and the overall heritage character of Broken Hill’s streets.
- Implement a more content-rich digital media interpretative program.

Placemaking approach to implementation

Placemaking is the practice of enhancing the quality of man-made places for the enjoyment, comfort and economic prosperity of people. A common issue encountered by place-makers is that there is often so much that both can and should be done. Costs are daunting and disruption unacceptable and as a result, nothing happens.

To overcome this conundrum, place-makers use the principle of start small but with high impact, and then continue year after year along a set course. (An example of such an approach is the bluestone pavers used on Melbourne’s CBD footpaths- started some 30 years ago, the program has been rolled out to the same design and technical standards over the years as funds and opportunities arise.)

Recommendations

- Establish three programs that can, if necessary, run for quite some years: Heritage enhancement, human comfort and business enhancement.
- Design and implement the theatrical lighting program on the first tranche of designated landmark heritage buildings and hold a public ‘Turning on the Lights event’.
- Identify two blocks of Argent Street, where human activity is the most sought after in the short term, as ‘Stage 1’.

Traffic

The Broken Hill City Centre road network is set out in a grid pattern with streets spaced approximately 230 metres East to West and 135 metres North to South. This grid pattern provides good flexibility of transport route choice within the City Centre and supports interventions to redirect traffic away from streets where other functions should take priority (such as part-time road closures of Argent Street between Chloride Street and Sulphide Street for events).

The roads are generally wide with kerb to kerb width of some 20 metres. This enables angled car parking on both sides, a single travel lane in each direction and in Argent Street a narrow central median in the city centre.

Measures to support traffic calming and the existing 40 km/h local traffic area are considered necessary to improve safety and create an environment that supports more people to walk, bike ride, catch public transport and ultimately spend more time in the City Centre.

1.7 The Masterplan CBD

Legend

- Built Form
- Heritage Buildings
- Green Spaces
- Gardens
- Banner Poles / Smart Poles
- Wayfinding Signage

Heroes, Larrikins & Visionaries

- 1 The Wilyakali
- 2 Wild Women of the West
- 3 Ernest Wetherell
- 4 The Big Push
- 5 Dame Mary Gilmore
- 6 'Little Willy' Robers
- 7 Jabez Wright
- 8 Lieutenant Vivian Bullwinkel
- 9 Sir Sydney Kidman
- 10 Selena Hearn McHugh
- 11 Charles Carl

The Silver Trail

- 12 Sturt Park
- 13 YMCA - c1890
- 14 Trades Hall - 1898/1904

To be discussed with Broken Hill City Council



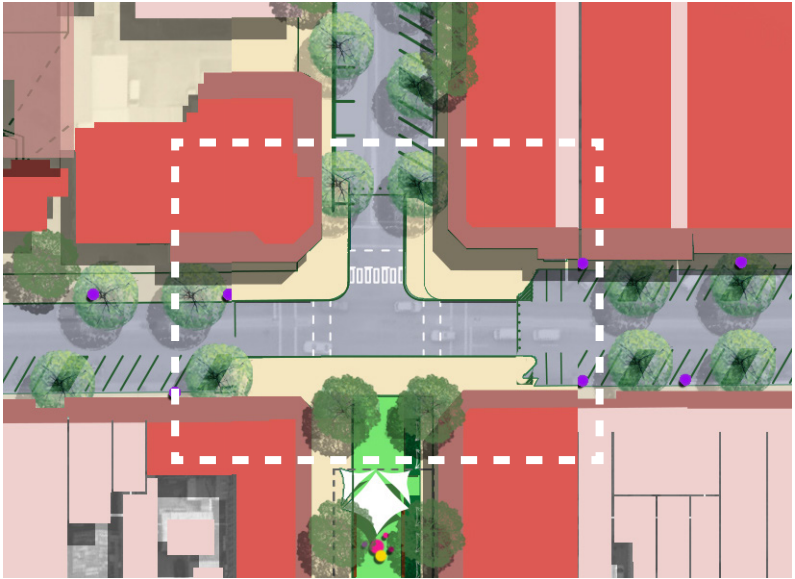
1.7 Key Design Initiatives

1. 6-10m tree-lined shared path along Chloride street (Railway station to Northern extent of Sturt Reserve) with shaded 90-degree parking (to one side only).
2. Creation of a shaded and themed sculptural playground in the town square.
3. Create clear views to the town centre from the railway station by removing the obstructing wall.
4. Provide comfortable furniture to encourage meeting places in the city.
5. Upgrade the public toilets or find a new location in Argent Street/ Town Square.
6. Relocate bus stops to either side of the cultural precinct.
7. Remove carparking on the northern side of the road and widen the reserve adjacent to the courtyard to provide a central cultural garden and medium-sized event space.
8. Include an interactive water feature in the public realm (visible to the street) to encourage the community to engage and activate the cultural precinct.
9. Consolidate services infrastructure and reduce street clutter by incorporating 'Smart' poles that house lighting/ signage/ Wi-Fi/ audio/ water / power.
10. Provide a centralised township sign to identify the city centre and include directional markers.
11. Reconfigure the carparking arrangement along Argent Street to increase the parking bays and increase tree planting.
12. Re-assess delivery options to businesses.
13. Remove the centre median to allow for reconfigured parking arrangement.
14. Provide incentives to owners to improve the appearance of heritage building facades.
15. Reconfigure intersections with kerb protuberances making pedestrian crossings safer and with shorter travel distances.
16. Encourage activation of empty shop windows in the retail strip with backlit projection.
17. A street-wide banner treatment at two locations in Argent Street.
18. Continue incentives for the Verandah Program, and concentrate on Argent Street.
19. Discourage faux heritage installations (general approach).
20. An orchestrated and theatrical approach to lighting heritage buildings, focusing on the cultural and retail precinct and along Chloride Street (in line with current works).
21. Reimagine the city heritage interpretation trail and integrate personal stories into built form, focus initially on the cultural and retail precinct and Chloride Street.
22. Rationalise Sturt Reserve and its relationship to the town centre.
 - Conceal the open drain infrastructure to improve the connection of the Civic Centre plaza with the Reserve.
 - Construct a regional scale Youth Precinct in the park to include increased children play space and sport court.
23. Align the walkway within the park to connect the rotunda to the library laneway.
24. Enable smaller event pop-up spaces along Chloride & Argent Street to utilize the power/water supply from smart pole use.
25. Provision for infrastructure in the cultural precinct for events.
26. Incorporate bollards in the road at key locations for large event/ special functions that enable the road closure and support temporary alternate traffic routes.
27. Provide a laneway link from the rotunda past the library to Argent Street.
28. Implement a city-wide street tree planting program
29. Gradually implement a city-wide carparking upgrade program.
30. Upgrade pram ramps and footpath throughout the city.
31. Landscape treatment to the Musician Club / carpark spaces.
32. Provide enhanced landscape treatment to Broken Hill Railway Station.
33. Create a new public space at the western end of Argent Street.
34. Create a new park next to the Art Gallery.

Intersection Crossing Improvements



Before



After

Corner of Chloride Street and Argent Street
Looking at the Post Office

Tree Planting And Heritage Facade Management



Before

- Tree Planting.
- Consolidated Infrastructure Design.
- Maintaining Heritage as a visual priority.
- Marketing signage.
- Feature Lighting of facades.



After

On Argent Street near the Art Gallery
Looking back towards to the cultural precinct

Pedestrian Promenade - Comfortable Shared Path Access To Shaded Car Parking



Before



After

Corner of Chloride Street and Argent Street
Looking at the Promenade

Cultural Precinct - a larger, flexible space for events to activate Argent Street



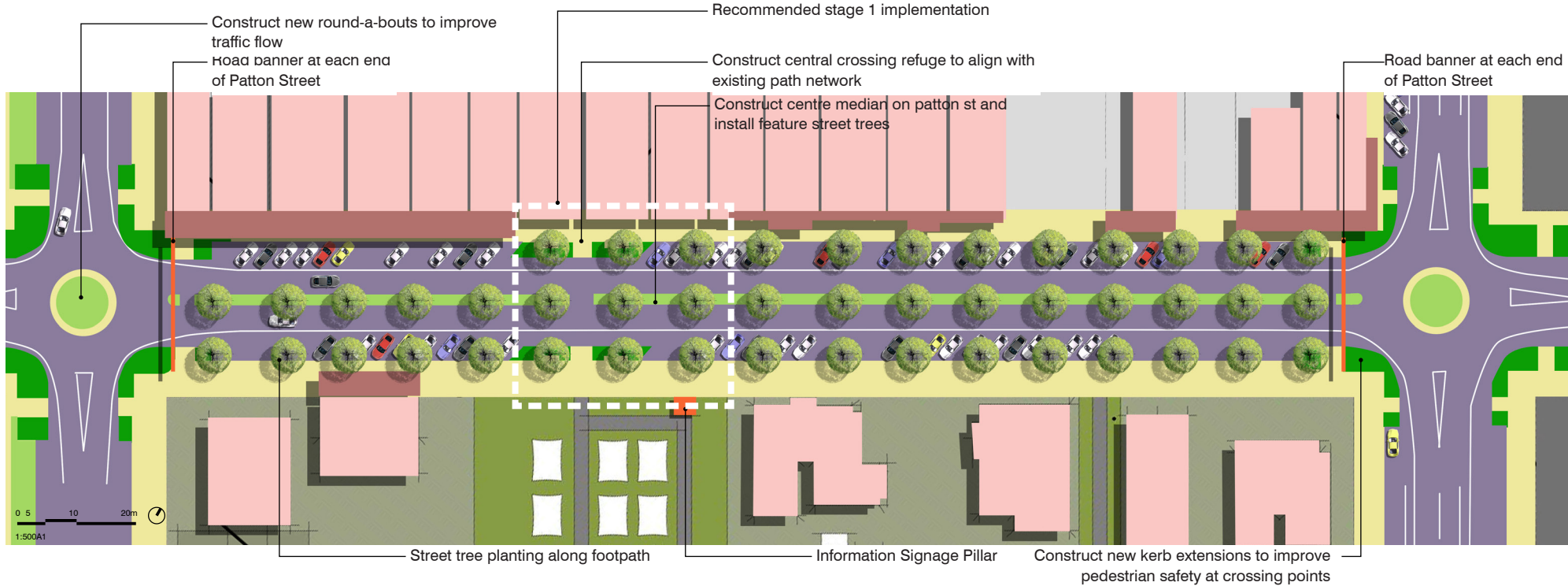
Before



After

Corner of Sulphide Street and Argent Street
Looking at the Cultural Precinct

1.7 The Masterplan Patton Street

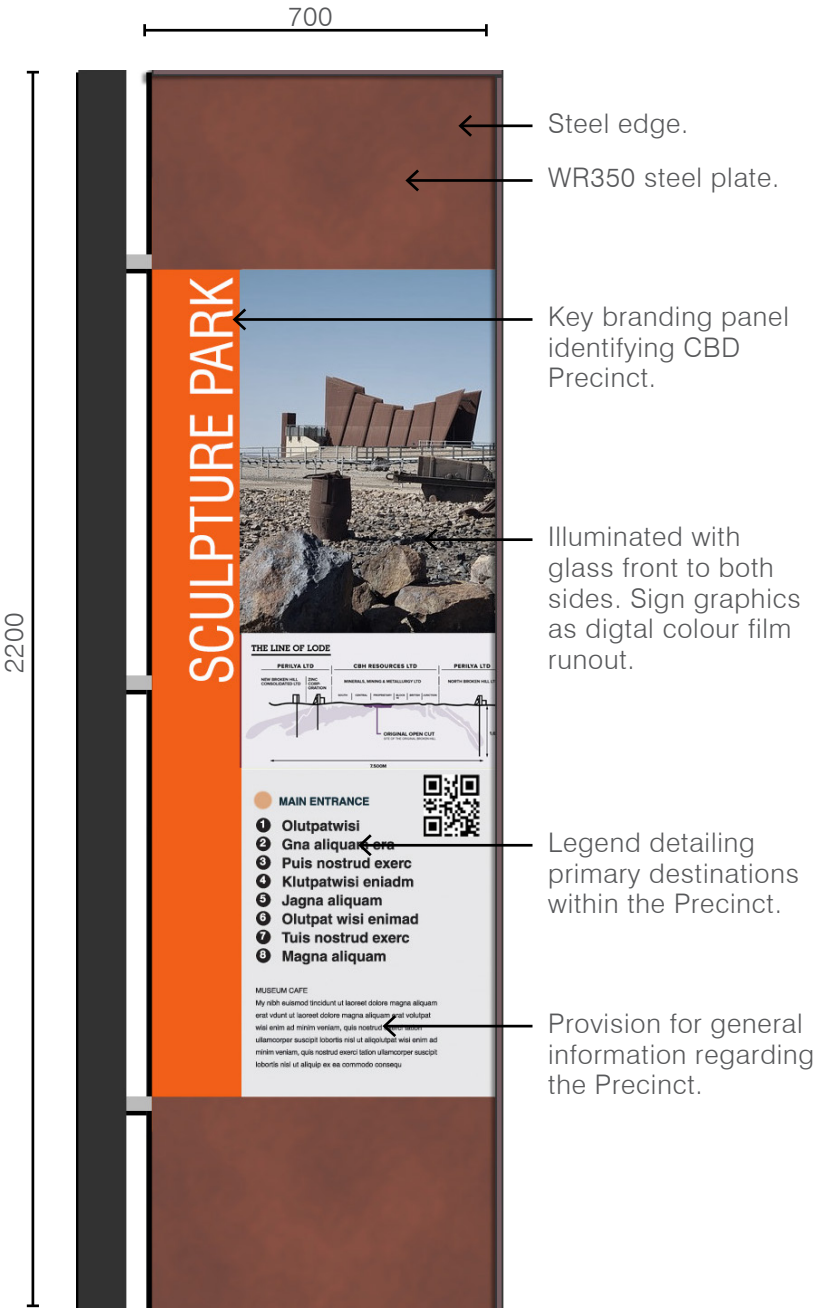
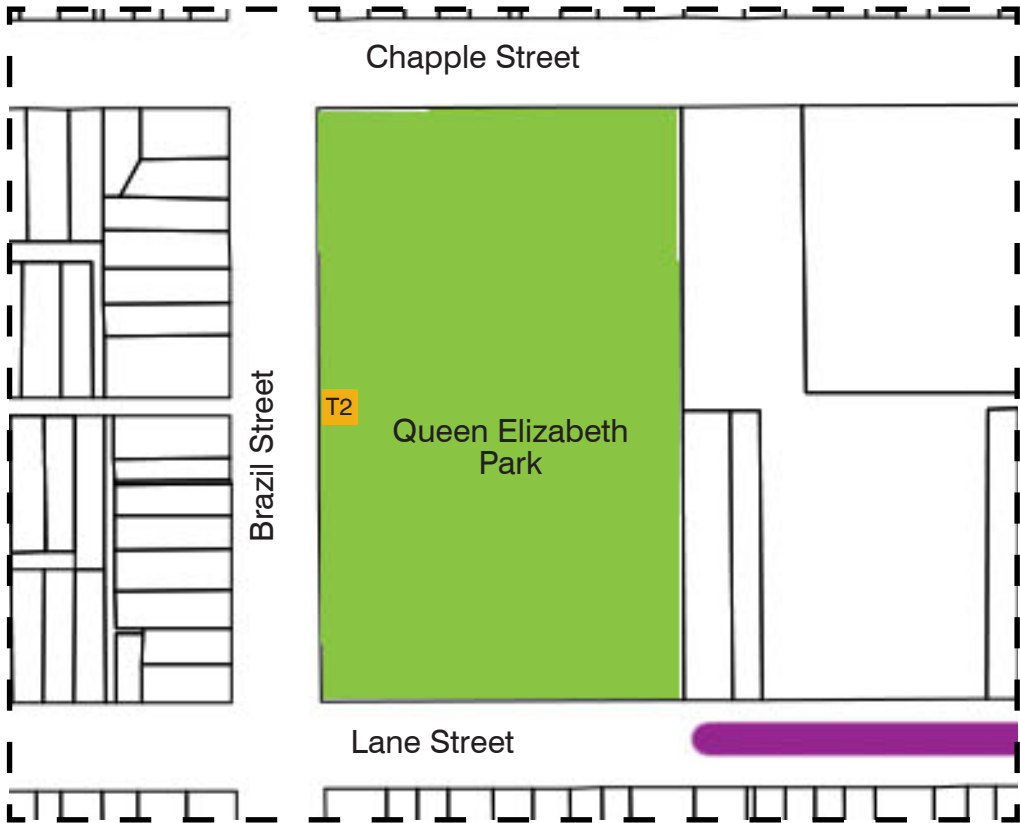


1.8 Signage Network

Patton Park



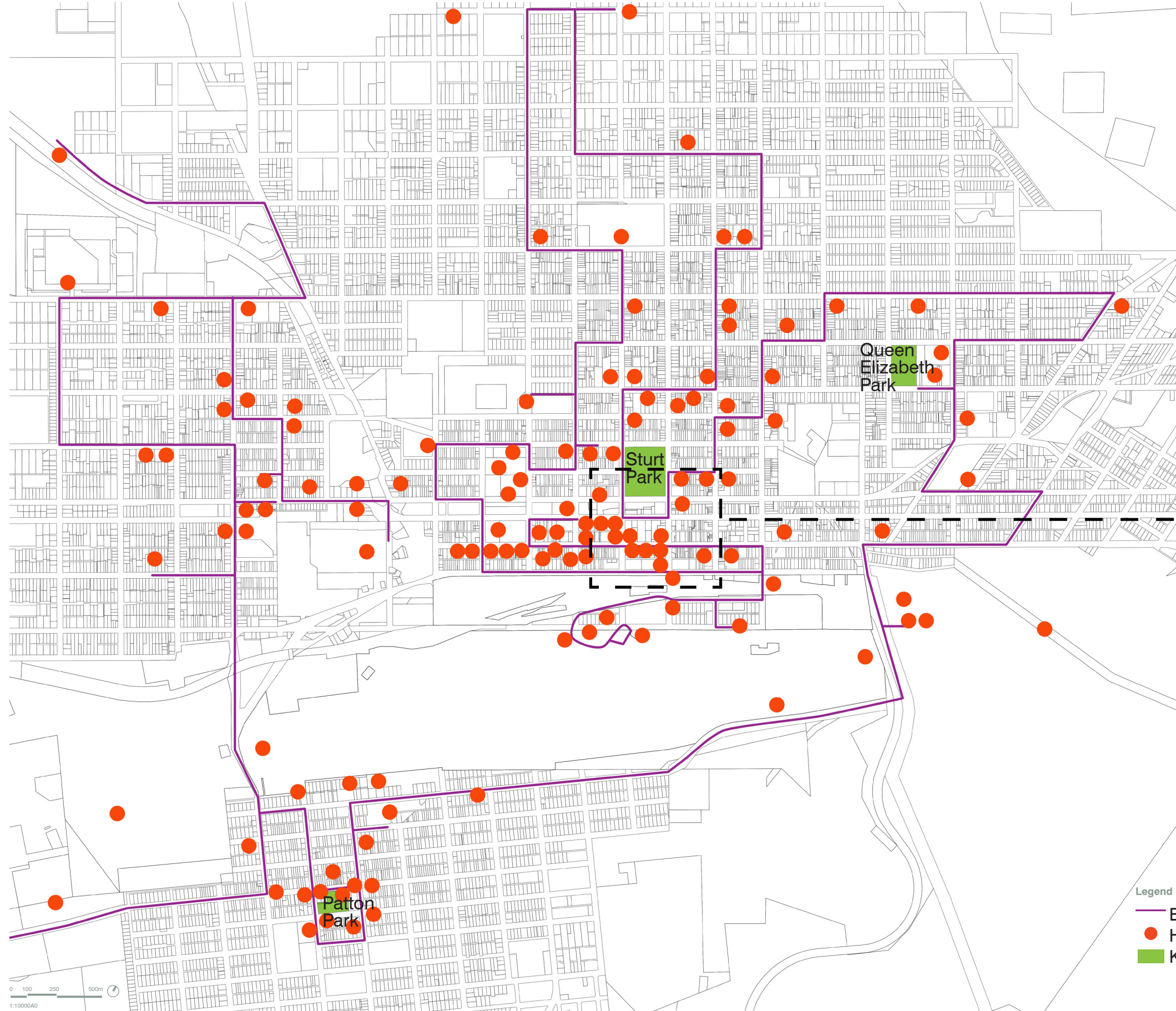
Queen Elizabeth Dog Park



T2: Secondary Information Pillar

- Legend
- Existing Heritage Silver Drive
 - Key Precinct Parks
 - T2 Wayfinding Signage & Type (Refer Page 40&41 for Signage Types)
 - Across Street Banner

Interpretation Signage Typologies and Locations



Legend

- Existing Heritage Silver Drive
- Heritage Listed Buildings
- Key Precinct Parks



Legend

- Existing Heritage Silver Drive
- Key Precinct Parks
- T1 Wayfinding Signage & Type
(Refer Page 40&41 for Signage Types)

2.0 KEY ELEMENTS OF THE MASTERPLAN

2.1 Traffic Infrastructure Strategy

Traffic

The Broken Hill City Centre road network is set out in a grid pattern with streets spaced approximately 230 metres East to West and 135 metres North to South. This grid pattern provides good flexibility of transport route choice within the City Centre and supports interventions to redirect traffic away from streets where other functions should take priority (such as part-time road closures of Argent Street between Chloride Street and Sulphide Street for events).

The roads are generally wide with kerb to kerb width of some 20 metres. This enables angled car parking on both sides, a single travel lane in each direction and in Argent Street a narrow central median in the city centre.

A traffic count undertaken on Argent Street west of Chloride Street and west of Oxide Street in November 2020 showed the average weekday traffic volumes to be about 6,500 vehicles per day (vpd) and average weekend traffic volumes to be lower at about 4,250 vpd. No other counts were available, however, Argent Street is considered to be one of the busiest traffic streets in the City Centre being the main retail/entertainment street.

Argent Street also directly connects to the Barrier Highway (A32) at Iodide Street. Whilst tourists/visitors are encouraged to enter the City Centre via Argent Street, heavy vehicle access is diverted to the streets on the outskirts of the City Centre along Iodide and Crystal streets, which also form part of the Silver City Highway (B79).

A 40km/h local traffic area has been designated within the twelve (12) city blocks bounded by Crystal, Iodide, Beryl and Bromide streets, which supports a safer environment for people walking, bike riding and/or catching public transport. However, due to the wide traffic lanes, and traffic generally being prioritised on the streets in the City Centre site observations indicate vehicles typically travel at speeds higher than 40 km/h.

Within the City Centre, there is a mix of intersections from unsignaled, signalled to roundabouts. Most intersections are wide, and although the line marking supports a one-lane approach at the intersection, due to the wide width of the lanes they tend to facilitate two vehicles (i.e. one through or right-turning vehicle and one left turn vehicle).

Measures to support traffic calming and the existing 40 km/h local traffic area are considered necessary to improve safety and create an environment that supports more people to walk, bike ride, catch public transport and ultimately spend more time in the City Centre.

Parking

The loss of parking associated with any public realm, greening, pedestrian and bicycle facility improvements in the City Centre is considered to be one of the greatest challenges in project delivery. Through discussions with Broken Hill City Council and engagement with the business community, it is acknowledged that the community places high importance on the ability to park in close proximity to their destination. This applies to visitors to retail and businesses, as well as employees in the City Centre.

With private car mode providing for most journeys within Broken Hill, people visiting numerous destinations (even along the same street) tend to move the car between car parking locations, rather than walking. This occurs due

to the perceived distance between destinations, the high temperatures and the generally poor walking experience, especially for those with a mobility impairment.

Currently, in the City Centre, there are approximately 1,800 on-street parks, with further public and private off-street parks within a 10-minute walking distance from the main retail and entertainment street of Argent Street.

On weekends and weekdays, site observations indicate that across the City Centre car parking both on-street and in off-street locations are not fully utilised and that people can park if they had a willingness to walk and/or private businesses had a willingness to open up their car park to the public (either at all times or on specific days when the business is not open). The only street that is considered to reach capacity on a daily basis throughout the working day is along Argent Street between Oxide and Sulphide streets where the retail, entertainment and cultural precinct is located.

The use of wayfinding parking signs to highlight all available off-street public parking areas in the City Centre, particularly along Argent Street would also assist visitors to find a park more easily. Below is an example, forming part of the Prospect Road main street upgrade project in 2012, where simple parking wayfinding signs have been used successfully to assist visitors to find a car park more easily off the main street.

Parking controls have been put in place to support short term 2P parking on



Argent Street and longer-term (4P to unrestricted) parking on all other streets. The intent of the parking strategy currently in place is good, however, advice from Council is that compliance with the 2P parking control on Argent Street is not great and that often workers are observed parking in the street and shifting their vehicle several times a day to avoid a fine.

To improve parking compliance in the City Centre, in particular on Argent Street, smart parking solutions/sensors in the road could be applied as outlined in the document ‘Smart Community Framework, A Smarter Broken Hill Community’ developed in 2016 by Telstra and Metamorph Consulting.

A key project identified in this document was a ‘smart parking trial along Argent Street’ to better manage and maximise existing car parking spaces, improve compliance with timed controls and gain access to invaluable data

about parking patterns throughout the year. This project has not progressed yet, however, with any street upgrades or road asset renewal along Argent Street the inclusion of smart parking sensors should be considered so on-street parking along this important street can be better managed.

Currently on the majority of streets in the City Centre parking is angled at 45 degrees. This is in accordance with the Australian Standards AS2890.5 ‘On-street parking’, whereby to cater for 45-degree angle parking on both sides of a street with a single lane of traffic in both directions a carriageway width of at least 20.4 metres is recommended. The Australian Standards typically caters for higher speed and traffic volume environments, and in urban environments where traffic volumes and speeds are generally low, standards are often challenged. In this instance, due to the low traffic volumes of 4,000 to 6,500 vpd and the 40 km/h local traffic area, it is suggested that a narrower carriageway width could be considered for 60 degree and 90-degree parking scenarios. By changing the angle of parking, will not only support calming of traffic, but will also support the installation of more street trees, whilst minimising the impact on parking loss. Typically, a 60-degree parking scenario could cater for up to a 22 per cent increase in parking, whilst a 90-degree parking scenario could cater for up to a 42 per cent increase in parking numbers. It is understood that Transport for New South Wales has a preference for 45 to 60-degree parking, and this has been considered in the development of the infrastructure strategy.

Regarding loading zones, it is also understood that currently, most businesses along Argent Street service their businesses via Argent Lane and Gawler Place, however, there are a small number of loading zones and 30-minute parks along Argent Street. The existing number of loading zones along Argent Street is proposed to be maintained, however, the exact number and times they operate will need to be further considered during the next design phase and in further consultation with the businesses along the street to better understand the key issues and their needs.

Walking

Broken Hill should be very walkable due to the flat topography and grid pattern of streets with generally wide footpaths, however, there are several hazards for pedestrians including the wide street crossings, lack of DDA compliant footpaths and kerb ramps, lack of green canopy/shade, poor conditions at signalised intersections with long wait times and poor conditions at the zebra crossings with poor visibility, compliance and safety.

The primary aim of this infrastructure strategy is to improve walking conditions and activate the streets (in particular Argent Street) by supporting an environment that encourages people to park further away and walk to their destination, walk between destinations within the City Centre, participate in outdoor dining and interact with the street and public spaces by both locals and tourists.

Broken Hill City Council has a key aim to keep the hundreds of thousands of people passing through the City Centre annually to stay for the night and experience its history, culture, tourist attractions and retail/entertainment precinct.

The city’s main street (Argent Street) and associated activations and

experiences (day and night) plays a significant role in encouraging people to stay longer, whether it's just for the day or overnight.

Cycling

Although few cyclists and/or safe bicycle facilities were observed in the City Centre, it is considered that bike riding could play a significant role in Broken Hill both from a transport and tourist perspective, particularly with the upsurge and popularity in e-bikes (which enables people to get around by bike more easily in all weather conditions and travel longer distances without significant physical strain).

Locating bike lanes behind angled car parks is generally not a supported approach to installing bicycle facilities, particularly when wanting to encourage new people who may be less confident to bike ride. Noting the current low number of people bike riding, and the generally low population in Broken Hill, the most appropriate approach to encourage more people to bike ride is considered to be to create a shared-use path network catering for both safer and better walking and bicycle facilities.

The current bicycle facility serving Broken Hill is located on Crystal Street. This facility is in the form of permanent bicycle lanes shared with the car parking area and has limited signage. As Crystal Street forms the designated highway through Broken Hill, there is also a much higher proportion of heavy vehicles on this route further deterring people from bike riding.

Ideally within the City Centre shared use paths should be considered along a spine network (north-south and east-west) to facilitate more people bike riding. The preferred streets identified include Chloride Street and Beryl Street.

Within the City Centre, there are also few end-of-trip facilities/bike parks. There are currently only a small number of bike racks available on Argent Street.

Buses

Four bus routes that operate in Broken Hill that cover the north and south precincts and operate at a 1-to-2-hour frequency on weekdays and Saturday mornings. Although bus fares are reasonably priced, the bus service is not well utilised.

The City Terminus is located on Argent Street adjacent to Chloride Street and provides the connection/ interchange point between all bus routes. The majority of bus stops have limited facilities and do not meet accessibility requirements.

There are currently three stops along Argent Street, one located on each of the three blocks located between Bromide Street and Oxide Street. This infrastructure strategy focuses on the following improvements and/or opportunities:

Traffic

Calm traffic through the physical narrowing of the street cross-sections at intersections (including the installation of kerb buildouts) and mid-block (including the conversion of parking from 45-degree angle to either 60-degree or 90-degree angle as appropriate). This will involve the reconfiguration of the current traffic signal layout and will require traffic modelling to assess the level of impact associated with reducing the capacity at the intersection from two lanes to one lane at the approach.

Recommendations

Parking

- Change the angle of existing on-street parks from 45-degree angle to 60-degrees. This change will not only support the installation of street trees, by minimising the impact on parking loss but will also support the calming of traffic due to the proposed narrower traffic lane widths. The change in parking layout may impact the current centre line positioning and will need to be considered further through the next stage of design development. Converting from 45-degree to 60-degree would, however, have the least impact.
- Install parking way-finding signs to ‘publicly available’ off-street car parks within the City Centre to make them more identifiable and accessible, and consider opportunities to open up private off-street parks when not in use by businesses.
- Install smart parking sensors to assist Council staff to improve enforcement of short term parks along Argent Street and better understand parking patterns and availability.

Walking

- Install kerb buildouts at intersections (signalised and unsignaled) to assist in reducing the crossing distance, calming traffic and creating increased opportunities for greening/landscaping.
- Improve conditions at existing Zebra crossings to improve visibility, safety and compliance.
- Install increased numbers of street trees and landscaping to create shade / green canopy.
- Create a wide shared-use path/boulevard along Chloride Street west side (between Crystal Street and Wolfram Street) and Beryl Street southside (between Silver City Highway and Kaolin Street) to support and encourage more people to walk and bike ride.
- Install more ‘public’ seats along Argent Street.

Cycling

- Create key north-south and east-west bicycle routes along Chloride Street and Beryl Street utilising the proposed shared-use path/boulevard.
- Consider the Council offering hire bikes (including e-bikes) for a small fee to both locals and tourists, to encourage more people to try bike riding both for recreational/tourist and transport purposes. This bike hire could be located at the Broken Hill Visitor Information Centre, in partnership with the Town ‘N Country Bicycles’ store to support bike maintenance.
- Install bike racks at key destinations.

Buses

- Review bus route along Argent Street and consider opportunities to relocate all or part of bus route from Argent Street to Blende Street between Garnet and Oxide streets.
- If the bus route is to be maintained along Argent Street, rationalise bus stops along the street from three to two locations between Sulphide and Oxide streets.





1:2000@A3

Overall carpark numbers in cultural precinct remain similiar to the exisitng counts

Overall carpark numbers in retail precinct increased to the exisitng counts

Note: Masterplan traffic arrangement for consideration and further consultation

- Carpark and tree numbers are estimates.
- Numbers and locations need to be check on site.
- Disabled carpark size and numbers to be confirmed.
- Motorcycle carpark size and numbers to be confirmed.
- Bus relocation and spaces need to be confirmed.
- Existing driveway access points to be confirmed.
- Loading zone is to be reviewed.
- Civil Engineering review.

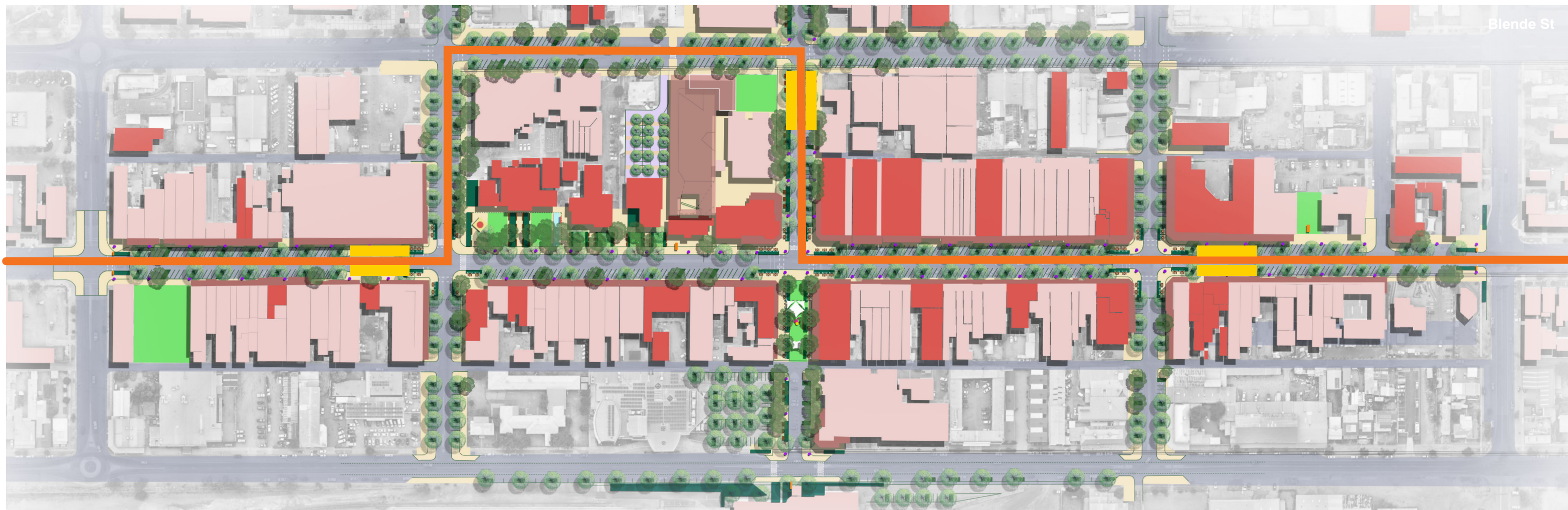
Existing Parking Arrangement		90 degrees Parking Arrangement		60 degrees Parking Arrangement		Combination Parking Arrangement		Recommended Totals	
Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.
78	4	84	23	71	19	57	17	71	19
81	19	57	38	48	36	38	34	48	36
84	0	114	24	95	22	76	18	95	22
61	5	64	24	46	22	30	20	46	22
28	14	11	16	18	14	13	16	13	16
29	10	27	24	27	17	20	17	20	17
13	6	16	14	22	11	18	12	18	12
45	10	47	37	35	32	48	32	48	32
78	14	92	41	76	39	-	-	76	39
56	7	86	25	74	26	-	-	74	26
40	26	-	-	38	39	-	-	38	39
55	14	101	32	78	31	-	-	78	31
76	6	126	34	106	22			106	22
116	3	-	-	-	-	107	15	107	15
15	5	19	12	22	10			15	11
40	8	55	31	79	28			79	28
895	151							932	387

Change in total parking numbers: +37
Change in total tree numbers: +236

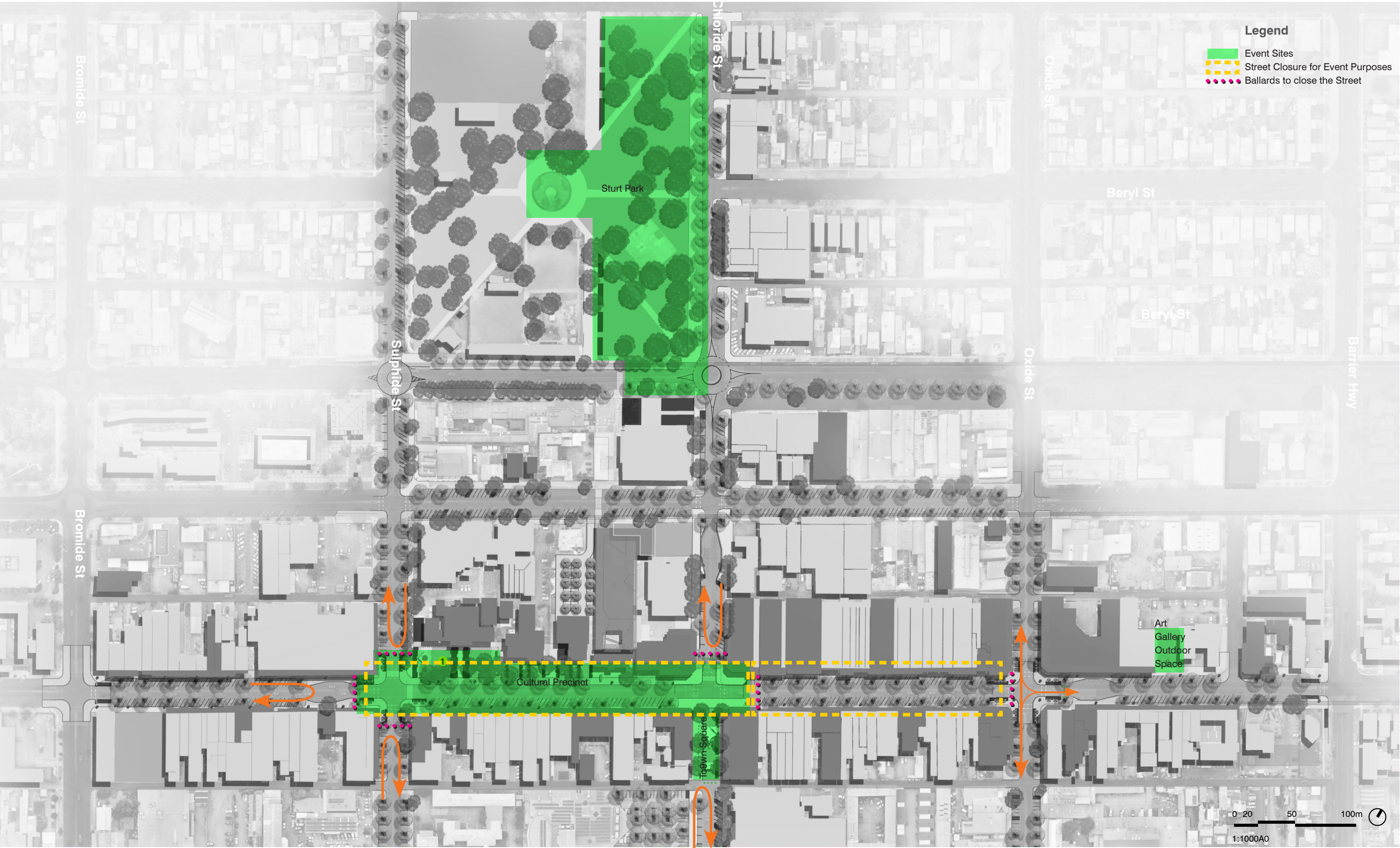
Adjustment Of Bus Bay/Route - Balancing access and spatial impacts



- Consideration of relocating bus stop locations and the bus routes.
- Keeping noisy bus stops out of the cultural precinct and from occupying spaces within the retail strip.



2.2 Event Planning and Management



2.3 Urban Furniture Palette

Several city locations require the provision of new street furniture to support the business, community and other social gatherings.

A full suite of furniture is proposed for the CBD providing:

- Playful furniture for children and adults to sit, climb and interact.
- Select furniture suitable for people with special requirements (wheelchair accessibility, armrests, move-able).
- Loose furniture that is flexible and can be arranged by nearby traders.
- A variety of seating types.

NOTE:

Furniture to be selected for each site requires a further developed design.



Bench seat with back



Bench seat without back and deck



Pic



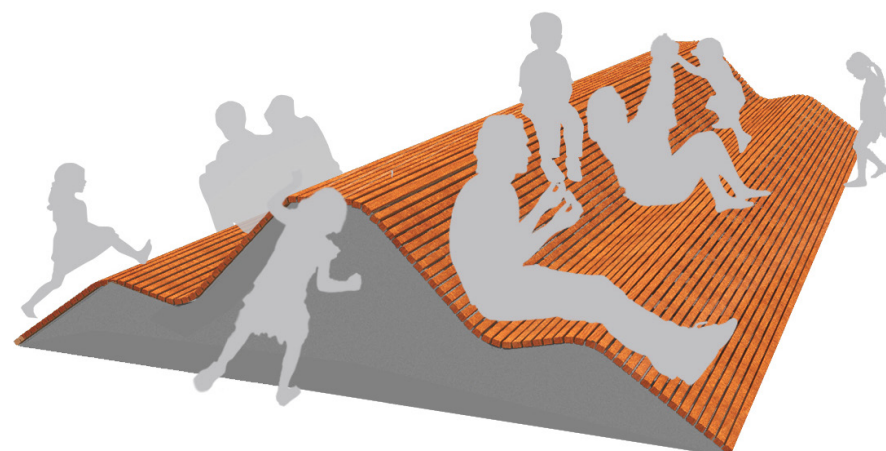
Bench seat with back



High table and bar stools



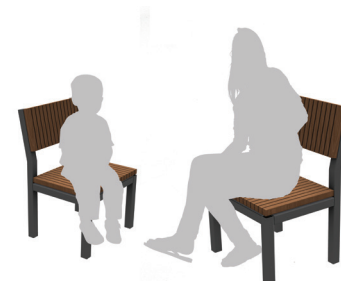
Bar table and bar stools



Chaise Lounge



Cubes



Seat with back without armrests

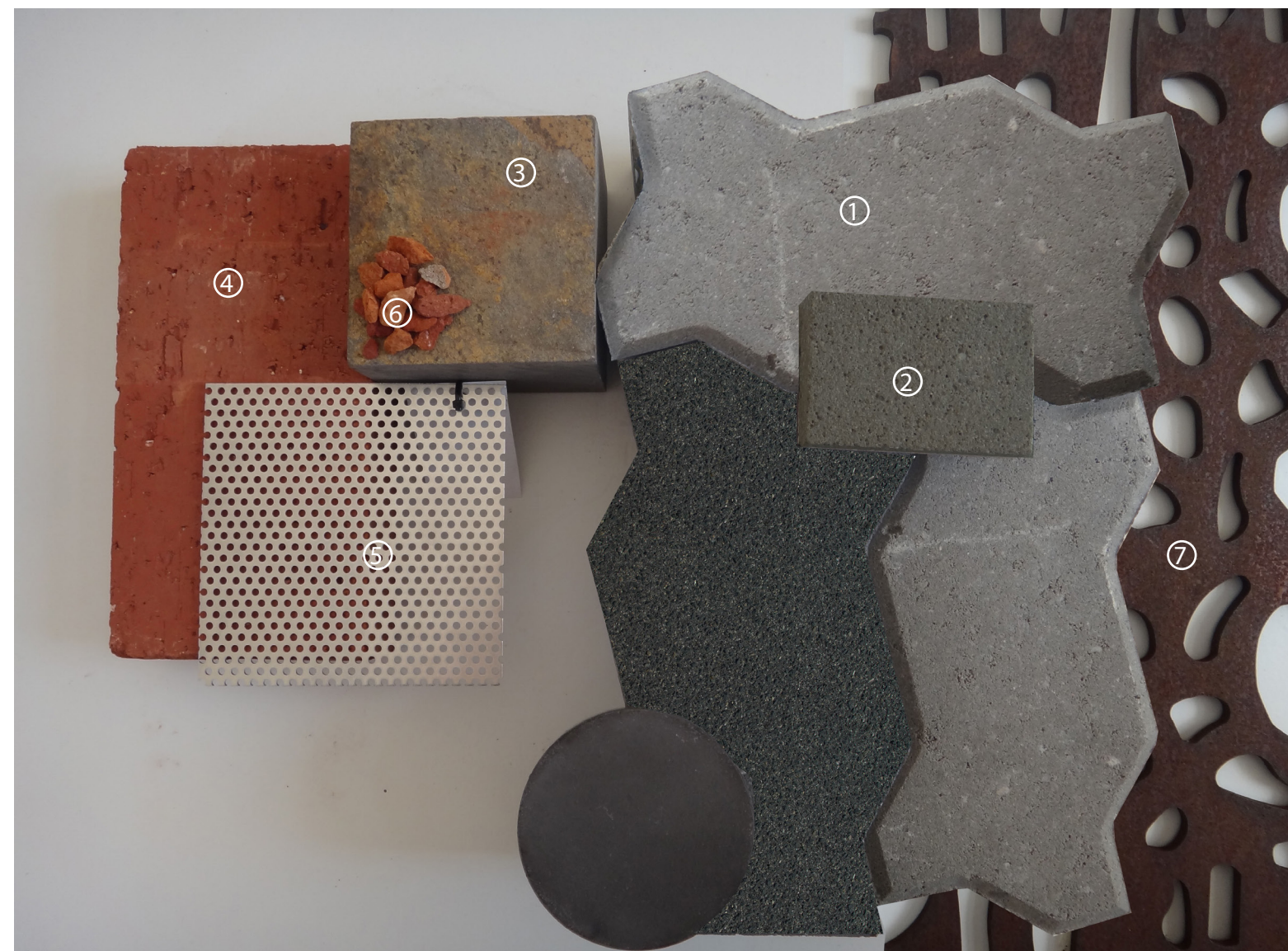


Coffee table and seat with back

Finishes Palette

The below selection of materials is suggested for use within the CBD to ensure a cohesive and consistent appearance. Supporting the existing heritage buildings with these materials will create:

- A high priority public realm.
- A high standard for Broken Hill streets.
- A consistent pavement treatment throughout the city.



- ① Intelocking honed paving (light)
- ② Coloured insitu concrete
- ③ Kanmantoo paving stones
- ④ Recycled redbrick
- ⑤ Galvanised steel
- ⑥ Recycled redbrick gravel
- ⑦ Rusted steel



Weathered hardwood timber
(furniture)



Rusted steel
(edging/ signage/ furniture)

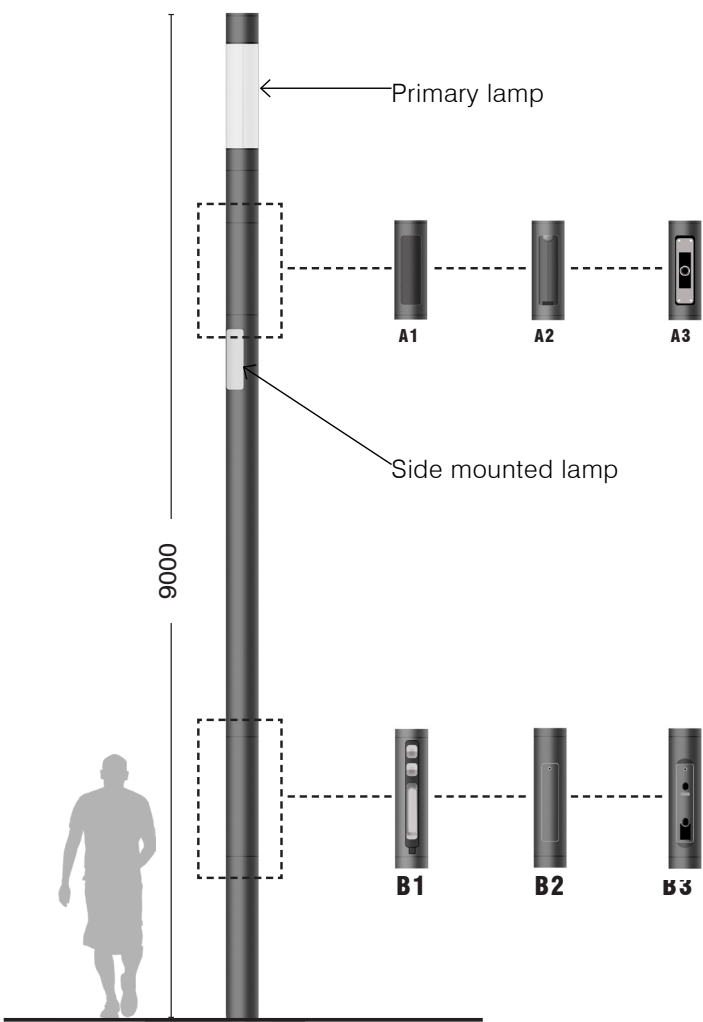


Dulux Namadji
(furniture/lighting)



Coloured concrete - Cactus
(ground surface)

Lighting



Brand:
Hess

Model:
City Element

Colours:
432C

Substrate:
Aluminium tubing,
matte finish,
lamp glass

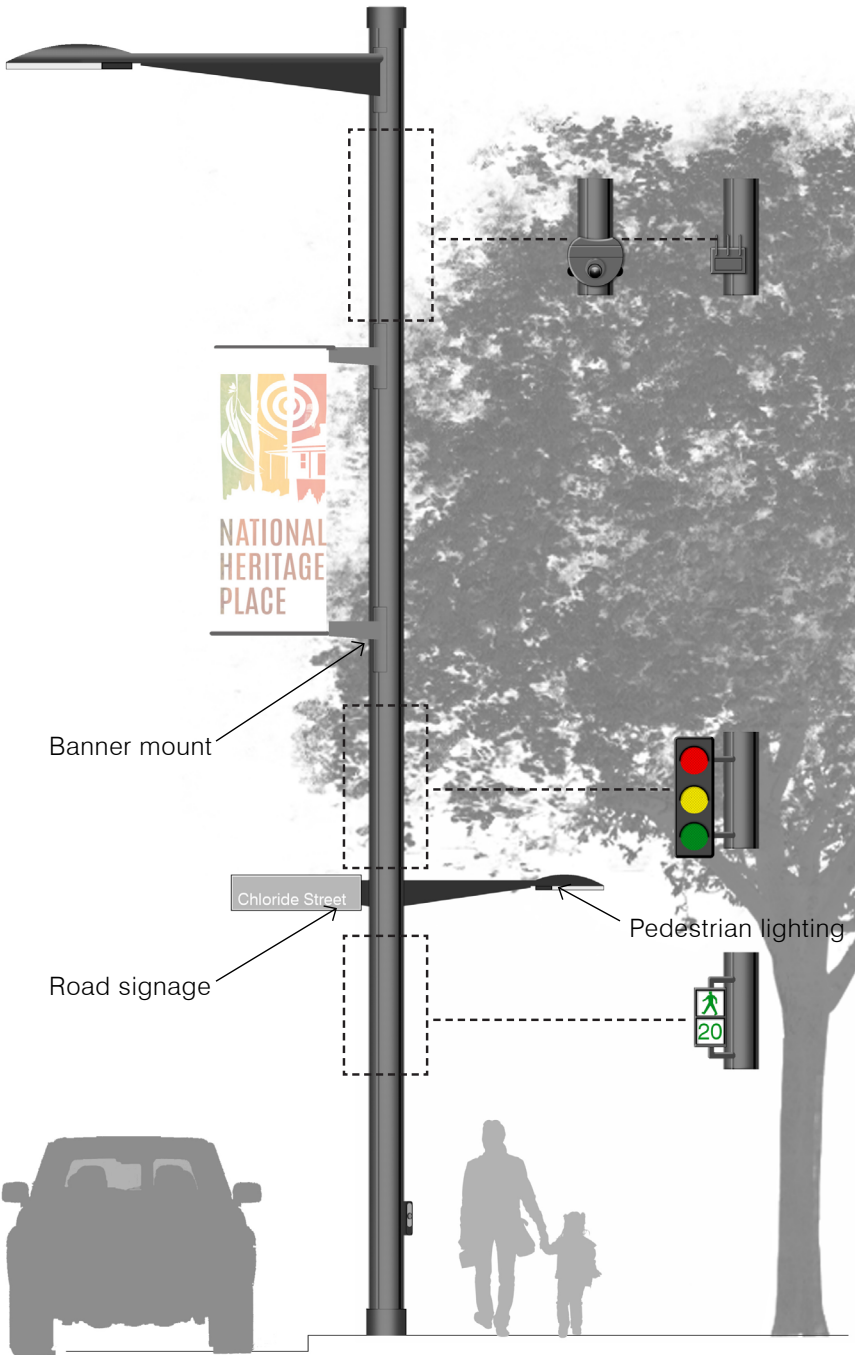
Lighting can be flexible and integrated with smart technology.

The poles can provide several mounting points for attachments depending on their location and use. This lighting system also provides wifi and Bluetooth access, as well as CCTV options for further public benefit and safety. Column height is adjustable between 6-9 meters at 15-meter centres.

- Mount A:
- 1. Speakers
 - 2. CCTV Surveillance unit
 - 3. Secondary lighting

- Mount B:
- 1. Outdoor power
 - 2. Junction Box
 - 3. USB charger with RFID reader

Footpath Lighting



Brand:
Smartpoles

Model:
Smart Street Pole

Colours:
432C

Substrate:
Aluminium tubing,
matte finish,
lamp glass

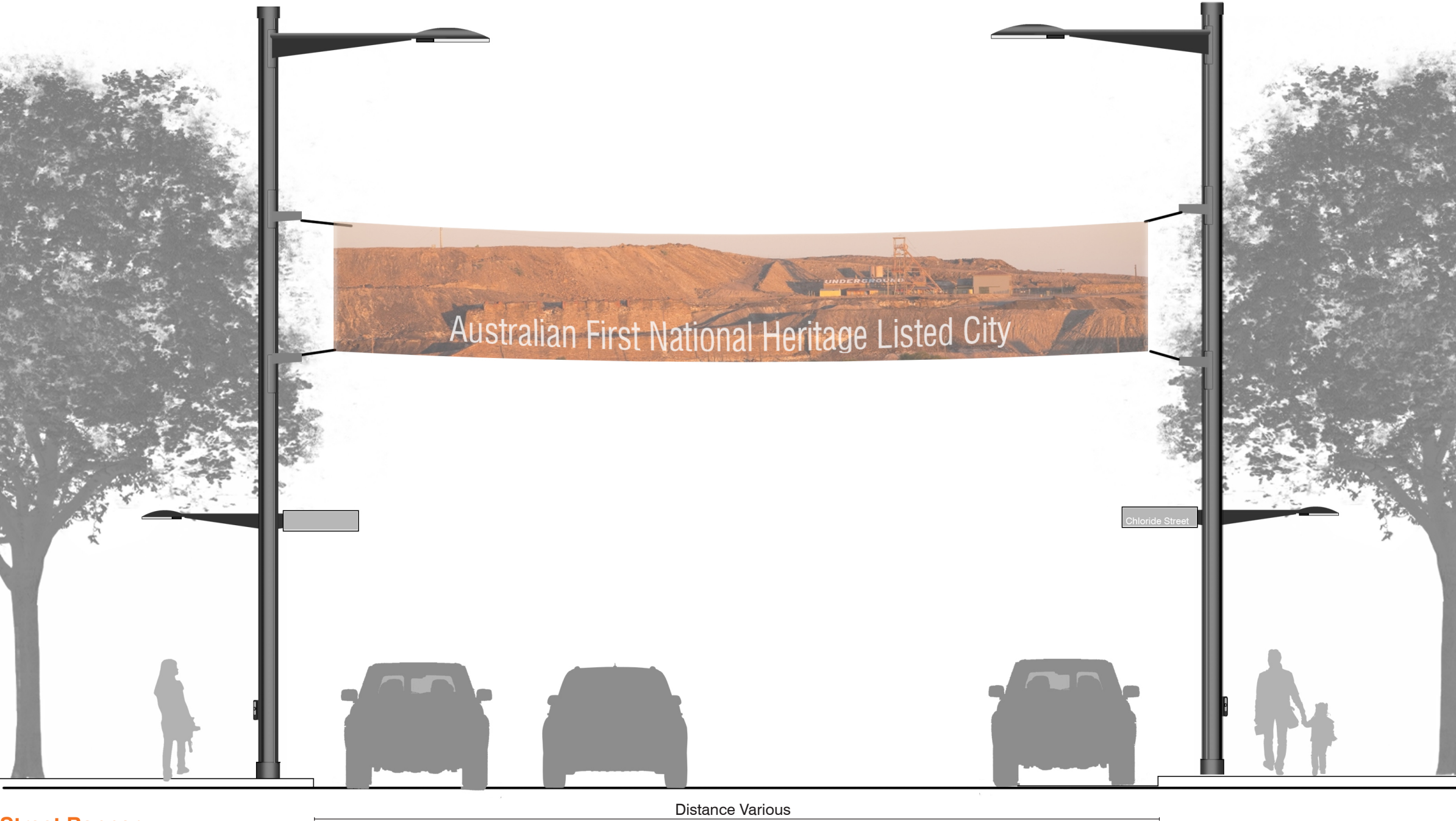
Smartpole technology can provide flexible roadside lighting solutions with functional attachments for the public realm.

Additional options include flag and banner mounts, integrated pedestrian crossing buttons, pedestrian lighting, pedestrian lights, traffic lights, wifi transmitters and CCTV surveillance units.

18m height at 25-meter centres

Roadside Lighting

Marketing Signage



Street Banner

Signage

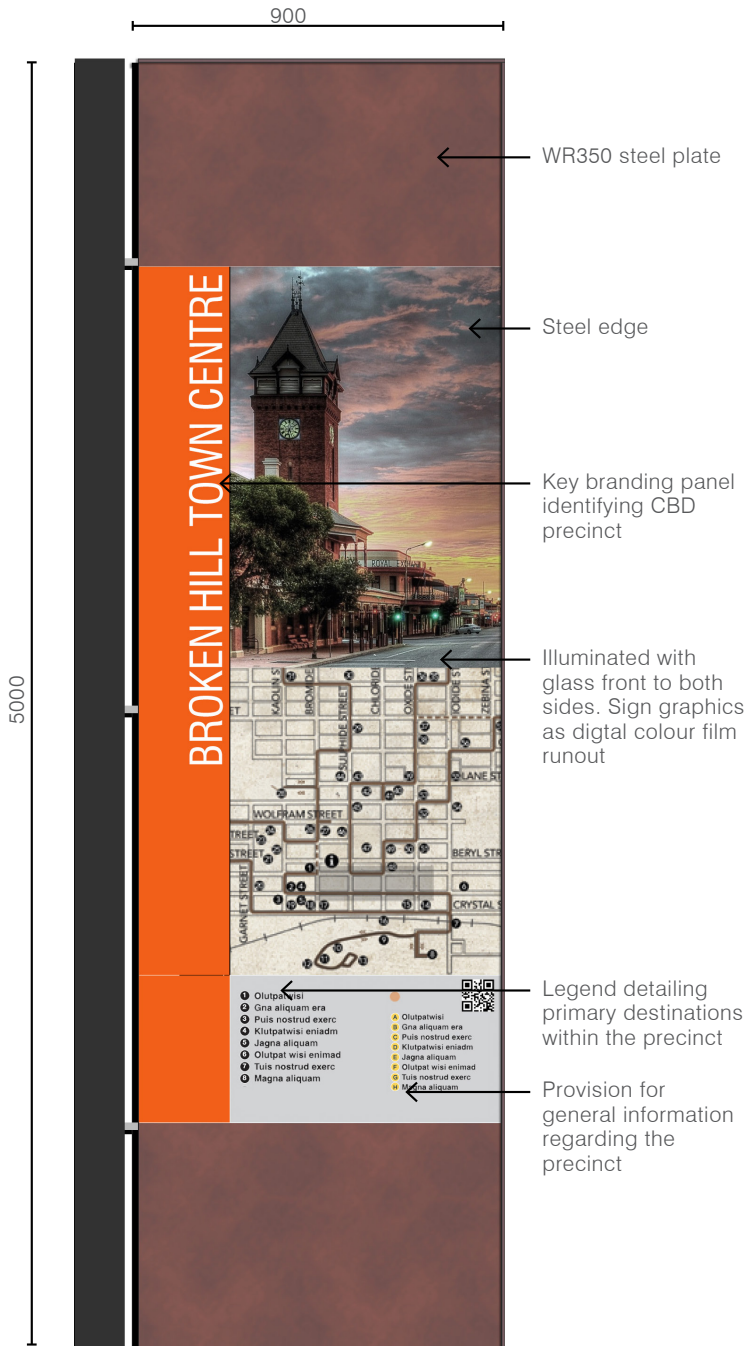
Limited use of signage should be adopted to ensure minimal amount of wayfinding within the CBD, where possible signage should be colocated to reduce clutter.

Colours:

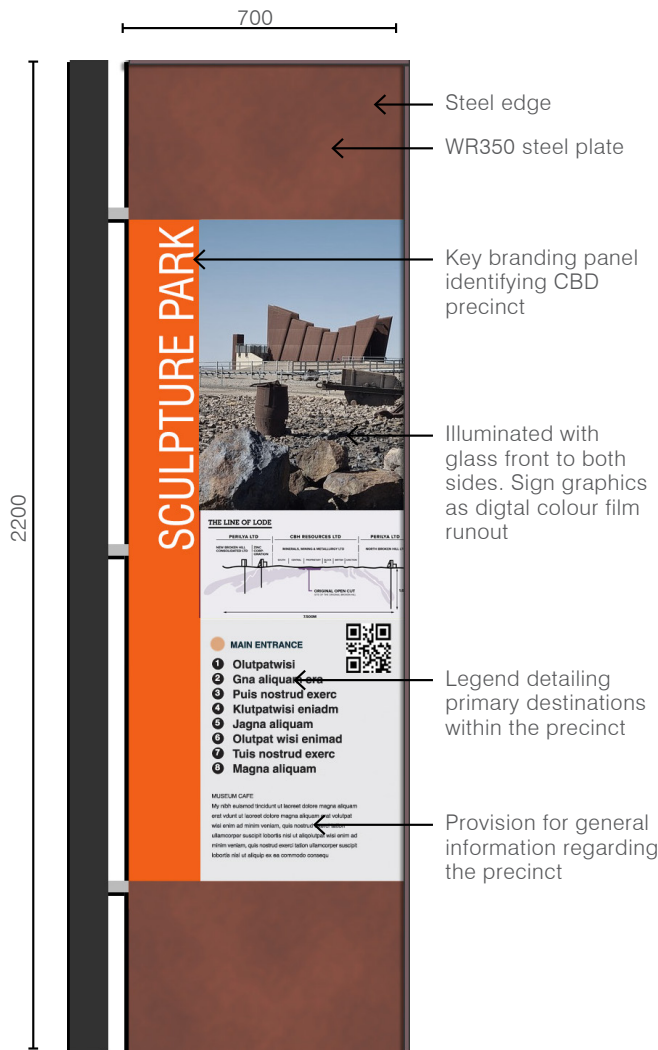


Substrate:

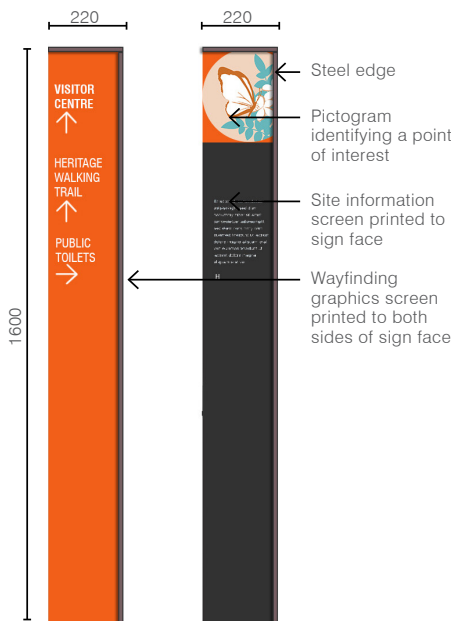
- Laser cut panels in 6mm steel.
Folded ends (50mm).
- Signage panels in 2mm aluminium folded ends (40mm)
Front and back of panel coloured.
- Text, photographic and illustrative panels digital output adhered to aluminium substrate.



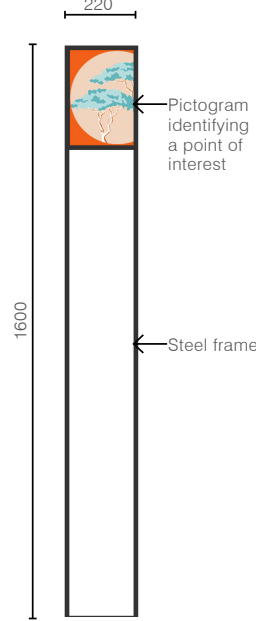
Type 1: Primary Information Pillar



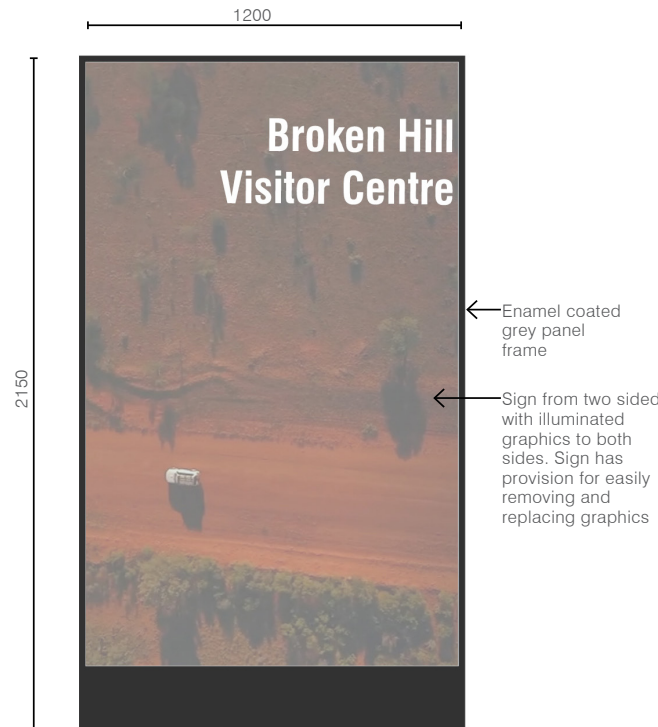
Type 2: Secondary Information Pillar



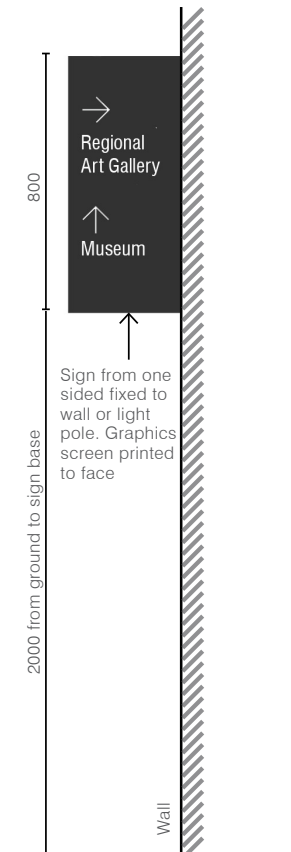
Type 3: Wayfinding + Site Identifiers



Type 4: Interpretation



Type 5: Backlit Poster Display



Type 6: Mounted Wayfinding

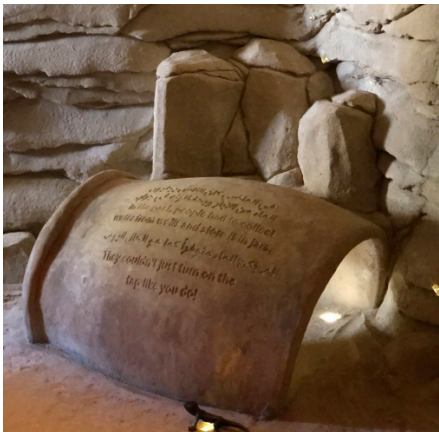
Heritage Trail Interpretations

Precedent Images

Consideration should be given to revisiting the presentation of the heritage trail installations. Authentic interpretation should be integrated into the built form of the public realm with a focus on personal local stories, engaging the emotions of the audience.



Poetic Messaging Extruded In Landscape
(Canberra Arboretum)



Interactive and Playful Objects
(National Museum of Qatar)



Lookout Displaying Key Themes
(Adelaide Botanic Garden Wetlands)



Sign Post with Laser Cut Motifs
(Tidbinbilla Reserve)



Extruded Words As Furniture
(Risking Reality Exhibition)



(Adelaide Botanic Garden Wetlands)



(Go with God Wall Facade)



Story Telling Information
(Marysville Heart)



(University of Adelaide Forecourt)



Sign Post with Laser Cut Motifs
(Tidbinbilla Reserve)



Directional Signage
(National Museum of Qatar)



Engraved Messages In Furniture
(Tidbinbilla Reserve)



Intergrated Messaging In Shelter
(One Day Poem Pavillion)



Engraved Messages In Boardwalk
(Tidbinbilla Reserve)



(Canberra Arboretum)



Heritage Interpretation
(161 Castlereagh Street)



Heritage Interpretation
(St Barnabas Church)

Lighting Objectives & Considerations

The objectives for the lighting within the proposed Broken Hill CBD master plan will enhance the proposed development of the Argent St precinct, surrounding lanes, cultural amenities and urban landscape. A layered approach to lighting treatments, comprising of functional, architectural and feature elements, will enhance a visual hierarchy of lighting and will add depth and richness to the visual scenes. The design strives to enhance the public thoroughfares, emphasise the strong cultural heritage of the town, increase visual interest and activation in the evenings.



Enhance Public Spaces & Night Activation

The lighting should invite residents and visitors alike to engage with the streetscapes during the evenings, encourage gatherings, dining out experiences and increase overall activation within the CBD Precinct.



Promote Intuitive Wayfinding

Providing lit destinations to encourage night time movement e.g. verandahs, shop fronts and feature landscape elements. The lighting should assist intuitive wayfinding and promote exploration of spaces within the Precinct.



Enhance Heritage Architecture

Highlight key architectural features of the numerous heritage buildings of Broken Hill. Utilise a flexible scheme that is both sensitive to permanent installation and create a canvas for cultural events and festivals.



Infrastructure & Future Opportunities

Innovative pole design allows for a host of infrastructure accessories such as CCTV, banners/signage, pedestrian signals or telecommunications. This infrastructure enables the flexibility of locations for pop stalls, outdoor music and events.



Create Visual Interest

Light, shadow, colour and rhythm should be used to create atmosphere and enhance visual interest and excitement in the precinct at night time, rather than focusing solely on illumination levels. Lighting projections or shows can provide additional interest can be introduced during events/ festivals.



Safety & Comfort

The master plan recognises the need for safe movement for both vehicle and pedestrian traffic. The design should be mindful of providing a range of illumination levels/ treatments to ensure comfort for all users. The location of luminaires should be considered. Lighting at a human scale can improve user experience and connection within the spaces.



Luminaire Selection

The selection of luminaires should have suitable lenses/ optic distribution so the light is directed where required and the light spill is minimised. The colour temperature (CCT) of lighting – warmth vs cool - should be applied in a consistent measurement of 3000k throughout the precinct.



Sustainability Through Design

Within the Broken Hill CBD Masterplan, the lighting must be considered within the town's rural location and should strive to preserve the Through the design principle of "just enough" and effective implementation, the CBD can be lit whilst minimising energy waste and maintaining the connection to the night sky.

Functional Lighting Principles



City of Newcastle, Smart poles network



Smart pole infrastructure example



Campbell's Cove precinct, Sydney, Hess Smart poles



Sydney, smart pole

Argent St Lighting

Functional road lighting from Smartpole fittings will not only improve the quality and consistency of light but will offer additional infrastructure. Integrated banner mounts, pedestrian lights assisting to minimise visual clutter from additional poles (that will help to make signage fixings as inconspicuous as possible). Additional spotlights for facade or footpath lighting, power for pop up stands, wifi and Bluetooth technology are also available.



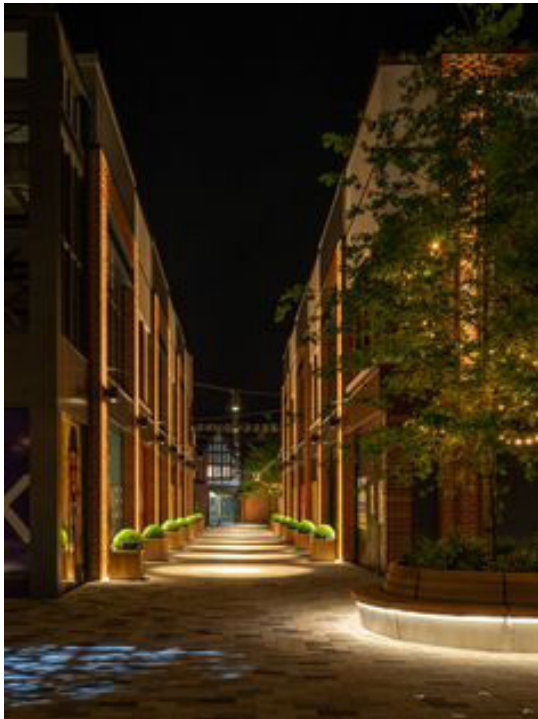
Lit tenancy window displays



Outdoor dining



Column lighting to enhance rhythm



Processional lighting approach



Uplighting to walkways

Verandah Lighting

Verandah /shop front lighting will assist with nighttime activation, encourage foot traffic and create a desirable ambience for dining.

Architectural Lighting Principles Heritage Facades

Introduce dedicated facade lighting to enhance and accentuate heritage architecture. Using a combination of discreetly integrated fittings and dedicated pole mounted luminaires, the lighting can be applied in a way that will minimise physical impact to heritage fabric. Consideration for the lighting to the façades should consider the following:

Heritage impact

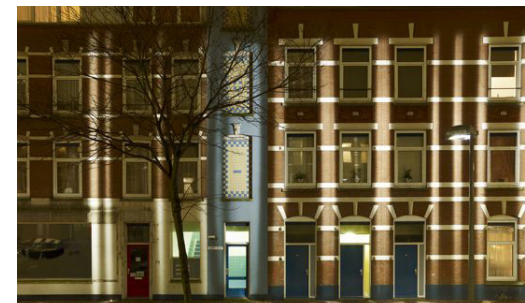
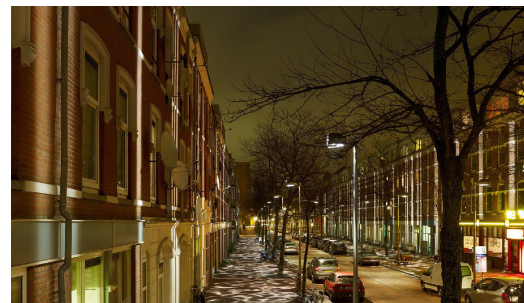
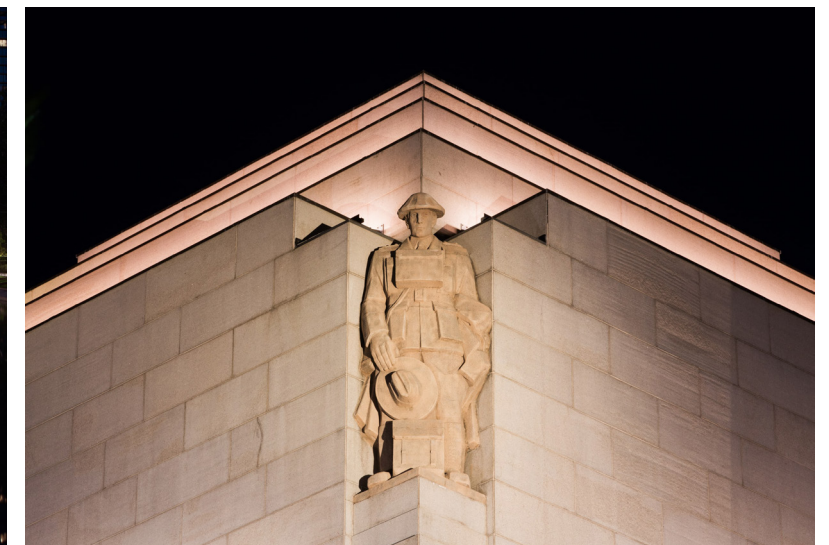
These façades contribute significantly to the historical composition of Broken Hill. The proposed lighting aims to respect and celebrate the respective architectural styles and minimise the visual and physical impact on heritage fabric.

Fitting selection

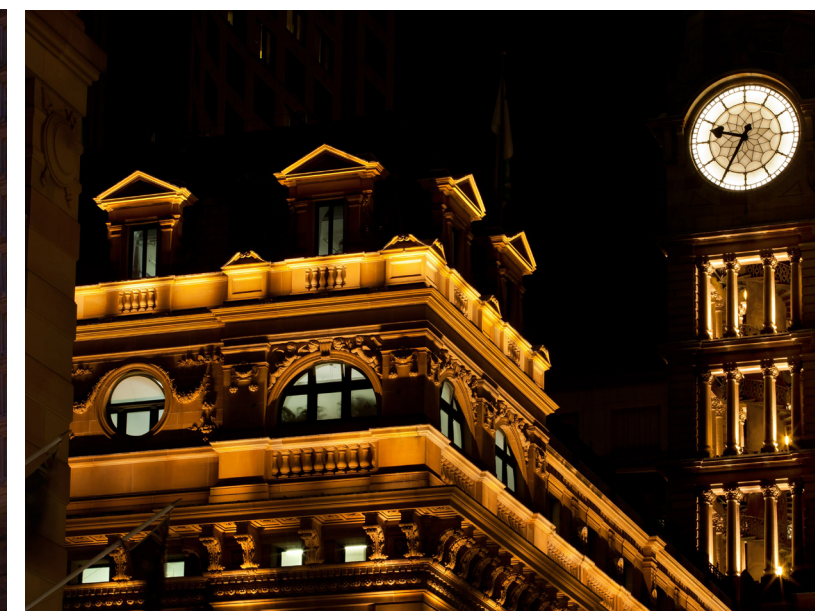
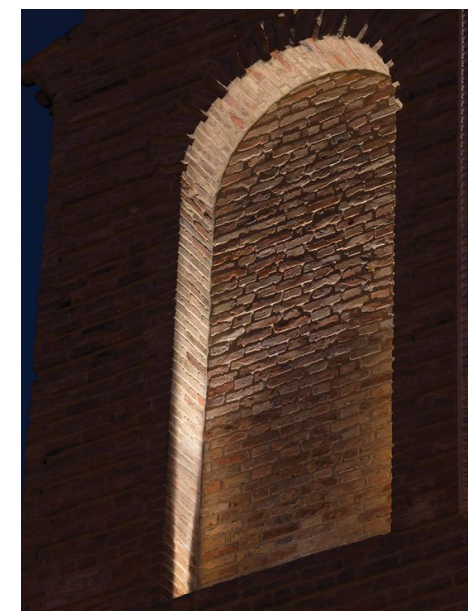
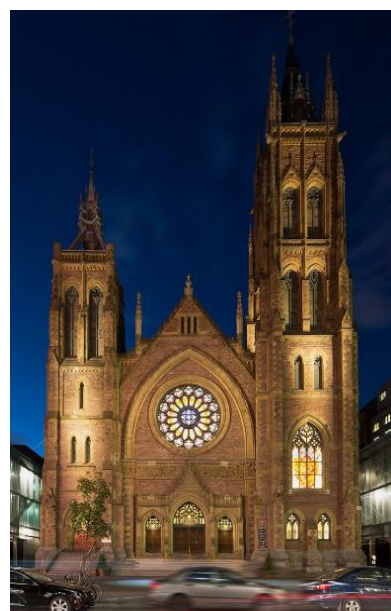
The luminaire selections consider the physical size and locations with the aim to minimise the visibility of luminaires. Integrated fittings will be matched to the colour of the façades (or chosen in consultation with heritage architect). Fittings mounted to poles will match smart pole colour selection. Luminaires should have good glare control, task-specific optics and up to date LED technology to maximise performance and mitigate light spill.

Location & Reticulation

Spotlights dedicated to facade lighting to be mounted to smart poles in selective locations. For integrated facade lighting, luminaire and cabling will be concealed by ledges or architectural details to minimise visual clutter on the façades. All cable reticulation to be coordinated with heritage architect.



De Kaap, Rotterdam Illumination to both façades and footpath/roads provided by pole mounted spotlights.



Spotlights mounted to smart poles to light onto select heritage façades. Luminaire selection have narrow beam/ asymmetric lens optics to highlight key features of buildings.

Integrated lighting to façades. Luminaires to be concealed on buildings to accent key elements.

Feature Lighting Principles

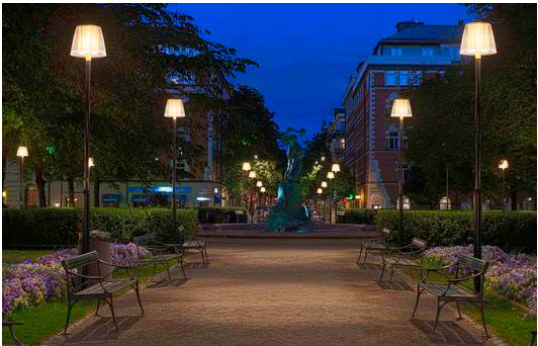
Precedent Images



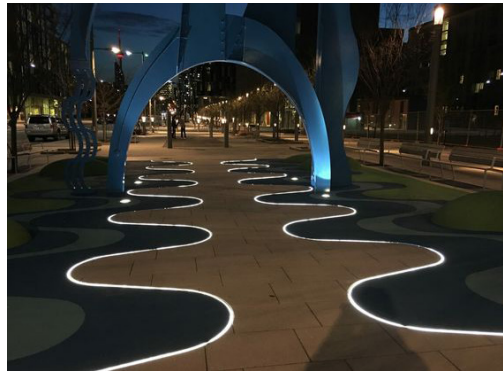
Water feature lighting



Landscape lighting



Installation lighting



3.0 Implementation Plan

Legend

- Priority Area 1
- Priority Area 2
- Priority Area 3
- Priority Area 4

Note: Codes refer to 4.0 Cost Plan



4.0 Cost Plan

LOCATION SUMMARY

		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m ²	SA \$/m ²	Total Cost \$
P1	PRIORITY 1			
A	Cultural Precinct			
A1	Argent Street	8,061	595	4,794,303.22
A2	Argent and Sulphide Street Intersection	2,068	534	1,104,014.34
A3	Argent and Chloride Street Intersection	1,732	653	1,130,912.44
	Cultural Precinct	11,861	593	7,029,230.00
B	Retail Precinct			
B1	Argent Street	5,794	325	1,880,610.63
B2	Argent and Oxide Street Intersection	2,179	610	1,329,008.37
	Retail Precinct	7,973	403	3,209,619.00
F	Wayfinding			
F1	Central Business District			349,500.00
F2	Patton Street Reserve			92,500.00
	Wayfinding			442,000.00
	PRIORITY 1	19,834	539	10,680,849.00
P2	PRIORITY 2			
C	Chloride Street Connector			
C1	Town Square	1,622	752	1,220,024.00
C2	Sturt Park	52,880		Excl.
C3	Chloride Street (Wolfram and Beryl Streets)	6,479	188	1,219,638.50
C4	Chloride Street (Beryl and Argent Streets)	7,337	172	1,259,660.00
C5	Chloride Street (Chrystal Street and Chrystal Lane)	2,743	233	638,102.00
C6	Train Station	1,751	212	370,830.50
	Chloride Street Connector	72,812	65	4,708,255.00
D3	Argent Street: Oxide Street - Barrier Highway	6,476	277	1,795,585.00
	PRIORITY 2	79,288	82	6,503,840.00
P3	PRIORITY 3			
D2	Argent Street: Bromide Street - Sulphide Street	7,626	284	2,164,419.00
E	Patton Street Reserve	1,275	267	340,410.50
	PRIORITY 3	8,901	281	2,504,829.50
P4	PRIORITY 4			
D1	Street Upgrades to Balance of Town Centre	44,984	97	4,343,163.00
	PRIORITY 4	44,984	97	4,343,163.00
	ESTIMATED NET COST	153,007	157	24,032,681.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges Excl.

LOCATION SUMMARY

		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m ²	SA \$/m ²	Total Cost \$
MARGINS & ADJUSTMENTS (continued)				
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	153,007	157	24,032,681.50

Priority Area 1

A Cultural Precinct

A1 Argent Street

SA: 8,061 m² Cost/m²: 595
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	13		103,366.50
EA	Earthworks	13		107,471.00
PV	Pavements	70		564,518.50
LA	Landscaping	44		358,247.00
FE	Furniture and Equipment	35		279,400.00
SL	Signage and Linemarking	1		7,000.00
SS	Structures and Shelters	99		800,000.00
SW	Stormwater	19		150,000.00
SV	Services	89		714,400.00
PA	Public Art	2		15,000.00
LL	Locality Loading	58		467,205.90
PR	Contractors Preliminaries	72		579,744.54
OC	Project On-Costs	80		647,949.78
ARGENT STREET				595 4,794,303.22

A Cultural Precinct

A3 Argent and Chloride Street Intersection

SA: 1,732 m² Cost/m²: 653
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	15		25,529.00
EA	Earthworks	17		29,547.00
PV	Pavements	109		189,179.00
LA	Landscaping	26		45,653.00
FE	Furniture and Equipment	105		182,600.00
SL	Signage and Linemarking	3		4,500.00
SW	Stormwater	29		50,000.00
SV	Services	118		204,100.00
PA	Public Art			Excl.
LL	Locality Loading	64		110,207.66
PR	Contractors Preliminaries	79		136,754.04
OC	Project On-Costs	88		152,842.74
ARGENT AND CHLORIDE STREET INTERSECTION				653 1,130,912.44

A Cultural Precinct

A2 Argent and Sulphide Street Intersection

SA: 2,068 m² Cost/m²: 534
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	13		26,559.00
EA	Earthworks	16		33,418.00
PV	Pavements	139		287,204.50
LA	Landscaping	23		47,437.50
FE	Furniture and Equipment	79		162,900.00
SL	Signage and Linemarking	2		4,500.00
SW	Stormwater	24		50,000.00
SV	Services	49		101,700.00
PA	Public Art			Excl.
LL	Locality Loading	52		107,586.44
PR	Contractors Preliminaries	65		133,501.42
OC	Project On-Costs	72		149,207.48
ARGENT AND SULPHIDE STREET INTERSECTION				534 1,104,014.34

B Retail Precinct

B1 Argent Street

SA: 5,794 m² Cost/m²: 325
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	7		39,920.50
EA	Earthworks	2		11,025.00
PV	Pavements	12		70,847.50
LA	Landscaping	31		178,569.00
FE	Furniture and Equipment	13		75,000.00
SL	Signage and Linemarking	1		7,000.00
SW	Stormwater	13		75,000.00
SV	Services	129		746,500.00
PA	Public Art			Excl.
LL	Locality Loading	31		181,638.16
PR	Contractors Preliminaries	40		231,442.17
OC	Project On-Costs	46		263,668.30
ARGENT STREET				325 1,880,610.63

B Retail Precinct

B2 Argent and Oxide Street Intersection

SA: 2,179 m² Cost/m²: 610
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance		13	28,047.00
EA	Earthworks		18	38,206.00
PV	Pavements		130	282,586.00
LA	Landscaping		26	56,718.00
FE	Furniture and Equipment		84	182,600.00
SL	Signage and Linemarking		2	4,500.00
SW	Stormwater		23	50,000.00
SV	Services		96	208,100.00
PA	Public Art			Excl.
LL	Locality Loading		59	128,361.84
PR	Contractors Preliminaries		75	163,557.83
OC	Project On-Costs		86	186,331.70
ARGENT AND OXIDE STREET INTERSECTION			610	1,329,008.37

F Wayfinding

F1 Central Business District

Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
SL	Signage and Linemarking			217,000.00
LL	Locality Loading			35,000.00
PR	Contractors Preliminaries			47,500.00
OC	Project On-Costs			50,000.00
CENTRAL BUSINESS DISTRICT				349,500.00

F Wayfinding

F2 Patton Street Reserve

Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
SL	Signage and Linemarking			51,500.00
LL	Locality Loading			10,000.00
PR	Contractors Preliminaries			16,000.00
OC	Project On-Costs			15,000.00
PATTON STREET RESERVE				92,500.00

Priority Area 2

C Chloride Street Connector

C1 Town Square

SA: 1,622 m² Cost/m²: 752
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	20		32,058.00
EA	Earthworks	28		45,825.00
PV	Pavements	72		116,865.00
LA	Landscaping	64		104,476.00
FE	Furniture and Equipment	143		232,300.00
SL	Signage and Linemarking	1		500.00
SW	Stormwater	18		30,000.00
SV	Services	107		173,000.00
PA	Public Art			Excl.
LL	Locality Loading	71		115,000.00
PR	Contractors Preliminaries	105		170,000.00
OC	Project On-Costs	123		200,000.00
TOWN SQUARE			752	1,220,024.00

C Chloride Street Connector

C2 Sturt Park

SA: 52,880 m² Cost/m²:
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
PV	Pavements			Excl.
STURT PARK				Excl.

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets)

SA: 6,479 m² Cost/m²: 188
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	10		63,448.50
EA	Earthworks	11		72,415.00
PV	Pavements	66		427,425.00
LA	Landscaping	17		111,350.00
FE	Furniture and Equipment	2		10,000.00
SL	Signage and Linemarking	1		5,000.00
SW	Stormwater	5		30,000.00
SV	Services	2		15,000.00
PA	Public Art			Excl.
LL	Locality Loading	18		115,000.00
PR	Contractors Preliminaries	26		170,000.00
OC	Project On-Costs	31		200,000.00
CHLORIDE STREET (WOLFRAM AND BERYL STREETS)			188	1,219,638.50

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets)

SA: 7,337 m² Cost/m²: 172
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	6		44,296.00
EA	Earthworks	6		45,010.00
PV	Pavements	49		356,247.00
LA	Landscaping	22		159,357.00
FE	Furniture and Equipment	16		116,250.00
SL	Signage and Linemarking	1		11,000.00
SS	Structures and Shelters			Excl.
SW	Stormwater	4		30,000.00
SV	Services	1		7,500.00
PA	Public Art			Excl.
LL	Locality Loading	16		120,000.00
PR	Contractors Preliminaries	23		170,000.00
OC	Project On-Costs	27		200,000.00
CHLORIDE STREET (BERYL AND ARGENT STREETS)			172	1,259,660.00

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane)

SA: 2,743 m² Cost/m²: 233
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	8		22,192.50
EA	Earthworks	7		18,123.00
PV	Pavements	65		177,005.50
LA	Landscaping	22		61,281.00
FE	Furniture and Equipment	13		35,000.00
SL	Signage and Linemarking	3		9,500.00
SW	Stormwater	18		50,000.00
SV	Services	5		15,000.00
PA	Public Art			Excl.
LL	Locality Loading	22		60,000.00
PR	Contractors Preliminaries	33		90,000.00
OC	Project On-Costs	36		100,000.00
CHLORIDE STREET (CHRYSTAL STREET AND CHRYSTAL LANE)		233		638,102.00

C Chloride Street Connector

C6 Train Station

SA: 1,751 m² Cost/m²: 212
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	10		18,320.50
EA	Earthworks	4		6,895.00
PV	Pavements	39		67,964.00
LA	Landscaping	57		99,151.00
FE	Furniture and Equipment	9		15,000.00
SL	Signage and Linemarking	2		3,500.00
SW	Stormwater	9		15,000.00
SV	Services	3		5,000.00
PA	Public Art			Excl.
LL	Locality Loading	20		35,000.00
PR	Contractors Preliminaries	31		55,000.00
OC	Project On-Costs	29		50,000.00
TRAIN STATION		212		370,830.50

D3 Argent Street: Oxide Street - Barrier HighwaySA: 6,470 m² Cost/m²: 277
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	6		39,315.50
EA	Earthworks	3		21,840.00
PV	Pavements	35		228,097.50
LA	Landscaping	29		186,032.00
FE	Furniture and Equipment	2		15,000.00
SL	Signage and Linemarking	2		10,000.00
SW	Stormwater	8		50,000.00
SV	Services	92		595,300.00
PA	Public Art			Excl.
LL	Locality Loading	27		175,000.00
PR	Contractors Preliminaries	35		225,000.00
OC	Project On-Costs	39		250,000.00
ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY		277		1,795,585.00

D3 Argent Street: Oxide Street - Barrier HighwaySA: 6,470 m² Cost/m²: 277
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	6		39,315.50
EA	Earthworks	3		21,840.00
PV	Pavements	35		228,097.50
LA	Landscaping	29		186,032.00
FE	Furniture and Equipment	2		15,000.00
SL	Signage and Linemarking	2		10,000.00
SW	Stormwater	8		50,000.00
SV	Services	92		595,300.00
PA	Public Art			Excl.
LL	Locality Loading	27		175,000.00
PR	Contractors Preliminaries	35		225,000.00
OC	Project On-Costs	39		250,000.00
ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY		277		1,795,585.00

Priority Area 3

D2 Argent Street: Bromide Street - Sulphide Street				SA: 7,020 m ² COSUMM: 204
Rates Current At January 2021				
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance		8	58,186.50
EA	Earthworks		7	53,361.00
PV	Pavements		46	348,307.50
LA	Landscaping		21	161,964.00
FE	Furniture and Equipment		2	15,000.00
SL	Signage and Linemarking		1	7,000.00
SW	Stormwater		7	50,000.00
SV	Services		91	695,600.00
PA	Public Art			Excl.
LL	Locality Loading		28	210,000.00
PR	Contractors Preliminaries		35	265,000.00
OC	Project On-Costs		39	300,000.00
ARGENT STREET: BROMIDE STREET - SULPHIDE STREET			284	2,164,419.00

E Patton Street Reserve				SA: 1,275 m ² COSUMM: 207
Rates Current At January 2021				
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance		12	14,996.00
EA	Earthworks		8	10,052.00
PV	Pavements		60	76,791.00
LA	Landscaping		43	54,571.50
FE	Furniture and Equipment		16	20,000.00
SL	Signage and Linemarking		3	4,000.00
SW	Stormwater		16	20,000.00
SV	Services		4	5,000.00
PA	Public Art			Excl.
LL	Locality Loading		27	35,000.00
PR	Contractors Preliminaries		39	50,000.00
OC	Project On-Costs		39	50,000.00
PATTON STREET RESERVE			267	340,410.50

Priority Area 4

D1 Street Upgrades to Balance of Town Centre				SA: 44,904 m ² COSUM: 97 Rates Current At January 2021
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance		5	210,077.00
EA	Earthworks		3	135,800.00
PV	Pavements		25	1,140,456.00
LA	Landscaping		23	1,056,330.00
FE	Furniture and Equipment		1	20,000.00
SL	Signage and Linemarking		1	48,000.00
SW	Stormwater		3	150,000.00
SV	Services		1	27,500.00
PA	Public Art			Excl.
LL	Locality Loading		9	420,000.00
PR	Contractors Preliminaries		12	535,000.00
OC	Project On-Costs		13	600,000.00
STREET UPGRADES TO BALANCE OF TOWN CENTRE			97	4,343,163.00

D1 Street Upgrades to Balance of Town Centre				SA: 44,904 m ² COSUM: 97 Rates Current At January 2021
Ref	Description	%	SA \$/m ²	Total Cost \$
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			157	24,032,681.50

5.0 Next Steps

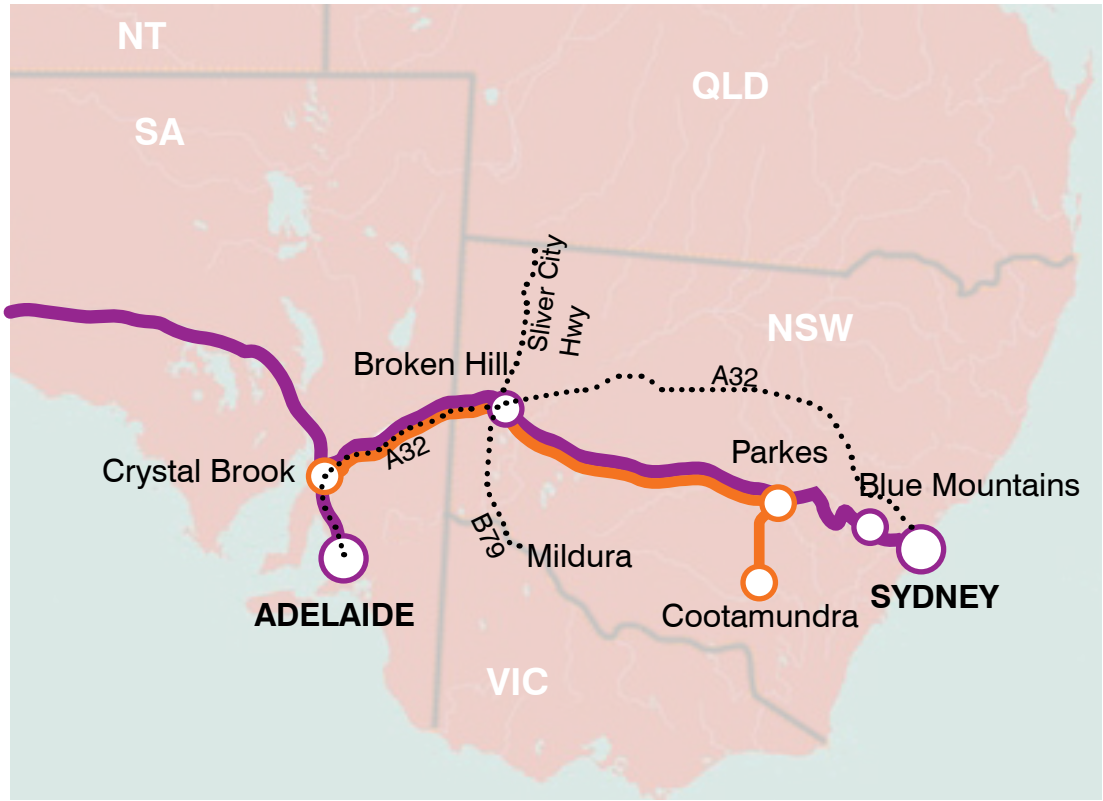
Following the approval of the masterplan, the following items should be considered to progress implementation of the design




- Detailed Site Feature Survey key priority area including mapping of underground services
- Detailed concept design phase including
 - Landscape Architecture and Urban Design
 - Civil Engineering
 - Traffic Engineering
 - Service Engineering
 - Eletricial Engineering
 - Lighting Design
 - Interpretation Design
 - Wayfinding
 - Cost Planning

6.0 APPENDIX

6.1 Masterplan Context

Regional Context



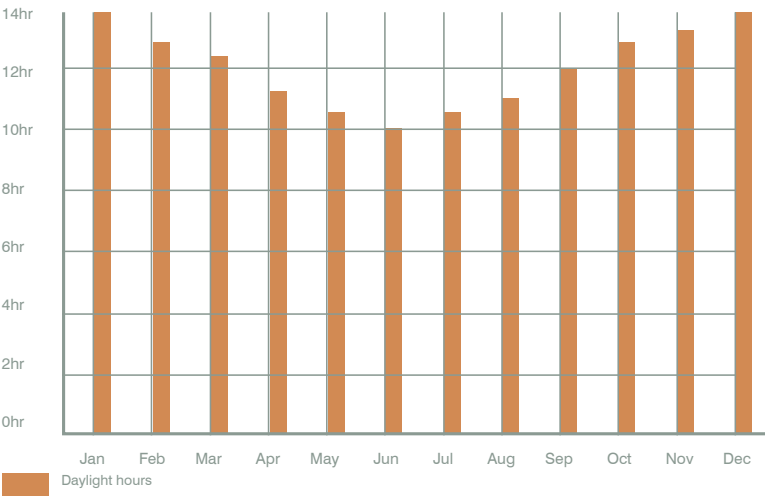
-  Cootamundra West - Crystal Brook Freight Train
-  Indian Pacific Passenger Train
(Arrive in Broken Hill at 7.30pm and stopping for 2-3 hours, services run 1-2 times a week)
-  Highway
A32

Climate Conditions

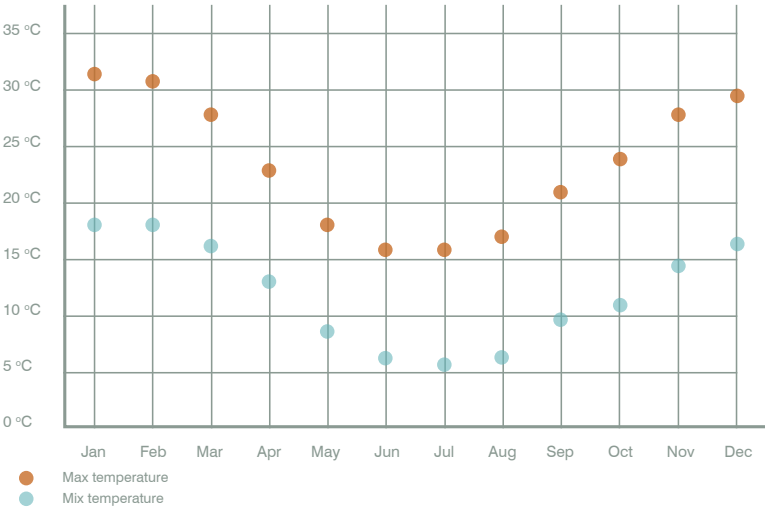
Broken Hill lies on 317m above sea level, and is influenced by the local steppe climate. The average temperature in Broken Hill is 17.3 °C. The rainfall here is around 276 mm per year. Broken Hill does not experience significant seasonal variation in the frequency of wet days.

The best time of year to visit Broken Hill for general outdoor tourist activities is from March to November.

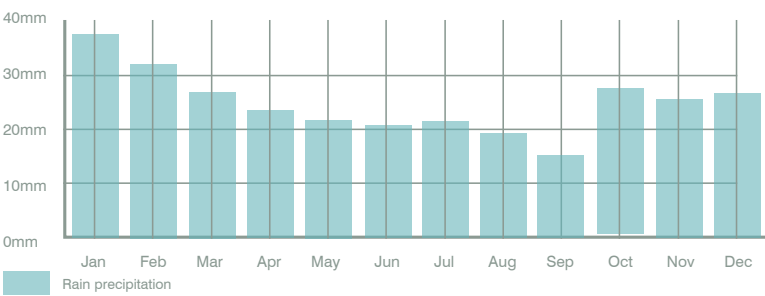
Average Daylight



Average Temperature

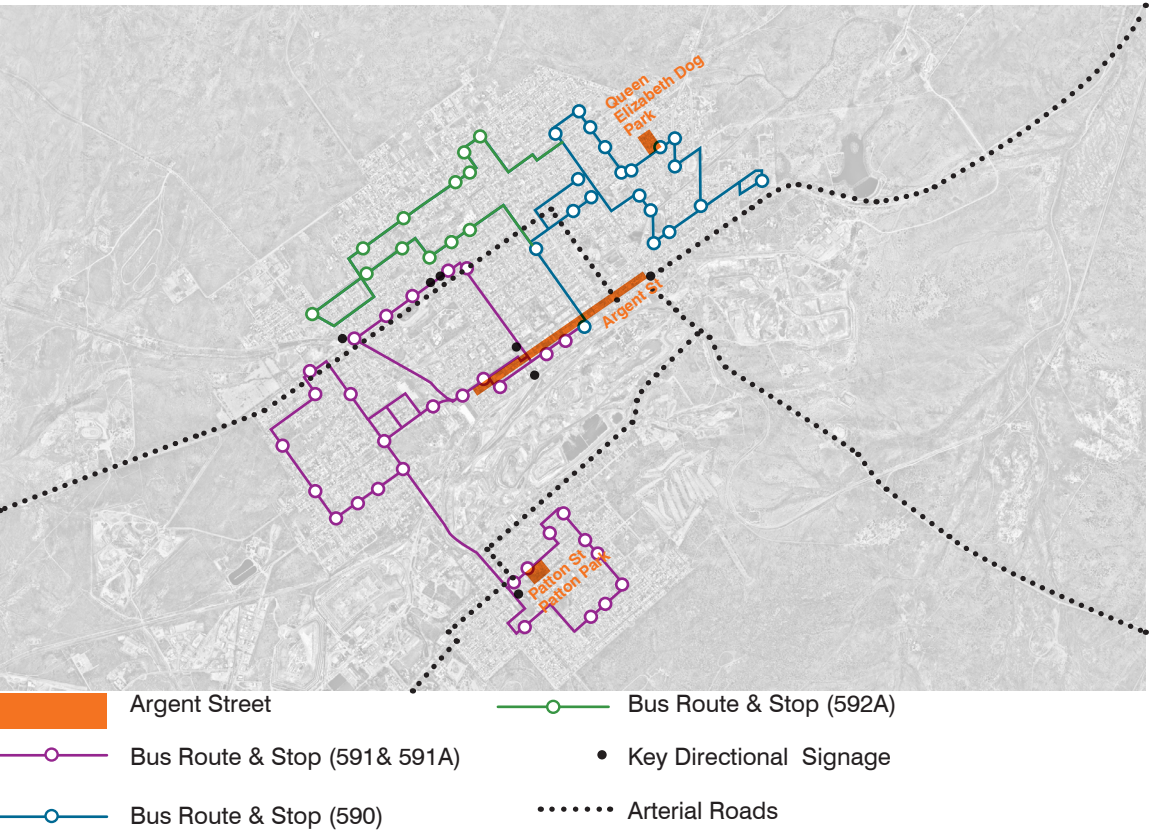


Average Precipitation



CBD Context

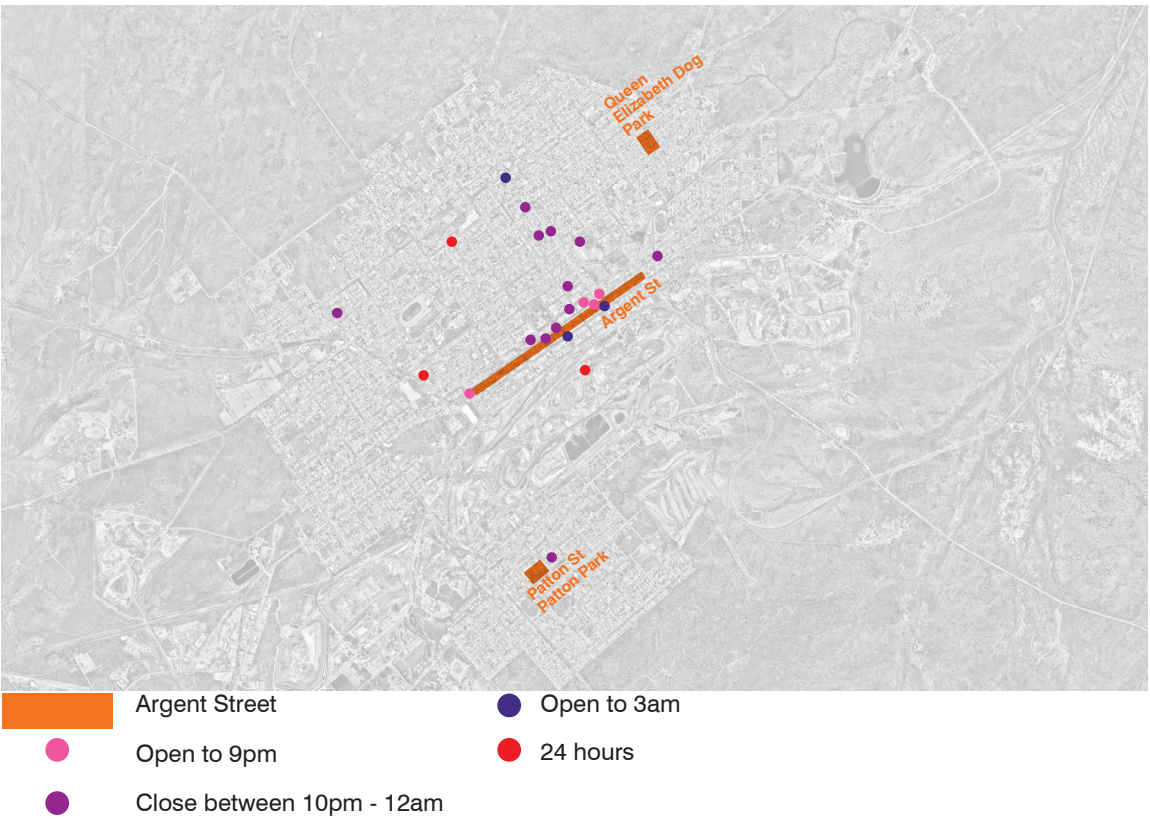
Movement



Urban Precincts



Activation (Night)



Carparking

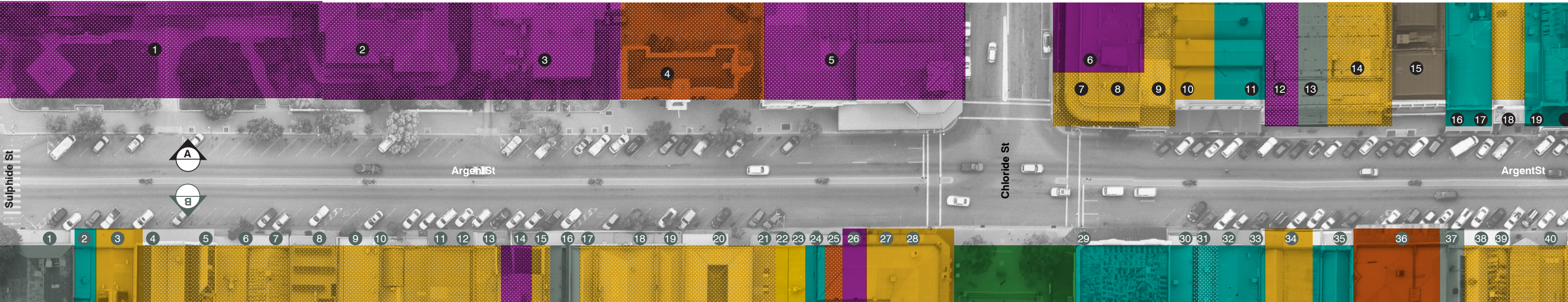


CBD Context

Climate Conditions



North Elevation A



South Elevation B



North Side

	Building use/company	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	Court house	9am-1pm and 2pm-4pm	9am-1pm and 2pm-4pm	9am-1pm and 2pm-4pm	9am-1pm and 2pm-4pm	9am-1pm and 2pm-4pm	Closed	Closed
2	IAFC	8:30am-6pm	8:30am-6pm	8:30am-6pm	8:30am-6pm	8:30am-6pm	Closed	Closed
3	Central Police Station	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs
4	Town Hall Façade / West Darling Art Gallery	10am-2pm	10am-4pm	10am-4pm	10am-4pm	10am-4pm	10am-2pm	Closed
5	Post Office	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
6	Royal Exchange Hotel	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs
7	RAA	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
8	Blue Frog Optics	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	Closed	Closed
9	Denture Centre	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	9am-11am	Closed
10	Silver City Café	6am-5pm	6am-5pm	6am-5pm	6am-5pm and 7-9pm	6am-5pm and 7-9pm	6am-5pm and 7-9pm	6am-5pm and 7-9pm
11	Chic Bliss	Unsure						
12	Govt - Juvenile Justice	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
13	Empty						Closed	Closed
14	Sureway Employment & Training	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
15	Empty							
16	Sussan Clothing	10am-4pm						
17	The Wild Bunch Florist	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-12:30pm	Closed
18	WealthWise Insurance	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
19	Shutterbug Camera Shop	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-1pm	Closed
20	Outback Whips and Leather	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-1pm	Closed
21	Tom, Dick and Harrys	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-6pm	9am-6pm	9am-2pm	Closed
22	LollipopFree	10am-4pm	10am-4pm	10am-4pm	10am-4pm	10am-1pm	Closed	Closed
23	Fashion Den	10am-6pm	10am-6pm	10am-6pm	10am-6pm	9:30am-2pm	Closed	Closed
24	LV Nail Salon	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	Closed	Closed
25	Indigo Financial	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	Closed	Closed
26	Peter Sampsons Shoes	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-1pm	Closed	Closed
27	Telstra	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
28	NSW Family & Community Services	No hours						
29	SDA Union	8:30am-9pm	8:30am-9pm	8:30am-9pm	8:30am-9pm	9am-5pm	11am-5pm	
30	Helloworld Travel	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-12pm	Closed	
31	ANZ	Unsure						
32	Broken Hill Pub	12pm-10pm	12pm-10pm	12pm-10pm	6am-10pm	6am-midnight	7am-10pm	
33	St Patrick's Race Club	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	
34	Silvercity Workingman's Club	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	
35	Broken Hill Regional Art Gallery	10am-3pm	10am-3pm	10am-3pm	10am-3pm	10am-3pm	Closed	Closed
36	Flu Vaccine Clinic	Unsure						
37	MAARI MA Aboriginal Corporation	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
38	Goodyear Autocare	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-5pm	9am-12pm	Closed

South Side

	Building use/company	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	Empty							
2	Pams Florist	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-12pm	Closed
3	Subway	9am-8pm	9am-8pm	9am-8pm	9am-8pm	9am-8pm	10am-7pm	9am-8pm
4	Doyle Kingston Swift Solicitors	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	Closed	Closed
5	Doyle Kingston Swift Solicitors	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	Closed	Closed
6	OPSM	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
7	NRMA Insurance/Gem Planning	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
8	L.J. Hooker	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
9	CatholicCare	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
10	MERIT	8am-4pm	8am-4pm	8am-4pm	8am-4pm	8am-4pm		
11	Redenbach Lee Lawyers	No hours						
12	Pasminco Employee's Sickness Fund	Unsure						
13	H and R Block Accountants	9am-7:15pm	9am-8:15pm	9am-5:15pm	9am-8:15pm	9am-8:15pm	10am-2:15pm	Closed
14	Mark Coulton MP Office	Still there?						
15	Broken Hill Conveyancing	8am-6pm	8am-6pm	8am-6pm	8am-6pm, 7pm-8pm	8am-6pm	Closed	Closed
16	Empty							
17	Broken Hill Conveyancing	No hours						
18	Clinical Labs	7:30am-5:30pm	7:30am-5:30pm	7:30am-5:30pm	7:30am-5:30pm	7:30am-5:30pm	Closed	Closed
19	Clinical Labs	9:30am-4pm	9:30am-4pm	9:30am-4pm	9:30am-4pm	9:30am-4pm	Closed	Closed
20	Westpac	9:30am-4pm	9:30am-4pm	9:30am-4pm	9:30am-4pm	9:30am-4pm	Closed	Closed
21	McCarthurs	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-1pm	Closed
22	Gourmet Cribbin	6am-3pm	6am-3pm	6am-3pm	6am-3pm	6am-3pm	8am-1pm	9am-1pm
23	Gourmet Cribbin							
24	BH Souvenirs store	No hours						
25	Art Gallery	Unsure						
26	The Grand Guest House	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-10pm
27	Chalky's	7:30am-3pm	7:30am-3pm	7:30am-3pm	7:30am-3pm	7:30am-3pm	Closed	Closed
28	Charlotte's Café	7am-3pm	7am-3pm	7am-3pm	7am-3pm	7am-3pm	8am-2pm	Closed
29	C.P. Peoples Chemist	8:30am-6pm	8:30am-6pm	8:30am-6pm	8:30am-6pm	8:30am-6pm	8:30am-1pm	Closed
30	The Barrier Stationer	Unsure						
31	Price Attack Hairdresser	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-5:30pm	9am-1pm	Closed
32	Bullrush Clothing	10am-1pm	10am-1pm	10am-1pm	10am-1pm	10am-1pm	10am-12pm	Closed
33	Ferry's Haberdashery and Gifts	10am-2pm	Closed	Closed	10am-2pm	Closed	9:30am-12:30pm	Closed

South Side

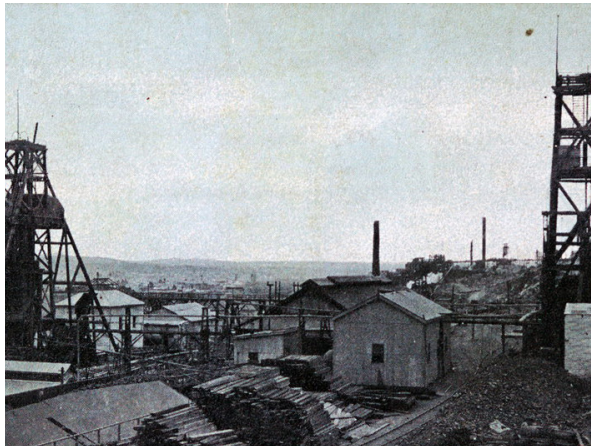
	Building use/company	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
34	The Argent Cafe	Unsure						
35	Salvation Army store	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	Closed	Closed
36	Theatre Royal Hotel	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-11:59pm	12am-3am
37	Empty							
38	Findex	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
39	Century 21	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	8:30am-5pm	9am-11am	Closed
40	Film crew office	not sure if permanent						
41	NSW Probation & Parole Office	No hours						
42	Eclectic	10am-5pm	10am-5pm	10am-5pm	10am-5pm	10am-5pm	9am-1pm	Closed
43	Empty	Grocer opening soon						
44	Jagged Edge	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-1pm	Closed
45	Sitting Bull	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed
46	Silhouette Salon	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-11:30pm	Closed
47	Intersport	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-1pm	Closed
48	Marble and Arch	Closed	10am-5pm	10am-5pm	10am-5pm	10am-5pm	9:30am-1:30pm	Closed
49	Empty							
50	Spargos Kitchen	4pm-9pm	4pm-9pm	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm
51	The Astra Hotel	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am
52	Café Alfresco	7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm
53	RSL Office	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm
54	Broken Hill meat	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
55	Gallery of Fine Art	Closed	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-5pm	9:30am-1pm	Closed
56	Wondering ginge	No hours						
57	Town and Country Bicycles	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
58	Mac's Oven Foods	8am-3:30pm	8am-3:30pm	8am-3:30pm	8am-3:30pm	8am-3:30pm	9am-1pm	Closed
59	Willily Nilly Art	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	10am-2pm	Closed
60	Mavis Alice	8am-5:30pm	8am-5:30pm	8am-5:30pm	8am-5:30pm	8am-5:30pm	8am-1pm	Closed
61	Silly Goat Café	6am-2pm	6am-2pm	6am-2pm	6am-2pm	6am-2pm	7am-2pm	7am-2pm
62	Community Restorative Centre	No hours						
63	Aura Clinic and Spa	9am-5:30pm	9am-8pm	9am-5:30pm	9am-8pm	9am-5:30pm	9am-2pm	Closed
64	Maari Ma Aboriginal Health	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Closed	Closed
65	Hungry Jacks	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm
66	Hocko Chicken Shop	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm



- | | |
|---|--|
| Retail | Hair/beauty |
| Food | Professional services |
| Accommodation | Legal/education |
| Pub/club | Art Gallery |
| Green Space | Empty |



The Queen Visited Broken Hill in 1954



Block 10 Mine



Tram Turning Into Argent Street



Post Office



Broken Hill
The Mining City



Argent Street 1912



Broken Hill Town Hall
Prior Demolition in 1972



The Palace Hotel 1925



Technical College and Museum



Line of Lode Lookout



Broken Hill
Australia's First National Listed City



Broken Hill Sculpture Park



Broken Hill Art Gallery



Day Dream Mine



Albert Kersten Mining and Minerals Museum



The Palace Hotel



Argent Street Today

Current Wayfinding / Signage Approach

For Heritage Buildings



Broken Hill War Memorial



Broken Hill War Memorial



Oldest Mosque in NSW



St Anne's Nursing Home

For Tourists



Gateway Signage



Welcome Signage



Welcome Signage



Outback Resort Signage

For General Wayfinding



Carparking Signage



Tourist Park



Street Signage



Street Signage



Hotel Signage



Street and Sighting Signage

Night - Lighting Strategy

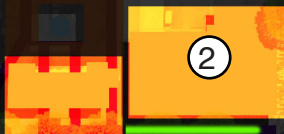
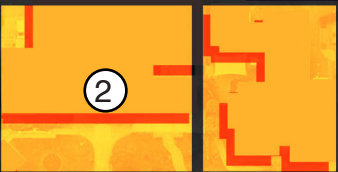
Extracted from ‘Broken Hill Living Museum Report’.

Proposed Actions

- ① Verandah Lighting Zone
- ② Facade Lighting Opportunities
- ③ Town Square - Water and Landscape Feature Lighting Opportunities

- Other Actions
- Activation - Shopfront Displays
- Precinct Lighting Guidelines
 - Shopfront displays to be lit at night
 - Recommendations for lighting strategies and lux levels for consistency
 - Encourage owners/tenants to create attractive displays that sell their product
 - Partnerships with local artists / schools
 - Opportunities for engagement with festivals and seasonal events
- Activation - Verandahs + Facades
- Verandah and facade lighting will increase street activation and create a safe and comfortable environment and increase foot traffic
 - Verandah and facade lighting will create desirable dining ambience
 - Verandah lighting provides opportunities for temporary / pop up street vendors (ice cream stands, hotdog stands etc)
 - Verandah and facade lighting defines the central axis of the City
 - “If you light it.. they will come”





1

2

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6.2 Consultation Summary

Overview

TCL has been engaged to provide several public consultation sessions to develop the masterplan for the CBD. These sessions are an opportunity for the design team and Broken Hill Council to engage with the community and stakeholder groups and provide feedback on the future of the Broken Hill CBD masterplan.

At the initial consultation session, the focus was on distilling the previous recommendations from earlier reports and presenting them back to the community in a consolidated action plan. This process allowed the community to understand the wealth of information previously recommended and also focus the conversation on the current community values and priorities that they wished to move forward in the masterplan.

The community and stakeholder groups were asked to rank the actions from the list recommended, these were tallied up and produced a top 10 priorities list, with the top action to “provide street tree planting in the public domain to strengthen the connections and cool the streets”.

As part of this exercise, TCL was able to present six (6) initial key design principles that came out of the site analysis, reviewing the consolidated action plans of the project design aspirations. These were presented to the community and stakeholder groups who were again asked to rank the importance from their personal/professional experience. The outcome revealed a strong desire to “stimulate the retail precinct” as a priority outcome.

Methodology

Both sessions in Broken Hill followed a similar setup. Our overview of the methodology is summarised below:

- Council publically advised the stakeholder sessions times and open community day.
- Stakeholder Groups
 - A short presentation by TCL was given to stakeholder groups.
 - Round table discussions with large print outs on the tables, sticky notes and questions and answer sheets were provided at each table with a consultant leading the conversation for each group.
- Community Open Day
 - Large print outs on display
 - Drop-in session with a consultant / council staff assisting the discussion material.
 - Opportunity to provide written feedback forms / & sticky notes available
 - Material made publically available via council website and social media.
 - Extended period of time given for an opportunity of further comments, provided directly to council.

Summary of Results

In total, we had a significant increase in attendees at the second round of public consultation session.

- Consultation session 01 (23.10.20) approx 20 comments.
- Consultation session 02 (23.02.21) with comments closed to the public 19.03.21 - approx 120 comments.

Consultation Session 01 (23.10.20)

Top 10 Priorities From The Consolidated Action Plan

- Street Tree Planting in the public domain to strengthen connections and cool streets (Landscape & The Natural Environment).
- Feature planting & shade trees to Town Square (Wilga or Hill's Fig) and Sturt Park (Landscape & The Natural Environment).
- Widen footpaths at intersections - Improve the width and gradient of pram ramps & Provide bike racks (Public Realm & The Built Form).
- Arrival signage/artwork to signal arrival at rail station & both ends of Argent Street (Public Art, Wayfinding & Lighting).
- Create gateway planting (with potential built form) at Town Centre (Landscape & The Natural Environment).
- New street tree planting on Argent Street to frame civic buildings and provide shade to the footpath where verandahs are not possible (Landscape & The Natural Environment).
- Improve amenity for pedestrians – shade/shelter, safety, comfort. (Public Realm & The Built Form).
- Encourage outdoor dining + extended trading hours. (Activation)
- Activate empty shops and car parks - temporary art and interpretive pop-ups to be lit at night (Activation).
- Develop a curate a public art programme to create interest along Argent Street and laneways (Public Art, Wayfinding & Lighting)

Other initiatives not currently shown in the consolidated actions plan that the community wish to include

- Changes to traffic and roadways.
- Removal of Town Square Mall.
- Open Chloride St from Station to Park.
- Develop a theme and build on that.
- Provide walls for images to be displayed.
- Toilet blocks in Argent St at the Art Gallery end.
- Playground area for smaller children to be entertained so parents will stay and attend a coffee store.
- Crystal Lane 'Art Walk'.
- Façade verandah renewal.
- Beautification Crystal St to give a better picture of Argent St, possibly to traffic/ tourists/ visitors.
- Shaded parking (trees or structure) on Beryl Street.
- Pull up footpath and level.
- Look at making Argent St shops go through to Blende St and take out laneway.
- Authentic heritage streetscapes.
- No more signage (sign pollution).
- Lighting which enhances the 'Dark Skies' initiative.
- Project images of heritage buildings onto newer incongruent buildings.
- Remove new council bins in Argent Street, replace them with more appropriate 'heritage' bins.
- Chloride St – Argent St – Blende St could be a pedestrian plaza.
- Negotiate a shared multi-storey carpark with Muso's club.

**Key moves ranking
(1 being the most important)**

- 1.Stimulate the retail precinct.
- 2.Emphasise City Heritage.
- 3.Enable a diversity of CBD events & activation spaces.
- 4.Creation of generous promenades.
- 5.Strengthen the city cultural precinct.
- 6.Provide comfortable access to car parking & city destinations.

What would you like to see on Argent Street?

- A vibrant street with businesses open, an d opening hours to suit locals and visitors.
- Focus a theme, builds on a theme and focus on that. Various themes that has built the town over 130 years.
- I'd like to see heritage style poles along the medium strips that have the capability to hand banners for special events, eg. St Pats, ANZAC Day, Easters, Christmas Broken Hill Festival etc. I'd like to have the ability to play music for special events also.
- More retail shops!!!
- Shading, seating, lighting, Planting whilst maintaining carparks for shoppers/ service workers.
- Nightlife opportunities for dining and extended trading hours in line with community events in the Town Square and cultural precinct.
- Improve wifi access on Main Street.
- Wider footpath ramps to accommodate new mobile scooters.

**Comments from local Indigenous community engagement
(Maureen and Glen O'Donnell from the Wilyakali nation)**

- Would like to see more shade, more trees, better accessibility to footpaths for mobility-impaired elders to use the CBD, more seating and better water use to counter flooding.

Comments from further 18 businesses

- The public toilets need updating.
- The traffic changes to lanes (no stopping) mean that keg deliveries have to be made utilising the Art Gallery car park.
- Deliveries are impossible for businesses in the CBD. Need parking reform.
- Why don't we just use the town square more.
- How can we better communicate events or activation in the town square to the rest of the CBD? It's dead space at the moment.

Consultation Session 02 (23.02.21)

Community Consultation Open Day

The summary of feedback provide has been categorised based on the key headings derived in the first round of consultation / Summary of Recommended Actions.

Activation

- Free water play areas for kids. **(x2)**
- More offerings for kids of different age groups, like in Town Square. **(x4)**
- If redeveloping the skate park. Have a skate shop where you can hire or buy equipment, and instructors, currently unavailable in town. **(x2)**
- BH Oasis – indoor gardens, planting, kids area, café, exhibition spaces, suggest Pellew and Moore Building.
- Covid memorial flag on Telstra tower.
- Make rent/premises attractive to lure new business – more clothing store, Greek and more restaurants.

Public Art, Wayfinding and Lighting

- A focus on night activity – like the lighting just completed.
- Incorporate outdoor art, honouring/recognising the unique street names. Eg, minerals in the pavement.
- Display some information on current mining operations on display for the public to read would be helpful and should be an obligation supported by the local mining companies.
- Street lighting needs to be adjustable to allow for nighttime events/ambience.
- Love the lights in the trees in the Town Square
- Screen / 'sign' possibly put outside the tourist centre, as that's where tourist park.
- More lighting in Argent Street.

Public Realm and the Built Form

- Like the Cultural Precinct, to link the new Library and Argent Street.
- Furniture – placement is crucial.
- Support outdoor dining **(x3)**
- Are there requirements for it to be on the outside edge of footpaths? this space isn't shaded by our buildings? ie. Can seating be against the building and push the footpath out?
- Changes to intersection, Sulphide and Argent Street, consider annual use of road closure for Broken Heel Festival with regards to bollards, footpath ramps etc.
- Agree with the idea to get rid of the barriers and stage to Town Square.
- Council to check the location of stormwater pipes down Argent Street.
- Like the idea of extending out from the courthouse.
- Walkability - quality footpath and crossovers, to allow for wheelchairs, mobility scooter, also prams to encourage young families **(x5)**
- Promote walking – perhaps distance in minutes as it's not very far or won't take that long!
- Love the idea for wider footpaths.
- Skate park to be accessible to all capabilities
- Youth precinct, great idea! More playgrounds to appeal to young families.
- More public seats and tables in Town Square.
- Introduce an open space between the Post Office and the Royal Exchange building (old proposal re-tabled).

Landscape and the Natural Environment

- A balance between greenery and outback charm **(x2)**
- Love it! but make it durable and lasting quality!
- Would like to see more greening.
- Support Greening the city - More trees & shrubs. **(x12)**
- Ongoing maintenance – who provides funds??
- Maintenance of trees, ie foliage who cleans this up to ensure no slipping. **(x2)**
- Planting has to have longevity.
- In selecting appropriate tree species, I believe that the streetscape choice should reflect the unique outback character of Broken Hill by utilizing indigenous species that will showcase the natural heritage of this region and provide a memorable attraction for visitors. Too often in street landscaping, exotic species are utilized that creates a generic urban environment and lack any contribution to a sense of “place”. Moreover, in our arid environment, they rarely perform well and require substantially more watering. This will only be exacerbated with greater temperatures and aridity due to climate change. The higher death rate of such trees only leads to additional Council costs in tree replacement.
- By selecting appropriate indigenous species, it reflects pride in our local landscape, the trees are hardier and require less water as well as providing greater habitat opportunity. There are a number of long-lived, aesthetically pleasing species of appropriate height that would perform well in the CBD.
- concern around roots.
- Smallish trees on edge of footpaths (shade for cars and shops)
- Grape vines around the poles offer shade and visual appeal, esp. around cafes, outdoor seating.
- Love the idea for more trees, can these be natives? Feed the bees! **(x2)**
- And ensure factor in the cost of watering is taken into account **(x2)**
- Shady spots to sit.
- Trees in front of Jubilee Oval? Are they too high for Argent Street? Don't need to be too big
- 2 or 3 large display rocks of zinc ore/minerals, celebrating the 'rich underground forest' & Hard Rock Mining Town. **(x2)**
- Banner poles on the median strip **(x2)**
- Like getting rid of median strips. **(x2)**
- Why do we need poles with banners?

Heritage

- Address the fading murals. **(x2)**
- Heritage lighting.
- Reintroduce the 'paint' restoration funding for CBD. **(x2)**
- Focus on the buildings - it doesn't matter how many trees or banner you have!
- Focus on heritage aspects for tourists.
- QR Codes on historical markers, mobile phone walking guide.
- Reintroduce “heritage verandah Restoration funding. This should be concentrated on CBD areas. Business's and owners of buildings need to be encouraged to apply, grants reasonable to apply for & ample \$\$ for heritage upkeep and upgrades.
- We are after ALL heritage listed in the city – and I am very disappointed at the LACK of action and promotion.
- Buildings to Argent Street to have massive upgrade first ie Pirie Building – verandahs, Carrington chambers, to enhance and show the Heritage Buildings. **(x2)**
- Love the emphasis on increasing the heritage look and feel. Broken Hill has some beautiful old buildings which will attract tourists and create a great environment for locals!

Public Transport, Carparking and accessibility

- Council purchase empty buildings eg. Retro-vision for carpark. And open old laneways.
- More public/private partnerships to develop/upgrade areas ie. Art Gallery space.
- Make the CBD cultural areas more cycling-friendly with bike lanes and racks **(x3)**, note hospital staff regularly ride now.
- Move the bus stops to the town square and post office in Argent Street.
- Better placement of the bus stops instead of in front of Palace Hotel, further down in front of the carpark across the road from Spicers Office Choice. Currently, this bus stop is blocking the application for outdoor dining at the Palace Hotel which is a 7-day trading venue.
- Fewer bus stops and more parking!
- Have one central bus stop at P.O.
- Impact on parking reg's along Sulphide Street, will this impact current no limit parking for accommodation guest @ Palace Hotel?
- More open.
- Include midpoint ramps to street blocks to accessible car parks.
- Thorough fairs through to enhance 'older' access points/walkways and open up access to & from Argent Street.
- Parking – BHCC purchase a vacant 'Retrvision' building for car parks.
- Parking – more disability parks.
- Business owners should be fined for parking in the CBD.
- More parking supervision.
- Like the intersections and shorter crossings.
- Why 60° in lieu of 45 °?

Other

- Forget 'The Hub'. I believe the dollars could be spent more wisely. The area is smaller and more appropriate. Where are the stats against the dollars? **(x2)**
- How are the \$5m funds going to used??? **(x2)**

Key Stakeholder Feedback

- Agree there needs to be a centralised information sign in Argent Street.
- Group consensus to no faux heritage.
- Repaint murals before they are lost (x2)
- Ensure water feature is safe for kids on the road.
- Centralise trees in the existing median strip.
- RV's and caravans need to have parking.
- More parking supervision – fine workers.
- Recommendations to have a centralised business group.
- Fantastic masterplan and we are very supportive.
- Priority is for trees.
- Where does the \$5m go?
- Need to look at extending business hours.
- Investing in buildings ie. Mouldings etc. can there for funding for this?
- The median strip should remain if possible.
- The smart poles should be ideally placed within the median strip and have changing banners and the option to play music. Music will add to a better atmosphere in the area.
- WIFI enabled poles may address the poor signal within business premises.
- The pavers on the median strips and footpaths require maintenance.
- A staff parking area is required to encourage staff to park outside of the CBD. The parking area in Beryl street (between Oxide and Iodide) is continually well received if it was shaded and the route through to the retail precinct of Argent Street was also comfortable.
- Crystal lane and similarly Argent lane require free flow to traffic, allowing large delivery vehicles to deliver to business in a timely manner.
- The public toilets need upgrading and more toilets are required at the Art Gallery end of Argent Street.
- Some consideration of how furniture should be placed must be undertaken with business owners. For some, seating outside of their business stops shoppers.
- To gain more car parks there should be one bus stop on either side of Argent Street only. The post office bus stop should remain and a bus stop created in front of the Town Square. This would create additional parks without having to impact on the median strip.

Councillors Feedback

- Encourage the 'paint' and verandah scheme
- trees are important for cooling,
- consider taking advantage of the median strip &/or outside of verandah areas.
- centralised banners
- carparking is important – unsure about removal to Cultural Precinct.
- bus stops – requires more investigation with patronage and best locations, suggest we all go for a ride!
- Examples of good outcome, Peterborough, Dubbo
- Suggest using raised zebra crossings.

Local Traffic Committee Feedback

- Consideration for the various loading zone at the Street and lanes as business is growing and their requirement is higher (for e.g. Argent lane, Crystal lane)
- Ensure a balanced facility of parking service to the number of business.
- Might discuss on more effective, efficient and safe parking spots considering the available space (May be setting updated time restrictions, priority for disabled, aged persons, encourage shop owners not to use the parking for themselves)
- Traffic/pedestrian information/awareness sessions to safe and efficient use of road and footpaths.
- Can we consider some reduction on speed limit on the Argent Street, or some interim reduction in design speed for initial few months to make road users familiar with the change.
- Can we think of new traffic lights with left turn any time with care, priority for vehicles leaving Argent street or even some speed camera at the major intersection and school areas.
- 90-degree parking should be avoided unless specific situations dictate.
- Some carriageways have parking restricted to one side only. Care should be given as to the attractors that encourage unnecessary pedestrian movements (crossing the roadway).
- A change of CL will have impacts at intersection treatments such as existing roundabouts, existing pavement, drainage and tracking of vehicles.
- Removing centre island from Argent Street
 - A lot of people use this as a refuge. People do not go to the ends of the street to cross at the crossings. Again, an increase for potential pedestrian hit accidents
- Seating/picnic tables the intersection of Argent and Chloride Streets
 - Pointless – no cafes or restaurants here. No-one is going to buy food elsewhere to sit there.
 - The only people who will sit there will be undesirables.
 - There will be no-one to watch over the seating (like when cafes put it out the front, staff watch it and it is reserved for patrons only). Police cannot be there all the time and it will become untidy/rubbished easily.
- Bus stops outside the Demo and Palace
 - Not a desirable location to have a local bus stop and particularly for

those getting on the Menindee and Wilcannia buses. I'd suggest these businesses will not want people hanging out in front of their establishments either

- Historic Zone to be used for festivals - In the presentation they gave the example of the Broken Heel putting up a pop-up stage/show/display on the lawn of the courthouse.
 - This is an alcohol-free zone.
 - Court House will not want this attention around their building.
 - Broken Heel is a private event and patrons pay to attend; doubtful the Palace are going to put on free events there when others are paying to go into their event.
 - Police will not support a 'pop-up alcohol' event in this area.

Final Public Submissions

The Council approved Masterplan is subject to one final round of public exhibition for 28 days commencing 28th April 2021. The following commentary is a summary of all public commentary submitted to Council during this period.

Commentary 01 -

- We support a playground in the town square, and suggest a mining theme to complement the city's general theme. All play areas should incorporate canopy trees to protect children and families in our harsh climate.
- Removing the retaining wall to provide a clear view through to the city from the railway station is seen as a priority, along with greening the station itself and the vista
- Provision of adequate toilets in the town itself, as well as upgrading the existing facilities, both in an attractive landscaped setting, is essential for residents and tourists, and both require adequate signposting as tourist rest-stops.
- We understand that the retention of the medium strip as an aid to traffic control would be preferred by many to removing it, as late night 'hooning' in Argent St does occur and the medium strip is in some part a barrier to this occurring. If it is retained, (we are) happy to advise on appropriate native plantings to enhance the strip. On the other hand, we also understand the contrary view that the medium strip be removed to allow for realigned parking and broadening of footpaths incorporating street trees. The incorporation of canopy evergreen trees is a key recommendation that (we) strongly endorse. Whichever approach is finally adopted, both must incorporate, to the maximum, opportunities to include more plants and trees.
- When considering the provision of comfortable furniture for rest in the CBD, Council needs to consider the requirements of the Burra Charter, which will limit where these can be located. Discouraging faux heritage installations is very much in line with the Burra Charter and is supported, however an artistic design empathetic with the heritage setting is supported.
- For footpath locations adjoining pubs, cafes and restaurants, (we) recommend the flexibility to incorporate 'Cool Seats' designed by Michael Mobbs (of the Sustainable House fame, known as The Off-the-Grid Guy). The 'Cool Seat' is being incorporated into the City of Bathurst's CBD. These Cool Seats combine a seat for 2, with a worm farm composting facility built beneath the seat designed to take pub/café/restaurant food scraps, with a small water tank and two planter box spaces for the street-side plants to grow. We strongly recommend that Council consider this Cool Seat approach at least along Argent Street. This initiative would be in line with its sustainability goals. (we are) happy to speak further with Council and local food service hospitality businesses on this recommendation. The support of local business for this proposal will be essential.
- The provision of an interactive water feature may pose some hygiene problems in a post-Covid world and would be challenging in inevitable droughts. A dry water feature is depressing for the community in these situations, although there are many innovative waterwise approaches that can be explored, utilising recycled water and natural purifying processes such as reed filtration ponds.
- The provision of smart poles is an initiative that is supported, given similar initiatives in many other places cities. (We) recognises the many opportunities that modern technology offers, just as the long-awaited smart phone app that introduces visitors and locals to the city's heritage and environmental attractions.
- We would also like to see the provision of electric car charging stations strategically placed around the CBD, preparing Broken Hill for the future as a sustainable town. With new industrial citizens joining our community, in particular Cobalt Blue, the opportunity to reinforce Broken Hill's role in embracing new green technological initiatives should not be lost.
- The Heritage Veranda Program in Argent St is considered a high priority, and we would like to expand further on the idea of trees along Argent St.
- We support Council's proposals for increased green space, especially where it will highlight our indigenous plants, and a green canopy will add to the enjoyment of all pedestrians. Evergreen indigenous species are (our) preference.
- However, trees will not survive within the busier shopping zones without local shop owner and staff support. Just as residents need to support the trees on their verges, shop owners and their staff need to 'adopt' any trees and planter boxes in their vicinity. Unless this buy-in is assured, trees and planter boxes will struggle to survive, so strategies need to be determined so that further local businesses are enlisted to the laudable cause of increasing green spaces in the CBD. Currently, with some cafés, for example, planter boxes are thriving and tended. With others, they are full of dead plants. A focus on greening using planter boxes with local hardy indigenous plants could be a further focus for Council support.
- If there is initial resistance to canopy trees, a community induction strategy educating all to the value of tree cover should be incorporated into future planning. The greening of streets around the CBD should also become an increased priority for community health and cooling of the town. We support tree plantings throughout all areas of the city, including the CBD, as is seen in other towns and cities throughout Australia, where other councils and authorities (such as powerline companies) have had little difficulty in embracing tall trees, especially canopy trees into their urban designs.
- The city's heritage interpretation trail could certainly be upgraded, and our Indigenous heritage given more acknowledgement. Lighting of the heritage precinct is a priority for

tourists to enjoy whilst strolling around the city enjoying its Outback heritage ambiance. (Especially whilst searching for open restaurants!).

- Sturt Park could certainly be more utilised for youth activities and this will call for increased plantings of canopy trees to protect children and families during sunny times.
- The creation of new green public spaces, such as in the carparking space adjoining the Regional Art Gallery, at the western end of Argent Street and in the vicinity of the Broken Hill Railway Station are all initiatives that are strongly supported. Indeed, wherever small pocket parks or pop-up public spaces are feasible, (we) would support such initiatives.
- In many towns bicycle tours are popular and Broken Hill's flat aspect lends itself to this style of exploration. To support this Council needs to consider bicycle lanes and shady streets for an enjoyable tourist and local experience. This approach would also encourage more bicycle commuting by school children and workers eg hospital workers. A bicycle path plan would be an asset to this planning.
- (we) urge the Council to focus on actions that are environmentally sustainable within an increasing climate change context. Cooling the city via the planting of more shading 'green lungs' is a critically important strategy. This will better position the city to respond to tourism into the future, and will do so with the support of the local business community, who will be essential for ensuring any plantings are regularly observed and problems notified to Council.
- We also urge Council to ensure it has the resources to support plantings until they are independently viable and during times of drought. This necessity requires Council to ensure its budget has the capacity to fund ongoing watering infrastructure to ensure that both new and existing trees and plants have a better chance to survive.

Commentary 2-

1. Thorough fairs from Argent to Blende Streets: these are historic thorough fairs (alleys) that may/may not still exist.

- Open them up for the purpose of access from street to street
- Will enable easy/quick access to further parking
- Historic value
- Unusual aspect for a small city

2. Parking:

- BHCC should purchase vacant buildings eg: the old Retravisson building on Blende Street; to provide further parking that is closer to the 'main' streets (Oxide, Argent)
 - This would provide an opportunity to have more disability parking on Argent Street
- Businesses that utilise parking for their own benefit (eg business owner/operator parking on a 'main street'):
 - should be allowed access between the hours of x and x daily. Eg 6am to 8am
 - Otherwise, BHCC should have the means to 'fine' them and as a deterrent, give them a 'no access' notice for a number of days.

3. Trees/scrubs:

- Love the concept of more trees
- My concern is the number of plantings:
 - We are after all an "outback" destination – too many trees would I believe detract from this image.
- Concern over the type of tree/scrub:
 - Concern over the cost of maintenance over their life time – a very real \$\$\$\$ impact on BHCC financial budget.
- BHCC tree-choppers are not currently trained (proof is in the trees currently maintained) in the 'trimming' of flora to enhance and maintain the trees
- Has maintenance / employee training / employee costs been taken into account?
 - Concern over the water costs of these trees over their life-time - a very real \$\$\$ impact on BHCC financial budget:
- Cost of watering – has this been taken into account?
 - The cost of water will continue to rise
 - The access of water is questionable – long term
- Cost of possible tree roots uprooting paving etc., in time.
 - Including into drainage and sewage.
- Disagree with the box-hedge looks between car parks: becomes a trip hazard and difficult when the box hedges are not maintained thereby difficult to get in/out of vehicles; scratching of vehicles possibly.

4. The Square:

- Under used currently
- I like the idea of the Square being more user friendly and especially for families
- Concept of activities is great: not activities that would invade the area
- Love the concept of a "water" play area: make it ground level and non-slip
- A water feature: No I do not agree with this.
- Concept of more seating is great
- Have you thought of collapsible tables instead of fixed tables?

5. The HUB: (NOTE: EXCLUDED FROM MASTERPLAN)

I realise this is not part of TCL portfolio. However, it is incorporated in the CBD Masterplan simply because of its position. Hence my thoughts below.

- I do not believe the concept, as it is today, is needed or required. It is far too OVER THE TOP.
 - Perhaps a smaller version?!?!?
 - A Councillor I recently spoke to was commending its areas for Community Groups to have a space. That they could hold their meetings, have areas to file documents etc etc. I cannot see how this would work – one space occupied by many community committees during different days/times. Oh imagine the impost on each committee as they walk in or leave the room in disarray ...according to the ones pre or post use. And why would you have community meeting rooms when there are plenty of Halls/venues already available in our fair city.
- I attended consultation groups and believe that the powers had already made this decision; regardless of comments from its citizens.
- I do not believe that the majority of BH rate payers are in favour of the HUB as projected to them and in its current format.
- I believe that the money allocated to this project could be better spent and utilised.

6. Reintroduce:

A full-time Grants Officer/adviser

- A full-time Heritage Officer/adviser
- A full-time Archives person: I have strong thoughts on this – but will leave for another time.
- The heritage paint and veranda restoration funding program.
 - I believe absolutely that this should be reintroduced; for the CBD and heritage building in the FIRST instance and other Historic/Heritage buildings in our City.
- Get the CBD looking great first and then extend the program to the wider business and community.
 - Business owners to be consulted and assisted in clarifying the reality of what their building was like and should be like.
 - Business should then be assisted in making an application
 - BHCC to assist the businesses and encourage to apply for grants within BHCC and perhaps State or Govt., grants
 - a. Grants maybe a one-off, but the upkeep to buildings is a life-time: This should be addressed with businesses to establish an ongoing maintenance program a MOU perhaps.
 - b. No point in assisting IF the follow up of maintenance is not ongoing.

We are after all a HERITAGE LISTED CITY , Australia's FIRST, and as such I would think that access to many-types of grant funding would possibly be available to the City and its businesses and citizens.

The BHCC to date, I do not believe have embrace or highlighted this status of a Heritage Listed City – to my disbelief and dismay.

If we do not have the above listed Positions in place with quality people, then how can we be proactive in searching for grants, applying for grants and assisting businesses and citizens to upgrade and maintain these amazing buildings and including our written, audio and photograph and verbal heritage and someone to archive all this history and information.

Our verbal heritage (people) are passing away – this is our loss. This is an urgent and necessary part of the whole of Broke Hill – urgent – urgent.

7. Murals: repaint / maintain / interpret (they do not have interpretative signage to explain what they are all about).

- Again, a maintenance budget?

8. Minerals: Embed them into our walk ways / paths in the CBD – with the names/interpretations alongside.

- Please don't have dirt great monster-minerals as sculptures. Horrible!!!! Ugly!

9. Promenades: I am not sold on this aspect.

10. Stimulate the retail Precinct: totally agree.

- Owners of properties need to rent their spaces of course. However, the CBD is being invaded by OFFICE space. Thereby the retail is leaving and our CBD becomes just offices. This is not inviting. Not good for the showcasing of the amazing heritage buildings and doesn't encourage people or INVITE people into the CBD.

11. Highlighting the Heritage through featured lighting: YES YES YES. Highlight facades.

- Make it daily events of lighting on buildings

12. BHP money (likely not TCL's portfolio):

- Where is it?
- Does BH still have access to it? If it does, has it been committed to any projects? And what are those projects and how much is committed?

Commentary 3-

- The CBD needs 3 things - 18 Median Strip Banner poles (6 per block)
- The median strip forms a vital safety role in that all users who see the median strip as a half way marker to the other side. the removal of the median strip further will allow vehicles to park on the opposite side of the street to what they are travelling. A potential disaster just waiting to happen.
- The poles is the missing piece of the Tourism marketing jigsaw and should cost no more than \$20K per pole (\$360K) to install if sub contracted out.
- Trees whilst they may look pretty have been a disaster in the CBD for my 45 years. they have always looked ugly and been poorly maintained by Council. We are a hot climate, users understand that and park and shop knowing the circumstances.
- Lighting has been a disgrace for decades. we must bring it up to Australian Standards. The question is why is it not at that standard. I presume this is being rectified already with the City roll out of LED so no need to include that upgrade in this masterplan.
- What has also been missing for decades is a parking enforcement strategy. The failure of a dedicated parking ranger has annoyed Retailers for decades.
- We have a wide open main street and narrowing that with fancy corner treatments etc will detract from the heritage aspect we want to enhance.
- Car noise by default creates life in the CBD and parking maximisation is what shoppers craze for.
- Argent St is the focal element of the CBD and it is here Council needs to invest in banner poles to highlight the events that are happening month to month with generic banners of our Heritage Listing to fall back upon.
- parking angle changes are not required because planting trees is not the answer
- A better investment of surplus funds would be to utilise the median strip in Oxide St to create a hall of fame with corten sculptures of famous Broken Hill people. One block could be the Brushman of the Bush, another key union officials, famous sports people and other notable former locals. This will be another permanent attraction for Tourists.
- Council needs to clean these 2 building and the old take away business next to the Hotel as they are Tourist eyesores.
- Tourism is our future and the rubbish bins have the capacity to have signage changed monthly like the Banners.

6.3 Detailed Cost Estimate

MASTER PLAN COST ESTIMATE | REVISION 1

PRIORITY 1 SUMMARY		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m²	SA \$/m²	Total Cost \$
P1	PRIORITY 1			
A	Cultural Precinct			
A1	Argent Street	8,061	595	4,794,303.22
A2	Argent and Sulphide Street Intersection	2,068	534	1,104,014.34
A3	Argent and Chloride Street Intersection	1,732	653	1,130,912.44
	Cultural Precinct	11,861	593	7,029,230.00
B	Retail Precinct			
B1	Argent Street	5,794	325	1,880,610.63
B2	Argent and Oxide Street Intersection	2,179	610	1,329,008.37
	Retail Precinct	7,973	403	3,209,619.00
F	Wayfinding			
F1	Central Business District			349,500.00
F2	Patton Street Reserve			92,500.00
	Wayfinding			442,000.00
	PRIORITY 1	19,834	539	10,680,849.00
	ESTIMATED NET COST	19,834	539	10,680,849.00
MARGINS & ADJUSTMENTS				
Professional Fees and Charges				Excl.
Escalation Beyond Mid 2021				Excl.
Goods and Services Tax				Excl.
	ESTIMATED TOTAL COST	19,834	539	10,680,849.00

PRIORITY 1 - CULTURAL PRECINCT - ARGENT STREET SUMMARY		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.2%	103,366.50
EA	Earthworks	2.2%	107,471.00
PV	Pavements	11.8%	564,518.50
LA	Landscaping	7.5%	358,247.00
FE	Furniture and Equipment	5.8%	279,400.00
SL	Signage and Linemarking	0.1%	7,000.00
SS	Structures and Shelters	16.7%	800,000.00
SW	Stormwater	3.1%	150,000.00
SV	Services	14.9%	714,400.00
PA	Public Art	0.3%	15,000.00
LL	Locality Loading	9.7%	467,205.90
PR	Contractors Preliminaries	12.1%	579,744.54
OC	Project On-Costs	13.5%	647,949.78
	ESTIMATED NET COST	100.0%	4,794,303.22
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST		4,794,303.22

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,500.00
28	Saw cut existing bitumen pavement ready for removal	m	414	18.00	7,452.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	874	15.50	13,547.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	241	22.50	5,422.50
29	Take up existing unit paving and dispose off site	m²	1,199	17.00	20,383.00
3	Take up existing median unit paving and dispose off site	m²	289	25.00	7,225.00
30	Take up existing concrete pavement to footpath and dispose off site	m²	312	23.00	7,176.00
31	Take up existing garden bed / turf and dispose off site	m²	1,071	9.00	9,639.00
1	Break up existing kerb and gutter and dispose debris off site	m	169	17.00	2,873.00
2	Break up existing median kerb and dispose off site	m	339	16.00	5,424.00
33	Break up existing low height retaining wall / edging to dispose off site	m	205	45.00	9,225.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
41	No allowance for alterations or demolition of existing War Memorial	Note			Excl.
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					103,366.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	289	49.00	14,161.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	2,666	35.00	93,310.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					107,471.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	2,666	8.50	22,661.00
19	Supply and place base course to new pavers including trimming and compacting	m²	2,666	21.50	57,319.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	2,666	117.00	311,922.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			5,000.00
56	Allow to match new pavers into existing	Item			1,500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					398,402.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	88	205.00	18,040.00
Existing Footpath Pavements					18,040.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	289	10.50	3,034.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	289	25.00	7,225.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	289	32.00	9,248.00
60	Supply and install bitumen wearing course to new infill	m²	289	48.00	13,872.00
Bitumen Roadway					33,379.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m²	1,858	13.50	25,083.00
36	Minor adjustment to existing base course to suit new roadway width	m²	1,858	5.00	9,290.00
37	Supply and place asphalt wearing course to suit new roadway width	m²	1,858	35.50	65,959.00
Re-Sheet Existing Bitumen Roadway					100,332.00
CW Concrete Works					
4	Concrete kerb and gutter	m	169	85.00	14,365.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					14,365.00
PAVEMENTS					564,518.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	604	25.00	15,100.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
7	Deep rip subgrade ready for new garden beds	m ²	604	5.50	3,322.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	604	35.00	21,140.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	1,811	13.00	23,543.00
9	Supply and place 75mm thick mulch garden bed	m ²	604	11.00	6,644.00
75	Feature raised steel or similar edging to garden beds	m	432	110.00	47,520.00
Garden Beds					117,269.00
TF	Turf				
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m ²	882	18.00	15,876.00
12	Deep rip and cultivate subgrade ready for new turf	m ²	882	5.50	4,851.00
13	Supply and place 200mm deep imported topsoil to turf areas	m ²	882	25.00	22,050.00
14	Supply and place instant turf including dymanic lifter	m ²	882	14.00	12,348.00
74	Concrete of similar flush edging to new turf area	m	279	80.00	22,320.00
Turf					77,445.00
TB	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	241	150.00	36,150.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	241	6.00	1,446.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	241	95.00	22,895.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	722	13.00	9,386.00
72	Concrete flush edge or similar to tree planting bay	m	245	65.00	15,925.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					85,802.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	21	450.00	9,450.00
65	Supply and plant 100L tree to garden bed including preparation works	No	2	400.00	800.00
Tree Planting					10,250.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	604	20.00	12,080.00
106	Dripline or similar irrigation system to new turf areas	m ²	882	18.00	15,876.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	241	25.00	6,025.00
Irrigation					33,981.00
MC	Miscellaneous				
78	Allowance for feature landscaping	Item			15,000.00
77	Allowance for selected pruning and protection of existing trees to remain	Item			2,500.00
76	Allowance for 52 week maintenance period	Item			16,000.00
Miscellaneous					33,500.00
LANDSCAPING					358,247.00
FE	FURNITURE AND EQUIPMENT				
25	Supply and install steel framed timber bench seat with back rest	m	124	1,600.00	198,400.00
120	Allow to relocate existing bus stop out of Cultural Precinct (no allowance for new bus shelter)	No	2	3,000.00	6,000.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			50,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					279,400.00
SL	SIGNAGE AND LINEMARKING				
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			5,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			2,000.00
SIGNAGE AND LINEMARKING					7,000.00
SS	STRUCTURES AND SHELTERS				
97	Water feature to 'Cultural Garden' including structure, filters, pumps, controls, etc	Item			800,000.00
96	No allowance for shade structures to 'Cultural Garden'	Note			Excl.
STRUCTURES AND SHELTERS					800,000.00
SW	STORMWATER				
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			150,000.00
STORMWATER					150,000.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	363	800.00	290,400.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	11	24,000.00	264,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	6	12,500.00	75,000.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				654,400.00
CM	Communications				
121	Allowance for audio facility to selected smart poles	Item			25,000.00
	Communications				25,000.00
WA	Water				
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				20,000.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			15,000.00
	Builders Work in Connection with Specialist Services				15,000.00
	SERVICES				714,400.00
PA	PUBLIC ART				
132	Allowance to relocate existing sculpture (PC Sum)	Item			15,000.00
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				15,000.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			467,205.90
	LOCALITY LOADING				467,205.90
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			323,974.90
126	Temporary works allowance	Item			71,615.50
110	Traffic and pedestrian management	Item			184,154.14
	CONTRACTORS PRELIMINARIES				579,744.54
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			323,974.89
112	Construction Contingency	Item			323,974.89
	PROJECT ON-COSTS				647,949.78
	ARGENT STREET				4,794,303.22

PRIORITY 1 - CULTURAL PRECINCT - ARGENT AND SULPHIDE STREET INTERSECTION SUMMARY

Rates Current At January 2021			
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.4%	26,559.00
EA	Earthworks	3.0%	33,418.00
PV	Pavements	26.0%	287,204.50
LA	Landscaping	4.3%	47,437.50
FE	Furniture and Equipment	14.8%	162,900.00
SL	Signage and Linemarking	0.4%	4,500.00
SW	Stormwater	4.5%	50,000.00
SV	Services	9.2%	101,700.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	107,586.44
PR	Contractors Preliminaries	12.1%	133,501.42
OC	Project On-Costs	13.5%	149,207.48
ESTIMATED NET COST		100.0%	1,104,014.34

MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			1,104,014.34

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection

Rates Current At January 2021					
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	170	18.00	3,060.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	650	15.50	10,075.00
29	Take up existing unit paving and dispose off site	m²	196	17.00	3,332.00
3	Take up existing median unit paving and dispose off site	m²	37	25.00	925.00
30	Take up existing concrete pavement to footpath and dispose off site	m²	84	23.00	1,932.00
1	Break up existing kerb and gutter and dispose debris off site	m	111	17.00	1,887.00
2	Break up existing median kerb and dispose off site	m	53	16.00	848.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					26,559.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	37	49.00	1,813.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	903	35.00	31,605.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					33,418.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	903	8.50	7,675.50
19	Supply and place base course to new pavers including trimming and compacting	m²	903	21.50	19,414.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	903	117.00	105,651.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					134,241.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR	Bitumen Roadway				
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	37	10.50	388.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	37	25.00	925.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	37	32.00	1,184.00
60	Supply and install bitumen wearing course to new infill	m²	37	48.00	1,776.00
	Bitumen Roadway				4,273.50
EB	Re-Sheet Existing Bitumen Roadway				
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m²	1,160	13.50	15,660.00
36	Minor adjustment to existing base course to suit new roadway width	m²	1,160	5.00	5,800.00
37	Supply and place asphalt wearing course to suit new roadway width	m²	1,160	35.50	41,180.00
	Re-Sheet Existing Bitumen Roadway				62,640.00
CW	Concrete Works				
4	Concrete kerb and gutter	m	170	85.00	14,450.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
	Concrete Works				26,050.00
MC	Miscellaneous				
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	4	15,000.00	60,000.00
	Miscellaneous				60,000.00
	PAVEMENTS				287,204.50
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	177	25.00	4,425.00
7	Deep rip subgrade ready for new garden beds	m²	177	5.50	973.50
8	Supply and place 300mm deep imported topsoil to garden beds	m²	177	35.00	6,195.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	529	13.00	6,877.00
9	Supply and place 75mm thick mulch garden bed	m²	177	11.00	1,947.00
75	Feature raised steel or similar edging to garden beds	m	178	110.00	19,580.00
	Garden Beds				39,997.50

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	2	450.00	900.00
	Tree Planting				900.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	177	20.00	3,540.00
	Irrigation				3,540.00
MC	Miscellaneous				
76	Allowance for 52 week maintenance period	Item			3,000.00
	Miscellaneous				3,000.00
	LANDSCAPING				47,437.50
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	14	6,250.00	87,500.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	14	3,600.00	50,400.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				162,900.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				4,500.00
SW	STORMWATER				
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
	STORMWATER				50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	99	800.00	79,200.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
	Electrical				91,700.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item		10,000.00	
	Builders Work in Connection with Specialist Services				10,000.00
	SERVICES				101,700.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item		107,586.44	
	LOCALITY LOADING				107,586.44
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item		74,603.73	
126	Temporary works allowance	Item		16,491.35	
110	Traffic and pedestrian management	Item		42,406.34	
	CONTRACTORS PRELIMINARIES				133,501.42
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item		74,603.74	
112	Construction Contingency	Item		74,603.74	
	PROJECT ON-COSTS				149,207.48
	ARGENT AND SULPHIDE STREET INTERSECTION				1,104,014.34

PRIORITY 1 - CULTURAL PRECINCT - ARGENT AND CHLORIDE STREET INTERSECTION SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.3%	25,529.00
EA	Earthworks	2.6%	29,547.00
PV	Pavements	16.7%	189,179.00
LA	Landscaping	4.0%	45,653.00
FE	Furniture and Equipment	16.1%	182,600.00
SL	Signage and Linemarking	0.4%	4,500.00
SW	Stormwater	4.4%	50,000.00
SV	Services	18.0%	204,100.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	110,207.66
PR	Contractors Preliminaries	12.1%	136,754.04
OC	Project On-Costs	13.5%	152,842.74
	ESTIMATED NET COST	100.0%	1,130,912.44

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	1,130,912.44

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	146	18.00	2,628.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	614	15.50	9,517.00
29	Take up existing unit paving and dispose off site	m²	285	17.00	4,845.00
3	Take up existing median unit paving and dispose off site	m²	28	25.00	700.00
30	Take up existing concrete pavement to footpath and dispose off site	m²	32	23.00	736.00
1	Break up existing kerb and gutter and dispose debris off site	m	107	17.00	1,819.00
2	Break up existing median kerb and dispose off site	m	49	16.00	784.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					25,529.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	28	49.00	1,372.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	805	35.00	28,175.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					29,547.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	805	8.50	6,842.50
19	Supply and place base course to new pavers including trimming and compacting	m²	805	21.50	17,307.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	805	117.00	94,185.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					119,835.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	28	10.50	294.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	28	25.00	700.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	28	32.00	896.00
60	Supply and install bitumen wearing course to new infill	m²	28	48.00	1,344.00
Bitumen Roadway					3,234.00
CW Concrete Works					
4	Concrete kerb and gutter	m	146	85.00	12,410.00
63	Concrete pram ramp including tactile indicators	No	6	1,450.00	8,700.00
Concrete Works					21,110.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	3	15,000.00	45,000.00
Miscellaneous					45,000.00
PAVEMENTS					189,179.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	172	25.00	4,300.00
7	Deep rip subgrade ready for new garden beds	m²	172	5.50	946.00
8	Supply and place 300mm deep imported topsoil to garden beds	m²	172	35.00	6,020.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	515	13.00	6,695.00
9	Supply and place 75mm thick mulch garden bed	m²	172	11.00	1,892.00
75	Feature raised steel or similar edging to garden beds	m	176	110.00	19,360.00
Garden Beds					39,213.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	172	20.00	3,440.00
Irrigation					3,440.00
MC Miscellaneous					
76	Allowance for 52 week maintenance period	Item			3,000.00
Miscellaneous					3,000.00
LANDSCAPING					45,653.00
FE FURNITURE AND EQUIPMENT					
27	Supply and install steel framed timber picnic setting or similar	No	16	6,250.00	100,000.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	16	3,600.00	57,600.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					182,600.00
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
SIGNAGE AND LINEMARKING					4,500.00
SW STORMWATER					
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
STORMWATER					50,000.00
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	107	800.00	85,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	4	24,000.00	96,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					194,100.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			10,000.00
Builders Work in Connection with Specialist Services					10,000.00
SERVICES					204,100.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			110,207.66
LOCALITY LOADING					110,207.66
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			76,421.37
126	Temporary works allowance	Item			16,893.15
110	Traffic and pedestrian management	Item			43,439.52
CONTRACTORS PRELIMINARIES					136,754.04
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			76,421.37
112	Construction Contingency	Item			76,421.37
PROJECT ON-COSTS					152,842.74
ARGENT AND CHLORIDE STREET INTERSECTION					1,130,912.44

PRIORITY 1 - RETAIL PRECINCT - ARGENT STREET SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.1%	39,920.50
EA	Earthworks	0.6%	11,025.00
PV	Pavements	3.8%	70,847.50
LA	Landscaping	9.5%	178,569.00
FE	Furniture and Equipment	4.0%	75,000.00
SL	Signage and Linemarking	0.4%	7,000.00
SW	Stormwater	4.0%	75,000.00
SV	Services	39.7%	746,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	181,638.16
PR	Contractors Preliminaries	12.3%	231,442.17
OC	Project On-Costs	14.0%	263,668.30
ESTIMATED NET COST		100.0%	1,880,610.63

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	1,880,610.63

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,500.00
28	Saw cut existing bitumen pavement ready for removal	m	430	18.00	7,740.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	403	22.50	9,067.50
3	Take up existing median unit paving and dispose off site	m²	225	25.00	5,625.00
2	Break up existing median kerb and dispose off site	m	343	16.00	5,488.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					39,920.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	225	49.00	11,025.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					11,025.00
PV PAVEMENTS					
FP New Footpath Pavers					
127	Allowance for localised humouring of pavements to suit shop front entries	Item			5,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					5,500.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	192	205.00	39,360.00
Existing Footpath Pavements					39,360.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	225	10.50	2,362.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	225	25.00	5,625.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	225	32.00	7,200.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street (continued)

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
60	Supply and install bitumen wearing course to new infill	m²	225	48.00	10,800.00
Bitumen Roadway					25,987.50
CW Concrete Works					
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					Excl.
PAVEMENTS					70,847.50
LA LANDSCAPING					
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m²	403	150.00	60,450.00
69	Deep rip and cultivate existing subgrade ready for new planting	m²	403	6.00	2,418.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m²	403	95.00	38,285.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,207	13.00	15,691.00
72	Concrete flush edge or similar to tree planting bay	m	430	65.00	27,950.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					144,794.00
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	26	450.00	11,700.00
Tree Planting					11,700.00
IR Irrigation					
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m²	403	25.00	10,075.00
Irrigation					10,075.00
MC Miscellaneous					
76	Allowance for 52 week maintenance period	Item			12,000.00
Miscellaneous					12,000.00
LANDSCAPING					178,569.00
FE FURNITURE AND EQUIPMENT					
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			50,000.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street (continued)

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					75,000.00
SL SIGNAGE AND LINEMARKING					
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			5,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			2,000.00
SIGNAGE AND LINEMARKING					7,000.00
SW STORMWATER					
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			75,000.00
STORMWATER					75,000.00
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	360	800.00	288,000.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	14	24,000.00	336,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	3	12,500.00	37,500.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					686,500.00
CM Communications					
121	Allowance for audio facility to selected smart poles	Item			25,000.00
Communications					25,000.00
WA Water					
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
Water					20,000.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street (continued)

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			15,000.00
	Builders Work in Connection with Specialist Services				15,000.00
	SERVICES				746,500.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			181,638.16
	LOCALITY LOADING				181,638.16
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			131,834.15
126	Temporary works allowance	Item			29,296.48
110	Traffic and pedestrian management	Item			70,311.54
	CONTRACTORS PRELIMINARIES				231,442.17
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			131,834.15
112	Construction Contingency	Item			131,834.15
	PROJECT ON-COSTS				263,668.30
	ARGENT STREET				1,880,610.63

PRIORITY 1 - RETAIL PRECINCT - ARGENT AND OXIDE STREET INTERSECTION SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.1%	28,047.00
EA	Earthworks	2.9%	38,206.00
PV	Pavements	21.3%	282,586.00
LA	Landscaping	4.3%	56,718.00
FE	Furniture and Equipment	13.7%	182,600.00
SL	Signage and Linemarking	0.3%	4,500.00
SW	Stormwater	3.8%	50,000.00
SV	Services	15.7%	208,100.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	128,361.84
PR	Contractors Preliminaries	12.3%	163,557.83
OC	Project On-Costs	14.0%	186,331.70
ESTIMATED NET COST		100.0%	1,329,008.37
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			1,329,008.37

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	191	18.00	3,438.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	746	15.50	11,563.00
29	Take up existing unit paving and dispose off site	m²	293	17.00	4,981.00
3	Take up existing median unit paving and dispose off site	m²	34	25.00	850.00
1	Break up existing kerb and gutter and dispose debris off site	m	107	17.00	1,819.00
2	Break up existing median kerb and dispose off site	m	56	16.00	896.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					28,047.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	34	49.00	1,666.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	1,044	35.00	36,540.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					38,206.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	1,044	8.50	8,874.00
19	Supply and place base course to new pavers including trimming and compacting	m²	1,044	21.50	22,446.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	1,044	117.00	122,148.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					154,968.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	34	10.50	357.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	34	25.00	850.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	34	32.00	1,088.00
60	Supply and install bitumen wearing course to new infill	m²	34	48.00	1,632.00
Bitumen Roadway					3,927.00
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m²	664	13.50	8,964.00
36	Minor adjustment to existing base course to suit new roadway width	m²	664	5.00	3,320.00
37	Supply and place asphalt wearing course to suit new roadway width	m²	664	35.50	23,572.00
Re-Sheet Existing Bitumen Roadway					35,856.00
CW Concrete Works					
4	Concrete kerb and gutter	m	191	85.00	16,235.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
Concrete Works					27,835.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	4	15,000.00	60,000.00
Miscellaneous					60,000.00
PAVEMENTS					282,586.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	222	25.00	5,550.00
7	Deep rip subgrade ready for new garden beds	m²	222	5.50	1,221.00
8	Supply and place 300mm deep imported topsoil to garden beds	m²	222	35.00	7,770.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	665	13.00	8,645.00
9	Supply and place 75mm thick mulch garden bed	m²	222	11.00	2,442.00
75	Feature raised steel or similar edging to garden beds	m	215	110.00	23,650.00
Garden Beds					49,278.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	222	20.00	4,440.00
Irrigation					4,440.00

Master Plan Cost Estimate | Revision 1

2022-2023 Financial Year | 2021-2022 Financial Year

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MC	Miscellaneous				
76	Allowance for 52 week maintenance period	Item			3,000.00
	Miscellaneous				3,000.00
	LANDSCAPING				56,718.00
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	16	6,250.00	100,000.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	16	3,600.00	57,600.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				182,600.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				4,500.00
SW	STORMWATER				
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
	STORMWATER				50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	112	800.00	89,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	4	24,000.00	96,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				198,100.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			10,000.00
	Builders Work in Connection with Specialist Services				10,000.00
	SERVICES				208,100.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			128,361.84
	LOCALITY LOADING				128,361.84
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			93,165.85
126	Temporary works allowance	Item			20,703.52
110	Traffic and pedestrian management	Item			49,688.46
	CONTRACTORS PRELIMINARIES				163,557.83
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			93,165.85
112	Construction Contingency	Item			93,165.85
	PROJECT ON-COSTS				186,331.70
	ARGENT AND OXIDE STREET INTERSECTION				1,329,008.37

PRIORITY 1 - WAYFINDING - CENTRAL BUSINESS DISTRICT SUMMARY

Rates Current At January 2021			
Ref	Description	%	Total Cost \$
SL	Signage and Linemarking	62.1%	217,000.00
LL	Locality Loading	10.0%	35,000.00
PR	Contractors Preliminaries	13.6%	47,500.00
OC	Project On-Costs	14.3%	50,000.00
ESTIMATED NET COST		100.0%	349,500.00
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			349,500.00

ITEMS

P1 PRIORITY 1

F Wayfinding

F1 Central Business District

Rates Current At January 2021				
Ref	Description	Unit	Qty	Rate \$ Total Cost \$
SL Signage and Linemarking				
91	Supply and install Primary Information Pillar 5.0m x 0.9m wide comprising laser cut steel plate, front and back signage panels and lighting / digital output (T1)	No	1	40,000.00 40,000.00
92	Supply and install 'Secondary Information Pillar' 2.2m x 0.7m wide comprising laser cut steel plate, front and back signage and lighting / digital output (T2)	No	3	20,000.00 60,000.00
93	Supply and install 'Wall Mounted Wayfinding Sign' 800mm high comprising steel plate, printed graphics and fixed to existing wall (T6)	No	6	1,500.00 9,000.00
15	Allowance for arrival wayfinding signage to both ends of Argent Street (PC Sum)	No	4	12,000.00 48,000.00
94	Supply and install across street banner to smart poles	No	2	5,000.00 10,000.00
16	Allowance for sundry wayfinding signage including site identifiers, interpretation, poster display, etc	Item		50,000.00
95	No allowance for wayfinding signage to Brazil Street	Note		Excl.
Signage and Linemarking				217,000.00
LL Locality Loading				
131	Allowance for locality loading for construction in Broken Hill	Item		35,000.00
Locality Loading				35,000.00
PR Contractors Preliminaries				
109	Contractors preliminaries and supervision	Item		25,000.00
126	Temporary works allowance	Item		7,500.00
110	Traffic and pedestrian management	Item		15,000.00
Contractors Preliminaries				47,500.00
OC Project On-Costs				
111	Design Development Contingency	Item		25,000.00
112	Construction Contingency	Item		25,000.00
Project On-Costs				50,000.00
CENTRAL BUSINESS DISTRICT				349,500.00

PRIORITY 1 - WAYFINDING - PATTON STREET RESERVE
SUMMARY

Rates Current At January 2021			
Ref	Description	%	Total Cost \$
SL	Signage and Linemarking	55.7%	51,500.00
LL	Locality Loading	10.8%	10,000.00
PR	Contractors Preliminaries	17.3%	16,000.00
OC	Project On-Costs	16.2%	15,000.00
ESTIMATED NET COST		100.0%	92,500.00
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			92,500.00

ITEMS

P1 PRIORITY 1

F Wayfinding

F2 Patton Street Reserve

Rates Current At January 2021					
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL Signage and Linemarking					
92	Supply and install 'Secondary Information Pillar' 2.2m x 0.7m wide comprising laser cut steel plate, front and back signage and lighting / digital output (T2)	No	1	20,000.00	20,000.00
140	Supply and install across street banner including new poles	No	2	15,000.00	30,000.00
16	Allowance for sundry wayfinding signage including site identifiers, interpretation, poster display, etc	Item			1,500.00
Signage and Linemarking					51,500.00
LL Locality Loading					
131	Allowance for locality loading for construction in Broken Hill	Item			10,000.00
Locality Loading					10,000.00
PR Contractors Preliminaries					
109	Contractors preliminaries and supervision	Item			10,000.00
126	Temporary works allowance	Item			2,000.00
110	Traffic and pedestrian management	Item			4,000.00
Contractors Preliminaries					16,000.00
OC Project On-Costs					
111	Design Development Contingency	Item			7,500.00
112	Construction Contingency	Item			7,500.00
Project On-Costs					15,000.00
PATTON STREET RESERVE					92,500.00

PRIORITY 2 SUMMARY

		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m²	SA \$/m²	Total Cost \$
P2	PRIORITY 2			
C	Chloride Street Connector			
C1	Town Square	1,622	752	1,220,024.00
C2	Sturt Park	52,880		Excl.
C3	Chloride Street (Wolfram and Beryl Streets)	6,479	188	1,219,638.50
C4	Chloride Street (Beryl and Argent Streets)	7,337	172	1,259,660.00
C5	Chloride Street (Chrystal Street and Chrystal Lane)	2,743	233	638,102.00
C6	Train Station	1,751	212	370,830.50
	Chloride Street Connector	72,812	65	4,708,255.00
D3	Argent Street: Oxide Street - Barrier Highway	6,476	277	1,795,585.00
	PRIORITY 2	79,288	82	6,503,840.00
	ESTIMATED NET COST	79,288	82	6,503,840.00
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	79,288	82	6,503,840.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR - TOWN
SQUARE SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.6%	32,058.00
EA	Earthworks	3.8%	45,825.00
PV	Pavements	9.6%	116,865.00
LA	Landscaping	8.6%	104,476.00
FE	Furniture and Equipment	19.0%	232,300.00
SL	Signage and Linemarking	0.0%	500.00
SW	Stormwater	2.5%	30,000.00
SV	Services	14.2%	173,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	115,000.00
PR	Contractors Preliminaries	13.9%	170,000.00
OC	Project On-Costs	16.4%	200,000.00
	ESTIMATED NET COST	100.0%	1,220,024.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,220,024.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE	DEMOLITION AND SITE CLEARANCE				
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
29	Take up existing unit paving and dispose off site	m ²	764	17.00	12,988.00
32	Break up existing steps and retaining wall to Town Square and dispose off site	m ²	58	105.00	6,090.00
119	Take down existing stone wall to southern end of Town Square and dispose off site	m	18	110.00	1,980.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			2,000.00
40	Allowance for sundry and unforeseen demolition	Item			5,000.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				32,058.00
EA	EARTHWORKS				
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	795	35.00	27,825.00
44	Allowance for minor earthworks to Town Square to suit new layout	Item			18,000.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				45,825.00
PV	PAVEMENTS				
FP	New Footpath Pavers				
18	Proof roll and trim subgrade ready for new pavers	m ²	795	8.50	6,757.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	795	21.50	17,092.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	795	117.00	93,015.00
	New Footpath Pavers				116,865.00
	PAVEMENTS				116,865.00
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	262	25.00	6,550.00
7	Deep rip subgrade ready for new garden beds	m ²	262	5.50	1,441.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	262	35.00	9,170.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	784	13.00	10,192.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
9	Supply and place 75mm thick mulch garden bed	m ²	262	11.00	2,882.00
75	Feature raised steel or similar edging to garden beds	m	213	110.00	23,430.00
	Garden Beds				53,665.00
TF	Turf				
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m ²	222	18.00	3,996.00
12	Deep rip and cultivate subgrade ready for new turf	m ²	222	5.50	1,221.00
13	Supply and place 200mm deep imported topsoil to turf areas	m ²	222	25.00	5,550.00
14	Supply and place instant turf including dynamic lifter	m ²	222	14.00	3,108.00
74	Concrete of similar flush edging to new turf area	m	90	80.00	7,200.00
67	Allow to make good to existing town square turf to remain	Item			2,500.00
	Turf				23,575.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	262	20.00	5,240.00
106	Dripline or similar irrigation system to new turf areas	m ²	222	18.00	3,996.00
	Irrigation				9,236.00
MC	Miscellaneous				
78	Allowance for feature landscaping	Item			10,000.00
77	Allowance for selected pruning and protection of existing trees to remain	Item			2,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
	Miscellaneous				18,000.00
	LANDSCAPING				104,476.00
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	18	6,250.00	112,500.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	18	3,600.00	64,800.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			30,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				232,300.00
SL	SIGNAGE AND LINEMARKING				
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			500.00
	SIGNAGE AND LINEMARKING				500.00

Master Plan Cost Estimate | Revision 1

20932-2 Printed 19 January 2021 4:28 PM

Page 4 of 36

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW STORMWATER					
116	Allowance for alterations to existing Town Square stormwater infrastructure to suit upgrade - assumed minor	Item			30,000.00
STORMWATER					30,000.00
SV SERVICES					
EL Electrical					
80	Supply and install smart pole pedestrian pole top lighting including concrete footings and associated electrical connections	No	6	10,500.00	63,000.00
102	Allowance for feature lighting to Town Square	Item			50,000.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					138,000.00
WA Water					
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
Water					20,000.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			15,000.00
Builders Work in Connection with Specialist Services					15,000.00
SERVICES					173,000.00
PA PUBLIC ART					
118	No allowance for themed sculptural playground to Town Square	Note			Excl.
PUBLIC ART					Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			115,000.00
LOCALITY LOADING					115,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
110	Traffic and pedestrian management	Item			50,000.00
CONTRACTORS PRELIMINARIES					170,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			100,000.00
112	Construction Contingency	Item			100,000.00
PROJECT ON-COSTS					200,000.00
TOWN SQUARE					1,220,024.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR - STURT
PARK SUMMARY

Rates Current At January 2021			
Ref	Description	%	Total Cost \$
PV	Pavements		Excl.
ESTIMATED NET COST			Excl.
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			Excl.

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C2 Sturt Park

Rates Current At January 2021				
Ref	Description	Unit	Qty	Total Cost \$
PV	PAVEMENTS			
MC	Miscellaneous			
47	No allowance for works to Sturt Park - Out of scope	Note		Excl.
Miscellaneous				Excl.
PAVEMENTS				Excl.
STURT PARK				Excl.

PRIORITY 2 - CHLORIDE STREET CONNECTOR -
CHLORIDE STREET (WOLFRAM TO BERYL STREET)
SUMMARY

Rates Current At January 2021			
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	5.2%	63,448.50
EA	Earthworks	5.9%	72,415.00
PV	Pavements	35.0%	427,425.00
LA	Landscaping	9.1%	111,350.00
FE	Furniture and Equipment	0.8%	10,000.00
SL	Signage and Linemarking	0.4%	5,000.00
SW	Stormwater	2.5%	30,000.00
SV	Services	1.2%	15,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	115,000.00
PR	Contractors Preliminaries	13.9%	170,000.00
OC	Project On-Costs	16.4%	200,000.00
ESTIMATED NET COST		100.0%	1,219,638.50
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			1,219,638.50

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets)

C3 Chloride Street (Wolfram and Beryl Streets)				Rates Current At January 2021	
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	885	18.00	15,930.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	1,468	15.50	22,754.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	237	22.50	5,332.50
10	Take up existing gravel pavement and dispose debris off site	m²	332	15.00	4,980.00
1	Break up existing kerb and gutter and dispose debris off site	m	556	17.00	9,452.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					63,448.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	510	49.00	24,990.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	1,355	35.00	47,425.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					72,415.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	1,355	8.50	11,517.50
19	Supply and place base course to new pavers including trimming and compacting	m²	1,355	21.50	29,132.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	1,355	117.00	158,535.00
56	Allow to match new pavers into existing	Item			2,500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					201,685.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	113	205.00	23,165.00
Existing Footpath Pavements					23,165.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR	Bitumen Roadway				
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	510	10.50	5,355.00
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	510	25.00	12,750.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	510	32.00	16,320.00
60	Supply and install bitumen wearing course to new infill	m ²	510	48.00	24,480.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	622	125.00	77,750.00
	Bitumen Roadway				136,655.00
CW	Concrete Works				
4	Concrete kerb and gutter	m	622	85.00	52,870.00
63	Concrete pram ramp including tactile indicators	No	9	1,450.00	13,050.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				65,920.00
	PAVEMENTS				427,425.00
LA	LANDSCAPING				
TB	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	237	150.00	35,550.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	237	6.00	1,422.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	237	95.00	22,515.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	711	13.00	9,243.00
72	Concrete flush edge or similar to tree planting bay	m	263	65.00	17,095.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				85,825.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	28	450.00	12,600.00
	Tree Planting				12,600.00
IR	Irrigation				
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	237	25.00	5,925.00
	Irrigation				5,925.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
	Miscellaneous				7,000.00
	LANDSCAPING				111,350.00
FE	FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				10,000.00
SL	SIGNAGE AND LINEMARKING				
88	Allowance for new road line marking to suit adjusted Chloride Street kerb alignment	Item			3,500.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				5,000.00
SW	STORMWATER				
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			30,000.00
	STORMWATER				30,000.00
SV	SERVICES				
EL	Electrical				
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				10,000.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				15,000.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			115,000.00
	LOCALITY LOADING				115,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00
110	Traffic and pedestrian management	Item			50,000.00
	CONTRACTORS PRELIMINARIES				170,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			100,000.00
112	Construction Contingency	Item			100,000.00
	PROJECT ON-COSTS				200,000.00
	CHLORIDE STREET (WOLFRAM AND BERYL STREETS)				1,219,638.50

PRIORITY 2 - CHLORIDE STREET CONNECTOR -
CHLORIDE STREET (BERYL TO ARGENT STREET)
SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	3.5%	44,296.00
EA	Earthworks	3.6%	45,010.00
PV	Pavements	28.3%	356,247.00
LA	Landscaping	12.7%	159,357.00
FE	Furniture and Equipment	9.2%	116,250.00
SL	Signage and Linemarking	0.9%	11,000.00
SS	Structures and Shelters		Excl.
SW	Stormwater	2.4%	30,000.00
SV	Services	0.6%	7,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.5%	120,000.00
PR	Contractors Preliminaries	13.5%	170,000.00
OC	Project On-Costs	15.9%	200,000.00
	ESTIMATED NET COST	100.0%	1,259,660.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,259,660.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	585	18.00	10,530.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	1,315	15.50	20,382.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	189	22.50	4,252.50
1	Break up existing kerb and gutter and dispose debris off site	m	243	17.00	4,131.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					44,296.00
EA EARTHWORKS					
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	1,286	35.00	45,010.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					45,010.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	1,286	8.50	10,931.00
19	Supply and place base course to new pavers including trimming and compacting	m²	1,286	21.50	27,649.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	1,286	117.00	150,462.00
56	Allow to match new pavers into existing	Item			2,250.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					191,292.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	161	205.00	33,005.00
Existing Footpath Pavements					33,005.00
BR Bitumen Roadway					
61	Reinstate existing roadway 300mm wide where new kerb installed	m	375	125.00	46,875.00
Bitumen Roadway					46,875.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CW Concrete Works					
4	Concrete kerb and gutter	m	375	85.00	31,875.00
63	Concrete pram ramp including tactile indicators	No	16	1,450.00	23,200.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					55,075.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	2	15,000.00	30,000.00
51	No allowance for upgrade to existing pavements to Broken Hill Library entry - Out of Scope	Note			Excl.
143	No allowance for new round about to Chloride Street and Beryl Street intersection	Note			Excl.
Miscellaneous					30,000.00
PAVEMENTS					356,247.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	302	25.00	7,550.00
7	Deep rip subgrade ready for new garden beds	m²	302	5.50	1,661.00
8	Supply and place 300mm deep imported topsoil to garden beds	m²	302	35.00	10,570.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	904	13.00	11,752.00
9	Supply and place 75mm thick mulch garden bed	m²	302	11.00	3,322.00
75	Feature raised steel or similar edging to garden beds	m	244	110.00	26,840.00
Garden Beds					61,695.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m²	189	150.00	28,350.00
69	Deep rip and cultivate existing subgrade ready for new planting	m²	189	6.00	1,134.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m²	189	95.00	17,955.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	566	13.00	7,358.00
72	Concrete flush edge or similar to tree planting bay	m	210	65.00	13,650.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					68,447.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	11	450.00	4,950.00
65	Supply and plant 100L tree to garden bed including preparation works	No	10	400.00	4,000.00
	Tree Planting				8,950.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	302	20.00	6,040.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	189	25.00	4,725.00
	Irrigation				10,765.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			500.00
76	Allowance for 52 week maintenance period	Item			9,000.00
50	No allowance for upgrade to existing Broken Hill Library entry garden - Out of Scope	Note			Excl.
	Miscellaneous				9,500.00
	LANDSCAPING				159,357.00
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	17	6,250.00	106,250.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				116,250.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	2	3,000.00	6,000.00
88	Allowance for new road line marking to suit adjusted Chloride Street kerb alignment	Item			3,500.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				11,000.00
SS	STRUCTURES AND SHELTERS				
49	No allowance for upgrade of existing Public Toilet to Broken Hill Library entry - Out of Scope	Note			Excl.
	STRUCTURES AND SHELTERS				Excl.

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW	STORMWATER				
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			30,000.00
	STORMWATER				30,000.00
SV	SERVICES				
EL	Electrical				
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
	Water				2,500.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				7,500.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			120,000.00
	LOCALITY LOADING				120,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00
110	Traffic and pedestrian management	Item			50,000.00
	CONTRACTORS PRELIMINARIES				170,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			100,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
112	Construction Contingency	Item			100,000.00
PROJECT ON-COSTS					200,000.00
CHLORIDE STREET (BERYL AND ARGENT STREETS)					1,259,660.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR -
CHLORIDE STREET (CHYSTAL STREET TO CHRYSTAL
LANE) SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	3.5%	22,192.50
EA	Earthworks	2.8%	18,123.00
PV	Pavements	27.7%	177,005.50
LA	Landscaping	9.6%	61,281.00
FE	Furniture and Equipment	5.5%	35,000.00
SL	Signage and Linemarking	1.5%	9,500.00
SW	Stormwater	7.8%	50,000.00
SV	Services	2.4%	15,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	60,000.00
PR	Contractors Preliminaries	14.1%	90,000.00
OC	Project On-Costs	15.7%	100,000.00
ESTIMATED NET COST			100.0% 638,102.00

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	638,102.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			750.00
28	Saw cut existing bitumen pavement ready for removal	m	218	18.00	3,924.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	519	15.50	8,044.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	58	22.50	1,305.00
3	Take up existing median unit paving and dispose off site	m ²	37	25.00	925.00
1	Break up existing kerb and gutter and dispose debris off site	m	132	17.00	2,244.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					22,192.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	37	49.00	1,813.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	466	35.00	16,310.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					18,123.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	466	8.50	3,961.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	466	21.50	10,019.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	466	117.00	54,522.00
56	Allow to match new pavers into existing	Item			1,000.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					69,502.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	75	205.00	15,375.00
Existing Footpath Pavements					15,375.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	37	10.50	388.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	37	25.00	925.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	37	32.00	1,184.00
60	Supply and install bitumen wearing course to new infill	m ²	37	48.00	1,776.00
Bitumen Roadway					4,273.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	1,225	13.50	16,537.50
36	Minor adjustment to existing base course to suit new roadway width	m ²	1,225	5.00	6,125.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	1,225	35.50	43,487.50
Re-Sheet Existing Bitumen Roadway					66,150.00
CW Concrete Works					
4	Concrete kerb and gutter	m	153	85.00	13,005.00
63	Concrete pram ramp including tactile indicators	No	6	1,450.00	8,700.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					21,705.00
MC Miscellaneous					
53	No allowance for upgrade to existing Musicians Club Carpark pavements - Out of Scope	Note			Excl.
Miscellaneous					Excl.
PAVEMENTS					177,005.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	142	25.00	3,550.00
7	Deep rip subgrade ready for new garden beds	m ²	142	5.50	781.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	142	35.00	4,970.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	426	13.00	5,538.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
9	Supply and place 75mm thick mulch garden bed	m²	142	11.00	1,562.00
75	Feature raised steel or similar edging to garden beds	m	133	110.00	14,630.00
Garden Beds					31,031.00
TB	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m²	58	150.00	8,700.00
69	Deep rip and cultivate existing subgrade ready for new planting	m²	58	6.00	348.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m²	58	95.00	5,510.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	174	13.00	2,262.00
72	Concrete flush edge or similar to tree planting bay	m	66	65.00	4,290.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					21,110.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	1	450.00	450.00
65	Supply and plant 100L tree to garden bed including preparation works	No	1	400.00	400.00
Tree Planting					850.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	142	20.00	2,840.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m²	58	25.00	1,450.00
Irrigation					4,290.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			3,000.00
54	No allowance for upgrade of existing Musicians Club carpark - Out of Scope	Note			Excl.
Miscellaneous					4,000.00
LANDSCAPING					61,281.00
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	4	6,250.00	25,000.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					35,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL	SIGNAGE AND LINEMARKING				
89	Allowance for new road line marking to suit Chloride Street parking adjustments	Item			8,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
SIGNAGE AND LINEMARKING					9,500.00
SW	STORMWATER				
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
STORMWATER					50,000.00
SV	SERVICES				
EL	Electrical				
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
Electrical					Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
Water					10,000.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			5,000.00
Builders Work in Connection with Specialist Services					5,000.00
SERVICES					15,000.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			60,000.00
LOCALITY LOADING					60,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			50,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
110	Traffic and pedestrian management	Item			30,000.00
CONTRACTORS PRELIMINARIES					90,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			50,000.00
112	Construction Contingency	Item			50,000.00
PROJECT ON-COSTS					100,000.00
CHLORIDE STREET (CHRYSTAL STREET AND CHRYSTAL LANE)					638,102.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR - TRAIN STATION SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	4.9%	18,320.50
EA	Earthworks	1.9%	6,895.00
PV	Pavements	18.3%	67,964.00
LA	Landscaping	26.7%	99,151.00
FE	Furniture and Equipment	4.0%	15,000.00
SL	Signage and Linemarking	0.9%	3,500.00
SW	Stormwater	4.0%	15,000.00
SV	Services	1.3%	5,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	35,000.00
PR	Contractors Preliminaries	14.8%	55,000.00
OC	Project On-Costs	13.5%	50,000.00
ESTIMATED NET COST			100.0% 370,830.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	370,830.50

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE	DEMOLITION AND SITE CLEARANCE				
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	63	18.00	1,134.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	243	15.50	3,766.50
30	Take up existing concrete pavement to footpath and dispose off site	m²	300	23.00	6,900.00
1	Break up existing kerb and gutter and dispose debris off site	m	60	17.00	1,020.00
38	Allow to remove existing street furniture and return to Council	Item			2,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				18,320.50
EA	EARTHWORKS				
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	197	35.00	6,895.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				6,895.00
PV	PAVEMENTS				
FP	New Footpath Pavers				
18	Proof roll and trim subgrade ready for new pavers	m²	197	8.50	1,674.50
19	Supply and place base course to new pavers including trimming and compacting	m²	197	21.50	4,235.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	197	117.00	23,049.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
	New Footpath Pavers				29,709.00
CW	Concrete Works				
4	Concrete kerb and gutter	m	63	85.00	5,355.00
63	Concrete pram ramp including tactile indicators	No	2	1,450.00	2,900.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				8,255.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MC	Miscellaneous				
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	2	15,000.00	30,000.00
	Miscellaneous				30,000.00
	PAVEMENTS				67,964.00
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	308	25.00	7,700.00
7	Deep rip subgrade ready for new garden beds	m²	308	5.50	1,694.00
8	Supply and place 300mm deep imported topsoil to garden beds	m²	308	35.00	10,780.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	923	13.00	11,999.00
9	Supply and place 75mm thick mulch garden bed	m²	308	11.00	3,388.00
75	Feature raised steel or similar edging to garden beds	m	129	110.00	14,190.00
	Garden Beds				49,751.00
TB	Tree Planting Bay				
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				Excl.
TP	Tree Planting				
65	Supply and plant 100L tree to garden bed including preparation works	No	4	400.00	1,600.00
	Tree Planting				1,600.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	308	20.00	6,160.00
	Irrigation				6,160.00
MC	Miscellaneous				
124	Allow to update existing train station garden bed including plant replacement, new mulch, etc	m²	741	40.00	29,640.00
76	Allowance for 52 week maintenance period	Item			12,000.00
	Miscellaneous				41,640.00
	LANDSCAPING				99,151.00
FE	FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				15,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			500.00
	SIGNAGE AND LINEMARKING				3,500.00
SW	STORMWATER				
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			15,000.00
	STORMWATER				15,000.00
SV	SERVICES				
EL	Electrical				
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				5,000.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			35,000.00
	LOCALITY LOADING				35,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			25,000.00
126	Temporary works allowance	Item			10,000.00
110	Traffic and pedestrian management	Item			20,000.00
	CONTRACTORS PRELIMINARIES				55,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			25,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
112	Construction Contingency	Item			25,000.00
	PROJECT ON-COSTS				50,000.00
	TRAIN STATION				370,830.50

PRIORITY 2 - ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.2%	39,315.50
EA	Earthworks	1.2%	21,840.00
PV	Pavements	12.7%	228,097.50
LA	Landscaping	10.4%	186,032.00
FE	Furniture and Equipment	0.8%	15,000.00
SL	Signage and Linemarking	0.6%	10,000.00
SW	Stormwater	2.8%	50,000.00
SV	Services	33.2%	595,300.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	175,000.00
PR	Contractors Preliminaries	12.5%	225,000.00
OC	Project On-Costs	13.9%	250,000.00
ESTIMATED NET COST		100.0%	1,795,585.00

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	1,795,585.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,250.00
28	Saw cut existing bitumen pavement ready for removal	m	587	18.00	10,566.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	734	15.50	11,377.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	339	22.50	7,627.50
3	Take up existing median unit paving and dispose off site	m²	5	25.00	125.00
1	Break up existing kerb and gutter and dispose debris off site	m	186	17.00	3,162.00
2	Break up existing median kerb and dispose off site	m	13	16.00	208.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					39,315.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	5	49.00	245.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	617	35.00	21,595.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					21,840.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	617	8.50	5,244.50
19	Supply and place base course to new pavers including trimming and compacting	m²	617	21.50	13,265.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	617	117.00	72,189.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					91,449.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF	Existing Footpath Pavements				
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	209	205.00	42,845.00
	Existing Footpath Pavements				42,845.00
BR	Bitumen Roadway				
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	5	10.50	52.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	5	25.00	125.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	5	32.00	160.00
60	Supply and install bitumen wearing course to new infill	m ²	5	48.00	240.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	241	125.00	30,125.00
	Bitumen Roadway				30,702.50
EB	Re-Sheet Existing Bitumen Roadway				
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	404	13.50	5,454.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	404	5.00	2,020.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	404	35.50	14,342.00
	Re-Sheet Existing Bitumen Roadway				21,816.00
CW	Concrete Works				
4	Concrete kerb and gutter	m	241	85.00	20,485.00
63	Concrete pram ramp including tactile indicators	No	4	1,450.00	5,800.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				26,285.00
MC	Miscellaneous				
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	1	15,000.00	15,000.00
	Miscellaneous				15,000.00
	PAVEMENTS				228,097.50
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	162	25.00	4,050.00
7	Deep rip subgrade ready for new garden beds	m ²	162	5.50	891.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	162	35.00	5,670.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	485	13.00	6,305.00
9	Supply and place 75mm thick mulch garden bed	m ²	162	11.00	1,782.00
75	Feature raised steel or similar edging to garden beds	m	138	110.00	15,180.00
	Garden Beds				33,878.00
TB	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	339	150.00	50,850.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	339	6.00	2,034.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	339	95.00	32,205.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,015	13.00	13,195.00
72	Concrete flush edge or similar to tree planting bay	m	347	65.00	22,555.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				120,839.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	16	450.00	7,200.00
65	Supply and plant 100L tree to garden bed including preparation works	No	1	400.00	400.00
	Tree Planting				7,600.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	162	20.00	3,240.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	339	25.00	8,475.00
	Irrigation				11,715.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			11,000.00
55	No allowance for new park next to the Art Gallery - Out of Scope	Note			Excl.
	Miscellaneous				12,000.00
	LANDSCAPING				186,032.00
FE	FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				15,000.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	2	3,000.00	6,000.00
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
	SIGNAGE AND LINEMARKING				10,000.00
SW	STORMWATER				
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			50,000.00
	STORMWATER				50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	386	800.00	308,800.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	11	24,000.00	264,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				585,300.00
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
	Water				2,500.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			7,500.00
	Builders Work in Connection with Specialist Services				7,500.00
	SERVICES				595,300.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			175,000.00
	LOCALITY LOADING				175,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			125,000.00
126	Temporary works allowance	Item			30,000.00
110	Traffic and pedestrian management	Item			70,000.00
	CONTRACTORS PRELIMINARIES				225,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			125,000.00
112	Construction Contingency	Item			125,000.00
	PROJECT ON-COSTS				250,000.00
	ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY				1,795,585.00

PRIORITY 3 SUMMARY

		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m ²	SA \$/m ²	Total Cost \$
P3	PRIORITY 3			
D2	Argent Street: Bromide Street - Sulphide Street	7,626	284	2,164,419.00
E	Patton Street Reserve	1,275	267	340,410.50
	PRIORITY 3	8,901	281	2,504,829.50
	ESTIMATED NET COST	8,901	281	2,504,829.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	8,901 281 2,504,829.50

PRIORITY 3 - ARGENT STREET: BROMIDE STREET -
SULPHIDE STREET SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.7%	58,186.50
EA	Earthworks	2.5%	53,361.00
PV	Pavements	16.1%	348,307.50
LA	Landscaping	7.5%	161,964.00
FE	Furniture and Equipment	0.7%	15,000.00
SL	Signage and Linemarking	0.3%	7,000.00
SW	Stormwater	2.3%	50,000.00
SV	Services	32.1%	695,600.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	210,000.00
PR	Contractors Preliminaries	12.2%	265,000.00
OC	Project On-Costs	13.9%	300,000.00
	ESTIMATED NET COST	100.0%	2,164,419.00

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	2,164,419.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE	DEMOLITION AND SITE CLEARANCE				
125	Allow for removal of general debris and rubbish from site	Item			1,250.00
28	Saw cut existing bitumen pavement ready for removal	m	639	18.00	11,502.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	1,048	15.50	16,244.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	341	22.50	7,672.50
3	Take up existing median unit paving and dispose off site	m²	289	25.00	7,225.00
1	Break up existing kerb and gutter and dispose debris off site	m	205	17.00	3,485.00
2	Break up existing median kerb and dispose off site	m	363	16.00	5,808.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				58,186.50
EA	EARTHWORKS				
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	289	49.00	14,161.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	1,120	35.00	39,200.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				53,361.00
PV	PAVEMENTS				
FP	New Footpath Pavers				
18	Proof roll and trim subgrade ready for new pavers	m²	1,120	8.50	9,520.00
19	Supply and place base course to new pavers including trimming and compacting	m²	1,120	21.50	24,080.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	1,120	117.00	131,040.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
	New Footpath Pavers				165,390.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF	Existing Footpath Pavements				
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	196	205.00	40,180.00
	Existing Footpath Pavements				40,180.00
BR	Bitumen Roadway				
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	289	10.50	3,034.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	289	25.00	7,225.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	289	32.00	9,248.00
60	Supply and install bitumen wearing course to new infill	m²	289	48.00	13,872.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	301	125.00	37,625.00
	Bitumen Roadway				71,004.50
EB	Re-Sheet Existing Bitumen Roadway				
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m²	362	13.50	4,887.00
36	Minor adjustment to existing base course to suit new roadway width	m²	362	5.00	1,810.00
37	Supply and place asphalt wearing course to suit new roadway width	m²	362	35.50	12,851.00
	Re-Sheet Existing Bitumen Roadway				19,548.00
CW	Concrete Works				
4	Concrete kerb and gutter	m	301	85.00	25,585.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				37,185.00
MC	Miscellaneous				
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	1	15,000.00	15,000.00
	Miscellaneous				15,000.00
	PAVEMENTS				348,307.50
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m²	56	25.00	1,400.00
7	Deep rip subgrade ready for new garden beds	m²	56	5.50	308.00
8	Supply and place 300mm deep imported topsoil to garden beds	m²	56	35.00	1,960.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	166	13.00	2,158.00
9	Supply and place 75mm thick mulch garden bed	m²	56	11.00	616.00
75	Feature raised steel or similar edging to garden beds	m	53	110.00	5,830.00
Garden Beds					12,272.00
TB	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m²	341	150.00	51,150.00
69	Deep rip and cultivate existing subgrade ready for new planting	m²	341	6.00	2,046.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m²	341	95.00	32,395.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,022	13.00	13,286.00
72	Concrete flush edge or similar to tree planting bay	m	338	65.00	21,970.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					120,847.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	16	450.00	7,200.00
Tree Planting					7,200.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m²	56	20.00	1,120.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m²	341	25.00	8,525.00
Irrigation					9,645.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			11,000.00
52	No allowance for new public space to Western end of Argent Street - Out of Scope	Note			Excl.
Miscellaneous					12,000.00
LANDSCAPING					161,964.00
FE	FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					15,000.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
SIGNAGE AND LINEMARKING					7,000.00
SW	STORMWATER				
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			50,000.00
STORMWATER					50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	407	800.00	325,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	15	24,000.00	360,000.00
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					685,600.00
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
Water					2,500.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			7,500.00
Builders Work in Connection with Specialist Services					7,500.00
SERVICES					695,600.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			210,000.00
LOCALITY LOADING					210,000.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			150,000.00
126	Temporary works allowance	Item			35,000.00
110	Traffic and pedestrian management	Item			80,000.00
	CONTRACTORS PRELIMINARIES				265,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			150,000.00
112	Construction Contingency	Item			150,000.00
	PROJECT ON-COSTS				300,000.00
	ARGENT STREET: BROMIDE STREET - SULPHIDE STREET				2,164,419.00

PRIORITY 3 - PATTON STREET RESERVE SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	4.4%	14,996.00
EA	Earthworks	3.0%	10,052.00
PV	Pavements	22.6%	76,791.00
LA	Landscaping	16.0%	54,571.50
FE	Furniture and Equipment	5.9%	20,000.00
SL	Signage and Linemarking	1.2%	4,000.00
SW	Stormwater	5.9%	20,000.00
SV	Services	1.5%	5,000.00
PA	Public Art		Excl.
LL	Locality Loading	10.3%	35,000.00
PR	Contractors Preliminaries	14.7%	50,000.00
OC	Project On-Costs	14.7%	50,000.00
	ESTIMATED NET COST	100.0%	340,410.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	340,410.50

ITEMS

P3 PRIORITY 3

E Patton Street Reserve

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE	DEMOLITION AND SITE CLEARANCE				
125	Allow for removal of general debris and rubbish from site	Item			750.00
28	Saw cut existing bitumen pavement ready for removal	m	135	18.00	2,430.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	192	15.50	2,976.00
134	Take up existing footpath asphalt pavement and dispose off site	m ²	255	15.00	3,825.00
1	Break up existing kerb and gutter and dispose debris off site	m	45	17.00	765.00
38	Allow to remove existing street furniture and return to Council	Item			750.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					14,996.00
EA	EARTHWORKS				
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	8	49.00	392.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	276	35.00	9,660.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					10,052.00
PV	PAVEMENTS				
FP	New Footpath Pavers				
18	Proof roll and trim subgrade ready for new pavers	m ²	276	8.50	2,346.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	276	21.50	5,934.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	276	117.00	32,292.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					41,322.00
EF	Existing Footpath Pavements				
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	17	205.00	3,485.00
Existing Footpath Pavements					3,485.00
BR	Bitumen Roadway				
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	8	10.50	84.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	8	25.00	200.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	8	32.00	256.00
60	Supply and install bitumen wearing course to new infill	m ²	8	48.00	384.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	134	125.00	16,750.00
Bitumen Roadway					17,674.00
EB	Re-Sheet Existing Bitumen Roadway				
135	No allowance for asphalt re-sheet to Patton Street	Note			Excl.
Re-Sheet Existing Bitumen Roadway					Excl.
CW	Concrete Works				
4	Concrete kerb and gutter	m	58	85.00	4,930.00
136	Concrete median kerb	m	81	80.00	6,480.00
63	Concrete pram ramp including tactile indicators	No	2	1,450.00	2,900.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					14,310.00
PAVEMENTS					76,791.00
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	165	25.00	4,125.00
7	Deep rip subgrade ready for new garden beds	m ²	165	5.50	907.50
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	165	35.00	5,775.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	493	13.00	6,409.00
9	Supply and place 75mm thick mulch garden bed	m ²	165	11.00	1,815.00
75	Feature raised steel or similar edging to garden beds	m	184	110.00	20,240.00
Garden Beds					39,271.50
TP	Tree Planting				
65	Supply and plant 100L tree to garden bed including preparation works	No	4	400.00	1,600.00
137	Supply and plant 100L tree to median garden bed including preparation works	No	4	425.00	1,700.00
66	Supply and plant 100L tree to existing verge planting including excavation and preparation works	No	2	850.00	1,700.00
Tree Planting					5,000.00
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	165	20.00	3,300.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
108	No allowance for irrigation system to trees within existing verge planting	Note			Excl.
	Irrigation				3,300.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
73	No allowance for new works to Patton Park - Out of Scope	Note			Excl.
	Miscellaneous				7,000.00
	LANDSCAPING				54,571.50
FE	FURNITURE AND EQUIPMENT				
138	Allowance for benches, bike racks, bins, bollards, etc to upgraded Patton Street	Item			20,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				20,000.00
SL	SIGNAGE AND LINEMARKING				
139	Allowance for new road line marking to suit Patton Street kerb adjustments	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
	SIGNAGE AND LINEMARKING				4,000.00
SW	STORMWATER				
141	Allowance for alterations to existing Patton Street stormwater infrastructure to suit new kerb alignment	Item			20,000.00
	STORMWATER				20,000.00
SV	SERVICES				
EL	Electrical				
99	No allowance for CCTV or similar security system	Note			Excl.
142	No allowance for new smartpoles or similar lighting to Patton Street	Note			Excl.
	Electrical				Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			5,000.00
	Water				5,000.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
	SERVICES				5,000.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			35,000.00
	LOCALITY LOADING				35,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			25,000.00
126	Temporary works allowance	Item			5,000.00
110	Traffic and pedestrian management	Item			20,000.00
	CONTRACTORS PRELIMINARIES				50,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			25,000.00
112	Construction Contingency	Item			25,000.00
	PROJECT ON-COSTS				50,000.00
	PATTON STREET RESERVE				340,410.50

PRIORITY 4 SUMMARY

		SA: Site Area Rates Current At January 2021		
Ref	Location	SA m²	SA \$/m²	Total Cost \$
P4	PRIORITY 4			
D1	Street Upgrades to Balance of Town Centre	44,984	97	4,343,163.00
	PRIORITY 4	44,984	97	4,343,163.00
	ESTIMATED NET COST	44,984	97	4,343,163.00
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	44,984	97	4,343,163.00

PRIORITY 4 - STREET UPGRADES TO BALANCE OF TOWN CENTRE SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	4.8%	210,077.00
EA	Earthworks	3.1%	135,800.00
PV	Pavements	26.3%	1,140,456.00
LA	Landscaping	24.3%	1,056,330.00
FE	Furniture and Equipment	0.5%	20,000.00
SL	Signage and Linemarking	1.1%	48,000.00
SW	Stormwater	3.5%	150,000.00
SV	Services	0.6%	27,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	420,000.00
PR	Contractors Preliminaries	12.3%	535,000.00
OC	Project On-Costs	13.8%	600,000.00
	ESTIMATED NET COST	100.0%	4,343,163.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		4,343,163.00

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			3,500.00
28	Saw cut existing bitumen pavement ready for removal	m	3,866	18.00	69,588.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m²	3,617	15.50	56,063.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m²	2,377	22.50	53,482.50
1	Break up existing kerb and gutter and dispose debris off site	m	879	17.00	14,943.00
38	Allow to remove existing street furniture and return to Council	Item			2,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					210,077.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m²	30	49.00	1,470.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m²	3,838	35.00	134,330.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					135,800.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m²	3,838	8.50	32,623.00
19	Supply and place base course to new pavers including trimming and compacting	m²	3,838	21.50	82,517.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m²	3,838	117.00	449,046.00
56	Allow to match new pavers into existing	Item			4,000.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					568,186.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m²	1,093	205.00	224,065.00
Existing Footpath Pavements					224,065.00

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m²	30	10.50	315.00
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m²	30	25.00	750.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m²	30	32.00	960.00
60	Supply and install bitumen wearing course to new infill	m²	30	48.00	1,440.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	1,324	125.00	165,500.00
Bitumen Roadway					168,965.00
CW Concrete Works					
4	Concrete kerb and gutter	m	1,324	85.00	112,540.00
63	Concrete pram ramp including tactile indicators	No	46	1,450.00	66,700.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					179,240.00
MC Miscellaneous					
48	No allowance for laneway link between Blende and Beryl Streets - Out of Scope	Note			Excl.
144	No allowance for new round about to Sulphide Street and Beryl Street intersection	Note			Excl.
Miscellaneous					Excl.
PAVEMENTS					1,140,456.00
LA LANDSCAPING					
TF Turf					
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m²	346	18.00	6,228.00
12	Deep rip and cultivate subgrade ready for new turf	m²	346	5.50	1,903.00
13	Supply and place 200mm deep imported topsoil to turf areas	m²	346	25.00	8,650.00
14	Supply and place instant turf including dynamic lifter	m²	346	14.00	4,844.00
74	Concrete of similar flush edging to new turf area	m	118	80.00	9,440.00
Turf					31,065.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m²	2,377	150.00	356,550.00
69	Deep rip and cultivate existing subgrade ready for new planting	m²	2,377	6.00	14,262.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m²	2,377	95.00	225,815.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	7,130	13.00	92,690.00

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
72	Concrete flush edge or similar to tree planting bay	m	2,543	65.00	165,295.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					854,612.00
TP	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	135	450.00	60,750.00
66	Supply and plant 100L tree to existing verge planting including excavation and preparation works	No	25	850.00	21,250.00
Tree Planting					82,000.00
IR	Irrigation				
106	Dripline or similar irrigation system to new turf areas	m ²	346	18.00	6,228.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	2,377	25.00	59,425.00
108	No allowance for irrigation system to trees within existing verge planting	Note			Excl.
Irrigation					65,653.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			3,000.00
76	Allowance for 52 week maintenance period	Item			20,000.00
Miscellaneous					23,000.00
LANDSCAPING					1,056,330.00
FE	FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			20,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					20,000.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	8	3,000.00	24,000.00
90	Allowance for sundry road line marking to suit new tree pits, parking bay adjustments and kerb realignment	Item			20,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			4,000.00
SIGNAGE AND LINEMARKING					48,000.00
SW	STORMWATER				
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			150,000.00
STORMWATER					150,000.00

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SV	SERVICES				
EL	Electrical				
81	No allowance for new lighting to Sulphide, Blende, Beryl, Oxide, Crystal and Bromide Streets - existing to remain	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			12,500.00
Water					12,500.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			15,000.00
Builders Work in Connection with Specialist Services					15,000.00
SERVICES					27,500.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			420,000.00
LOCALITY LOADING					420,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			300,000.00
126	Temporary works allowance	Item			65,000.00
110	Traffic and pedestrian management	Item			170,000.00
CONTRACTORS PRELIMINARIES					535,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			300,000.00
112	Construction Contingency	Item			300,000.00
PROJECT ON-COSTS					600,000.00
STREET UPGRADES TO BALANCE OF TOWN CENTRE					4,343,163.00

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