

Information Sheet:

Streetscape Opinion of Probable Costs

Purpose:

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

Table 1: Landscape probable cost.

	LANDSCAPE PROBABLE COST	Unit	Qty	Rate (\$)
1	PRELIMINARIES AND SITE ESTABLISHMENT			
O1a	Establishment, insurance, set-out, A-SPEC/'as built' plans, etc.	Item	1	2,500.00 (or 2%, whichever is larger)
2	SITE PREPARATION AND EARTHWORKS			
O2a	Weed control - pre-emergent herbicide to all garden bed areas	Sq.m.	1	1.50
O2b	Weed control - herbicide application to all turf areas	Sq.m	1	1.00
O2c	Clean up remaining debris in streetscape	Item	1	500.00
O2d	Fine trimming and grading for all garden bed areas	Sq.m.	1	2.50
O2e	Fine trimming and sub-grading for turf areas	Sq.m	1	2.50
3	CULTIVATION, SOILS AND PREPARATION			
O3a	Soil testing of site soil (minimum two locations)	Sq.m	1	750.00
O3b	Provisional rate for imported topsoil	Cu.m	1	80.00
	Garden Beds			
O3c	Ameliorate and cultivate 150mm depth for all garden bed areas	Sq.m.	1	2.50
O3d	200mm depth imported topsoil and prepared garden bed sub grade	Sq.m	1	15.00
	Turf			
O3e	Ameliorate and cultivate 150mm depth of topsoil for all turf areas	Sq.m	1	2.50
O3f	50mm depth imported topsoil to all turf areas	Sq.m	1	4.00
O3g	Final grading of all turf areas	Sq.m	1	2.00
4	TREES, PLANTING AND MULCH			
	Trees Supply			
	Supply and install semi-advanced trees including tree watering well and tree stakes, conforming with AS2303:2018, as per Wyndham City Council standard semi-advanced tree detail.			
O4a	Arborist nursery tree stock inspection	No.	1	1,500.00
O4b	Evergreen or deciduous tree (45lt pot)	No.	1	350.00
	Shrub Supply			
O4c	Supply & install tubestock	No.	1	5.00

O4d	Supply & install 140mm or 150mm pot small shrub	No.	1	14.00
O4e	Supply & install 200mm or 300mm pot large shrub	No.	1	22.00
Garden Beds				
O4f	Organic mulch to garden beds (75mm min. depth)	Cu.m	1	75.00
O4g	Supply and spread 75mm depth of approved organic mulch to garden beds	Sq.m.	1	12.00
O4h	Supply and install jute matt to garden bed	Sq.m.	1	8.00
5	TURF GRASSING			
O5a	Kikuyu instant turf	Sq.m	1	15.00
6	EDGING AND PAVING			
Edging				
O6a	Timber edge (75mm x 25mm)	Lin.m	1	20.00
O6b	Concrete edge (200mm wide)	Lin.m	1	200.00
O6c	Concrete edge (150mm wide)	Lin.m	1	100.00
O6d	Spade edge	Lin.m	1	20.00
O6e	Steel edge	Lin.m	1	40.00
Paving				
O6f	100mm compacted and stabilised gravel paving plus sub-base	Sq.m.	1	45.00
O6g	125mm thick 25MPa reinforced concrete	Sq.m.	1	125.00
O6h	125mm thick 25MPa exposed aggregate concrete	Sq.m.	1	140.00
7	MAINTENANCE & ESTABLISHMENT			
O7a	General maintenance and establishment period to establish and maintain the landscape to the standards indicated in the specification. This may include, but is not limited to, watering, mowing, weed removal & any miscellaneous items required to maintain the landscape.	Weeks	104	600.00
O7b	Tree mulch ring top up	Cu.m	1	75.00

Notes:

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