

13.4 Coober Pedy Drive In – Master Plan

Author: Michael Edgecomb, Consultant

On behalf of the Coober Pedy Together Facilitation Group, and interested Community Members

Attachments: 1. [↓](#) Coober Pedy Drive In – Master Plan

Type: *Matter for Decision*

Conflict of Interest: *The author declares no conflict of interest in this matter.*

Purpose of Report:

The purpose of this report is to provide District Council an update on the Coober Pedy Drive-In Master Plan process, next steps, and to seek in-principle support for the plan.

Discussion

Coober Pedy Together was initially asked to facilitate conversations between the District Council of Coober Pedy, and the Coober Pedy Drive-In in August 2022. Those conversations have led to the development of a positive working relationship that has seen the creation and approval of a facilities agreement, and the initiation and completion of a master planning process for the Drive-In.

The Drive-In site remains a physical asset of DCCP, whilst the operations of the Drive-In are facilitated by the community management committee as an incorporated association. It is the last remaining Drive-In in South Australia.

District Council provided funds to complete a master plan for the site within the 22/23 annual business plan and budget. A selected tender was completed, as per district council's procurement policy, and Aspect Studios and Mulloway Studios were selected to complete the master planning process.

Aspect Studios and Mulloway Studios visited Coober Pedy to work with the Drive-In committee, Coober Pedy Together, and DCCP, to develop the master plan, with a final master plan being delivered in July 2023. It is attached to this report.

The Coober Pedy Drive-In Master Plan represents a bold vision to refresh and recreate the Drive-In for generations to come, as a key local and tourism asset, whilst maintaining the Coober Pedy story and flavour in its design. A cost estimate was provided as part of the master plan, which estimates a project

cost of \$7,564,433. The project will only move forward, provided external funding can be secured. There is no intention of there being any cost attributed to rate payers.

Coober Pedy Together is now supporting the Drive-In committee and DCCP to prepare a business case, liaising with partners and key stakeholders, including the South Australian Tourism Commission, to secure the funding, to move forward to a final design, approval, and build phase.

This report seeks in-principle support from district council for the final master plan.

Financial Implications: The project will only move forward, provided external funding can be secured. There is no intention of there being any cost attributed to rate payers.

Consultation: Not applicable.

Recommendation:

That Council endorses the Coober Pedy Drive-In Masterplan in-principle, and provide in-principle support to move forward with securing external funding.

COOBER PEDY DRIVE-IN DRAFT MASTER PLAN



DISTRICT COUNCIL OF COOBER PEDY
10 JULY 2023

STATUS	DRAFT
ISSUE	P2
DATE	10.07.2023
PREPARED BY	LS/KZ
APPROVED BY	TC

Acknowledgement of Country

We acknowledge the Traditional Owners of Coober Pedy area, the Antakirinja Matuntjara Yankunytjatjara people. We pay respect to Elders past, present and emerging and value the traditions, cultures and aspirations of the First Australians of this land.

We also pay our respects to the cultural authority of Aboriginal and Torres Strait Islander people and their nations in South Australia, as well as those across Australia.

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Introduction

ASPECT Studios and Malloway Studio have been commissioned by The District Council of Coober Pedy to develop a master plan for the Coober Pedy Drive-In.

This report has been prepared to summarize the initial master plan vision and design directions for the Drive-In.

The design options presented have been informed by the early stages of engagement and background research that has been undertaken, along with exploration of design precedents both nationally and internationally.



Context

Coober Pedy is located approximately midway between Adelaide and Alice Springs on the Stuart Highway, and is 540km from the nearest regional city of Port Augusta.

The town is well known for its opal mining industry and its unique underground dwellings, or ‘dugouts’. It is strategically positioned as an important tourist stop for visitors travelling to and through the outback.

The Coober Pedy Drive-in is located within the heart of the Coober Pedy township and has served an important social and tourist function since it was established in 1965.

Pre-colonial History

For tens of thousands of years Aboriginal peoples inhabited the region, the availability of water determining their presence. Coober Pedy is considered to be part of the traditional lands of the Arabana people, although the Desert Kukata and Yankunytjatjara people also have ties to the region.

Post-colonial History

In 1920 an official name of the opal field was needed and the Progress Committee voted that it be ‘Coober Pedy’. The name comes from the Arabana dialect as ‘Kupa’, meaning boy, child or adult who has not been initiated, and ‘Piti’, meaning, hole in the ground. This is often interpreted as ‘White man in a hole’, meaning the name Coober Pedy is Aboriginal in origin, but from a post-colonial context.



Coober Pedy township context



Kanku-Breakways Conservation Park



Coober Pedy dugout circa 1919



South Australian context

A Short History of the Coober Pedy Drive-In Theatre



1965 - 1969

The drive-in was built in 1965 during a significant period of growth in Coober Pedy, due in part to a greater demand for opal but also to the influx of many European migrants with the dream of making their fortune.



1969 - 1984

The drive-in was upgraded in 1969. It was the beginning of mechanisation which continued until the 90's. With the arrival of television in 1980 the Drive In's monopoly on cinematic entertainment ended.



1984 - 1995

The Drive-In closed down in 1984 except for occasional special screenings. In 1986, 500 vehicles packed in to see Crocodile Dundee. But, by 1995 the drive-in was nearly derelict. Many iconic Australian films were set in the Coober Pedy area within this period.



1996-2000

In 1996, a private group approached the District Council with a proposal to re-open the drive-in on a commercial basis which resulted in many upgrades. After 2000, when their lease ran out, a group of volunteers took over, showing films fortnightly.



2001-2023

Volunteers have run the Drive-in from the 2000's and in 2013 the community rallied to raise funds to undertake a full upgrade to digitisation.



Future

The Drive-In continues to be an important place for social connection within the Coober Pedy community. It will thrive in its purpose of screening films while providing other commercial and social opportunities.

Consultation Outcomes

In late February 2023 a series of meetings, workshops and site visits across 2 days were held with various members of the Coober Pedy Drive-In committee, led by Lyndall Price as well as the volunteers. The following is a summary of opportunities and needs identified by the group.

Spacial Brief

The following table is a summary of the spatial requirements for the proposed new drive-in cinema building. This proposed new building forms part of a broader upgrade project for the place including the site generally, vehicular movements and other elements that can improve the amenity and usability of the place.

Entry

Shelter

Separate building located at fence-line/entry. Seating, shade, lighting. Space for 1 or 2 people for managing the ticketing and entries.

Building

New building facility that houses the main functions of the cinema and also contains other elements that support that use and the aims of the drive-in community.

Operations

Projection

Projector room

Airconditioned, dust proof, secure. Layout requires a direct line of sight to the screen. Supply of electricity and NBN

Storage

Storage for miscellaneous support items and equipment. Could be joinery or separate room.

Canteen

Servery

For sales of drinks and snacks. Needs servery bench, fridges etc. Staff should be able to see film during screenings or allow staff to talk etc while operating. See notes below on light spill.

Storage

For general canteen use – packaging for sales and other general operating items. Sink etc. for staff use. Storage for staff personal items.

Toilet

Staff use only.

Meeting Room

Meeting Room

Committee room incorporating seating and table for up to 10 people. Associated furniture – meeting table and storage

Project support

Work Room

Space for associated external (film) groups to undertake editing and similar tasks. May be related to film crews working on local production.

Storage

Lockable storage for equipment for above. May be same space.

Community Engagement

Kitchen

Supports both the M-P Space and the canteen. Mainly assembly for community functions rather than cooking. May require chip cooking ability. Robust commercial quality finishes.

Storage

Dry goods, Freezer, General packaging.

Activities

Multi-Purpose Space

Enclosed area for gatherings of 50-70 people. Close to Kitchen (servery). Direct access to external gathering space. Access to toilets. Equipped for talks and presentations – A/V. Clear span.

M-P Storage

For chairs, tables and similar items to assist in re-configuring the space. Other spare equipment and items.

Heritage

Display

Display of memorabilia and equipment from drive-in history, utilising existing items such as projectors, posters etc. Information on films made in and around the area.

Storage

Storage of memorabilia and associated items. Posters, equipment.

Amenity

Toilets

Internal access from multi-purpose space and also from external spaces.

Broader Cinema Experience

Outdoor cinema seating

Provide outdoor seating and viewing for up to 40 (check) – walk-ins and others, in an area adjacent the main building with access to canteen. Possibly roofed or semi enclosed. Ceiling fans?

Other Aspects

Light spill

Need to manage generally – mainly from canteen interactions during screenings.

Dust control

Dust proofing is critical. Provide airlocks or similar to help manage.

Water and Waste

Provide rainwater tanks to supplement town water supply. Sewer connects to mains on street.

Power

Provide opportunity within building design to incorporate solar panels and battery. (Investigate back-up systems)

Retention

Investigate potential of integrating or re-use of existing projection room. Subject to usability operation and location of new building.



Photographic Assessment



Old projectors reels, and memorabilia

Opportunity to display old technology and memorabilia



Mosaic

Desire to retain and incorporate existing student mosaic into upgrade



Outdoor seating

Opportunity to significantly enhance outdoor seating and gathering spaces, providing a variety of comfortable seating, including built-in structures and loose furniture



Improve Amenity

Opportunity to tidy area beneath screen utilising vegetated buffer or screening and establish an informal gathering area during screenings.
Improve amenity and reduce dust by establishing more planting including shrubs and groundcovers



Speakers

Opportunity to upgrade existing speakers retaining their outer casing and character



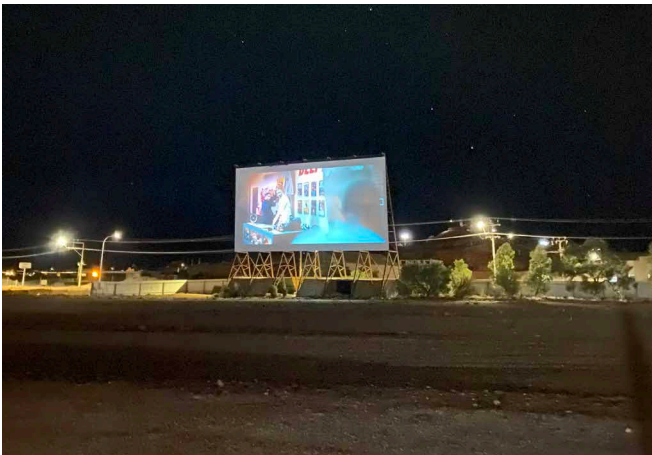
Council depot

Opportunity to establish vegetated screening along northern boundary council depot fence



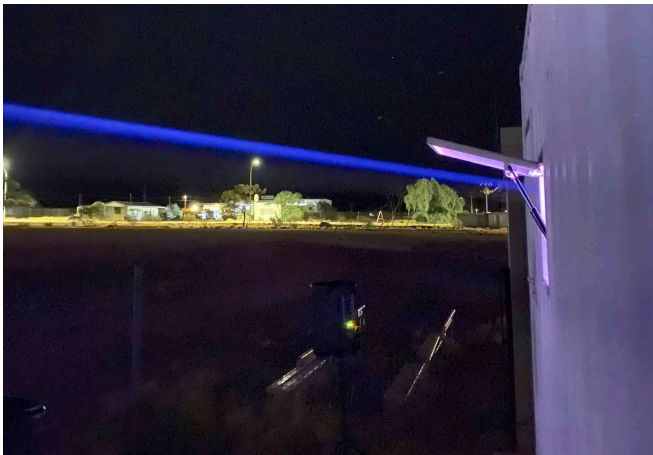
South-west Corner

Opportunity to establish a nature-play and community gathering area in the south-west corner of the site where visibility of the screen is poor.



Light spill

Opportunity to reduce light spill from surrounding streets and properties by establishing vegetated screening and upgrading the boundary fence



Projection

Opportunity to elevate the projector similar the original design

Draft Vision (for discussion)

**‘An authentic open-air ‘Desert Cinema’
providing a Place for Community
and tourists alike to gather, share and
celebrate. A unique experience offering
escapism and fantasy’**



Draft Guiding Principles (for discussion)



An Authentic Connection to Country

Land. Sky. Night Sky.
Strengthening the Desert Cinema's identity within the Community, for the long term.

Embrace the Coober Pedy Character

Opal mining. Outback. Perseverance. Film.
Celebrating the eccentricities of a diverse remote settlement.
Storytelling through the magic of film.



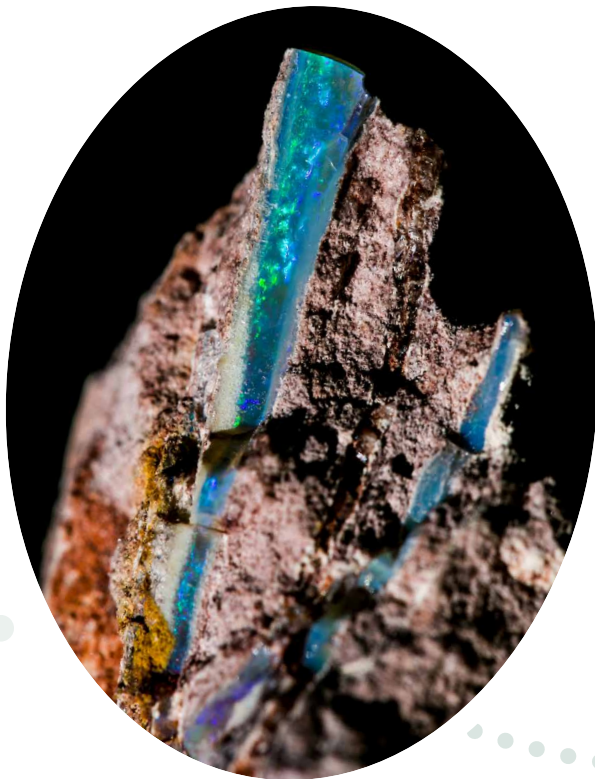
Enhance Legibility & Visitor Experience

Upgrade access & ease of navigation.
Improve amenity.



A Place for Community

Not just a Drive-In. But a Drive-In first above all.
Multifunctional programming.
A Place for Community to come together.



A Place of Fantasy

Connecting the town to the global village.
A Place to indulge in escapism.

Draft Master Plan



Key	
01	New theatre building and surrounding landscape; refer to architecture plans
02	New entry ticket structure
03	Existing screen
04	New access road and turn-around area
05	Retain main vehicle and pedestrian entry
06	Retain bus entry
07	Retain bus parking area
08	Retain drive-in parking area. Upgrade existing speakers
09	Enhance informal 'lounge' area
10	Gathering area; potentially used for cultural events and activities, including fire pit
11	Nature play area with opportunity for interactive artwork
12	Opportunity for a sculptural boundary fence that references the Drive-In's history
13	Opportunity for a sequence of sculptural elements that creates an entry experience. Potential for a 'Mulga walk' with cultural / ecological interpretation. Low vegetation only beneath existing powerlines
14	Screening vegetation
15	Upgrade boundary fence including wayfinding
16	Opportunity for the establishment of an expanded community space suitable for events and recreational activities
17	Shade trees along Umoona Road and to enclose possible future community space
18	Retain access to council depot
19	Improve pedestrian access from the town centre from Hutchinson Street to Drive-In entries
20	Improve site legibility and wayfinding, including new signage and lighting. Opportunity for sculptural lighting element to back of the screen as a bold site marker

Legend	
	Proposed tree
	Understory planting
	Irrigated turf
	Exposed aggregated concrete
	Local red-coloured sand
	Compacted gravel
	Proposed entry gateway elements
	Proposed sculptural fence
	Gathering area with cultural event fire pit and nature play elements
	New perimeter fence and vehicular entry gate

Theatre Building

This new drive-in cinema building forms a type of centralised hub for a range of activities that support the site's operations. These operations revolve specifically around the showing of movies and the management of events and supporting infrastructure that, together with some community outreach and engagement around those core activities. While the focus is clearly on providing the community with cinema, there is a strong history of the place actively participating in the cinema industry and the facility can tap into that ongoing stream of activity as well as providing other community space.

Reflecting this dual function, the proposed layout is organised in a way that reflects this, with 'public' activities located on the western side and more specific film-showing activities and operations on the eastern side. These are arranged around a breezeway that provides some acoustic measures, security, light spill management, covered sales area and some dust control. At the same time the architecture reflects a 'building/s within a building' approach: in this case there are two buildings located under a singular structure, which provides additional shade, rain protection for outdoor viewing and other activities, and peripheral zones providing dust management and solar control. Drawing on aspects of the first projection structure, this outer structure appears also to be raised. The internal skin is open to many treatments but can take-on more colourful and unexpected treatments and finishes that engage with the place during the day.

Construction techniques and fabrication systems need to provide flexibility and where possible, draw upon local resources. While it is likely that the outer structure will be a framed element – from steel or structural timber, the inner buildings offer more opportunity to respond to local conditions and other frameworks that might suggest pre-fabrication of modular elements. Further investigation of these aspects is required through the design development process and will have some impact on proposed procurement methodologies. Traditional forms of documenting a design and tendering using usual contemporary systems may not provide the best outcome.

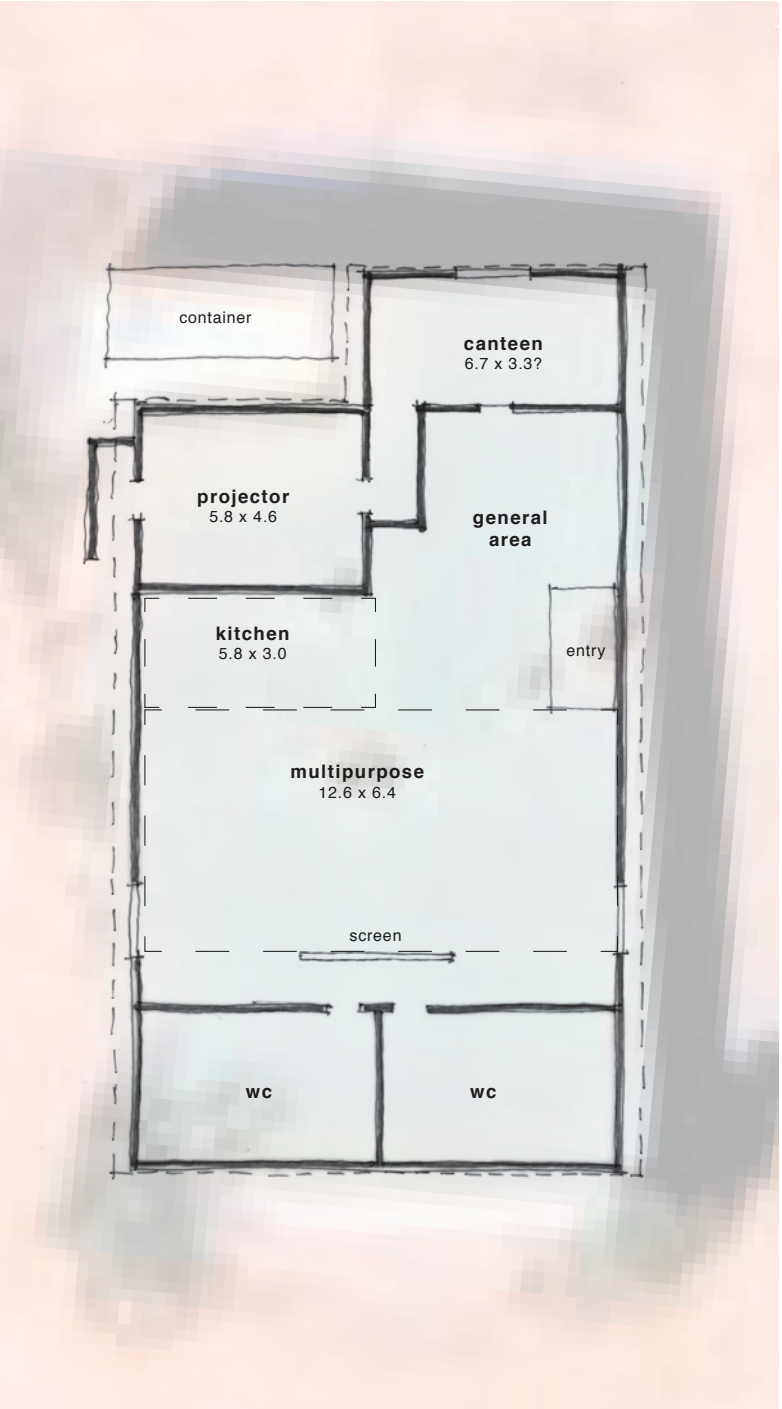
The floor plan is oriented east-west rather than the north-south of the existing, allowing the building to provide a more active role in the outdoor cinema experience offering semi-sheltered viewing areas for walk-in patrons and others. A viewing deck and maintenance platform (for staff only) is located above the eastern spaces and may serve an elevated projection room.

As designed, the building can potentially incorporate a series of passive heating and cooling approaches potentially using underground pipes for air cooling and natural cross-

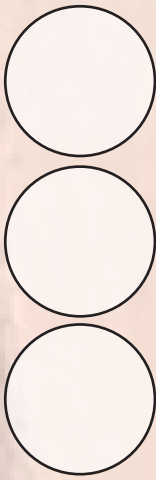
ventilation. Solar PV panels can be incorporated into the north facing roof. Similarly, the design can, and will need to reflect other sustainability aspects particularly around the transport of materials and the ongoing durability and maintenance requirements. Rainwater collection tanks are also incorporated into the design.

Refer to schedule of spaces and functions.

Floor Plan- Existing 290 sqm footprint



Rainwater Tank

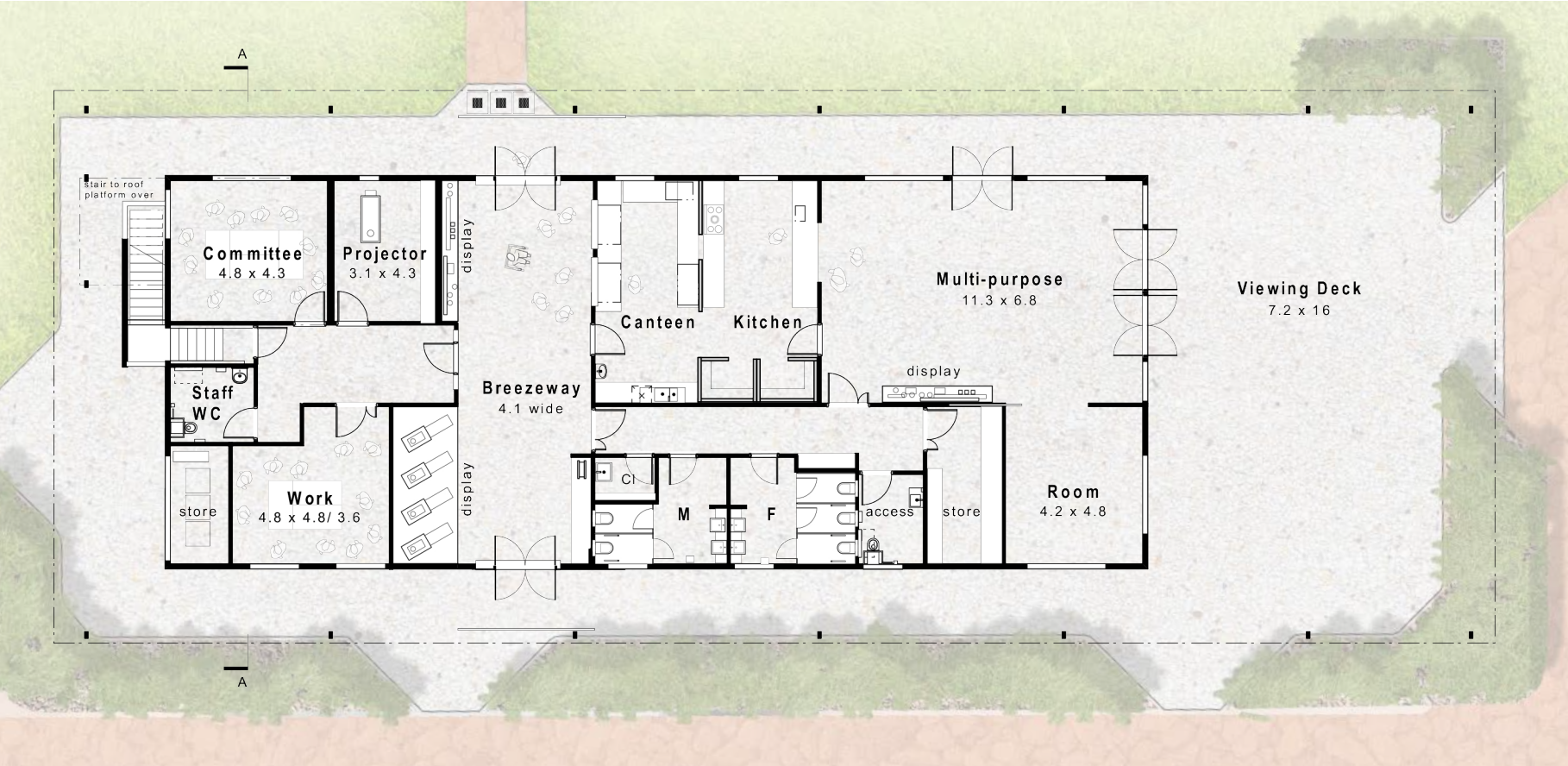


Comparative Floor Area

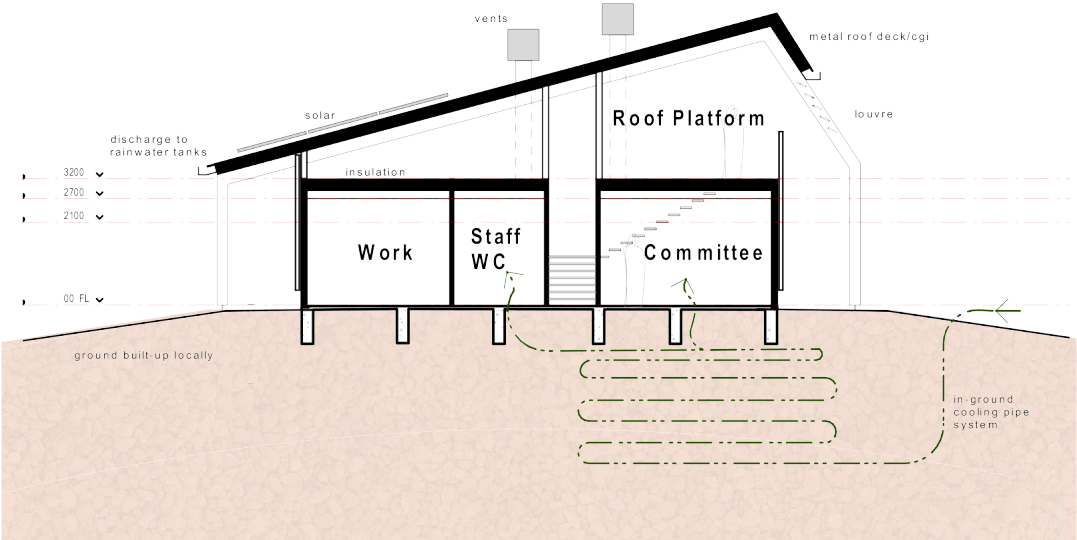
460 sqm footprint

Building footprint comparison diagram

Theatre Building



Floor Plan



Section A

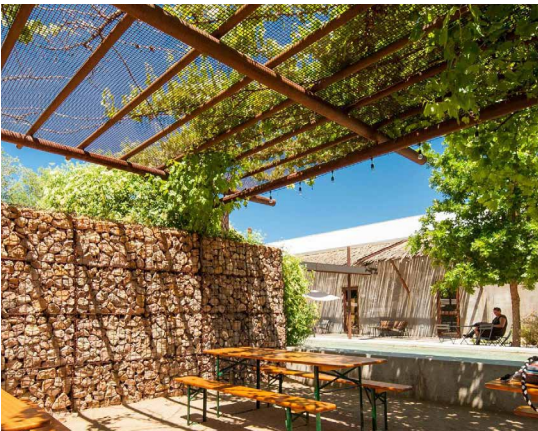
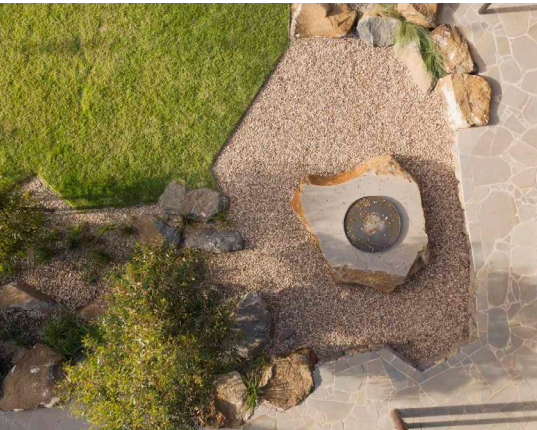
Perspective



NOTE: Artist impression for illustration purposes only.

External Spaces

Character Images

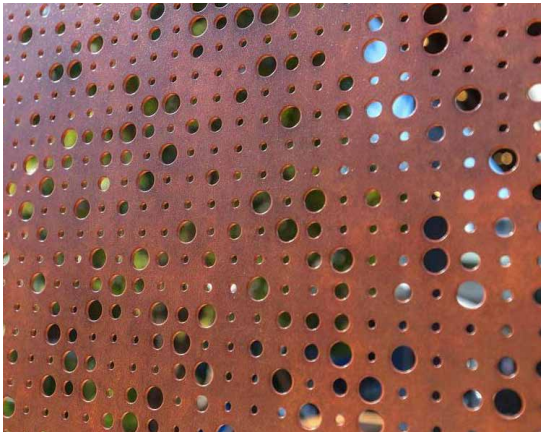


External Spaces

Materiality



Coober Pedy red coloured sand



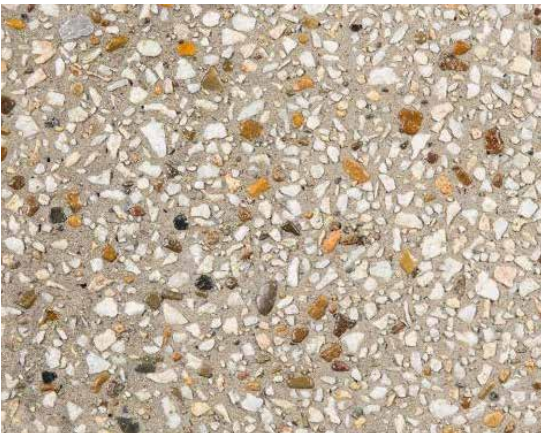
Weathered steel



Powdercoated lasercut steel



Steel fencing



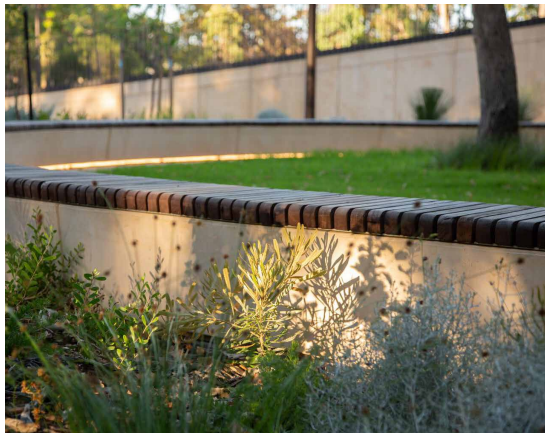
Exposed aggregate concrete



Australian hardwood timber / composite



Local rocks



Hardwood timber / composite seats



Powdercoated steel



Rammed earth



Rammed earth



Reclining seats

Branding

Potential aesthetic inspiration for the development of a strong 'brand identity'



Morag Myerscough



Dichroic glass / film



LED lighting installation

Planting Themes

Building Surrounds



Opportunity for stainless steel cable trellis for native climbing plants



Opportunity for raised gardens / planters

Play / Gathering Spaces



Indigenous arid planting



Low-key nature play in open vegetated zone

Boundary / Screen Planting



Native Mallee scrub



Cultural / ecological interpretation such as celebrating the Mulga tree

Appendix A - Cost Estimate

10 July 2023

ASPECT Studios
Level 2, 140 Rundle Mall
ADELAIDE SA 5000

Attention: **Lyndon Slavin**
Senior Landscape Architect

Dear Lyndon,

COOBER PEDY DRIVE-IN MASTERPLAN COST ESTIMATE

As requested, we have prepared a detailed Masterplan Cost Estimate for the proposed Coober Pedy Drive-In Upgrades based on the drawings prepared by ASPECT Studios and their Sub-consultants. We refer you to the attached detailed Estimate that further defines the proposed scope of works and associated costs.

We summarise the Masterplan Cost Estimate as follows;

Description	Cost (excl. GST)
Theatre Building	\$3,262,222
External Works	\$2,710,221
ESTIMATED NET COST	\$5,972,443
MARGINS & ADJUSTMENTS	
Design Development Contingency	\$599,000
Construction Contingency	\$599,000
Professional Fees and Charges	\$396,000
Escalation Beyond End 2023	Excl.
Goods and Services Taxation	Excl.
Total Cost	\$7,565,443

MASTERPLAN COST ESTIMATE

The Masterplan Cost Estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at July 2023 and that reflect the current status of the project. We have assumed the project will be procured by a suitably sized and experienced Building Contractor.

The estimate is based on the documentation listed below and does not, at this stage, provide a direct comparison with tenders received for the trade works at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of the project.

BASIS OF ESTIMATE

The Masterplan Cost Estimate is based on the following documentation (*or unless scope has been specifically excluded*) provided to our office;

Drawing Number	Drawing Title	Revision No.
Landscaping	Coober Pedy Drive-In DRAFT Masterplan Report	22.03.2023
Landscaping	Coober Pedy Drive-In DRAFT Masterplan Report	03.07.2023
DCCP01	Building Construction Materiality	14.06.2023
DCCP01	Building Construction System Notes	14.06.2013

PROJECT EXCLUSIONS

The Masterplan Cost Estimate specially excludes the following items that may require further consideration when preparing an overall project feasibility study and we refer you to the attached cost report that further defines the project exclusions;

- Excavation in rock
- Handling or removal of contaminated materials
- Removal of existing stockpiled material in new Community Space – assumed by Council
- Earthworks to drive-in parking area
- Concrete kerbs to new entry road
- Garden beds / screening shrubs to Community Space
- Event power or lighting to community space
- Stormwater infrastructure
- Upgrades to drive-in screen
- Roof plant platform to theatre building
- Timber viewing deck
- Escalation beyond end 2023
- Goods and Services Taxation

We trust this report is of assistance, however should you require any further information or clarification please do not hesitate to contact our office.

Yours faithfully



Giulio Altamura

Director

Rider Levett Bucknall

giulio.altamura@au.rlb.com

COOBER PEDY DRIVE-IN MASTERPLAN COST ESTIMATE



LOCATION SUMMARY

Rates Current At July 2023

Ref	Location		Total Cost \$
A	Theatre Building		3,262,222.25
B	External Works		2,710,220.74
ESTIMATED NET COST			5,972,442.99
MARGINS & ADJUSTMENTS			
	Design Development Contingency	10.0%	599,000.00
	Construction Contingency	9.1%	599,000.00
	Professional Fees and Charges	5.5%	395,000.00
	Escalation Beyond End 2023		Excl.
	Goods & Services Taxation		Excl.
ESTIMATED TOTAL COST			7,565,442.99

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	Preliminaries				
94	Contractors Preliminaries and Supervision	Item			285,000.00
95	Traffic and Pedestrian Management (including temporary bunting)	Item			15,000.00
	PR - Preliminaries				300,000.00
SB	Substructure				
106	Supply and place crushed rock base course including trimming and compacting	m ²	365	32.20	11,753.00
108	Construct reinforced concrete slab including excavation, damp proof membrane, reinforcement, formwork, concrete, slab finish, etc. to new building	m ²	365	373.75	136,418.72
110	Form set down to wet areas	m	38	46.00	1,748.00
101	Isolated pad footing or similar footing to steel portal frame columns	No	14	1,127.00	15,777.99
109	Allowance for sundry set downs and cast in items	Item			2,070.00
221	Allowance for termite treatment	Item			6,325.00
	SB - Substructure				174,092.71
CL	Columns				
234	Allowance for structural columns to internal building area including loose and attached connections, shop drawings, etc	m ²	365	69.00	25,185.00
102	Fabricate, supply and install 3.4m high double C-section column	No	7	1,552.50	10,867.50
104	Fabricate, supply and install 7.4m high double C-section cranked column	No	7	3,507.50	24,552.50
103	Fabricate, supply and install column base plate including grout and holding down bolts	No	14	161.00	2,254.00
117	Allowance for architectural paint to exposed steelwork	m	76	63.25	4,807.00
	CL - Columns				67,666.00
UF	Upper Floors				
125	Fabricate, supply and install structural framing including loose and attached connections to roof viewing platform	m ²	40	517.50	20,699.99
126	Supply and install structa-floor or similar to roof viewing platform	m ²	40	212.75	8,510.00
235	No allowance for flooring or similar to covered building ceiling area	Note			Excl.
	UF - Upper Floors				29,209.99
SC	Staircases				
128	Supply and install steel or similar stairs including structural framing, nosings, balustrade, etc	M/R	4	3,507.51	14,030.01
	SC - Staircases				14,030.01
RF	Roof				
111	Fabricate, supply and install double C-section structural pitched roof portal framing (In 7 No.)	m	113	517.50	58,477.48

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
113	Supply and install secondary roof framing to main roof including connections	m ²	756	143.75	108,674.97
119	Supply and install sisalation backed insulation to main roof	m ²	686	44.28	30,372.65
112	Supply and install zincalume roof sheeting including flashings, cappings, etc	m ²	686	126.50	86,778.99
123	Supply and install polycarbonate sheeting including flashings, cappings, etc	m ²	70	178.26	12,477.51
121	Supply and install zincalume eaves gutter including fixings	m	89	161.01	14,329.01
122	Zincalume downpipes to match roof sheeting including connections	m	39	155.26	6,054.76
236	Allowance for sundry trimmers, flashings, etc	Item			5,750.01
124	Allowance for roof fall protection (PC Sum)	Item			11,500.01
RF - Roof					334,415.39
EW	External Walls				
114	Supply and install structural framing to external walls including noggings, bracing, fixings etc	m ²	440	143.75	63,249.98
143	Supply and install Insulation to external walls	m ²	369	32.78	12,093.98
129	Supply and install feature coloured steel sheet cladding including secondary framing, sisalation, etc	m ²	369	224.25	82,748.23
237	Timber or similar lining to upper deck balustrade including fixings, capping, etc	m ²	16	632.51	10,120.01
142	Construct feature coloured steel sheet or similar screen including framing, fixings, etc	m ²	24	747.50	17,940.00
219	Supply and install steel or similar louvre including framing	m ²	14	1,006.25	14,087.50
130	Painted CFC sheets to base of steel cladding up to 500mm high	m	73	253.00	18,469.00
252	Allowance for custom flashings, cappings, etc to new wall cladding	Item			5,750.01
131	No allowance for rammed earth walls	Note			Excl.
EW - External Walls					224,458.71
WW	Windows				
115	Allowance for glazing above Southern breezeway entry door	m ²	11	977.50	10,752.50
132	Supply and install 2400mm wide x 1800mm high aluminium framed double glazed window	No	4	5,462.50	21,850.00
134	Supply and install 1500mm wide x 1800mm high aluminium framed double glazed window	No	3	3,415.50	10,246.50
133	Supply and install 1200mm wide x 1800mm high aluminium framed double glazed window	No	3	2,731.25	8,193.75
137	Supply and install 1200mm wide x 1400mm high aluminium framed double glazed window	No	2	2,127.50	4,255.00
136	Supply and install 1000mm wide x 450mm high aluminium framed double glazed window	No	3	776.26	2,328.76

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
135	Supply and install 900mm wide x 1400mm high aluminium framed double glazed operable window	No	1	1,886.00	1,886.00
138	Supply and install 600mm wide x 1800mm high aluminium framed double glazed window	No	1	1,610.00	1,610.00
WW - Windows					61,122.51
ED	External Doors				
140	Supply and install 1200mm wide x 2100mm high pair of aluminium framed double glazed doors including frame and hardware	No	2	6,842.51	13,685.01
139	Supply and install 2000mm wide x 2100mm high pair of aluminium framed double glazed doors including hardware	No	3	7,187.50	21,562.49
141	Supply and install 2000mm wide x 2100mm high pair of aluminium framed double glazed doors to breezeway including frame and hardware	No	2	7,877.50	15,755.00
239	Allowance for sundry external doors and hardware	Item			3,450.00
ED - External Doors					54,452.50
NW	Internal Walls				
148	Supply and install steel stud framing to internal walls	m ²	367	78.20	28,699.40
228	Supply and install insulation to internal walls	m ²	367	38.53	14,138.68
146	Supply and install flushed plasterboard lining	m ²	862	69.00	59,477.99
147	Supply and install flushed villaboard lining	m ²	395	92.00	36,339.99
158	Allowance for sundry walls, nibs, etc	Item			5,175.01
NW - Internal Walls					143,831.07
NS	Internal Screens and Borrowed Lights				
144	Supply and install perforated metal panels including steel framing, fly mesh, etc	m ²	90	833.75	75,037.49
152	Supply and install toilet partition including nibs, doors, etc	No	5	2,702.51	13,512.51
240	No allowance for internal glazed partitions	Note			Excl.
NS - Internal Screens and Borrowed Lights					88,550.00
ND	Internal Doors				
149	Supply and install single solid core door including frame and hardware	No	10	1,817.00	18,169.99
151	Supply and install air tight single solid core door including frame and hardware to projector room	No	1	2,357.51	2,357.51
150	Supply and install cat and kitten door including frame and hardware	No	4	4,427.50	17,709.99
162	Supply and install 1.8m wide aluminium framed glazed sliding door including track and hardware	No	1	3,737.50	3,737.50
164	Supply and install 1.8m wide manual roller door to kitchen service area including track and hardware	No	1	3,392.50	3,392.50
163	Supply and install 1.4m wide manual roller door to canteen service area including track and hardware	No	2	2,185.01	4,370.01

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
153	Prepare and paint single door and frame	No	11	437.00	4,807.00
154	Prepare and paint cat and kitten door and frame	No	4	575.01	2,300.01
241	Allowance for sundry internal doors and hardware	Item			4,025.01
ND - Internal Doors					60,869.52
WF	Wall Finishes				
155	Prepare and paint plasterboard wall	m ²	551	21.86	12,039.36
156	Prepare and paint villaboard wall	m ²	395	22.43	8,857.88
242	Allowance for acoustic wall finishes (PC Sum)	Item			5,750.01
157	Allowance for feature wall finishes (PC Sum)	Item			11,500.01
229	Allowance for splashbacks to kitchen	Item			4,025.01
198	No allowance for wall tiling to wet areas	Note			Excl.
WF - Wall Finishes					42,172.27
FF	Floor Finishes				
159	Polished concrete finish to slab including sealer	m ²	249	178.25	44,384.25
160	Supply and lay floor tiles including screed to falls and waterproofing to wet areas (PC Sum \$60/m ² Supply)	m ²	35	277.04	9,696.23
161	Supply and install non slip vinyl kitchen floor	m ²	45	155.25	6,986.25
243	Supply and install timber decking boards to roof deck including finish and fixings	m ²	40	437.00	17,479.99
230	Supply and install timber skirting to polished concrete floors including paint finish	m	213	51.75	11,022.75
168	Supply and install skirting tile to wet areas	m	54	63.25	3,415.50
169	Supply and install coved vinyl skirting to kitchen	m	44	40.25	1,771.00
165	Allowance for door thresholds, trims, etc to new flooring	Item			2,875.01
FF - Floor Finishes					97,630.98
CF	Ceiling Finishes				
200	Supply and install insulation to ceiling	m ²	281	40.83	11,471.83
173	Supply and install flush plasterboard suspended framing and lining	m ²	202	155.25	31,360.49
167	Supply and install moisture resistant flush plasterboard suspended ceiling including framing and lining	m ²	80	178.25	14,260.00
170	Prepare and paint plasterboard ceiling	m ²	202	24.16	4,878.31
171	Allowance for sundry bulkheads, feature ceilings, etc	Item			8,625.01
172	Allowance for ceiling access hatches	Item			3,450.00
174	No allowance for ceiling through breezeway	Note			Excl.
244	No allowance for soffit lining or similar to main roof	Note			Excl.
CF - Ceiling Finishes					74,045.64
FT	Fitments				
175	Supply and install vanity unit to bathroom	m	4	1,552.51	6,210.01

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
196	Supply and install 350mm wide full height shelving unit to kitchen pantry	m	5	1,265.00	6,325.00
187	Supply and install 450mm wide stainless steel or similar bench including cupboards below to kitchen	m	3	2,242.51	6,727.51
177	Supply and install 650mm wide stainless steel or similar bench including cupboards below to kitchen	m	10	2,760.00	27,600.00
176	Supply and install 900mm wide stainless steel or similar bench including cupboards below to kitchen	m	8	3,507.50	28,060.00
184	Supply and install 400mm wide full height shelving unit to storeroom	m	10	897.01	8,970.01
186	Supply and install 500mm wide shelving unit to projector room	m	5	977.51	4,887.51
195	Supply and install 450mm wide dust proof glass display unit including lockable hardware, internal LED lighting, interpretive signage and object mounts to multipurpose room	m	4	4,312.50	17,250.00
199	Supply and install 450mm wide dust proof glass display unit including lockable hardware, internal LED lighting, interpretive signage and object mounts display unit to breezeway	m	8	4,312.50	34,500.00
227	Supply and install 200mm wide full height shelving unit to cleaners room	m	2	747.51	1,495.01
178	Supply and install soap dispenser	No	5	172.50	862.50
179	Supply and install paper towel dispenser	No	5	258.76	1,293.76
180	Supply and install automatic hand dryer	No	4	977.50	3,910.00
181	Supply and install toilet roll holder	No	7	149.50	1,046.50
182	Supply and install grab rail set to accessible bathroom	No	1	632.51	632.51
197	Supply and install mirror to bathroom	No	6	552.01	3,312.01
183	Allowance for sundry joinery, fittings and fixtures	Item			11,500.01
231	Allowance for display case or similar for historic projectors (PC Sum)	Item			23,000.00
245	No allowance for joinery or fitments to roof deck	Note			Excl.
FT - Fitments					187,582.34
SE	Special Equipment				
188	Allowance for basic kitchen appliances and equipment (PC Sum)	Item			86,249.99
246	Allowance for small freezer room including panels and plant (PC Sum)	Item			40,249.99
SE - Special Equipment					126,499.98
PD	Sanitary Plumbing				
189	Supply and install basin to bathroom vanity units including tapware and associated plumbing connections	No	4	3,277.50	13,110.00
190	Supply and install cleaners sink including tapware and associated plumbing connections	No	1	5,002.51	5,002.51
191	Supply and install wall mounted basin including tapware and associated plumbing connections	No	3	3,737.50	11,212.50

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
192	Supply and install toilet including associated plumbing connections	No	6	2,852.00	17,112.00
193	Supply and install accessible toilet including associated plumbing connections	No	1	3,622.50	3,622.50
194	Bucket or floor trap including associated plumbing connections	No	9	977.51	8,797.51
202	Allowance for hot water system	Item			8,625.01
203	Allowance for zip boiler unit including associated plumbing connections	Item			7,820.00
233	Allowance for sanitary drainage and fixtures to kitchen including sinks, tapware, drainage, etc	Item			23,000.00
254	Supply and install small grease arrestor including reticulation	Item			27,024.99
PD - Sanitary Plumbing					125,327.02
GS	Gas Service				
209	No allowance for Gas Services	Note			Excl.
GS - Gas Service					Excl.
VE	Ventilation				
247	Allowance for ventilation to amenities	m ²	35	230.00	8,050.00
255	Allowance for kitchen exhaust ad rangehood	Item			28,750.00
VE - Ventilation					36,800.00
AC	Air Conditioning				
206	Allowance to supply and install air-conditioning system to supplement passive cooling system (evaporative system)	m ²	350	207.00	72,449.98
205	Extra over allowance for 24hr temperature control unit to projector room (PC Sum)	Item			28,750.00
208	Allowance for geothermal in-ground cooling system including excavation, pipework, intakes, roof vents, etc (PC Sum)	Item			172,499.97
AC - Air Conditioning					273,699.95
FP	Fire Protection				
207	Allowance for basic fire protection including detectors, extinguishers, etc	m ²	774	34.50	26,703.00
FP - Fire Protection					26,703.00
LP	Electric Light and Power				
210	Allowance for basic lighting and power including small distribution board	m ²	774	201.25	155,767.46
256	Allowance for Main Switchboard including submains cabling	Item			28,750.00
211	Allowance for feature lighting (PC Sum)	Item			23,000.00
214	Supply and install solar system including inverter (PC Sum)	Item			34,500.00
LP - Electric Light and Power					242,017.46

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION ELEMENT ITEM

A Theatre Building (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CM	Communications				
213	Allowance for basic Communication Services	m ²	350	57.50	20,125.00
	CM - Communications				20,125.00
BW	Builders Work In Connection with Specialist Services				
215	Allowance for builders work and attendance	Item			11,500.01
250	Allowance for roof access ladder and safety system	Item			9,775.01
257	Allowance for ground mounted plant enclosure including hardstand and acoustic screening	Item			17,250.00
251	No allowance for roof plant platform	Note			Excl.
	BW - Builders Work In Connection with Specialist Services				38,525.02
XP	Site Preparation				
105	Supply and place locally sourced crushed rock or similar fill including trimming and compacting to create raised platform	m ³	347	78.78	27,334.92
222	Prepare and excavate for new concrete pavement to Theatre Building including local disposal of surplus spoil off site	m ²	324	32.78	10,619.10
16	No allowance for excavation in rock	Note			Excl.
17	No allowance for handling or removal of contaminated material	Note			Excl.
	XP - Site Preparation				37,954.02
XR	Roads, Footpaths and Paved Areas				
223	Trim, compact and proof roll existing subgrade	m ²	324	9.78	3,167.10
224	Supply and place quarry rubble base course including trimming and compacting	m ²	324	23.58	7,638.31
225	Construct concrete footpath including edge form, reinforcement, selected concrete mix, joints, etc	m ²	324	189.75	61,478.99
226	Exposed aggregate finish to new concrete pavement	m ²	324	20.70	6,706.80
	XR - Roads, Footpaths and Paved Areas				78,991.20
XB	Outbuildings and Covered Ways				
218	No allowance for outdoor viewing deck	Note			Excl.
	XB - Outbuildings and Covered Ways				Excl.
XW	External Water Supply				
204	Allowance to connect into existing water supply and sewer drainage points	Item			34,500.00
249	Allowance for above ground rainwater tanks including connections, pumps, etc	Item			17,250.00
	XW - External Water Supply				51,750.00
XE	External Electric Light and Power				
212	Allowance for connection to existing electrical supply	Item			20,699.99
	XE - External Electric Light and Power				20,699.99

RLB Rider
Levett
Bucknall

A Theatre Building (continued)

Rates Current At July 2023

Masterplan Cost Estimate
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COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	PRELIMINARIES				
94	Contractors Preliminaries and Supervision	Item			237,000.00
95	Traffic and Pedestrian Management (including temporary bunting)	Item			12,000.00
	PR - PRELIMINARIES				249,000.00
MA	CONTRACTOR'S MARGIN AND OVERHEADS				
96	Contractors Margin and Overheads	Item			95,000.00
	MA - CONTRACTOR'S MARGIN AND OVERHEADS				95,000.00
DE	DEMOLITION AND SITE CLEARANCE				
1	Clear site of rubbish and debris	m ²	30,737	0.12	3,534.76
5	Demolish existing single storey building including capping off services and dispose debris locally off site	m ²	335	92.00	30,820.00
2	Take down existing good neighbour fence and dispose locally off site	m	151	26.46	3,993.96
3	Take down existing chain mesh fence and dispose locally off site	m	354	21.86	7,734.91
6	Remove existing plinth / sleepers around existing projector room building and dispose debris locally off site	m	25	51.76	1,293.76
4	Remove and locally relocate existing portable projector room building including capping of existing services	No	1	5,175.01	5,175.01
7	Remove and locally relocate existing shipping container	No	1	1,035.01	1,035.01
8	Take down existing chainmesh vehicle entry gate and dispose locally off site	No	1	402.51	402.51
9	Take down existing good neighbour vehicle entry gate and dispose locally off site	No	1	632.51	632.51
23	Remove existing bench seats and retain for reuse	No	4	195.51	782.01
25	Remove existing steel UB bollard and dispose locally off site	No	1	138.01	138.01
28	Sawcut and remove kerb for new pram ramp and dispose debris locally off site	No	1	172.51	172.51
24	Cut down existing small tree adjacent existing building including grubbing up roots and dispose locally off site	No	2	862.51	1,725.01
19	Allowance for sundry and unforeseen demolition	Item			3,450.01
20	Allowance for minor vegetation removal (PC Sum)	Item			5,750.01
10	No allowance for removal of existing stockpiled materials in new Community Space including boulders, spoil, etc. - assume Council will remove	Note			Excl.
26	No allowance for removal or relocation of existing wayfinding signage to Hutchinson St and Seventeen Mile Rd intersection	Note			Excl.

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
98	No allowance for alteration or upgrading of existing drive-in screen	Note			Excl.
	DE - DEMOLITION AND SITE CLEARANCE				66,639.99
EA	EARTHWORKS				
13	Box out existing subgrade for new asphalt road including local disposal of surplus spoil off site	m ²	1,084	41.06	44,503.61
14	Box out existing subgrade for new concrete footpath including local disposal of surplus spoil off site	m ²	1,043	28.18	29,386.52
222	Prepare and excavate for new concrete pavement to Theatre Building including local disposal of surplus spoil off site	m ²	35	32.78	1,147.13
261	Box out existing subgrade for new compacted rubble pavement including disposal of surplus spoil off site	m ²	1,164	21.28	24,764.10
15	Box out existing subgrade for new gravel footpath as Mulga Walk including local disposal of surplus spoil off site	m ²	226	21.28	4,808.16
11	Minor trim and grade across expanded Community Space to create levels	m ²	5,722	7.48	42,771.94
21	Remove existing fill material beneath existing Projector Room including local disposal of surplus spoil off site	m ²	71	34.51	2,449.51
12	Supply and place imported engineered fill to create gradual ramp for entry driveway	m ²	700	22.43	15,697.50
16	No allowance for excavation in rock	Note			Excl.
17	No allowance for handling or removal of contaminated material	Note			Excl.
18	No allowance for earthworks to drive-in parking area	Note			Excl.
70	No allowance for trimming or grading drive-in parking area	Note			Excl.
	EA - EARTHWORKS				165,528.47
PV	PAVEMENTS				
AS	Asphalt Road				
27	Trim, compact and proof roll existing subgrade	m ²	1,399	9.78	13,675.22
29	Supply and place quarry rubble subbase course including trimming and compacting	m ²	1,399	23.58	32,981.42
30	Supply and place fine crushed rock base course including trimming and compacting	m ²	1,399	26.17	36,601.33
31	Supply and place asphalt wearing course	m ²	1,399	50.03	69,984.95
	AS - Asphalt Road				153,242.92
CF	Concrete Footpath				
32	Trim, compact and proof roll existing subgrade	m ²	1,186	9.78	11,593.16
33	Supply and place quarry rubble base course including trimming and compacting	m ²	1,186	23.58	27,959.95
34	Construct concrete footpath including edge form, reinforcement, selected concrete mix, joints, etc	m ²	1,186	189.75	225,043.43

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
35	Exposed aggregate finish to new concrete pavement	m ²	1,186	20.70	24,550.20
	CF - Concrete Footpath				289,146.74
CP	Concrete Pavement to Theatre Building Surrounds				
223	Trim, compact and proof roll existing subgrade	m ²	35	9.78	342.13
224	Supply and place quarry rubble base course including trimming and compacting	m ²	35	23.58	825.13
225	Construct concrete footpath including edge form, reinforcement, selected concrete mix, joints, etc	m ²	35	189.76	6,641.26
226	Exposed aggregate finish to new concrete pavement	m ²	35	20.71	724.51
	CP - Concrete Pavement to Theatre Building Surrounds				8,533.03
CG	Compacted Gravel Pavement to Gathering Area				
262	Trim, compact and proof roll existing subgrade	m ²	1,164	9.78	11,378.11
263	Supply and place selected rubble including trimming and compacting	m ²	1,164	40.25	46,850.99
264	Supply and install timber or similar edging to Gathering Area pavement	m	218	32.21	7,019.61
	CG - Compacted Gravel Pavement to Gathering Area				65,248.71
GF	Gravel Footpath as Mulga Walk				
36	Trim, compact and proof roll existing subgrade	m ²	226	9.78	2,209.16
37	Supply and place selected gravel as Mulga Walk including trimming and compacting	m ²	226	40.26	9,096.51
38	Supply and install timber or similar edging to Mulga Walk path	m	212	32.21	6,826.41
	GF - Gravel Footpath as Mulga Walk				18,132.08
CW	Concrete Works				
39	Construct concrete pram ramp including tactile indicators	No	1	1,932.01	1,932.01
41	No allowance for concrete kerb to Umoona Road	Note			Excl.
42	No allowance for new concrete kerb to drive-in entry road	Note			Excl.
	CW - Concrete Works				1,932.01
MISC	Miscellaneous				
43	Allowance for sundry pavements and hardstands	Item			11,500.01
40	No allowance for new footpath to Southern side of Umoona Road	Note			Excl.
	MISC - Miscellaneous				11,500.01
	PV - PAVEMENTS				547,735.50
LA	LANDSCAPING				
TU	Turf to New Theatre Building				
44	Detailed excavation and preparation for new turf including local disposal of surplus spoil off site	m ²	587	28.18	16,538.72
45	Deep rip and cultivate existing subgrade	m ²	587	5.18	3,037.73

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
46	Supply and place locally imported topsoil	m ²	587	37.95	22,276.65
47	Supply and lay instant turf	m ²	587	21.86	12,825.96
TU - Turf to New Theatre Building					54,679.06
GB	Garden Bed to New Theatre Building				
48	Detailed excavation and preparation for new raised garden bed including local disposal of surplus spoil off site	m ²	152	22.43	3,408.61
49	Deep rip and cultivate existing subgrade	m ²	152	5.18	786.61
50	Supply and place locally imported topsoil	m ²	152	40.26	6,118.01
51	Supply and plant 140mm pots (4/m ²)	No	152	20.13	3,059.01
52	Supply and place organic mulch	m ²	152	14.96	2,272.41
260	Supply and install 300mm high custom fabricated raised steel edge to garden bed	m	132	207.00	27,324.00
GB - Garden Bed to New Theatre Building					42,968.65
SV	Screening Vegetation to Drive-In				
60	Detailed excavation and preparation for new screening vegetation including local disposal of surplus spoil off site	m ²	4,425	27.60	122,129.97
61	Deep rip and cultivate existing subgrade	m ²	4,425	5.18	22,899.37
62	Ameliorate and place site won topsoil with supplementary imported topsoil	m ²	4,425	29.33	129,763.08
64	Supply and plant tubestock (2/m ²)	No	8,850	6.33	55,976.24
63	Supply and plant 300mm pot as screening vegetation (2/m along boundary)	No	651	74.75	48,662.24
67	No allowance for screening vegetation to Eastern drive-in boundary - low level planting only	Note			Excl.
SV - Screening Vegetation to Drive-In					379,430.90
TP	Tree Planting				
55	Supply and plant 45L tree as screening to Community Space including preparation works - assume 1 tree / 6m to boundary	No	44	322.00	14,168.00
65	Supply and plant 100L tree as screening to Drive-in including preparation works - assume 1 tree / 6m to boundary	No	112	552.00	61,823.99
TP - Tree Planting					75,991.99
IRR	Irrigation				
53	Supply and install pop-up irrigation system to new turf	m ²	587	51.75	30,377.25
54	Supply and install drip irrigation system to new garden bed	m ²	152	63.26	9,614.01
56	Allowance for temporary irrigation system to Drive-in landscaping for establishment period	m ²	4,425	23.00	101,774.97
59	Allowance for hand watering trees to Community Space during establishment period (44 trees)	Week	13	345.01	4,485.01
57	Connect new irrigation system to existing water supply	Item			4,025.01

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Allowance for conduit, pits, controller, etc	Item			17,250.00
	IRR - Irrigation				167,526.25
MISC	Miscellaneous				
68	Allowance for 13 week establishment period	Week	13	747.51	9,717.51
69	Allowance for 39 week maintenance period	Week	39	632.50	24,667.50
100	No allowance for garden beds / screening shrubs to Community Space	Note			Excl.
	MISC - Miscellaneous				34,385.01
	LA - LANDSCAPING				754,981.86
NP	NATURE PLAY				
81	Allowance for Nature Play area with interactive artwork (PC Sum)	Item			57,499.99
	NP - NATURE PLAY				57,499.99
FU	FURNITURE				
79	Construct curved concrete seat with timber battens including footing	m	24	2,127.50	51,059.99
80	Supply and install edging for formal firepit	No	1	1,092.51	1,092.51
88	Allowance for loose sundry furniture to informal 'lounge' area including beanbags, seats, etc (PC Sum)	Item			28,750.00
	FU - FURNITURE				80,902.50
FE	FENCING AND GATES				
72	Supply and install feature steel blade boundary fence including footing	m	135	862.50	116,437.47
71	Supply and install 1.8m high black PVC coated chainmesh fence including footing	m	355	241.50	85,732.48
73	Supply and install vehicle gates including hardware	No	2	3,967.51	7,935.01
86	Supply and install pedestrian access gate including hardware	No	1	1,552.51	1,552.51
	FE - FENCING AND GATES				211,657.47
SI	SIGNAGE AND LINE MARKING				
75	Allowance for statutory signage (PC Sum)	Item			4,025.01
76	Allowance for wayfinding signage (PC Sum)	Item			23,000.00
77	Allowance for line marking (PC Sum)	Item			2,875.01
	SI - SIGNAGE AND LINE MARKING				29,900.02
SS	STRUCTURES AND SHELTERS				
84	Supply and install proprietary structure as ticket sales booth (PC Sum)	Item			40,249.99
	SS - STRUCTURES AND SHELTERS				40,249.99

COOBER PEDY DRIVE-IN

MASTERPLAN COST ESTIMATE

LOCATION MAIN HEADINGS/SUB HEADINGS ITEM

B External Works (continued)

Rates Current At July 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SD	STORMWATER DRAINAGE				
74	No allowance for stormwater infrastructure - overland flow	Note			Excl.
	SD - STORMWATER DRAINAGE				Excl.
SV	SERVICES				
ES	Electrical Services				
87	Allowance to upgrade existing drive-in parking speakers - existing housing to be retained (PC Sum)	Item			11,500.01
82	Allowance for feature / sculptural lighting to rear of drive-in screen (PC Sum)	Item			57,499.99
92	Allowance for lighting to Nature Play (PC Sum)	Item			28,750.00
93	Allowance for lighting to building perimeter (PC Sum)	Item			34,500.00
258	Allowance for electrical infrastructure	Item			68,999.98
83	No allowance for event power or lighting to Community Space	Note			Excl.
99	No allowance for additional drive-in speakers	Note			Excl.
	ES - Electrical Services				201,249.98
HS	Hydraulic Services				
91	No allowance for event water to Community Space	Note			Excl.
	HS - Hydraulic Services				Excl.
FS	Fire Services				
259	Allowance for external fire hydrants and ring main	Item			57,499.99
	FS - Fire Services				57,499.99
	SV - SERVICES				258,749.97
PA	PUBLIC ART				
89	Allowance for sculptural element to Mulga Walk (PC Sum)	No	3	8,625.00	25,875.00
90	Allowance for feature display elements (PC Sum)	No	2	5,750.01	11,500.01
78	Allowance for large Public Art (PC Sum)	Item			114,999.97
	PA - PUBLIC ART				152,374.98
EXTERNAL WORKS					2,710,220.74

