

Ref.	Description	Quantity	Unit	Rate	Total
WALTER ST RESERVE BUSH TRACK - VPA WORK INDICATIVE COST ESTIMATE					
BUSH TRACK - SUMMARY					
	SITE PREPARATION			6.11	55,000
	HARD LANDSCAPING			24.93	224,375
	SOFT LANDSCAPING			0.27	2,400
	SUB TOTAL			31.31	281,775
	PRELIMINARIES (16%)				45,084
	MARGIN (6%)				19,612
	TOTAL CONSTRUCTION COST				346,470
	Design Fees (5%)				17,324
	TOTAL CONSTRUCTION COST INCL DESIGN FEES (excl GST)				363,794
	Site area approx	9,000	m2		

Ref.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				55,000

Ref.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
SITE PREPARATION					
	Removal of existing pavements, fencing and the like to be done under the main construction works package measured in Demolition		note		
	Stormwater drainage will remain unchanged in their existing flowpaths		note		
Clear site					
	Clear site from invasive plant species, weeds, rubbish, dead trees and the like	1	item	45,000	45,000
Erosion and Sediment Control					
	Allow for sediment fence and erosion control measures during construction phase	1	item	10,000	10,000
SITE PREPARATION TOTAL (Excl GST)					55,000

Ref.	Description	Quantity	Unit	Rate	Total
	HARD LANDSCAPING				224,375

Ref.	Description	Quantity	Unit	Rate	Total
HARD LANDSCAPING					
CONCRETE PATHWAYS					Excluded
	Clear and prepare site to receive footpath including excavation to required depth	141	m2		
	Proof roll, trim, grade and compact sub-base in accordance with engineers requirements	141	m2		
	Approved basecourse as specified	141	m2		
	Concrete pedestrian footpath 1250mm wide x say 100mm thick including S72 mesh reinforcement	71	m2		
	Ditto, ramped footpath	71	m3		
	Sand-blasted finish to concrete	141	m2		
CRUSHED SANDSTONE PATHWAYS					
	Clear and prepare site to receive footpath including excavation to required level	129	m2	20	2,580
	Proof roll, trim, grade and compact sub-base in accordance with engineers requirements	129	m2	15	1,935
	Crushed sandstone foot path 1000mm wide comprising compacted base layer and 100mm thick crushed sandstone chips compacted to 98% density	129	m2	60	7,740
TIMBER BOARDWALK STRUCTURE					Excluded
	Clear and prepare site to receive boardwalk including excavation for timber posts	31	m2		
	Timber board walk 1000mm wide with supporting timber framing and posts	31	m2		
	Timber balustrade 1000mm high to one side of boardwalk	28	m		
TIMBER STAIRCASE & LANDING STRUCTURE					
Treated timber for external conditions placed against rocky faces in difficult terrain					
	Clear and prepare site to receive timber staircase and landings including excavation for posts	49	m2	30	1,470
	Timber landing including posts - top entry to staircase (In No 2)	10	m2	350	3,500
	Timber landing including posts - midway up the staircase (In no 2)	24	m2	350	8,400
	Timber landing including posts - bottom entry to staircase (In No 2)	15	m2	350	5,250
	Allow cherry pickers to assist with placing in position in difficult terrain	1	item	5,000.00	5,000
Treated timber staircase for external conditions 1000mm wide comprising supporting posts, strades and handrails on					

Ref.	Description	Quantity	Unit	Rate	Total
HARD LANDSCAPING					
	1000mm wide x 8.5m long overall staircase (In No 1)	3.5	mrise	5,000	17,500
	1000mm wide x 12.5m long overall staircase (In No 1)	4.0	mrise	8,000	32,000
	1000mm wide x 13.5m long overall staircase (In No 1)	6.0	mrise	9,500	57,000
	1000mm wide x 14.0m long overall staircase (In No 1)	6.0	mrise	9,500	57,000
	Allow to crane into position	1	item		25,000
SUNDRIES					
	Sandstone boulder of approved shape and size, placed securely in ground to form feature at entry/exit of pathways	10	No		Excluded
	Sandstone boulder of approved shape and size, placed securely in ground to form seating feature at view points along pathways	4	No		Excluded
	Timber logs of approved shape and size, placed securely in ground to form seating feature at view points along pathways	2	No		Excluded
SIGNAGE					
	Directional signage along pathway (allowance)	6	No		Excluded
	Directional signage/maps at entries of pathways	3	No		Excluded
HARD LANDSCAPING TOTAL (Excl GST)					224,375

Ref.	Description	Quantity	Unit	Rate	Total
	SOFT LANDSCAPING				2,400

Ref.	Description	Quantity	Unit	Rate	Total
SOFT LANDSCAPING					
SOFT LANDSCAPING					
Retain and protect existing trees from any damage in accordance with local Council Guidelines during construction phase					
	Retain and protect existing trees in close vicinity to construction work (allowance)	8	no	300.00	2,400
Planting including excavation of planting hole for rootball, topsoil backfill, fertilizer, stakes and ties as required					
	150mm Ground cover	50	no		Excluded
	300mm Native grass	25	no		Excluded
	300mm Tree ferns or equal approved	20	no		Excluded
	Allow for mature trees	10	no		Excluded
MAINTENANCE					
Maintain planting; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering					
	Allow for maintenance of new plants	1	item		Excluded
SOFT LANDSCAPING TOTAL (Excl GST)					2,400

Preliminary Cost Plan No. 1

Proposed VPA Works
Walter Street Reserve, Willoughby

for

Platform Project Services Pty Ltd

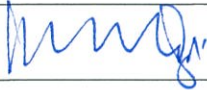
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ISSUE DATE: 29 March 2018

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DOCUMENT CONTROL:

Signature: 	Date:	29 March 2018
	Reviewed by:	Stephen Ngai
	Prepared by:	Henriette Cronje

1. Executive Summary

Altus Group has been requested by Platform Project Services Pty Ltd to prepare a Cost Plan based on the concept design drawing by McGregor Coxall for the VPA Works proposed at the Walter Street Reserve, adjacent to the Channel 9 site in Willoughby NSW.

The site is currently an untended, overgrown reserve with a site area of approx. 11,000m².

The proposed development comprises the following components:

- Clean-up of the existing site
- Construction of concrete and compacted sandstone pathways, pedestrian staircases over the escarpments, timber boardwalk and decking areas, incorporating feature sandstone boulders at the entries and natural log and boulder seating at the lookout point.
- Soft landscaping to enhance the natural bush setting
- Associated external works including drinking fountains and external lighting at entry points.

The total site area is approx. 11,000m²

2. Cost Summary

The total estimated construction cost as at 28 March 2018 is **\$995,807 (including design fees but excluding GST and contingency allowances)** as broken down below:

Description	Amount
Site Preparation	\$70,000
Hard Landscaping	\$640,773
Soft Landscaping	\$25,025
External Works & services	\$35,500
Subtotal	\$771,298
Preliminaries	\$123,408
Margin	\$53,682
Total Estimated Construction Cost	\$948,388
Design Fees	\$47,419
Total Estimated Construction Cost (Excl. Contingency and GST)	\$995,807

Site Area: 11,000m²

3. Basis of Cost Estimate

This cost plan has been prepared based on the "Concept Design" drawing By McGregor & Coxall received in March 2018.

This preliminary cost estimate is priced at market rates on the basis of competitive lump sum tenders, with escalation during the construction period included in the cost. An allowance for Design Fees has been added for the intended D&C procurement method.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including structural design, schematic services design, specifications and development consent conditions are available.

4. List of Exclusions

- Land costs and acquisition costs
- Interest/ Finance/ Legal Fees
- Council and other authority fees, charges and contributions
- Relocation, diversion or upgrading existing site services
- Rock excavation
- Fencing, furniture & equipment
- Removal of contaminants and hazardous materials (if discovered)
- Works outside boundaries (except as shown on drawings)
- Goods and Service Tax
- Future increase in costs from date of this estimate to date of actual commencement of construction

Appendix A – Cost Plan Summary and Detail

Ref.	Description	Quantity	Unit	Rate	Total
WALTER ST RESERVE					
VPA WORK INDICATIVE COST ESTIMATE					
SUMMARY					
	SITE PREPARATION			6.36	70,000
	HARD LANDSCAPING			58.25	640,773
	SOFT LANDSCAPING			2.28	25,025
	EXTERNAL SERVICES			3.23	35,500
	SUB TOTAL			70.12	771,298
	PRELIMINARIES (16%)				123,408
	MARGIN (6%)				53,682
	TOTAL CONSTRUCTION COST				948,388
	Design Fees (5%)				47,419
	TOTAL CONSTRUCTION COST INCL DESIGN FEES (excl GST)				995,807
	Site area	11,000	m2		

Ref.	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION				70,000

Ref.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
SITE PREPARATION					
	Removal of existing pavements, fencing and the like to be done under the main construction works package measured in Demolition		note		
	Stormwater drainage will remain unchanged in their existing flowpaths		note		
Clear site					
	Clear site from invasive plant species, weeds, rubbish, dead trees and the like (11,000m2)	1	item	60,000	60,000
Erosion and Sediment Control					
	Allow for sediment fence and erosion control measures during construction phase	1	item	10,000	10,000
SITE PREPARATION TOTAL (Excl GST)					70,000

Ref.	Description	Quantity	Unit	Rate	Total
	HARD LANDSCAPING				640,773

Ref.	Description	Quantity	Unit	Rate	Total
HARD LANDSCAPING					
CONCRETE PATHWAYS					
	Clear and prepare site to receive footpath including excavation to required depth	141	m2	20	2,820
	Proof roll, trim, grade and compact sub-base in accordance with engineers requirements	141	m2	15	2,115
	Approved basecourse as specified	141	m2	25	3,525
	Concrete pedestrian footpath 1250mm wide x say 100mm thick including S72 mesh reinforcement	71	m2	70	4,970
	Ditto, ramped footpath	71	m3	75	5,325
	Sand-blasted finish to concrete	141	m2	40	5,640
CRUSHED SANDSTONE PATHWAYS					
	Clear and prepare site to receive footpath including excavation to required level	123	m2	20	2,460
	Proof roll, trim, grade and compact sub-base in accordance with engineers requirements	123	m2	15	1,845
	Crushed sandstone foot path 1250mm wide comprising compacted base layer and 100mm thick crushed sandstone chips compacted to 98% density	123	m2	60	7,380
TIMBER BOARDWALK STRUCTURE					
	Clear and prepare site to receive boardwalk including excavation for timber posts	65	m2	20	1,300
	Timber board walk 1250mm wide with supporting timber framing and posts	65	m2	350	22,763
	Timber balustrade 1000mm high to one side of boardwalk	28	m	300	8,400
STEEL STAIRCASE & LANDING STRUCTURE					
RC concrete including concrete, formwork & reinforcement, as required placed against rocky faces in difficult terrain					
	Clear and prepare site to receive concrete structures including excavation if required	51	m2	30	1,530
	RC landing pad - top entry to steel bridge (In No 2)	4	m3	900	3,600
	RC landing pad - midway up the staircase (In no 2)	9	m3	900	8,100
	RC footing structure - bottom entry to steel bridge (In No 2)	6	m3	900	5,400
	RC stub column - along length of steel bridge (in No 4)	2	m3	2,600	5,200
	Allow for access scaffolding to place formwork and assist concrete pour	1	Item	20,000.00	20,000

Ref.	Description	Quantity	Unit	Rate	Total
HARD LANDSCAPING					
	Galvanised steel staircase 1250mm wide comprising supporting steel riser beams, treads, balustrades with infill panels and handrails on both sides				
	1250mm wide x 8.5m long overall staircase bolted to concrete (In no 1)	4	m/r	15,000	52,500
	1250mm wide x 12.5m long overall staircase bolted to concrete (In no 1)	4	m/r	20,000	80,000
	1250mm wide x 13.5m long overall staircase bolted to concrete (In No 1)	6	m/r	25,000	150,000
	1250mm wide x 14.0m long overall staircase bolted to concrete (In No 1)	6	m/r	28,000	168,000
	Allow to place into position with overhead crane in difficult terrain	1	Item	25,000.00	25,000
SUNDRIES					
	Sandstone boulder of approved shape and size, placed securely in ground to form feature at entry/exit of pathways	10	No	3,000	30,000
	Sandstone boulder of approved shape and size, placed securely in ground to form seating feature at view points along pathways	6	No	3,000	18,000
	Timber logs of approved shape and size, placed securely in ground to form seating feature at view points along pathways	2	No	800	1,600
SIGNAGE					
	Directional signage along pathway (allowance)	6	No	250	1,500
	Directional signage/maps at entries of pathways	3	No	600	1,800
HARD LANDSCAPING TOTAL (Excl GST)					640,773

Ref.	Description	Quantity	Unit	Rate	Total
	SOFT LANDSCAPING				25,025

Ref.	Description	Quantity	Unit	Rate	Total
SOFT LANDSCAPING					
SOFT LANDSCAPING					
Retain and protect existing trees from any damage in accordance with local Council Guidelines during construction phase					
	Retain and protect existing trees in close vicinity to construction work (allowance)	8	no	300.00	2,400
	Retain and protect existing tree ferns or similar in close vicinity to construction work from damage (allowance)	10	no	300.00	3,000
Planting including excavation of planting hole for rootball, topsoil backfill, fertilizer, stakes and ties as required					
	150mm Ground cover	50	no	15.00	750
	300mm Native grass	25	no	35.00	875
	300mm Tree ferns or equal approved	20	no	150.00	3,000
	Allow for mature trees	10	no	500.00	5,000
MAINTENANCE					
Maintain planting; include replacement of stressed, failed or deteriorating plant material, insect and weed control, pruning, fertilizing, mowing, watering					
	Allow for maintenance of new plants	1	item	10,000.00	10,000
SOFT LANDSCAPING TOTAL (Excl GST)					25,025

Ref.	Description	Quantity	Unit	Rate	Total
	EXTERNAL SERVICES				35,500

Ref.	Description	Quantity	Unit	Rate	Total
EXTERNAL SERVICES					
LIGHTING					
	Allow for external lighting at the entrances to pathways	3	no	2,500	7,500
	Connect to existing service installation (budget allowance only - extent to be confirmed)	3	no	4,000	12,000
WATER					
	Allow for standard water drinking point along route in selected locations	2	No	3,000	6,000
	Connect to existing water installation (budget allowance only - extent to be confirmed)	1	Item	10,000	10,000
EXTERNAL SERVICES TOTAL (Excl GST)					35,500