



# COST PLAN



## Marrickville Golf Course & Dibble Avenue Waterhole

### Cost Plan 1 - Option A

0174-0013 | 14th December 2018



QUANTITY SURVEYING | BUILDING CONSULTANCY |  
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |  
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

# Marrickville Golf Course & Dibble Avenue Waterhole

**Welsh+Major**

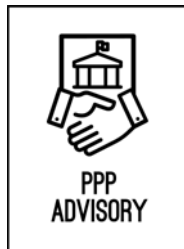
Cost Plan 1 - Option A



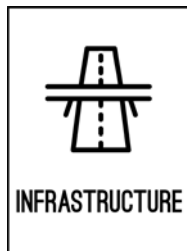
BUILDING  
CONSULTANCY



TAX & ASSETS  
SERVICES



PPP  
ADVISORY



INFRASTRUCTURE



FACILITIES  
MANAGEMENT  
ADVISORY



EXPERT  
WITNESS



Project Number: 0174-0013

Reviewed By: Keith Brandon

Prepared By: Mohammad Qasem

Document Title

Issued To:

Issue Date:

COST PLAN No. 1 - Option A

Welsh + Major

14/12/18



# Project Analysis



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

## Project Analysis:



# SUMMARY



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			
2	Introduction	5			
3	Consultants	5			
4	Basis of Cost Plan	5			
5	Exclusions	5			
6	Zone 1	6	11.43		2,259,834
7	Zone 2	7	18.81		3,720,684
8	Zone 3	8	33.73		6,671,533
9	Dibble Avenue Precinct	10	3.16		625,670
10	<b>Trade Cost Total</b>		67.14		<b>13,277,722</b>
11	Preliminaries (10%)		6.71		1,327,772
12	Margin (5%)		3.69		730,275
13	<b>Construction Cost Total</b>		77.55		<b>15,335,769</b>
14	Design Contingency (5%)		3.88		766,788
15	Professional Fees (10%)		8.14		1,610,256
16	Authority Fees (1.5%)		1.34		265,692
17	Project Contingency (10%)		9.09		1,797,851
18	<b>Project Total (Excl GST)</b>		100.00		<b>19,776,356</b>

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

**Project Total (excl GST): 19,776,356**

**GST (10%): 1,977,636**

**Project Total (incl GST): 21,753,991**

# REPORT DETAILS



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>Title Page</b>				
1.1	<b>COST PLAN No.1</b>				
1.2	<b>Option A</b>				
1.3	<i>Project: Marrickville Golf Course &amp; Dibble Avenue Waterhole</i>				
1.4	<i>Client: Welsh + Major</i>				
1.5	<u>Measured By: Mohammad Oasem</u>				
1.6	<u>Reviewed By: Keith Brandon</u>				
1.7	<b>Document Issue Schedule</b>				
1.8	Cost Plan No. 1; Issued 14 December 2018				
					<b>0</b>
<b>2</b>	<b>Introduction</b>				
2.1	<u>Introduction</u>				
2.2	This Cost Plan has been developed to determine the estimated cost for the proposed public domain works (Option A) at Marrickville Golf Course & Dibble Avenue Waterhole		note		
2.3	This Cost Plan is based on our professional opinion and the source material listed below.		note		
2.4	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only		note		
					<b>0</b>
<b>3</b>	<b>Consultants</b>				
3.1	<u>Architect</u>				
3.2	Welsh + Major				
3.3	<u>Quantity Surveyor</u>				
3.4	MBMpl Pty Ltd				
					<b>0</b>
<b>4</b>	<b>Basis of Cost Plan</b>				
4.1	<u>Architecturals</u>				
4.2	<u>Documents received by Welsh + Major 3/12/2018</u>				
4.3	Part A 1817 Site Analysis and Community Engagement Draft				
4.4	Part B 1817 Master Plan Draft				
					<b>0</b>
<b>5</b>	<b>Exclusions</b>				
5.1	<u>Exclusions</u>				
5.2	Items noted "EXCL" in the Cost Plan		Item		EXCL
5.3	Unknown Site conditions in excess of allowances made		Item		EXCL
5.4	Any works outside the extent of works shown on drawings		Item		EXCL
5.5	Council requirements		Item		EXCL

# REPORT DETAILS



Client: Welsh+Major  
Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details: Cost Plan 1 - Option A  
MBM0174-0013  
Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
5.6	Legal costs		Item		EXCL
5.7	Out of hours works		Item		EXCL
5.8	Artwork		Item		EXCL
5.9	Escalation beyond December 2018		Item		EXCL
					0
6	<b>Zone 1</b>				
6.1	<b><u>Demolition</u></b>				
6.2	Remove existing steel fence (Items 4, 11)	320	m	5.00	1,600
6.3	Remove existing cricket practice cages (Item 3)	1	No	500.00	500
6.4	<b><u>Roads, Footpaths and Paved Areas</u></b>				
6.5	Upgrade existing access road including milling and resheeting road (Item 11)	352	m2	50.00	17,600
6.6	Allowance for line marking (Item 11)	1	Item	1,500.00	1,500
6.7	Allowance for pathway connection to Cooks River cycleway (Item 7)	1	Item	500.00	500
6.8	Raised pathway including balustrade (Items 21, 22)	109	m2	2,100.00	228,900
6.9	3000mm wide shared linking concrete pathway (Item 2)	885	m2	100.00	88,500
6.10	3000mm wide shared linking gravel pathway (Item 13)	270	m2	65.00	17,550
6.11	Shared 'Riverside Pathway' (Item 9)	929	m2	65.00	60,385
6.12	Allowance to upgrade existing pedestrian crossing (Item 14)	1	Item	1,000.00	1,000
6.13	<b><u>Boundary Walls, Fencing and Gates</u></b>				
6.14	Supply and install timber bollards and chain (Items 4, 11, 18)	261	m	65.00	16,964
6.15	Designed full height fence (Assumed 3000mm high) (Items 15, 17)	174	m	135.00	23,490
6.16	High woven mesh fence with low visual impact (Assumed 10,000mm high) (Item 6)	35	m	900.00	31,500
6.17	Allowance for tree cover screen (Assumed 10 No tree) (Item 18)	1	Item	10,000.00	10,000
6.18	<b><u>Landscaping and Improvements</u></b>				
6.19	<b>Landscaping</b>				
6.20	Constructed intertidal wetland area with shallow naturalised banks, Salt Marsh community and Riparian and terrestrial vegetation (Item 21)	459	m2	250.00	114,750
6.21	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species (Item 20)	771	m2	150.00	115,650
6.22	Allowance for tree preservation (Item 19)	1	Item	50,000.00	50,000
6.23	Increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Items 19, 22, 23)	6,628	m2	100.00	662,800
6.24	Allowance for new play structures (Item 3)	1	Item	100,000.00	100,000
6.25	Allowance for playground/ training equipment and park furniture (Item 5)	1	Item	100,000.00	100,000
6.26	Allowance to upgrade existing Tennyson Street playground (Item 26)	1	Item	200,000.00	200,000
6.27	Recreational park space along tennant parade comprising turf, softfall and paving (Item 24)	3,533	m2	65.00	229,645
6.28	New small tree (Assume 100L Trees) (Items 19, 22, 23)	26	No	400.00	10,400
6.29	New large tree (Assume 400L Trees) (Items 19, 22, 23)	6	No	1,800.00	10,800
6.30	Potential 40x70m multi-use sporting field (Item 25)	1	No		EXCL

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Cost Plan 1 - Option A

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Code	Description	Quantity	Unit	Rate	Amount
6.31	Stormwater detention pond including excavation and connection to stormwater system (Item 22)	523	m2	100.00	52,300
6.32	Allowance for upgrade stormwater drains (Item 22)	1	Item	50,000.00	50,000
6.33	Supply and install water access point (Item 8)	1	No	50,000.00	50,000
6.34	<b>Signage</b>				
6.35	Allowance for wayfinding signage to accessible entry and access road (Item 1)	1	Item	5,000.00	5,000
6.36	Allowance for wayfinding signage from Tennyson Street Playground (Item 10)	1	Item	3,500.00	3,500
6.37	Allowance for wayfinding signage from Wardell Road (Item 14)	1	Item	5,000.00	5,000
6.38	<b>Trade Cost Total Carried to Summary</b>				2,259,834
					<b>2,259,834</b>
<b>7</b>	<b>Zone 2</b>				
7.1	<b><u>Demolition</u></b>				
7.2	Remove existing steel fence (Item 6)	230	m	5.00	1,150
7.3	Remove existing tree	1	No	2,000.00	2,000
7.4	<b><u>Roads, Footpaths and Paved Areas</u></b>				
7.5	Allowance for accessible grade pathway connection to Alfred Street (Item 10)	1	Item	500.00	500
7.6	Upgrade Chadwick Avenue access road including milling and resheeting road (Item 9)	489	m2	50.00	24,450
7.7	Allowance for line marking (Item 9)	1	Item	1,500.00	1,500
7.8	Allowance to upgrade Wardell Road entry (Item 27)	1	Item	20,000.00	20,000
7.9	Raised pathway including balustrades (Items 16, 20, 21, 23)	355	m2	2,100.00	745,500
7.10	3000mm wide shared recreational concrete pathway (Item 5)	1,423	m2	100.00	142,300
7.11	3000mm wide shared linking gravel pathway (Items 2, 8)	492	m2	65.00	31,980
7.12	Shared 'Riverside Pathway' (Item 4)	1,409	m2	65.00	91,585
7.13	Paving around community nursery 'site shed' and educational areas (Item 30)	559	m2	150.00	83,850
7.14	<b><u>Outbuildings and Covered Ways</u></b>				
7.15	Community nursery 'site shed' (Item 30)	389	m2	1,800.00	700,200
7.16	<b><u>Boundary Walls, Fencing and Gates</u></b>				
7.17	Supply and install timber bollards and chain (Items 6, 12)	378	m	65.00	24,569
7.18	Designed full height fence (Assumed 3000mm high) (Item 11)	490	m	135.00	66,150
7.19	High mesh fence with low visual impact (Assumed 10,000mm high) (Item 13)	41	m	900.00	36,900
7.20	Tree cover screen (Assumed 10 No tree) (Item 12)	1	Item	10,000.00	10,000
7.21	<b><u>Landscaping and Improvements</u></b>				
7.22	<b>Landscaping</b>				
7.23	Constructed intertidal wetland area with shallow naturalised banks, Salt Marsh community and Riparian and terrestrial vegetation (Item 21)	1,424	m2	250.00	356,000
7.24	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species (Item 15)	184	m2	150.00	27,600
7.25	Propose Salt Marsh community (Item 16)	367	m2	150.00	55,050
7.26	Allowance for increased stabilisation of site with rock and gravel to swale (Item 23)	1,002	m2	100.00	100,200
7.27	Allowance to provide protection to existing mangrove bank (Item 25)	1	Item	20,000.00	20,000



# REPORT DETAILS



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Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
7.28	Increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Items 17, 18, 19, 20, 22)	4,893	m2	100.00	489,300
7.29	Allowance for "Mid-course" recreation park including play structures and park furniture	1	Item	200,000.00	200,000
7.30	Allowance to upgrade pocket park to Princess Street (Item 31)	1	Item	30,000.00	30,000
7.31	Allowance to upgrade pocket park to Wardell Road (Item 27)	1	Item	30,000.00	30,000
7.32	Allowance for "Forest" recreation park space along Riverside Crescent including play structures and park furniture (Item 26)	1	Item	150,000.00	150,000
7.33	Allowance for "Wave Rock" viewing area including signage and fencing (Item 32)	1	Item	50,000.00	50,000
7.34	New small tree (Assume 100L Trees) (Items 17, 18, 19, 20, 22)	20	No	400.00	8,000
7.35	New large tree (Assume 400L Trees) (Items 17, 18, 19, 20, 22)	15	No	1,800.00	27,000
7.36	Provisional location for multi-use sporting field (Item 28)	2	No		EXCL
7.37	Bioretention basin with stormwater detention pond including excavation and connection to stormwater system (Item 20)	664	m2	100.00	66,400
7.38	Allowance for stormwater drains (Item 20)	1	Item	50,000.00	50,000
7.39	Form bioretention swale (Item 24)	240	m2	150.00	36,000
7.40	<b>Furniture</b>				
7.41	Park furniture to community nursery 'site shed' and educational areas (Item 30)	1	Item	20,000.00	20,000
7.42	<b>Signage</b>				
7.43	Allowance for wayfinding signage to Wardell Road entry (Item 1)	1	Item	5,000.00	5,000
7.44	Allowance for wayfinding signage to Riverside Crescent entry (Item 7)	1	Item	5,000.00	5,000
7.45	Allowance for wayfinding signage to Alfred Street entry (Item 10)	1	Item	5,000.00	5,000
7.46	Allowance for wayfinding signage to mid-course park (Item 29)	1	Item	3,000.00	3,000
7.47	Allowance for wayfinding signage to "forest" park (Item 26)	1	Item	3,000.00	3,000
7.48	Allowance for wayfinding signage to community nursery 'site shed' and educational areas (Item 30)	1	Item	1,500.00	1,500
7.49	<b>Trade Cost Total Carried to Summary</b>				3,720,684

**3,720,684**

<b>8</b>	<b>Zone 3</b>				
8.1	<b><u>Demolition</u></b>				
8.2	Remove existing steel fence (Item 2)	92	m	5.00	460
8.3	Remove existing chainlink steel fence (Item 9)	160	m	5.00	800
8.4	Remove existing tree	7	No	2,000.00	14,000
8.5	<b><u>Roads, Footpaths and Paved Areas</u></b>				
8.6	Allowance for maintenance and improved accessibility to Golf Course Clubhouse (Item 25)	1	Item	5,000.00	5,000
8.7	Allowance for accessible entry from Bruce Street (Item 3)	1	Item	5,000.00	5,000
8.8	Allowance for accessible entry to carpark (Item 5)	1	Item	1,000.00	1,000
8.9	Allowance for shared entry to golf course and parklands from Wharf Street (Item 7)	1	Item	20,000.00	20,000
8.10	Expanded carparking provision for recreational users (Item 8)	2,647	m2	75.00	198,525
8.11	New carpark (Item 5)	740	m2	75.00	55,500
8.12	Upgrade existing carpark including milling and resheeting (6)	2,517	m2	50.00	125,850

# REPORT DETAILS



Client: Welsh+Major  
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Details: Cost Plan 1 - Option A  
MBM0174-0013  
Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
8.13	Line marking (Items 5, 6, 8)	918	m	5.00	4,590
8.14	Wheel stops (Items 5, 6, 8)	68	No	50.00	3,400
8.15	Raised pathway including viewing platform and balustrades (Items 16, 21, 22)	514	m2	2,100.00	1,079,400
8.16	New on-ramp to existing bridge (Item 5)	1	Item	80,000.00	80,000
8.17	3000mm wide "Hill Top Walk" shared recreational concrete pathway (Item 4)	1,320	m2	100.00	132,000
8.18	3000mm wide shared linking gravel pathway (Item 11)	60	m2	65.00	3,900
8.19	Shared 'Riverside Pathway' (Item 1)	2,003	m2	65.00	130,195
8.20	<b><u>Boundary Walls, Fencing and Gates</u></b>				
8.21	Supply and install timber bollards and chain (2, 9, 13)	823	m	65.00	53,493
8.22	Designed full height fence (Assumed 3000mm high) (Item 12)	340	m	135.00	45,900
8.23	High woven mesh fence with low visual impact (14) (assumed 10,000mm high)	116	m	900.00	104,400
8.24	Allowance for tree cover screen (Assumed 50 No trees) (Item13)	1	Item	50,000.00	50,000
8.25	<b><u>Outbuildings and Covered Ways</u></b>				
8.26	Allowance for amenities to carpark (Item 5)	1	Item	500,000.00	500,000
8.27	Allowance for kiosk to recreation park (Item 27)	1	Item	200,000.00	200,000
8.28	<b><u>Landscaping and Improvements</u></b>				
8.29	<b>Landscaping</b>				
8.30	Constructed intertidal wetland area with shallow naturalised banks, Salt Marsh community and Riparian and terrestrial vegetation (Item 22)	684	m2	250.00	171,000
8.31	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species (Item 21)	1,317	m2	150.00	197,550
8.32	Sandstone forest/ woodland habitat rehabilitation incl removal of rubbish and invasive species (Item 17)	921	m2	400.00	368,400
8.33	Increased stabilisation of site with rock and gravel (Item 16)	133	m2	100.00	13,300
8.34	Provide protection to existing mangrove bank (Item 15)	3,973	m2	10.00	39,730
8.35	Provide protection to existing habitat tree preservation area (Item 19)	3,940	m2	10.00	39,400
8.36	Provide protection to existing bush regeneration area (Item 24)	1,294	m2	10.00	12,940
8.37	Increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Items 17, 18, 19, 20)	20,855	m2	100.00	2,085,500
8.38	Form recreation park space to "Hill Top Walk" (Item 26)	3,779	m2	100.00	377,900
8.39	Form recreation park space (Item 27)	1,039	m2	100.00	103,900
8.40	Allowance for play structures and street furniture to "Hill Top Walk" (Item 4)	1	Item	100,000.00	100,000
8.41	Allowance to supply and install playground equipment (Item 27)	1	Item	50,000.00	50,000
8.42	New small tree (Assume 100L Trees) (Items 17, 18, 19, 20)	34	No	400.00	13,600
8.43	New small tree (Assume 400L Trees) (Items 17, 18, 19, 20)	33	No	2,000.00	66,000
8.44	Upgrade existing pond to include bioretention basin with stormwater detention pond including connection to stormwater system (Item 23)	639	m2	100.00	63,900
8.45	Allowance for stormwater drains (Item 23)	1	Item	50,000.00	50,000
8.46	Supply and install water access point (Item 10)	2	No	50,000.00	100,000
8.47	<b>Signage</b>				
8.48	Allowance for signage and wayfinding to shared entry from Wharf Street (Item 7)	1	Item	5,000.00	5,000
8.49	<b>Trade Cost Total Carried to Summary</b>				6,671,533



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Details:

Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
					<b>6,671,533</b>
<b>9</b>	<b>Dibble Avenue Precinct</b>				
9.1	<u>Demolition</u>				
9.2	Remove existing steel fence (Items 1, 3)	22	m	5.00	110
9.3	<u>Roads, Footpaths and Paved Areas</u>				
9.4	Viewing deck including balustrading (Item 12)	85	m2	2,100.00	178,500
9.5	2100mm wide gravel pathway (Item 2)	142	m2	65.00	9,230
9.6	<u>Boundary Walls, Fencing and Gates</u>				
9.7	Supply and install see through non-climbable fence (Item 3)	11	m	750.00	8,250
9.8	Supply and install timber bollards and chain (Item 1)	12	m	65.00	780
9.9	<u>Landscaping and Improvements</u>				
9.10	<u>Landscaping</u>				
9.11	Bank stabilisation and regeneration including indigenous semi-aquatic and aquatic planting, sedges and grasses and habitat structures as appropriate (Item 6)	915	m2	250.00	228,750
9.12	Allowance to supply and install gross pollutant trap to stormwater inlet including all connections (Item 8)	1	Item	50,000.00	50,000
9.13	Increase stability of bank and visual amenity by increased indigenous tree planting (Item 7)	1,029	m2	50.00	51,450
9.14	Increased indigenous understory planting (Assume 4 No additional new plants /m2) (Item 4)	186	m2	100.00	18,600
9.15	Allowance to upgrade playground equipment (Item 11)	1	Item	50,000.00	50,000
9.16	<u>Signage</u>				
9.17	Allowance for informational signage along length of balustrade to viewing deck focusing on the history of Dibble Avenue Waterhole and the present ecological aspects (Item 9)	1	Item	30,000.00	30,000
9.18	<b>Trade Cost Total Carried to Summary</b>				625,670
					<b>625,670</b>
<b>10</b>	<b>Trade Cost Total</b>				
10.0					
					<b>13,277,722</b>
<b>11</b>	<b>Preliminaries (10%)</b>				
11.0					
					<b>1,327,772</b>
<b>12</b>	<b>Margin (5%)</b>				
12.0					
					<b>730,275</b>
<b>13</b>	<b>Construction Cost Total</b>				
13.0					
					<b>15,335,769</b>



# REPORT DETAILS



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Details:

Cost Plan 1 - Option A

MBM0174-0013

Date - 14/12/2018

Code	Description	Quantity	Unit	Rate	Amount
14	Design Contingency (5%)				
14.0					
					766,788
15	Professional Fees (10%)				
15.0					
					1,610,256
16	Authority Fees (1.5%)				
16.0					
					265,692
17	Project Contingency (10%)				
17.0					
					1,797,851
18	Project Total (Excl GST)				
18.0					
					19,776,356

Client: Welsh+Major

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Cost Plan 1 - Option A

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This report is qualified in its entirety by and should be considered in the light of the agreed terms of engagement and the following:

This report has been prepared for the exclusive use of the Addressee and shall not be relied upon by any other third party for any other purposes unless expressly permitted or required by law and then only in connection with the purpose in respect of which this report is provided.

In no event, regardless of whether MBM's consent has been provided, shall MBM assume any liability or responsibility to any third party to whom this report is disclosed or otherwise made available.

Without the prior written consent of MBM, this report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than the Addressee.

MBM has used its reasonable endeavour so that the data contained in this report reflects the most accurate and timely information available and is based on information that was current as of the date of this report.

The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

No guarantee or warranty is made by MBM in relation to the projected values or findings contained in this report. In addition, this report is based upon information that was obtained on or before the date in which this report was prepared. Circumstances and events may occur following the date on which such information was obtained that are beyond our control and which may impact on the findings and projections contained in this report. MBM specifically disclaims any responsibility where such circumstances or events do occur and impact the findings of this report.

The findings in this report must be viewed in the context of the entire report including, without limitation, any assumptions made and disclaimers provided. Under no circumstances shall the findings in this report be excised from the body of this report.

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# COST PLAN



## Marrickville Golf Course & Dibble Avenue Waterhole

### Cost Plan 2 - Option B

0174-0013 | 20th March 2019



QUANTITY SURVEYING | BUILDING CONSULTANCY |  
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |  
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS



**QUANTITY  
SURVEYING**



# Project Analysis



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 2 - Option B

MBM0174-0013

Date - 20/03/2019

## Project Analysis:





# SUMMARY



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 2 - Option B

MBM0174-0013

Date - 20/03/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			
2	Introduction	5			
3	Consultants	5			
4	Basis of Cost Plan	5			
5	Exclusions	5			
6	Zone 1	6	18.29		4,868,929
7	Zone 2	7	24.41		6,500,084
8	Zone 3	8	22.70		6,043,938
9	Dibble Avenue Precinct	10	1.74		462,135
10	<b>Trade Cost Total</b>		67.14		<b>17,875,087</b>
11	Preliminaries (10%)		6.71		1,787,509
12	Margin (5%)		3.69		983,130
13	<b>Construction Cost Total</b>		77.55		<b>20,645,725</b>
14	Design Contingency (5%)		3.88		1,032,286
15	Professional Fees (10%)		8.14		2,167,801
16	Authority Fees (1.5%)		1.34		357,687
17	Project Contingency (10%)		9.09		2,420,350
18	<b>Project Total (Excl GST)</b>		100.00		<b>26,623,850</b>

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

**Project Total (excl GST): 26,623,850**

**GST (10%): 2,662,385**

**Project Total (incl GST): 29,286,235**

# REPORT DETAILS



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan 2 - Option B

MBM0174-0013

Date - 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>Title Page</b>				
1.1	<b>COST PLAN No.2</b>				
1.2	<b>Option B</b>				
1.3	<i>Project: Marrickville Golf Course &amp; Dibble Avenue Waterhole</i>				
1.4	<i>Client: Welsh + Major</i>				
1.5	<u>Measured By: Mohammad Oasem</u>				
1.6	<u>Reviewed By: Keith Brandon</u>				
1.7	<b>Document Issue Schedule</b>				
1.8	Cost Plan No. 1; Issued 14 December 2018				
1.9	Cost Plan No. 2; Issued 20 March 2019				
					<b>0</b>
<b>2</b>	<b>Introduction</b>				
2.1	<u>Introduction</u>				
2.2	This Cost Plan has been developed to determine the estimated cost for the proposed public domain works (Option B) at Marrickville Golf Course & Dibble Avenue Waterhole		note		
2.3	This Cost Plan is based on our professional opinion and the source material listed below.		note		
2.4	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only		note		
					<b>0</b>
<b>3</b>	<b>Consultants</b>				
3.1	<u>Architect</u>				
3.2	Welsh + Major				
3.3	<u>Quantity Surveyor</u>				
3.4	MBMpl Pty Ltd				
					<b>0</b>
<b>4</b>	<b>Basis of Cost Plan</b>				
4.1	<u>Architecturals</u>				
4.2	<u>Documents received by Welsh + Major 11/03/2019</u>				
4.3	1817 Draft Masterplan B 190308 @600dpi				
					<b>0</b>
<b>5</b>	<b>Exclusions</b>				
5.1	<u>Exclusions</u>				
5.2	Items noted "EXCL" in the Cost Plan		Item		EXCL
5.3	Unknown Site conditions in excess of allowances made		Item		EXCL
5.4	Any works outside the extent of works shown on drawings		Item		EXCL
5.5	Council requirements		Item		EXCL

# REPORT DETAILS



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

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Cost Plan 2 - Option B

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Date - 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
5.6	Legal costs		Item		EXCL
5.7	Works to the courses unless noted otherwise				
5.8	Out of hours works		Item		EXCL
5.9	Artwork		Item		EXCL
5.10	Escalation beyond March 2019		Item		EXCL
0					
<b>6</b>	<b>Zone 1</b>				
6.1	<b><u>Demolition</u></b>				
6.2	Remove existing steel fence	320	m	5.00	1,600
6.3	Remove existing cricket practice cages	1	No	500.00	500
6.4	<b><u>Roads, Footpaths and Paved Areas</u></b>				
6.5	Upgrade existing access road including milling and resheeting road	352	m2	50.00	17,600
6.6	Allowance for line marking	1	Item	1,500.00	1,500
6.7	Allowance for pathway connection to Cooks River cycleway	1	Item	500.00	500
6.8	Raised pathway including balustrade	307	m2	2,100.00	644,700
6.9	3000mm wide shared linking concrete pathway	885	m2	100.00	88,500
6.10	3000mm wide shared linking gravel pathway	270	m2	65.00	17,550
6.11	Shared gravel 'Riverside Pathway'	2,819	m2	65.00	183,235
6.12	Allowance to upgrade existing pedestrian crossing	1	Item	1,000.00	1,000
6.13	<b><u>Boundary Walls, Fencing and Gates</u></b>				
6.14	Supply and install timber bollards and chain	256	m	65.00	16,639
6.15	Designed full height fence (Assumed 3000mm high)	174	m	135.00	23,490
6.16	High woven mesh fence with low visual impact (Assumed 10,000mm high)	35	m	900.00	31,500
6.17	Allowance for tree cover screen (Assumed 10 No tree)	1	Item	10,000.00	10,000
6.18	<b><u>Landscaping and Improvements</u></b>				
6.19	<b>Landscaping</b>				
6.20	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	2,678	m2	250.00	669,500
6.21	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	771	m2	150.00	115,650
6.22	Allowance for tree preservation	1	Item	50,000.00	50,000
6.23	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	10,461	m2	100.00	1,046,100
6.24	Native grassland area incorporating ecological walk, habitat and recreation space (Item No. 17)	6,886	m2	25.00	172,150
6.25	Allowance for new play structures	1	Item	100,000.00	100,000
6.26	Allowance for playground/ training equipment and park furniture	1	Item	100,000.00	100,000
6.27	Allowance to upgrade existing Tennyson Street playground (Item No. 13)	1	Item	200,000.00	200,000
6.28	New Recreational parkland (Item No. 18)	3,567	m2	65.00	231,855
6.29	New small tree (Assume 100L Trees)	32	No	400.00	12,800
6.30	New large tree (Assume 400L Trees)	14	No	1,800.00	25,200
6.31	Potential 40x70m multi-use sporting field	1	No	560,000.00	560,000

# REPORT DETAILS



Client: Welsh+Major  
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Details: Cost Plan 2 - Option B  
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Code	Description	Quantity	Unit	Rate	Amount
6.32	Constructed wetland incorporating water sensitive urban design strategies, habitat, educational and recreation space (Item No. 14)	3,378	m2	120.00	405,360
6.33	Allowance for upgrade stormwater drains	1	Item	80,000.00	80,000
6.34	Supply and install water access point (Item 8)	1	No	50,000.00	50,000
6.35	<b>Signage</b>				
6.36	Allowance for upgraded entry with wayfinding signage (Item No. 1)	3	No	4,000.00	12,000
6.37	<b>Trade Cost Total Carried to Summary</b>				4,868,929
					<b>4,868,929</b>
<b>7</b>	<b>Zone 2</b>				
7.1	<b><u>Demolition</u></b>				
7.2	Remove existing steel fence	230	m	5.00	1,150
7.3	Remove existing tree	4	No	2,000.00	8,000
7.4	Remove existing trees and stump, and make ground level to allow for new sports field (item 15)	1,828	m2	30.00	54,840
7.5	<b><u>Roads, Footpaths and Paved Areas</u></b>				
7.6	Allowance to reconstruct War dell Road bridge to provide an underpass for safe, continuous travel and ecological connectivity (Item No. 16)	1	Item	50,000.00	50,000
7.7	Allowance for accessible grade pathway connection to Alfred Street	1	Item	500.00	500
7.8	Upgrade Chadwick Avenue access road including milling and resheeting road	489	m2	50.00	24,450
7.9	Allowance for line marking	1	Item	1,500.00	1,500
7.10	Allowance to upgrade War dell Road entry	1	Item	20,000.00	20,000
7.11	Raised pathway including balustrades	388	m2	2,100.00	814,800
7.12	3000mm wide shared recreational concrete pathway	1,423	m2	100.00	142,300
7.13	3000mm wide shared linking gravel pathway	492	m2	65.00	31,980
7.14	Shared gravel 'Riverside Pathway'	2,573	m2	65.00	167,245
7.15	Paving around community nursery 'site shed' and educational areas	559	m2	150.00	83,850
7.16	<b><u>Outbuildings and Covered Ways</u></b>				
7.17	Community nursery 'site shed'	389	m2	1,800.00	700,200
7.18	<b><u>Boundary Walls, Fencing and Gates</u></b>				
7.19	Supply and install timber bollards and chain	370	m	65.00	24,049
7.20	Designed full height fence (Assumed 3000mm high)	490	m	135.00	66,150
7.21	High mesh fence with low visual impact (Assumed 10,000mm high)	41	m	900.00	36,900
7.22	Tree cover screen (Assumed 10 No tree) (Item 12)	1	Item	10,000.00	10,000
7.23	<b><u>Landscaping and Improvements</u></b>				
7.24	<b>Landscaping</b>				
7.25	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	3,095	m2	250.00	773,750
7.26	Bioretention basin with stormwater detention pond including excavation and connection to stormwater system	664	m2	100.00	66,400
7.27	Constructed wetland incorporating water sensitive urban design strategies, habitat, educational and recreation space (Item No. 14)	2,684	m2	100.00	268,400
7.28	Allowance for car parking area to support an increase in the number and range of users (Item No. 2)	1	Item	30,000.00	30,000

# REPORT DETAILS



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Details:

Cost Plan 2 - Option B

MBM0174-0013

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Code	Description	Quantity	Unit	Rate	Amount
7.29	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	184	m2	150.00	INCL
7.30	Propose Salt Marsh community	367	m2	150.00	55,050
7.31	Allowance for increased stabilisation of site with rock and gravel to swale	1,002	m2	100.00	100,200
7.32	Allowance to provide protection to existing mangrove bank	1	Item	20,000.00	20,000
7.33	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	5,117	m2	100.00	511,700
7.34	Allowance for "Mid-course" recreation park including play structures and park furniture	1	Item	200,000.00	200,000
7.35	Allowance for playground/ training equipment and park furniture	1	Item	100,000.00	100,000
7.36	Allowance to upgrade pocket park to Princess Street	1	Item	30,000.00	30,000
7.37	Allowance to upgrade pocket park to War dell Road	1	Item	30,000.00	30,000
7.38	Allowance for "Forest" recreation park space along Riverside Crescent including play structures and park furniture	1	Item	150,000.00	150,000
7.39	Allowance for "Wave Rock" viewing area including signage and fencing	1	Item	50,000.00	50,000
7.40	New small tree (Assume 100L Trees)	30	No	400.00	12,000
7.41	New large tree (Assume 400L Trees)	12	No	1,800.00	21,600
7.42	Multi-use sporting field	8,078	m2	65.00	525,070
7.43	Community event space with adjacent skate park, sports field(incl), picnic area and playground (incl) (Item No. 15) - Provisional	1	m2	1,200,000.00	1,200,000
7.44	Allowance for stormwater drains	1	Item	50,000.00	50,000
7.45	Form bioretention swale	240	m2	150.00	36,000
7.46	<b>Furniture</b>				
7.47	Park furniture to community nursery 'site shed' and educational areas	1	Item	20,000.00	20,000
7.48	<b>Signage</b>				
7.49	Allowance for upgraded entry with wayfinding signage (Item No. 1)	3	Item	4,000.00	12,000
7.50	<b>Trade Cost Total Carried to Summary</b>				6,500,084

**6,500,084**

<b>8</b>	<b>Zone 3</b>				
8.1	<b><u>Demolition</u></b>				
8.2	Remove existing steel fence	92	m	5.00	460
8.3	Remove existing chainlink steel fence	160	m	5.00	800
8.4	Remove existing tree	18	No	2,000.00	36,000
8.5	<b><u>Roads, Footpaths and Paved Areas</u></b>				
8.6	Allowance for maintenance and improved accessibility to Golf Course Clubhouse (Item No. 3)	1	Item	5,000.00	5,000
8.7	Allowance for accessible entry from Bruce Street	1	Item	5,000.00	5,000
8.8	Allowance for accessible entry to carpark	1	Item	1,000.00	1,000
8.9	Allowance for shared entry to golf course and parklands from Wharf Street	1	Item	20,000.00	20,000
8.10	Expanded carparking provision for recreational users (Item No. 2)	2,647	m2	75.00	198,525
8.11	Upgrade existing carpark including milling and resheeting (Item No. 2)	2,926	m2	50.00	146,300
8.12	Line marking (Item No. 2)	783	m	5.00	3,915

# REPORT DETAILS



Client: Welsh+Major  
Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details: Cost Plan 2 - Option B  
MBM0174-0013  
Date - 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
8.13	Wheel stops (Item No. 2)	80	No	50.00	4,000
8.14	Raised pathway including viewing platform and balustrades	166	m2	2,100.00	348,600
8.15	New on-ramp to existing bridge	1	Item	80,000.00	80,000
8.16	3000mm wide "Hill Top Walk" shared recreational concrete pathway (Item No. 8)	1,506	m2	100.00	150,600
8.17	3000mm wide shared linking gravel pathway	60	m2	65.00	3,900
8.18	Shared gravel 'Riverside Pathway' (Item 1)	1,959	m2	65.00	127,335
8.19	<b><u>Boundary Walls, Fencing and Gates</u></b>				
8.20	Supply and install timber bollards and chain	1,009	m	65.00	65,583
8.21	Designed full height fence (Assumed 3000mm high)	340	m	135.00	45,900
8.22	High woven mesh fence with low visual impact (assumed 10,000mm high)	116	m	900.00	104,400
8.23	Allowance for tree cover screen (Assumed 50 No trees)	1	Item	50,000.00	50,000
8.24	<b><u>Outbuildings and Covered Ways</u></b>				
8.25	Allowance for amenities to carpark	1	Item	500,000.00	500,000
8.26	Allowance for kiosk to recreation park (Item No. 5)	1	Item	200,000.00	200,000
8.27	<b><u>Landscaping and Improvements</u></b>				
8.28	<b><u>Landscaping</u></b>				
8.29	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	684	m2	250.00	171,000
8.30	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	1,317	m2	150.00	197,550
8.31	Sandstone forest/ woodland habitat rehabilitation incl removal of rubbish and invasive species	1,463	m2	400.00	585,200
8.32	Increased stabilisation of site with rock and gravel	133	m2	100.00	13,300
8.33	Provide protection to existing mangrove bank	3,973	m2	10.00	39,730
8.34	Provide protection to existing habitat tree preservation area	3,940	m2	10.00	39,400
8.35	Provide protection to existing bush regeneration area	1,294	m2	10.00	12,940
8.36	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	20,855	m2	100.00	2,085,500
8.37	Form recreation park space to "Hill Top Walk" (Item No. 8)	2,966	m2	100.00	296,600
8.38	Form recreation park space (Item No. 5)	1,039	m2	100.00	103,900
8.39	Allowance for play structures and street furniture to "Hill Top Walk"	1	Item	100,000.00	100,000
8.40	Allowance to supply and install playground equipment (Item No. 5)	1	Item	50,000.00	50,000
8.41	New small tree (Assume 100L Trees)	49	No	400.00	19,600
8.42	New small tree (Assume 400L Trees)	30	No	2,000.00	60,000
8.43	Upgrade existing pond to include bioretention basin with stormwater detention pond including connection to stormwater system	639	m2	100.00	63,900
8.44	Allowance for stormwater drains	1	Item	50,000.00	50,000
8.45	Supply and install water access point (Item No. 5)	1	No	50,000.00	50,000
8.46	<b><u>Signage</u></b>				
8.47	Allowance for wayfinding signage (Item No. 1)	2	Item	4,000.00	8,000
8.48	<b>Trade Cost Total Carried to Summary</b>				6,043,938

**6,043,938**

# REPORT DETAILS



Client: Welsh+Major

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Details:

Cost Plan 2 - Option B

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Date - 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
<b>9</b>	<b>Dibble Avenue Precinct</b>				
9.1	<u>Demolition</u>				
9.2	Remove existing steel fence	22	m	5.00	110
9.3	<u>Roads, Footpaths and Paved Areas</u>				
9.4	Viewing deck including balustrade (Item No. 12)	16	m2	2,100.00	33,600
9.5	2100mm wide gravel pathway	163	m2	65.00	10,595
9.6	<u>Boundary Walls, Fencing and Gates</u>				
9.7	Supply and install see through non-climbable fence	11	m	750.00	8,250
9.8	Supply and install timber bollards and chain	12	m	65.00	780
9.9	<u>Landscaping and Improvements</u>				
9.10	<u>Landscaping</u>				
9.11	Bank stabilisation and regeneration including indigenous semi-aquatic and aquatic planting, sedges and grasses and habitat structures as appropriate	915	m2	250.00	228,750
9.12	Allowance to supply and install gross pollutant trap to stormwater inlet including all connections	1	Item	50,000.00	50,000
9.13	Increase stability of bank and visual amenity by increased indigenous tree planting	1,029	m2	50.00	51,450
9.14	Increased indigenous understory planting (Assume 4 No additional new plants /m2)	186	m2	100.00	18,600
9.15	Allowance to upgrade playground equipment (Item No. 13)	1	Item	50,000.00	50,000
9.16	<u>Signage</u>				
9.17	Allowance for informational signage along length of balustrade to viewing deck focusing on the history of Dibble Avenue Waterhole and the present ecological aspects	1	Item	10,000.00	10,000
9.18	<b>Trade Cost Total Carried to Summary</b>				462,135
					<b>462,135</b>
<b>10</b>	<b>Trade Cost Total</b>				
10.0					
					<b>17,875,087</b>
<b>11</b>	<b>Preliminaries (10%)</b>				
11.0					
					<b>1,787,509</b>
<b>12</b>	<b>Margin (5%)</b>				
12.0					
					<b>983,130</b>
<b>13</b>	<b>Construction Cost Total</b>				
13.0					
					<b>20,645,725</b>
<b>14</b>	<b>Design Contingency (5%)</b>				



# REPORT DETAILS



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Cost Plan 2 - Option B

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Code	Description	Quantity	Unit	Rate	Amount
14.0					
					1,032,286
15	Professional Fees (10%)				
15.0					
					2,167,801
16	Authority Fees (1.5%)				
16.0					
					357,687
17	Project Contingency (10%)				
17.0					
					2,420,350
18	Project Total (Excl GST)				
18.0					
					26,623,850



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Cost Plan 2 - Option B

MBM0174-0013

Date - 20/03/2019

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This report is qualified in its entirety by and should be considered in the light of the agreed terms of engagement and the following:

This report has been prepared for the exclusive use of the Addressee and shall not be relied upon by any other third party for any other purposes unless expressly permitted or required by law and then only in connection with the purpose in respect of which this report is provided.

In no event, regardless of whether MBM's consent has been provided, shall MBM assume any liability or responsibility to any third party to whom this report is disclosed or otherwise made available.

Without the prior written consent of MBM, this report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than the Addressee.

MBM has used its reasonable endeavour so that the data contained in this report reflects the most accurate and timely information available and is based on information that was current as of the date of this report.

The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

No guarantee or warranty is made by MBM in relation to the projected values or findings contained in this report. In addition, this report is based upon information that was obtained on or before the date in which this report was prepared. Circumstances and events may occur following the date on which such information was obtained that are beyond our control and which may impact on the findings and projections contained in this report. MBM specifically disclaims any responsibility where such circumstances or events do occur and impact the findings of this report.

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