

**Project:** Macquarie River Master Plan

**Details:** OPINION OF PROBABLE COSTS Rev2.

**Building:** North & South Precinct

Deletions and additions to scope and areas.  
Clarifications to specifications intent.

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>a.</b>	<b>Limit of accuracy</b>								
i)	This is an opinion of probable costs based on concept information provided by Moir Landscape Architects. It is conceivable that the cost of constructing this Project may be increased considerably depending on design development. A thorough review of costings when further design, specifications and investigative documentation are available is strongly recommended.				note				
ii)	This is a preliminary budget report based on Architectural plans only and should not be used to produce final costing of the development.				note				
iii)	This is a preliminary budget report that includes preliminary costs, margin, management & approvals but does not allow for Development Approvals or Statutory Approvals such as water access licences, parks permits, or AHIPs or the like.				note				
<b>b.</b>	<b>Exclusions to estimated OPC</b>								
i)	Authority fees				note				
ii)	Rise and Fall. Cost Increases beyond one month from the date of this report.				note				
iii)	Unknown ground conditions or unknown services.				note				
iv)	Excavation in rock				note				
v)	Removal of hazardous or contaminated materials.				note				
vi)	scope outside of preliminary concept design advice.				note				
1	<b>04 MASTER PLAN SOUTH PRECINCT</b>								
2									
3	<b>Area 01 - Active Recreation</b>								
4	Budget allowance for new sports amenities building	2.10%		1	item	1,000,000	1,000,000		1,000,000
5	Pipe open drain and fill	0.04%		20	m	750	15,000		15,000

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6	Car park (136 spaces) to provide additional parking for Lady Cutler Sports fields	0.26%		1	item	122,400	122,400		122,400
7	Increased tree planting	0.31%		144	item	1,000	144,000		144,000
8	Floodlighting for 2x fields	0.84%		1	item	400,000	400,000		400,000
9	Reconfigure existing path to create buffer from existing eroded river bank	0.16%		293	m	250	73,250		73,250
10	Food truck hardstand area allowance	0.06%		100	m2	250	25,000		25,000
11	Upgraded amenities allowance	0.53%		1	item	250,000	250,000		250,000
12	Improved vehicular circulation allowance	0.11%		200	m2	250	50,000		50,000
13	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
14	Regrading, revegetation and deflectors in areas of high erosion allowance	0.23%		10,000	m2	11	106,600		106,600
15	Car park (136 spaces) to South Street	0.26%		1.00	item	122,400	122,400		122,400
16									
17	<b>Area 02 - Regand Park</b>								
18	Budget allowance for two way sealed entry road into Regand Park. Details to be provided.	1.38%		660.00	m	1,000	660,000		660,000
19	Budget allowance for one way sealed loop road to provide equitable access to the river and parkland. Details to be provided.	4.05%		3,869.00	m	500	1,934,500		1,934,500
20	River Red Gum planting along river corridor	0.10%		46.00	item	1,000	46,000		46,000
21	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
22	Extension of existing path to connect with future Miriam development. details to be confirmed.	0.20%		365.00	m	250	91,250		91,250
23	Allowance for series of wetland ponds to improve water quality and provide habitat for birds and wetland plant communities. Specification and design details to be confirmed.	7.63%		125,737.00	m <sup>2</sup>	29	3,646,373		3,646,373
24	Allowance for picnic area with a series of shelters, tables, seating, BBQs with views over the river weir.	0.53%		1.00	item	250,000	250,000		250,000

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25	Allowance for amenities building for picnic areas including 500m of sewer connection.	0.70%		1.00	item	332,500	332,500		332,500
26	Eco Hub facility for organisations including Leader Life, OzFish and local environmental groups. Budget for large scale facility per MLA.	20.91%		1.00	item	10,000,000	10,000,000		10,000,000
27	Allowance for walking trails to provide access to bushland for educational and revegetation programs.	3.56%		12,136.00	m	140	1,699,040		1,699,040
28	Wetland boardwalks with views over the wetland system and bird hides for bird watching.	1.05%		653.00	m	765	499,545		499,545
29	Allowance for open parkland for picnicking and informal ball sports with amenities.	0.53%		1.00	item	250,000	250,000		250,000
30	Allowance for amenities for open parkland picnic and ball sports area.	0.53%		1.00	item	250,000	250,000		250,000
31	Nature play and discovery park utilising natural elements.	0.63%		1.00	item	297,000	297,000		297,000
32	Allowance for first nations cultural riverside gardens. Details to be confirmed but allow for native edibles, trees and micro fauna habitat.	5.23%		1.00	item	2,500,000	2,500,000		2,500,000
33	Learning/rest ampitheaters for outdoor classes and storytelling	0.32%		1.00	item	150,000	150,000		150,000
34	Open grassland to maintain open views from residences within Regand Park Estate. Allowance to seed, mow and cultivate with 6 months maintenance to even grass spread field.	2.19%		87,155.00	m <sup>2</sup>	12	1,045,860		1,045,860
35	Koala feed tree plantation opportunity	5.86%		112,089.00	m <sup>2</sup>	25	2,802,225		2,802,225
36	Event space. Details to be confirmed. Budget allowance to level, scarify and control erosion.	1.91%		75,822.00	m2	12	909,864		909,864
37	Budget allowance to improve river access for fishing and swimming. Details to be confirmed.	0.53%		1.00	item	250,000	250,000		250,000
38	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000

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39	Regrading, revegetation and deflectors in areas of high erosion	0.45%		1.00	item	213,264	213,264		213,264
40	Allowance to retain and enhance existing storage shed	0.53%		1.00	item	250,000	250,000		250,000
41	Bushland revegetation areas	0.12%		1.00	item	55,000	55,000		55,000
42	Dog off-leash area	0.39%		10,290.00	m2	18	185,220		185,220
43	Allowance for formalised and inviting arrival into Regand Park	0.27%		1.00	item	125,000	125,000		125,000
44									
45	<b>Area 03 - Sir Roden Cutler Park</b>								
46	Motion sensor bollard lighting along path for safety and passive surveillance	0.22%		701.00	m	145	101,645		101,645
47	Triathlon stairs allowance. Scope TBC.	0.51%		1.00	item	240,000	240,000		240,000
48	Allowance for sandstone terraced walls provide informal seating and play opportunities	0.19%		50.00	m	1,800	90,000		90,000
49	Budget allowance for playground reflecting the history of the quarry site and capitalising on the steep landform to include climbing elements, tunnels and slides	1.05%		1.00	item	500,000	500,000		500,000
50	Concrete access path from West Dubbo and Caravan Park. Details to be confirmed.	0.21%		701.00	item	140	98,140		98,140
51	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
52	Dog off-leash area	0.38%		10,000.00	m2	18	180,000		180,000
53									
54	<b>EV Chargers</b>								
55	Allowance for supply of two EV charging stations, including providing services connections, parking infrastructure, way-finding and signage.	0.11%		1.00	item	50,000	50,000		50,000
56									
57	<b>Existing Amenities Upgrades</b>								
58	Upgrades to existing amenities to improve accessibility (allowance for new accessible footpath access and internal refit with accessible amenities)	0.48%		1.00	item	225,000	225,000		225,000
59									
60									

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61	<b>05 MASTER PLAN NORTH PRECINCT</b>								
62									
63	<b>Area 01 - North Sporting Complex</b>								
64	Allowance for decomposed granite 'River Loop' shared pedestrian/cycle path.	0.11%		563.00	m	85	47,855		47,855
65	Improved vehicular circulation allowance	0.11%		200	m2	250	50,000		50,000
66	Formalised car park with line marking	0.32%		1.00	item	150,000	150,000		150,000
67	Allowance for shade tree planting	0.13%		60.00	item	1,000	60,000		60,000
68	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
69	Allowance for boardwalk connections over stormwater channel. Details to be provided.	0.03%		25.00	m	550	13,750		13,750
70									
71	<b>Area 02 - Police Paddock</b>								
72	Active recreation area. Allowance to seed, mow and cultivate with 6 months maintenance to even grass spread.	0.21%		1.00	item	98,000	98,000		98,000
73	Allowance for clubhouse. Budget allowance MLA.	4.19%		1.00	item	2,000,000	2,000,000		2,000,000
74	Allowance for traveler rest stop and dog off-leash park. Details to be confirmed.	0.40%		1.00	item	189,050	189,050		189,050
75	Allowance for Tourist/traveler rest area with vehicular car parking and RV/trailer parking, shelters, seating, BBQs and dump point. Details to be confirmed.	2.10%		1.00	item	1,000,000	1,000,000		1,000,000
76	Allowance for re-forming existing ground to create walking/cycle/horse riding trails for local riders and travelers to reflect the history of the police horses within the paddock.	0.27%		1,973.00	m	65	128,245		128,245
77	Allowance for bat (flying fox) restoration areas. Details to be provided.	0.08%		1.00	item	35,000	35,000		35,000
78	Enhance and naturalise existing drainage swale.	0.09%		1.00	item	40,000	40,000		40,000

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79	Allowance to formalise portage around weir for kayaks. Details to be provided.	0.21%		1.00	item	100,000	100,000		100,000
80	Allowance for decomposed granite 'River Loop' shared pedestrian/cycle path.	0.20%		1,070.00	m	85	90,950		90,950
81	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
82	Boardwalk connections over stormwater channel.	0.03%		1.00	item	12,000	12,000		12,000
83									
84	<b>Area 03 - Devil's Hole</b>								
85	Passive recreation area and off-leash dog beach.	0.17%		10,000.00	m <sup>2</sup>	8	78,000		78,000
86	Pedestrian bridge crossing creating continuous river loop.	0.41%		163.00	m	1,200	195,600		195,600
87	Picnic area with BBQs, shelters, seating and amenities.	0.53%		1.00	item	250,000	250,000		250,000
88	Allowance for amenities building for picnic area.	0.53%		1.00	item	250,000	250,000		250,000.0000
89	Allowance for new pontoon.	0.53%		1.00	item	250,000	250,000		250,000
90	'River Loop' shared pedestrian cycle path (currently private property adjacent to Devil's Hole).	0.06%		2,022.00	m	12	24,264		24,264
91	Assumed concrete path Cycle/Pedestrian path to link with Dubbo Regional Cycling Facility.	0.05%		147.00	m	140	20,580		20,580
92	Signage indicating rest stop along Brisbane Street restricting large trucks.	0.03%		1.00	item	12,000	12,000		12,000
93	Shaded car park.	0.24%		1.00	item	112,000	112,000		112,000
94	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
95	Re-vegetated river parkland.	0.16%		4,975.00	m2	15	74,625		74,625
96									
97	<b>Area 04 - Biddybungie Reserve</b>								
98	Upgrade existing path to shared pathway with inclusion of seating.	0.25%		825.00	m	140	115,500		115,500
99	Seating to shared pathway.	0.07%		7.00	no.	4,500.00	31,500		31,500.0000
100	Tree planting to create open woodland and reinstate vegetation along river bank.	0.10%		1.00	item	45,320	45,320		45,320
101	Off-road car park 20 spaces to facilitate Lions Park Playground.	0.27%		1.00	item	125,000	125,000		125,000

# Opinion Of Probable Costs

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102	Upgrade Lions Park Playground.	0.53%		1.00	item	250,000	250,000		250,000
103	Replace existing amenities building.	0.59%		1.00	item	280,000	280,000		280,000
104	Allowance for restoration of riparian vegetation communities.	0.32%		10,000.00	m2	15	150,000		150,000
105	Native street tree planting along Stonehaven Avenue.	0.03%		17.00	no	750	12,750		12,750
103	Existing boat ramp to include boat wash facilities.	0.09%		1.00	item	38,500	38,500		38,500
104	Allowance for installation of pontoon.	0.53%		1.00	item	250,000	250,000		250,000
105									
106									
107	<b>CONTINGENCY ALLOWANCE</b>								
108	Budget contingency allowance including for but not limited to design development, unknown ground conditions, scope gap caused by staging or interfacing with existing infrastructure that requires upgrading (20%).	16.67%		1.00	item	0.20	39,866,565		7,973,313
<b>100.00%</b>									<b>47,839,878</b>