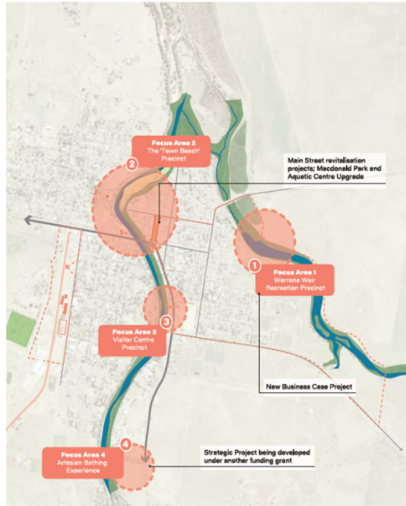
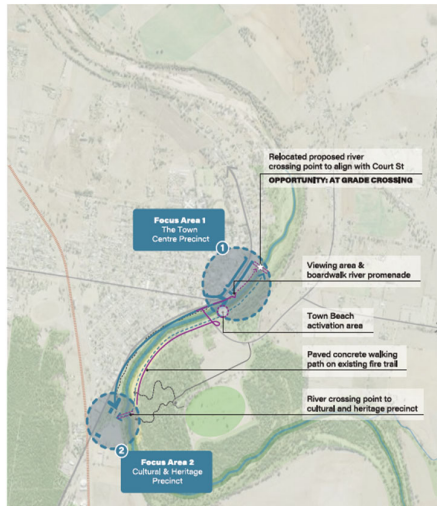


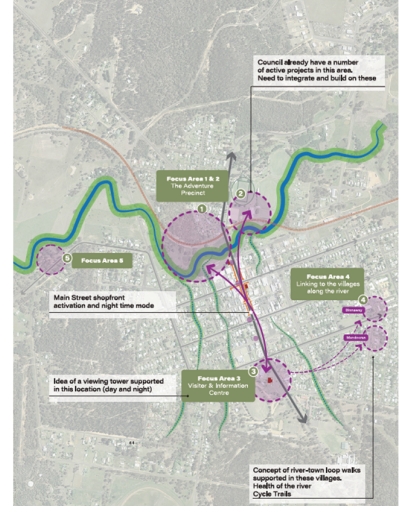
Coonamble Projects Site Map



Gilgandra Projects Site Map



Warrumbungle Projects Site Map



21 NOVEMBER 2023

TCUBED CONSULTING



REAL COUNTRY COST PLAN REPORT NO 1 Revision 4



CONTENTS

1. INTRODUCTION.....	3
2. EXECUTIVE COST SUMMARY.....	3
3. LONG TERM MAINTERNANCE COST	6
4. DOCUMENTATION USED.....	8
5. SPECIFIC INCLUSIONS.....	9
6. SPECIFIC EXCLUSIONS	9
7. REFERENCE IMAGES USED IN COST PLAN	10
8. APPENDIX A – COST PLAN	13



1. INTRODUCTION

This cost plan report has been prepared for and on behalf of People Place & Partnership using the documentation received on 24th October 2023.

This cost plan comprises below scope of work within three Council areas (Coonamble Shire Council, Gilgandra Shire Council, and Warrumbungle Shire Council).

- Focus Area Projects as per items listed in spreadsheet provided, and
- Master planning projects which include, project management, design, and others.

2. EXECUTIVE COST SUMMARY

COONAMBLE SHIRE COUNCIL	
STAGE 1 - Business Case Projects	Total (\$ Excl GST)
Warrena Weir Reserve - Stage 1	\$ 2,803,375
STAGE 1 NETT CONSTRUCTION COST	\$ 2,803,375
Contractor Costs	\$ 581,700
Professional Fees	\$ 338,508
Masterplan Consultancy fees - Stage 2 work	\$ 500,000
Authority Fees	\$ 74,472
STAGE 1 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 4,298,055
Contingency Allowance	\$ 744,717
STAGE 1 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 5,042,772
STAGE 2 - Master Planning Projects	Total (\$ Excl GST)
Warrena Weir Reserve Stage 2	\$ 7,653,775
Visitors Information Centre	\$ 2,585,000
Town Beach	\$ 4,416,000
STAGE 2 NETT CONSTRUCTION COST	\$ 14,654,775
Contractor Costs	\$ 3,040,866
Professional Fees	\$ 1,769,564
Authority Fees	\$ 389,304
STAGE 2 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 19,854,509
Contingency Allowance	\$ 3,893,041
STAGE 2 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 23,747,550



GILGANDRA SHIRE COUNCIL	
STAGE 1 - Business Case Projects	Total (\$ Excl GST)
Cultural Heritage Precinct Stage 1	\$ 2,527,065
CBD Town Centre Precinct	\$ 818,505
STAGE 1 NETT CONSTRUCTION COST	\$ 3,345,570
Contractor Costs	\$ 694,206
Professional Fees	\$ 403,978
Masterplan Consultancy fees - Stage 2 work	\$ 250,000
Authority Fees	\$ 88,875
STAGE 1 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 4,782,629
Contingency Allowance	\$ 888,751
STAGE 1 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 5,671,380
STAGE 2 - Master Planning Projects	Total (\$ Excl GST)
Cultural Heritage Precinct Stage 2	\$ 1,224,400
Integration Works for CBD Town Centre Precinct	\$ 350,000
STAGE 2 NETT CONSTRUCTION COST	\$ 1,574,400
Contractor Costs	\$ 326,688
Professional Fees	\$ 190,109
Authority Fees	\$ 41,824
STAGE 2 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 2,133,021
Contingency Allowance	\$ 418,239
STAGE 2 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 2,551,260



WARRUMBUNGLE SHIRE COUNCIL	
STAGE 1 - Business Case Projects	Total (\$ Excl GST)
Coonabarabran River Precinct Stage 1	\$ 2,169,709
Town Centre, Villages & Surrounds	\$ 683,000
STAGE 1 NETT CONSTRUCTION COST	\$ 2,852,709
Contractor Costs	\$ 591,937
Professional Fees	\$ 344,465
Masterplan Consultancy fees - Stage 2 work	\$ 487,463
Authority Fees	\$ 75,782
STAGE 1 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 4,352,356
Contingency Allowance	\$ 757,822
STAGE 1 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 5,110,178
STAGE 2 - Master Planning Projects	Total (\$ Excl GST)
Coonabarabran River Precinct Stage 2	\$ 2,444,203
Town Centre, Villages & Surrounds	\$ 650,000
STAGE 2 NETT CONSTRUCTION COST	\$ 3,094,203
Contractor Costs	\$ 642,047
Professional Fees	\$ 373,625
Authority Fees	\$ 82,198
STAGE 2 INDICATIVE DEVELOPMENT COST EXCL CONTINGENCY (\$ EXCL GST)	\$ 4,192,073
Contingency Allowance	\$ 821,975
STAGE 2 INDICATIVE DEVELOPMENT COST INCL CONTINGENCY (\$ EXCL GST)	\$ 5,014,048

The above costs should be considered as indicative and are based on current concept design. We recommend that more detailed costings be prepared from further developed design documents to verify the cost allowances made.



3. LONG TERM MAINTERNANCE COST – STAGE 1

COONAMBLE COUNCIL								
Year	Project Capital Costs	Other Capital Costs	Operating Costs	Maintenance Costs	Repair Costs	Renewal and Replacement Costs	Total by Year	Revenue
1	\$1,562,353		\$0	\$0	Incl. in maintenance	\$0	\$1,562,353	
2	\$3,480,419		\$0	\$0		\$0	\$3,480,419	
3			\$80,900	\$108,226		\$0	\$189,126	
4			\$83,000	\$110,558		\$0	\$193,558	
5			\$85,000	\$113,314		\$0	\$198,314	
6			\$87,100	\$116,176		\$0	\$203,276	
7			\$89,400	\$119,144		\$0	\$208,544	
8			\$91,500	\$121,900		\$0	\$213,400	
9			\$93,900	\$124,762		\$16,700	\$235,362	
10			\$96,200	\$127,836		\$148,800	\$372,836	

GILGANDRA COUNCIL								
Year	Project Capital Costs	Other Capital Costs	Operating Costs	Maintenance Costs	Repair Costs	Renewal and Replacement Costs	Total by Year	Revenue
1	\$1,795,183		\$0	\$0	Incl. in maintenance	\$0	\$1,795,183	
2	\$3,876,196		\$0	\$0		\$0	\$3,876,196	
3			\$65,000	\$158,894		\$0	\$223,894	
4			\$66,800	\$162,710		\$0	\$229,510	
5			\$68,300	\$166,738		\$0	\$235,038	
6			\$70,000	\$170,766		\$0	\$240,766	
7			\$71,900	\$174,900		\$0	\$246,800	
8			\$73,500	\$179,246		\$0	\$252,746	
9			\$75,600	\$183,592		\$1,100	\$260,292	
10			\$77,200	\$188,044		\$91,600	\$356,844	



WARRUMBUNGLE COUNCIL								
Year	Project Capital Costs	Other Capital Costs	Operating Costs	Maintenance Costs	Repair Costs	Renewal and Replacement Costs	Total by Year	Revenue
1	\$1,585,580		\$0	\$0	Incl. in maintenance	\$0	\$1,585,580	
2	\$3,524,598		\$0	\$0		\$0	\$3,524,598	
3			\$64,800	\$105,576		\$0	\$170,376	
4			\$66,500	\$108,438		\$0	\$174,938	
5			\$68,000	\$111,088		\$0	\$179,088	
6			\$69,700	\$113,844		\$0	\$183,544	
7			\$71,600	\$116,706		\$0	\$188,306	
8			\$73,200	\$119,462		\$0	\$192,662	
9			\$75,200	\$122,536		\$61,200	\$258,936	
10			\$76,900	\$125,610		\$125,500	\$328,010	

Please note below inclusions for long-term maintenance costs:

Capital Cost

Capital Cost is the initial cost associated with developing the facility through to occupancy stage, comprising construction costs.

Operating Costs

The Operational Cost budgets have been developed using benchmark cost data provided by Property Council of Australia and knowledge base available to TCubed Consulting for similar developments. The following operational items have been included in Whole of Life costing:

- General Cleaning
- Electricity
- Water
- General Management including waste management, grounds and gardening maintenance, and
- Cost associated with advertising and Promotion

Maintenance & Repair Costs

Maintenance is the cost over the entire study period of regular preventative maintenance and repair, annual maintenance contracts, salaries of facilities staff performing maintenance tasks, inspections, supplies and materials and costs to remedy normal damage. Cost includes maintenance and repair works to CHC river crossing, roadworks, external landscape structures, and other building work associated with the specific project.



Renewal and Replacement Cost

The Replacement Costs have been developed using:

- Design information provided at that time which may not include specific individual asset information, design specifications, design configurations and materials selected. In these instances, TCubed Consulting has adopted a generic approach to cost modelling based on previous project benchmark data
- Standard asset renewal and replacement cycles have been applied from guidance material, knowledge libraries and industry good practice processes
- Elemental level used in capital cost plan
- Adjusted benchmarks from similar projects
- Where not available, life cycles identified in CIBSE guidance material
- Spares are easily available

4. DOCUMENTATION USED

Documentation received via email on 24th October 2023:

- **An Engagement Report** that highlights the project, what has transpired to refine the projects to date and the key elements (note that the final section is the finalised concepts to be costed) - there is imagery in there that will also help to cost Focus Area Projects (at the end of the document that gives you an idea on the types of quality of infrastructure interventions)
- **The Detailed Maps** with the information that is now considered final and corresponds to item 3 which is the spreadsheet
- **Orientation Maps** - this file is outdated on the actual projects themselves but shows you marked up maps with location photo to orientate you + there are images of the types of infrastructure interventions.
- **Spreadsheet** prepared by design team with the elements broken own for costings



5. SPECIFIC INCLUSIONS

The following items and allowances have been specifically included within the estimate:

General Inclusions

- Preliminaries at 15% of Net Construction Cost
- Margin at 5% of Net Construction Cost & Preliminaries, which is the minimum margin contractors normally charge for the project.
- Professional fees at 10% of Gross Construction Cost
- Authority fees at 2% of Gross Construction Cost, and Professional fees.
- Contingency at 20% of Gross Construction Cost, and Professional fees. 20% contingency is applied to the project at this early concept stage, which includes design finalisation, unknown ground conditions, construction methodology, variation, and delay contingency, and others.

6. SPECIFIC EXCLUSIONS

The following items and allowances have been specifically excluded within the estimate:

- Road work & Traffic Signals
- Remediation
- Service diversions
- DA conditions
- Infrastructure Upgrade
- Legal Fees
- Loose furniture or Speciality Equipment
- Contamination
- Escalation beyond October 2023
- Solar PV System

7. REFERENCE IMAGES USED IN COST PLAN

Coonamble Council Reference

A River Crossings
2 x creek crossings, at Baradine Road and at southern end of Warrena Creek Reserve

B Footpath
2.6m x 7km concrete footpath through CBD, eastern shore of the reserve and back onto Tooraweenah Road into town.

C Daytime Carpark

D Amenities
New and larger combined amenities (toilets) and café building

E RV Camping Area
RV Camping area x 10 vehicles with all-weather surface and landscaping (including access to potable water)

F Cabin Accommodation
10 x off-grid cabin accommodation with sealed pump-out septic systems.

G Look out tower
Construction of a 100-150m public art/sculptural lookout tower

H Wayfinding
Wayfinding, plant ID, QR-code 'story' and usage signage.

I Bush tucker
Bush tucker and bird-attracting plantings along eastern shoreline (following the path)



J Yarning Circle
Creation of a yarning circle along eastern shore of the reserve

K Children's play equipment

L Shaded picnic areas
Shaded picnic and barbecue facilities

M Floating T-pontoons
2 x floating T-pontoons: one in the public swimming area (about 3m frontage onto water) and another further south for launching of canoes, kayaks, etc (about 6m frontage)



N Public Swimming Area
Demarcated boat-free public swimming area near weir wall.

O Clearing of Debris
Clearing of debris from front of weir wall to allow use of flood gates (and the functionality of self-dredging)

Gilgandra Council Reference

A Windmill Walk extension
 Windmill Walk extension from memorial precinct behind Miller Street shops to Court Street (return loop down Miller Street, 'figure 8' walk),



B Static signage
 Static signage along the accessible pathways



C Digital signage
 Digital signage in GIL plaza accessible pathways



D Viewing area extension
 Viewing area extension over Castlereagh river from the GIL plaza

E Boardwalk in this area
 Boardwalk in this area (mix accessible – timber look/mesh – core concrete)



F Artwork under bridge

G Walk Connection
 Walk connection to Gilgandra Caravan Park

H Town Beach Activation Area
 Town Beach activation area - including picnic tables and carparking near Jack Renshaw Bridge

I Accessible cycle/walkway loop

Accessible cycle/walkway loop from CHC river crossing to Jack Renshaw Bridge (underneath)



J Solar Lighting
 Solar lighting on southern cycle/walkway

K Walk Connection
 Walk connection to Golf Club and Racecourse

O Viewing Platform

L River Crossing
 CHC River crossing - pedestrian, accesible, concrete



M Ground levelling, turf and irrigation

N Adventure Playground
 Adventure playground connection with Gilgandra Museum



P Sound Shell
 Sound shell – 32amp three-way phase power access

Warrumbungle Council Reference

A Outdoor Amphitheatre
A dedicated space for performances and community gatherings.

B Night time Experience
Initiatives to leverage the unique dark sky fortnight time activities and celebrations.

C River Access Solutions
Infrastructure to improve public accessibility to the river.

D Connecting Pathways to Visitor Information Centre
Walkways and signs that link the Visitor Information Centre to the Main Park seamlessly.



E Wayfinding Elements
Comprehensive signage to guide residents and visitors.



F Neilson Park Connectivity
Introduction of a new crossing to enhance accessibility within the park.

G Additional Pathways and Signage Across Neilson Park
Expansion of pathways and informational signage on the opposite side of the river.



H Interactive Art and Play Areas
Creative installations that are both artistic and functional for public use.



I Rail Trail & Sports Precinct Bridge Connection
Detailing the specific location and extent of this rail trail to connect to existing sports facilities.



J Acoustic Infrastructure
Installation of noise-reduction measures near the main bridge or proposed amphitheatre.



8. APPENDIX A – COST PLAN

SUMMARY



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	COONAMBLE						
1	Coonamble Business Case Projects				5,042,771		5,042,771
2	Coonamble Master-planning Projects				23,747,550		23,747,550
	<u>SUBTOTAL</u>						<u>28,790,321</u>
	GILGANDRA						
3	Gilgandra Business Case Projects				5,671,379		5,671,379
4	Gilgandra Master-planning Projects				2,551,260		2,551,260
	<u>SUBTOTAL</u>						<u>8,222,639</u>
	WARRUMBUNGLE						
5	Warrumbungle Business Case Projects				5,110,178		5,110,178
6	Warrumbungle Master-planning Projects				5,014,048		5,014,048
	<u>SUBTOTAL</u>						<u>10,124,225</u>
	TOTAL				47,137,185		47,137,185
	EXCLUSIONS						
	Traffic Signals						
	Remediation						
	Service diversions						
	DA conditions						
	Infrastructure Upgrade						
	Legal Fees						
	Loose furniture or Specialty Equipment						
	Contamination						
	Escalation beyond November 2023						
	Solar PV System						

47,137,185

Estimate Details



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1	COONAMBLE BUSINESS CASE PROJECTS						
	Business Case Projects						
1.1	Warrena Weir Reserve Stage 1				2,803,375		2,803,375
	Estimated Net Construction Cost				2,803,375		2,803,375
1.2	Preliminaries	15	%	2,803,375	420,506		420,506
1.3	Margin	5	%	3,223,881	161,194		161,194
	Estimated Gross Construction Cost				3,385,075		3,385,075
1.4	Professional Fees	10	%	3,385,075	338,508		338,508
1.5	Masterplan Wier Stage 1 & 2, Town Beach, Visitors Centre	1	Item	500,000	500,000		500,000
1.6	Authority Fees - Stage 1	2	%	3,723,583	74,472		74,472
1.7	Contingency - Stage 1	20	%	3,723,583	744,717		744,717
	Total Indicative Development Cost				5,042,771		5,042,771
	COONAMBLE BUSINESS CASE PROJECTS TOTAL						
							5,042,771

1.1	WARRENA WEIR RESERVE STAGE 1						
	Warrena Weir Reserve - Stage 1						
1.1.1	Utilisation by both visitors and locals for walking, swimming, powered and non-powered boating, picnicking and RV camping.				INCL below		
1.1.2	Walkway connection through CBD, eastern shore of the reserve and back onto Tooraweenah Road into town Stage 1 - allow for 1.25km walkway from CBD to Warranena Wier and one low level creek crossing.	1	Item	1,461,825	1,461,825		1,461,825
1.1.3	Demarcated boat-free public swimming area near weir wall. Note: 80m floating rope line	1	Item	23,200	23,200		23,200
1.1.4	Clearing of debris from front of weir wall to allow use of flood gates (and the functionality of self-dredging) Note: allow for debris clearing only, no allowance made for repair/replace flood gates.	1	Item	25,000	25,000		25,000
1.1.5	2 x floating T-pontoons: one in the public swimming area (about 3m frontage onto water) and another further south for launching of canoes, kayaks, etc (about 5m frontage)	2	Item	17,000	34,000		34,000
1.1.6	New and larger combined amenities (toilets) and café building.	80	m2	5,738	459,000		459,000
1.1.7	Daytime carpark	315	m2	108	34,000		34,000
1.1.8	Shaded picnic and barbecue facilities	12	Item	13,533	162,400		162,400
1.1.9	Children's play equipment	1	Item	300,000	300,000		300,000
1.1.10	Creation of a yarning circle along eastern shore of the reserve	1	Item	50,000	50,000		50,000
1.1.11	RV Camping area x 10 vehicles with all-weather surface and landscaping (including access to potable water)	10	Item	13,295	132,950		132,950
1.1.12	Wayfinding, plant ID, QR-code 'story' and usage signage.	1	Item	121,000	121,000		121,000
	WARRENA WEIR RESERVE STAGE 1						2,803,375

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1.1	WARRENA WEIR RESERVE STAGE 1						
1.1.2	Walkway connection through CBD, eastern shore of the reserve and back onto Tooraweenah Road into town						
1.1.2.1	2.5m x 1.25km of walkway connection to town centre, allow for 40% proprietary mesh, and 60% concrete footpath.	3,125	m2	214.87	671,475		671,475
1.1.2.2	Low level creek crossings, at Baradine Road and at southern end of Warrena Creek Reserve with viewing platform	100	m	7,904	790,350		790,350
WALKWAY CONNECTION THROUGH CBD, EASTERN SHORE OF THE RESERVE AND BACK ONTO TOORAWEE STAGE 1 - ALLOW FOR 1.25KM WALKWAY FROM CBD TO WARRANENA WIER AND ONE LOW LEVEL CREEK (1,461,825

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.3 Demarcated boat-free public swimming area near weir wall.

1.1.3.1	1x floating rope line - 80m bank to bank.	80	m	270.00	21,600		21,600
1.1.3.2	2x signage boards	2	Item	300.00	600		600
1.1.3.3	Hooks to tie to weir wall	2	Item	500.00	1,000		1,000

**DEMARCATED BOAT-FREE PUBLIC SWIMMING AREA NEAR WEIR WALL.
NOTE: 80M FLOATING ROPE LINE**

23,200

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1.1	WARRENA WEIR RESERVE STAGE 1						
1.1.4	Clearing of debris from front of weir wall to allow use of flood gates (and the functionality of self-dredging)						
1.1.4.1	Debris clearing	1	Item	25,000.00	25,000		25,000

CLEARING OF DEBRIS FROM FRONT OF WEIR WALL TO ALLOW USE OF FLOOD GATES (AND THE FUNCTION NOTE: ALLOW FOR DEBRIS CLEARING ONLY, NO ALLOWANCE MADE FOR REPAIR/REPLACE FLOOD GATES) **25,000**

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.5 2 x floating T-pontoons: one in the public swimming area (about 3m frontage onto water) and another further south for

	<u>2 x floating T-pontoons as specified 3m, and 5m assume 2m width.</u>						
	Length	8	m				
	Width	2	m				
1.1.5.1	Marine Dock floating modules - 500mm height?	16	m2	500.00	8,000		8,000
1.1.5.2	Steel framing - water resistant	16	m2	1,125.00	18,000		18,000
1.1.5.3	Decking including edge	16	m2	500.00	8,000		8,000

2 X FLOATING T-PONTOONS: ONE IN THE PUBLIC SWIMMING AREA (ABOUT 3M FRONTAGE ONTO WATER) AI 34,000

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.6 New and larger combined amenities (toilets) and café building.

	1 x accessible WC/shower						
	3 x unisex ambulant WC						
	2 x unisex showers						
	storage room (~10sqm)						
	café/servery (~15sqm)						
1.1.6.1	Overall building - 80m2	1	Item	459,000.00	459,000		459,000

NEW AND LARGER COMBINED AMENITIES (TOILETS) AND CAFÉ BUILDING.

459,000

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.7 Daytime carpark

	15 carspaces - assume 315m2 of carpark area.						
1.1.7.1	graded crushed gravel surfaces	315	m2	45.00	14,175		14,175
1.1.7.2	wheelstop - precast	15	No	500.00	7,500		7,500
1.1.7.3	parking signs with post assumed	2	No	6,000.00	12,000		12,000

DAYTIME CARPARK

34,000

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1.1	WARRENA WEIR RESERVE STAGE 1						
1.1.8	Shaded picnic and barbecue facilities						
1.1.8.1	Galvanised steel picnic tables	10	No	6,000.00	60,000		60,000
1.1.8.2	Dual BBQ units	2	No	9,200.00	18,400		18,400
1.1.8.3	roof shelter structures	12	No	5,500.00	66,000		66,000
1.1.8.4	Concrete Pad to above	12	No	1,500.00	18,000		18,000
SHADED PICNIC AND BARBECUE FACILITIES							162,400

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.9 Children's play equipment

1.1.9.1	<u>Nature/wild play aesthetic playground with integrated opportunities for water play</u> <u>Designed in collaboration with specialist supplier</u> <u>80m2 footprint approx.</u> Play Equipment	1	pcsum	300,000	300,000		300,000
---------	---	---	-------	---------	---------	--	---------

CHILDREN'S PLAY EQUIPMENT

300,000

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.10 Creation of a yarning circle along eastern shore of the reserve

1.1.10.1	5x5m site area. sculpture and furniture	10	Item	5,000.00	50,000		50,000
----------	--	----	------	----------	--------	--	--------

CREATION OF A YARNING CIRCLE ALONG EASTERN SHORE OF THE RESERVE 50,000

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.11 RV Camping area x 10 vehicles with all-weather surface and landscaping (including access to potable water)

	Graded and level area with compacted finish suitable for vehicle traffic and integrated perimeter landscaping (local plant species) Signage - refer to examples from Gilgandra CHC precinct free camping trial						
1.1.11.1	10 x RV Parking Space: 6m x 15m	90	m2	55.00	4,950		4,950
1.1.11.2	Sign board: 1.2m x 0.8m	2	Item	6,000.00	12,000		12,000
1.1.11.3	Tree Planting: 5x 75L pots 10x 25L pots	1	Item	21,000.00	21,000		21,000
1.1.11.4	Potable water provisions	10	pcsum	2,000.00	20,000		20,000
1.1.11.5	power	10	pcsum	7,500.00	75,000		75,000

RV CAMPING AREA X 10 VEHICLES WITH ALL-WEATHER SURFACE AND LANDSCAPING (INCLUDING ACCESS) 132,950

COONAMBLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

1.1 WARRENA WEIR RESERVE STAGE 1

1.1.12 Wayfinding, plant ID, QR-code 'story' and usage signage.

	Include structures						
1.1.12.1	Type 1: Place Stories 1.5m x 0.5m	4	No	10,000.00	40,000		40,000
1.1.12.2	Type 2: Wayfinding 0.6x0.3m	6	No	5,000.00	30,000		30,000
1.1.12.3	Type 3: Fauna/Flora ID 0.3m x 0.15m	12	No	3,000.00	36,000		36,000
1.1.12.4	3 additional contingency	3	No	5,000.00	15,000		15,000

WAYFINDING, PLANT ID, QR-CODE 'STORY' AND USAGE SIGNAGE.

121,000

2 COONAMBLE MASTER-PLANNING PROJECTS

	<u>Master-planning Projects</u>						
2.1	Warrena Weir Reserve Stage 2				7,653,775		7,653,775
2.2	Visitors Information Centre				2,585,000		2,585,000
2.3	Town Beach				4,416,000		4,416,000
	Estimated Net Construction Cost				14,654,775		14,654,775
2.4	Preliminaries	15	%	14,654,775	2,198,216		2,198,216
2.5	Margin	5	%	16,852,991	842,650		842,650
	Estimated Gross Construction Cost				17,695,641		17,695,641
2.6	Professional Fees	10	%	17,695,641	1,769,564		1,769,564
2.7	Authority Fees	2	%	19,465,205	389,304		389,304
2.8	Contingency	20	%	19,465,205	3,893,041		3,893,041
	Total Indicative Development Cost				23,747,550		23,747,550

COONAMBLE MASTER-PLANNING PROJECTS TOTAL

23,747,550

2.1 WARRENA WEIR RESERVE STAGE 2

	Warrena Weir Reserve - Stage 2						
2.1.1	2.5m x 5.75km Ecologically sensitive walkway through CBD, eastern shore of the reserve and back onto Tooraweenah Road into town.	2,500	m2	1,079	2,696,425		2,696,425
2.1.2	Low level creek crossings, at Baradine Road and at southern end of Warrena Creek Reserve with viewing platform	100	m	7,904	790,350		790,350
2.1.3	100-150m public art/sculptural lookout tower	1	Item	2,504,500	2,504,500		2,504,500
2.1.4	10 x off-grid cabin accommodation with sealed pump-out septic systems.	10	Item	141,250	1,412,500		1,412,500
2.1.5	Additional wayfinding signage and walkway connections as required to connect broader network from stage 1.	1	Item	250,000	250,000		250,000

WARRENA WEIR RESERVE STAGE 2

7,653,775

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.1	WARRENA WEIR RESERVE STAGE 2						
2.1.1	2.5m x 5.75km Ecologically sensitive walkway through CBD, eastern shore of the reserve and back onto Tooraweenah Road						
2.1.1.1	2.5m x 1km proprietary mesh walkway with subframing	2,500	m2	280.00	700,000		700,000
2.1.1.2	2.5m x 4.75km concrete footpath walkway	11,875	m2	168.12	1,996,425		1,996,425
	2.5M X 5.75KM ECOLOGICALLY SENSITIVE WALKWAY THROUGH CBD, EASTERN SHORE OF THE RESERVE A						2,696,425

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

2.1 WARRENA WEIR RESERVE STAGE 2

2.1.2 Low level creek crossings, at Baradine Road and at southern end of Warrena Creek Reserve with viewing platform

	Length	100	m				
	width	3.00	m				
	<u>3m wide concrete pedestrian bridge - culvert crossing.</u>						
2.1.2.1	Substructure and columns	1	Item	152,000.00	152,000		152,000
2.1.2.2	Concrete Culvert Crossing including floor finishes, and viewing platform	300	m2	1,798.67	539,600		539,600
2.1.2.3	Balustrades	75	m	850.00	63,750		63,750
2.1.2.4	Earthworks/Waste removal	1	Item	35,000.00	35,000		35,000

LOW LEVEL CREEK CROSSINGS, AT BARADINE ROAD AND AT SOUTHERN END OF WARRENA CREEK RESEF 790,350

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

2.1 WARRENA WEIR RESERVE STAGE 2

2.1.3 100-150m public art/sculptural lookout tower

2.1.3.1	Lookout tower	150	m2	3,500	525,000		525,000
2.1.3.2	Public Art	1	Item	250,000	250,000		250,000
2.1.3.3	Stair to tower	1	Item	27,000	27,000		27,000
2.1.3.4	Lift provision	1	Item	150,000	150,000		150,000
2.1.3.5	Cafe/cultural stories building including services provisions.	180	m2	6,000	1,080,000		1,080,000
2.1.3.6	Wayfinding signage along.	1	Item	200,000	200,000		200,000
2.1.3.7	Lighting along the walkway	50	No	5,000.00	250,000		250,000
2.1.3.8	walkway connection - crushed gravel.	375	m2	60.00	22,500		22,500

100-150M PUBLIC ART/SCULPTURAL LOOKOUT TOWER

2,504,500

2.2 VISITORS INFORMATION CENTRE

Visitors Information Centre							
2.2.1	Sports precinct integration - River Access Paths - assume 1km length Proprietary mesh with framing, and substructure.	1	Item	690,000	690,000		690,000
2.2.2	Cantilevered walkway access paths	1	Item	470,000	470,000		470,000
2.2.3	Commercialisation study for cafe/kiosks/art gallery	1	Item	950,000	950,000		950,000
2.2.4	Realignment of road/driveway to create art forecourt	1	Item	75,000	75,000		75,000
2.2.5	Upgrade to play space	1	Item	250,000	250,000		250,000
2.2.6	Wayfinding signage	1	Item	150,000	150,000		150,000

VISITORS INFORMATION CENTRE

2,585,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.2	VISITORS INFORMATION CENTRE						
2.2.1	Sports precinct integration - River Access Paths - assume 1km length Proprietary mesh with framing, and substructure.						
2.2.1.1	Assume 1.5m width proprietary mesh, and subframing.	2,000	m2	280.00	560,000		560,000
2.2.1.2	Substructure, and additional framing.	2,000	m2	65.00	130,000		130,000
SPORTS PRECINCT INTEGRATION - RIVER ACCESS PATHS - ASSUME 1KM LENGTH PROPRIETARY MESH WI							690,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.2	VISITORS INFORMATION CENTRE						
2.2.2	Cantilevered walkway access paths						
2.2.2.1	assume 100m x 1.5m - cantilevered path	100	m	4,000.00	400,000		400,000
2.2.2.2	substructure	1	Item	70,000.00	70,000		70,000
CANTILEVERED WALKWAY ACCESS PATHS							470,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.2	VISITORS INFORMATION CENTRE						
2.2.3	Commercialisation study for cafe/kiosks/art gallery						
2.2.3.1	Cafe	150	m2	5,000.00	750,000		750,000
2.2.3.2	information centre kiosk	80	m2	2,500.00	200,000		200,000
COMMERCIALISATION STUDY FOR CAFE/KIOSKS/ART GALLERY							950,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

2.2 VISITORS INFORMATION CENTRE

2.2.4 Realignment of road/driveway to create art forecourt

2.2.4.1	Road realignment	75	m	1,000.00	75,000		75,000
---------	------------------	----	---	----------	--------	--	--------

REALIGNMENT OF ROAD/DRIVEWAY TO CREATE ART FORECOURT 75,000

2.3 TOWN BEACH

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Town Beach							
2.3.1	Town Centre integration (public toilet construction, skate park, existing aquatic centre upgrade, and walkway access)	1	Item	3,338,000	3,338,000		3,338,000
2.3.2	Bridge connection across river	1	Item	480,000	480,000		480,000
2.3.3	River health study and identification of river upgrade and activation opportunities	1	Item	150,000	150,000		150,000
2.3.4	Establish extent of walkway connectivity - 800m	1	Item	150,000	448,000		448,000

TOWN BEACH 4,416,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.3	TOWN BEACH						
2.3.1	Town Centre integration (public toilet construction, skate park, existing aquatic centre upgrade, and walkway access)						
2.3.1.1	Public toilet - low density with storage rooms.	100	m2	2,800.00	280,000		280,000
2.3.1.2	Aquatic centre upgrade	1,925	m2	1,200.00	2,310,000		2,310,000
2.3.1.3	Skate park	1	Item	150,000.00	150,000		150,000
2.3.1.4	Walkway access - Proprietary mesh with subframing lightweight.	1,600	m2	280.00	448,000		448,000
2.3.1.5	Wayfinding signage	1	Item	150,000.00	150,000		150,000
TOWN CENTRE INTEGRATION (PUBLIC TOILET CONSTRUCTION, SKATE PARK, EXISTING AQUATIC CENTRE U							3,338,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.3	TOWN BEACH						
2.3.2	Bridge connection across river						
2.3.2.1	Low-level bridge Connection	60	m	8,000.00	480,000		480,000
BRIDGE CONNECTION ACROSS RIVER							480,000

COONAMBLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
2.3	TOWN BEACH						
2.3.4	Establish extent of walkway connectivity - 800m						
2.3.4.1	walkway access - assume 2m width proprietary mesh with subframing.	1,600	m2	280.00	448,000		448,000
ESTABLISH EXTENT OF WALKWAY CONNECTIVITY - 800M							448,000

3 GILGANDRA BUSINESS CASE PROJECTS

Business Case Projects							
3.1	Cultural Heritage Precinct Stage 1				2,527,065		2,527,065
3.2	CBD Town Centre Precinct				818,505		818,505
Estimated Net Construction Cost					3,345,570		3,345,570
3.3	Preliminaries	15	%	3,345,570	501,836		501,836
3.4	Margin	5	%	3,847,406	192,370		192,370
Estimated Gross Construction Cost					4,039,776		4,039,776
3.5	Professional Fees to above Stage 1 work	10	%	4,039,776	403,978		403,978
3.6	Masterplan CHC Precinct Stage 2 - Establishment Study	1	Item	250,000	250,000		250,000
3.7	Authority Fees - Stage 1	2	%	4,443,753	88,875		88,875
3.8	Contingency - Stage 1	20	%	4,443,753	888,751		888,751
Total Indicative Development Cost					5,671,379		5,671,379

GILGANDRA BUSINESS CASE PROJECTS TOTAL

5,671,379

3.1 CULTURAL HERITAGE PRECINCT STAGE 1

Cultural Heritage Precinct Stage 1							
3.1.1	CHC River crossing – pedestrian, accessible, concrete with viewing platform	200	m	7,904	1,580,700		1,580,700
3.1.2	Accessible cycle/walkway loop from CHC river crossing to Jack Renshaw Bridge (underneath) with wayfinding signage - 1.4km length.	3,750	m2	212	796,690		796,690
3.1.3	Walk connection to Golf Club, Racecourse and Gilgandra Caravan Park	1	Item	25,650	25,650		25,650
3.1.4	Town beach activation area including picnic tables and carparking near Jack Renshaw Bridge	1	Item	118,025	118,025		118,025
3.1.5	Sound shell – 32amp three-way phase power access only Note: (Power connections from museum)	1	Item	6,000	6,000		6,000

CULTURAL HERITAGE PRECINCT STAGE 1

2,527,065

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.1 CULTURAL HERITAGE PRECINCT STAGE 1

3.1.1 CHC River crossing – pedestrian, accessible, concrete with viewing platform

	Length	200	m				
	width	3.00	m				
	<u>3m wide concrete pedestrian bridge - ford crossing</u>						
3.1.1.1	Substructure and columns	1	Item	304,000.00	304,000		304,000
3.1.1.2	Concrete Ford Crossing and viewing platform including floor finishes.	600	m2	1,798.67	1,079,200		1,079,200
3.1.1.3	Balustrades	150	m	850.00	127,500		127,500
3.1.1.4	Earthworks/Waste removal	1	Item	70,000.00	70,000		70,000

CHC RIVER CROSSING – PEDESTRIAN, ACCESSIBLE, CONCRETE WITH VIEWING PLATFORM

1,580,700

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3.1	CULTURAL HERITAGE PRECINCT STAGE 1						
3.1.2	Accessible cycle/walkway loop from CHC river crossing to Jack Renshaw Bridge (underneath) with wayfinding signage - 1.4km						
3.1.2.1	Approx. 1.4km length walkway 2.5m wide - raised, and at grade cycle and walking path - 25% proprietary mesh with subframing, and 75% concrete walkway. <u>Wayfinding Signage</u> Include structures	3,500	m2	197.34	690,690		690,690
3.1.2.2	Type 1: Place Stories 1.5m x 0.5m	4	No	10,000.00	40,000		40,000
3.1.2.3	Type 2: Wayfinding 0.6x0.3m	6	No	5,000.00	30,000		30,000
3.1.2.4	Type 3: Fauna/Flora ID 0.3m x 0.15m	12	No	3,000.00	36,000		36,000
ACCESSIBLE CYCLE/WALKWAY LOOP FROM CHC RIVER CROSSING TO JACK RENSHAW BRIDGE (UNDERNE							796,690

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.1 CULTURAL HERITAGE PRECINCT STAGE 1

3.1.3 Walk connection to Golf Club, Racecourse and Gilgandra Caravan Park

	<u>Cleared 1m wide nature trail - no pathway installation required.</u> <u>Trail marked by wayfinding posts/signs</u>						
3.1.3.1	Allowed for site clearance only	1,485	m2	10.00	14,850		14,850
3.1.3.2	Wayfinding: 100x100mm SQ hardwood post, with engraved signage plate markers (refer to precedent images)	9	No	1,200.00	10,800		10,800

WALK CONNECTION TO GOLF CLUB, RACECOURSE AND GILGANDRA CARAVAN PARK

25,650

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.1 CULTURAL HERITAGE PRECINCT STAGE 1

3.1.4 Town beach activation area including picnic tables and carparking near Jack Renshaw Bridge

3.1.4.1	Galvanised steel picnic tables	5	No	6,000.00	30,000		30,000
3.1.4.2	Dual BBQ units	1	No	9,200.00	9,200		9,200
3.1.4.3	roof shelter structures	6	No	5,500.00	33,000		33,000
3.1.4.4	Concrete Pad to above	6	No	1,500.00	9,000		9,000
	15 carspaces - assume 315m2 of carpark area.						
3.1.4.5	graded crushed gravel surfaces	315	m2	55.00	17,325		17,325
3.1.4.6	wheelstop - precast	15	No	500.00	7,500		7,500
3.1.4.7	parking signs with post assumed	2	No	6,000.00	12,000		12,000

TOWN BEACH ACTIVATION AREA INCLUDING PICNIC TABLES AND CARPARKING NEAR JACK RENSHAW BRII

118,025

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.1 CULTURAL HERITAGE PRECINCT STAGE 1

3.1.5 Sound shell – 32amp three-way phase power access only

3.1.5.1	32Amp three phase power supply connections from museum meter panels to Event space assuming power is readily available from museum.	100	m	60.00	6,000		6,000
---------	---	-----	---	-------	-------	--	-------

**SOUND SHELL – 32AMP THREE-WAY PHASE POWER ACCESS ONLY
NOTE: (POWER CONNECTIONS FROM MUSEUM)**

6,000

3.2 CBD TOWN CENTRE PRECINCT

	CBD Town Centre Precinct						0
	<u>General</u>						
3.2.1	Windmill Walk extension from memorial precinct behind Miller Street shops to Court Street - 600m length concrete walkway.	1,500	m2	168	252,180		252,180
3.2.2	Viewing area extension over Castlereagh river from the GIL plaza	100	m2	1,020	102,000		102,000
3.2.3	Boardwalk in this area (mix accessible – timber look/mesh – core concrete)	375	m2	519	194,625		194,625
3.2.4	Digital signage in GIL plaza (Single Sided)	1	Item	70,000	70,000		70,000
3.2.5	Static signage along the accessible pathways	1	Item	79,000	79,000		79,000
3.2.6	River health - Establishment Study	1	Item	20,700	20,700		20,700
3.2.7	Artwork under bridge	1	pcsum	100,000	100,000		100,000

CBD TOWN CENTRE PRECINCT

818,505

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3.2	CBD TOWN CENTRE PRECINCT						
3.2.1	Windmill Walk extension from memorial precinct behind Miller Street shops to Court Street - 600m length concrete walkway.						
3.2.1.1	Site Clearance & leveling	1,500	m2	10.00	15,000		15,000
3.2.1.2	2.5m x 600m - concrete walkway	1,500	m2	158.12	237,180		237,180
WINDMILL WALK EXTENSION FROM MEMORIAL PRECINCT BEHIND MILLER STREET SHOPS TO COURT STRE							252,180

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3.2	CBD TOWN CENTRE PRECINCT						
3.2.2	Viewing area extension over Castlereagh river from the GIL plaza						
3.2.2.1	Viewing platform - suspended deck overlooking	100	m2	570.00	57,000		57,000
3.2.2.2	columns support	6	m	1,000.00	6,000		6,000
3.2.2.3	Balustrades	60	m	650.00	39,000		39,000
VIEWING AREA EXTENSION OVER CASTLEREAGH RIVER FROM THE GIL PLAZA							102,000

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3.2	CBD TOWN CENTRE PRECINCT						
3.2.3	Boardwalk in this area (mix accessible – timber look/mesh – core concrete)						
3.2.3.1	2.5m wide grade 150m length - 50% timber look and 50% mesh with concrete core.	375	m2	375.00	140,625		140,625
3.2.3.2	Timber edging - both side.	300	m	180.00	54,000		54,000
							0
BOARDWALK IN THIS AREA (MIX ACCESSIBLE – TIMBER LOOK/MESH – CORE CONCRETE)							194,625

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.2 CBD TOWN CENTRE PRECINCT

3.2.5 Static signage along the accessible pathways

	Include structures						
3.2.5.1	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
3.2.5.2	Type 2: Wayfinding 0.6x0.3m	4	No	5,000.00	20,000		20,000
3.2.5.3	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
3.2.5.4	3 additional contingency	3	No	5,000.00	15,000		15,000

STATIC SIGNAGE ALONG THE ACCESSIBLE PATHWAYS

79,000

GILGANDRA BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

3.2 CBD TOWN CENTRE PRECINCT

3.2.6 River health - Establishment Study

	Stage 1 - study to establish requirement only.						
3.2.6.1	Ecologist consultant - before and after. 2 reports & 4 site visits/meeting	1	Item	13,200.00	13,200		13,200
3.2.6.2	Water quality - consultant	1	Item	5,000.00	5,000		5,000
3.2.6.3	additional revision of report/site visit	1	Item	2,500.00	2,500		2,500

RIVER HEALTH - ESTABLISHMENT STUDY

20,700

4 GILGANDRA MASTER-PLANNING PROJECTS

Master-planning Projects							
4.1	Cultural Heritage Precinct Stage 2				1,224,400		1,224,400
4.2	Integration Works for CBD Town Centre Precinct				350,000		350,000
Estimated Net Construction Cost					1,574,400		1,574,400
4.3	Preliminaries	15	%	1,574,400	236,160		236,160
4.4	Margin	5	%	1,810,560	90,528		90,528
Estimated Gross Construction Cost					1,901,088		1,901,088
4.5	Professional Fees	10	%	1,901,088	190,109		190,109
4.6	Authority Fees	2	%	2,091,197	41,824		41,824
4.7	Contingency	20	%	2,091,197	418,239		418,239
Total Indicative Development Cost					2,551,260		2,551,260
GILGANDRA MASTER-PLANNING PROJECTS TOTAL							2,551,260

4.1 CULTURAL HERITAGE PRECINCT STAGE 2

Cultural Heritage Precinct Stage 2							
4.1.1	Adventure playground connection with Gilgandra Museum	150	m2	3,000	450,000		450,000
4.1.2	Solar lighting on southern cycle/walkway	56	No	3,650	204,400		204,400
4.1.3	Ground leveling, turf and irrigation	10,000	m2	57	570,000		570,000
CULTURAL HERITAGE PRECINCT STAGE 2							1,224,400

GILGANDRA MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
4.1 CULTURAL HERITAGE PRECINCT STAGE 2							
4.1.1 Adventure playground connection with Gilgandra Museum							
4.1.1.1	<u>Nature/wild play aesthetic playground with integrated opportunities for water play</u> <u>Designed in collaboration with specialist supplier</u> <u>150m2 footprint approx.</u>	1	Item	450,000	450,000		450,000
ADVENTURE PLAYGROUND CONNECTION WITH GILGANDRA MUSEUM							450,000

GILGANDRA MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
4.1	CULTURAL HERITAGE PRECINCT STAGE 2						
4.1.2	Solar lighting on southern cycle/walkway						
4.1.2.1	56x Light Poles & Solar Light Fittings (based on recommended max. 25m spacing)	56	No	3,650.00	204,400		204,400
SOLAR LIGHTING ON SOUTHERN CYCLE/WALKWAY							204,400

GILGANDRA MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
4.1 CULTURAL HERITAGE PRECINCT STAGE 2							
4.1.3 Ground leveling, turf and irrigation							
4.1.3.1	ground leveling	10,000	m2	7.00	70,000		70,000
4.1.3.2	turf with topsoil	10,000	m2	45.00	450,000		450,000
4.1.3.3	Irrigation - above ground	1	Item	50,000.00	50,000		50,000
GROUND LEVELING, TURF AND IRRIGATION							570,000
4.2 INTEGRATION WORKS FOR CBD TOWN CENTRE PRECINCT							
4.2.1	Masterplanning Integration Works for CBD Town Centre Precinct	1	Item	350,000.00	350,000		350,000
INTEGRATION WORKS FOR CBD TOWN CENTRE PRECINCT							350,000

5 WARRUMBUNGLE BUSINESS CASE PROJECTS

Business Case Projects							
5.1	Coonabarabran River Precinct					2,169,709	2,169,709
5.2	Town Centre, Villages & Surrounds					683,000	683,000
Estimated Net Construction Cost						2,852,709	2,852,709
5.3	Preliminaries	15	%	2,852,709		427,906	427,906
5.4	Margin	5	%	3,280,615		164,031	164,031
Estimated Gross Construction Cost						3,444,646	3,444,646
5.5	Professional Fees - Stage 1	10	%	3,444,646		344,465	344,465
5.6	Masterplan Consultancy River Precinct, Town Centre, Villages	1	Item	487,463		487,463	487,463
5.7	Authority Fees - Stage 1	2	%	3,789,111		75,782	75,782
5.8	Contingency - Stage 1	20	%	3,789,111		757,822	757,822
Total Indicative Development Cost						5,110,178	5,110,178

WARRUMBUNGLE BUSINESS CASE PROJECTS TOTAL

5,110,178

5.1 COONABARABRAN RIVER PRECINCT

Coonabarabran River Precinct							
5.1.1	Outdoor Amphitheatre: A dedicated space for performances and community gatherings	1	Item	846,400		846,400	846,400
5.1.2	Wayfinding Elements: comprehensive signage to guide residents and visitors.	1	Item	79,000		79,000	79,000
5.1.3	Gateway to Warrumbungles Art/Wayfinding	1	pcsum	350,000		350,000	350,000
5.1.4	Neilson Park Connectivity: Introduction of a new crossing to enhance accessibility within the park.	20	m	2,610		52,200	52,200
5.1.5	Connecting Pathways to Visitor Information Centre: Signs that link the Visitor Information Centre to the Main Park seamlessly. Note: allowed for signage only.	1	Item	79,000		79,000	79,000
5.1.6	Acoustic Infrastructure: Installation of noise-reduction measures near the main bridge or proposed amphitheatre. Note: assume 70m wall with 3m height acoustic wall barrier.	210	m2	817		171,500	171,500
5.1.7	River Access Solutions: Infrastructure to improve public accessibility to the river. Allow for bridgelink, bank stabilisation, and landscaping surround.	1	Item	390,000		390,000	390,000
5.1.8	Seasonal Adaptations: Infrastructure that not only promotes spring and autumn but also offers shelter from extreme summer and winter conditions.	1	Item	150,000		150,000	150,000
5.1.9	30m of ramped walkway from woolworths carpark to connect disabled car parks 2.5m wide concrete with galvanised balustrade	1	Item	51,609		51,609	51,609

COONABARABRAN RIVER PRECINCT

2,169,709

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.1 Outdoor Amphitheatre: A dedicated space for performances and community gatherings

	Approx. 180sqm footprint						
5.1.1.1	amphitheatre structure including pavement, and formal seating.	180	m2	1,900.00	342,000		342,000
5.1.1.2	landscaping and fixtures.	180	m2	400.00	72,000		72,000
5.1.1.3	Integrated Canopy over	216	m2	1,400.00	302,400		302,400
5.1.1.4	Specialist lighting (dark skies appropriate)	1	Item	30,000.00	30,000		30,000
5.1.1.5	Services connections and AV equipment - provisional allowance	1	Item	50,000.00	50,000		50,000
5.1.1.6	Substructure for seating	1	Item	50,000.00	50,000		50,000

OUTDOOR AMPHITHEATRE: A DEDICATED SPACE FOR PERFORMANCES AND COMMUNITY GATHERINGS

846,400

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.2 Wayfinding Elements: comprehensive signage to guide residents and visitors.

	Include structures						
5.1.2.1	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
5.1.2.2	Type 2: Wayfinding 0.6x0.3m	4	No	5,000.00	20,000		20,000
5.1.2.3	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
5.1.2.4	3 additional contingency	3	No	5,000.00	15,000		15,000

WAYFINDING ELEMENTS: COMPREHENSIVE SIGNAGE TO GUIDE RESIDENTS AND VISITORS.

79,000

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
5.1	COONABARABRAN RIVER PRECINCT						
5.1.3	Gateway to Warrumbungles Art/Wayfinding						
5.1.3.1	Art Elements	2	pcsum	150,000	300,000		300,000
5.1.3.2	Specialist lighting (dark skies appropriate)	1	Item	50,000.00	50,000		50,000
GATEWAY TO WARRUMBUNGLES ART/WAYFINDING							350,000

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.4 Neilson Park Connectivity: Introduction of a new crossing to enhance accessibility within the park.

	Length	20	m				
	width	3	m				
	<u>20m crossing assume 2.5m width - assume on grade</u>						
5.1.4.1	Site clearance - bush land	50	m2	100.00	5,000		5,000
5.1.4.2	foundations	1	Item	7,200.00	7,200		7,200
5.1.4.3	structure - assume on grade	50	m2	250.00	12,500		12,500
5.1.4.4	floor finish	50	m2	250.00	12,500		12,500
5.1.4.5	Earthworks and backfill for substructure	1	Item	15,000.00	15,000		15,000
NEILSON PARK CONNECTIVITY: INTRODUCTION OF A NEW CROSSING TO ENHANCE ACCESSIBILITY WITHIN							52,200

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT							
5.1.5 Connecting Pathways to Visitor Information Centre: Signs that link the Visitor Information Centre to the Main Park seamlessly.							
	Include structures						
5.1.5.1	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
5.1.5.2	Type 2: Wayfinding 0.6x0.3m	4	No	5,000.00	20,000		20,000
5.1.5.3	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
5.1.5.4	3 additional contingency	3	No	5,000.00	15,000		15,000

CONNECTING PATHWAYS TO VISITOR INFORMATION CENTRE: SIGNS THAT LINK THE VISITOR INFORMATION **79,000**
NOTE: ALLOWED FOR SIGNAGE ONLY.

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.6 Acoustic Infrastructure: Installation of noise-reduction measures near the main bridge or proposed amphitheatre.

	wall length	70	m				
	height	3	m				
5.1.6.1	Acoustic barrier - precast?	210	m2	650.00	136,500		136,500
5.1.6.2	Footings including excavation	70	m	500.00	35,000		35,000

**ACOUSTIC INFRASTRUCTURE: INSTALLATION OF NOISE-REDUCTION MEASURES NEAR THE MAIN BRIDGE O
NOTE: ASSUME 70M WALL WITH 3MHEIGHT ACOUSTIC WALL BARRIER.**

171,500

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.7 River Access Solutions: Infrastructure to improve public accessibility to the river.

5.1.7.1	River crossing indicative budget	30	m	8,000.00	240,000		240,000
5.1.7.2	Bridge link and activation node - indigenous landscaping.	100	m2	500.00	50,000		50,000
5.1.7.3	Bank Stabilisation - regrading, planting, install fences, etc	500	m2	200.00	100,000		100,000

**RIVER ACCESS SOLUTIONS: INFRASTRUCTURE TO IMPROVE PUBLIC ACCESSIBILITY TO THE RIVER.
ALLOW FOR BRIDGELINK, BANK STABLISATION, AND LANDSCAPING SURROUND. 390,000**

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.1 COONABARABRAN RIVER PRECINCT

5.1.8 Seasonal Adaptations:Infrastructure that not only promotes spring and autumn but also offers shelter from extreme summer

5.1.8.1	Shelters including services connections - Design Extent TBC	10	Item	15,000.00	150,000		150,000
---------	--	----	------	-----------	---------	--	---------

SEASONAL ADAPTATIONS:INFRASTRUCTURE THAT NOT ONLY PROMOTES SPRING AND AUTUMN BUT ALSC 150,000

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
5.1	COONABARABRAN RIVER PRECINCT						
5.1.9	30m of ramped walkway from woolworths carpark to connect disabled car parks 2.5m wide concrete with galvanised balustrade						
5.1.9.1	Ramped Walkway - 30m concrete x 2.5m wide	75	m2	168.12	12,609		12,609
5.1.9.2	Galvanised Balustrade - both side.	60	m	650.00	39,000		39,000
30M OF RAMPED WALKWAY FROM WOOLWORTHS CARPARK TO CONNECT DISABLED CAR PARKS 2.5M WID							51,609

5.2	TOWN CENTRE, VILLAGES & SURROUNDS						
	Town Centre, Villages & Surrounds						
5.2.1	Pathway & Signage Upgrades in Mendooran: Improvement of existing pathways and informative signage. Note: allowed for Mendooran only with 4.2km of site clearance, and wayfinding signage.	10,500	m2	29	306,500		306,500
5.2.2	Pathway & Signage Upgrades in Binnaway: Improvement of existing pathways and informative signage. Note: allowed for Mendooran only with 4.2km of site clearance, and wayfinding signage.	10,500	m2	29	306,500		306,500
5.2.3	Environmental Initiatives for River Health in Mendooran and Binnaway: Programs or installations to monitor and improve the health of local rivers. Allowed for Establishment Study only.	1	Item	60,000	60,000		60,000
5.2.4	Nandi Creek Reserve Enhancements: Potential improvements or new features. Allowed for Consultant Engagement only.	1	Item	10,000	10,000		10,000
TOWN CENTRE, VILLAGES & SURROUNDS							683,000

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.2 TOWN CENTRE, VILLAGES & SURROUNDS

5.2.1 Pathway & Signage Upgrades in Mendooran: Improvement of existing pathways and informative signage.

5.2.1.1	approx 4.2kmL on grade accessible walkway 2.5m wide - allow for site clearance only.	10,500	m2	15.00	157,500		157,500
	Signage include structures						
5.2.1.2	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
5.2.1.3	Type 2: Wayfinding 0.6x0.3m	4	No	5,000.00	20,000		20,000
5.2.1.4	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
5.2.1.5	3 additional contingency	3	No	5,000.00	15,000		15,000
5.2.1.6	Wayfinding and interpretative signage	1	No	70,000.00	70,000		70,000

PATHWAY & SIGNAGE UPGRADES IN MENDOORAN: IMPROVEMENT OF EXISTING PATHWAYS AND INFORMATIVE SIGNAGE.
NOTE: ALLOWED FOR MENDOORAN ONLY WITH 4.2KM OF SITE CLEARANCE, AND WAYFINDING SIGNAGE.

306,500

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.2 TOWN CENTRE, VILLAGES & SURROUNDS

5.2.2 Pathway & Signage Upgrades in Binnaway: Improvement of existing pathways and informative signage.

5.2.2.1	approx 4.2kmL on grade accessible walkway 2.5m wide - allow for site clearance only.	10,500	m2	15.00	157,500		157,500
	Signage include structures						
5.2.2.2	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
5.2.2.3	Type 2: Wayfinding 0.6x0.3m	4	No	5,000.00	20,000		20,000
5.2.2.4	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
5.2.2.5	Wayfinding and interpretative signage	1	No	70,000.00	70,000		70,000
5.2.2.6	3 additional contingency	3	No	5,000.00	15,000		15,000

**PATHWAY & SIGNAGE UPGRADES IN BINNAWAY: IMPROVEMENT OF EXISTING PATHWAYS AND INFORMATI
NOTE: ALLOWED FOR MENDOORAN ONLY WITH 4.2KM OF SITE CLEARANCE, AND WAYFINDING SIGNAGE.**

306,500

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.2 TOWN CENTRE, VILLAGES & SURROUNDS

5.2.3 Environmental Initiatives for River Health in Mendooran and Binnaway: Programs or installations to monitor and improve the

	Establishment Study						
5.2.3.1	Ecologist consultant - before and after? 2 reports & 4 site visits/meeting	2	Item	13,200.00	26,400		26,400
5.2.3.2	Water quality - consultant	2	Item	10,000.00	20,000		20,000
5.2.3.3	additional revision of report/site visit	2	Item	6,800.00	13,600		13,600

ENVIRONMENTAL INITIATIVES FOR RIVER HEALTH IN MENDOORAN AND BINNAWAY: PROGRAMS OR INSTAL ALLOWED FOR ESTABLISHMENT STUDY ONLY. 60,000

WARRUMBUNGLE BUSINESS CASE PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

5.2 TOWN CENTRE, VILLAGES & SURROUNDS

5.2.4 Nandi Creek Reserve Enhancements: Potential improvements or new features.

	Creek Reserve - Establishment Study						
5.2.4.1	Ecologist consultant - 1 reports & 4 site visits/meeting	1	Item	10,000.00	10,000		10,000

NANDI CREEK RESERVE ENHANCEMENTS: POTENTIAL IMPROVEMENTS OR NEW FEATURES.

10,000

5.6 MASTERPLAN CONSULTANCY RIVER PRECINCT, TOWN CENTRE, VILLAGES

	<u>Masterplan Consultancy Cost - Stage 2 work.</u>						
5.6.1	Rail Trail & Sports Precinct Bridge Connection: Detailing the specific location and extent of this rail trail to connect to existing sports facilities. Allow for masterplan consultancy work only for stage 1.	1	Item	187,462.50	187,463		187,463
5.6.2	Remaining Stage 2 work - River Precinct, Town Centre, Villages	1	Item	300,000.00	300,000		300,000

MASTERPLAN CONSULTANCY RIVER PRECINCT, TOWN CENTRE, VILLAGES

487,463

6 WARRUMBUNGLE MASTER-PLANNING PROJECTS

Master-planning Projects							
6.1	Coonabarabran River Precinct				2,444,203		2,444,203
6.2	Town Centre, Villages & Surrounds				650,000		650,000
Estimated Net Construction Cost					3,094,203		3,094,203
6.3	Preliminaries	15	%	3,094,203	464,130		464,130
6.4	Margin	5	%	3,558,333	177,917		177,917
Estimated Gross Construction Cost					3,736,250		3,736,250
6.5	Professional Fees	10	%	3,736,250	373,625		373,625
6.6	Authority Fees	2	%	4,109,875	82,198		82,198
6.7	Contingency	20	%	4,109,875	821,975		821,975
Total Indicative Development Cost					5,014,048		5,014,048

WARRUMBUNGLE MASTER-PLANNING PROJECTS TOTAL

5,014,048

6.1 COONABARABRAN RIVER PRECINCT

Coonabarabran River Precinct							
6.1.1	Adventure Playground including signage	1	Item	680,000	680,000		680,000
6.1.2	Additional Pathways and Signage Across Neilson Park: Expansion of pathways and informational signage on the opposite side of the river. Note: allow for 250mL on grade steel mesh walkway, and wayfinding signage as required.	1	Item	264,000	264,000		264,000
6.1.3	Night time Experience: Initiatives to leverage the unique dark sky fortnight time activities and celebrations. Design Extent TBC	1	Item	250,000	250,000		250,000
6.1.4	Rail Trail & Sports Precinct Bridge Connection: Detailing the specific location and extent of this rail trail to connect to existing sports facilities	1	Item	1,250,203	1,250,203		1,250,203

COONABARABRAN RIVER PRECINCT

2,444,203

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.1 COONABARABRAN RIVER PRECINCT

6.1.1 Adventure Playground including signage

Adventure Play							
6.1.1.1	Tree top play	1	Item	150,000.00	150,000		150,000
6.1.1.2	Flying fox 50m	50	m	500.00	25,000		25,000
6.1.1.3	Others connecting to rail trail and extension.	1	pcsum	200,000.00	200,000		200,000
6.1.1.4	Slide	1	Item	180,000.00	180,000		180,000
6.1.1.5	Type 1: Place Stories 1.5m x 0.5m 1 x 4	4	No	10,000.00	40,000		40,000
6.1.1.6	Type 2: Wayfinding 0.6x0.3m 2 x 8	8	No	5,000.00	40,000		40,000
6.1.1.7	Type 3: Fauna/Flora ID 0.3m x 0.15m x 15	15	No	3,000.00	45,000		45,000

ADVENTURE PLAYGROUND INCLUDING SIGNAGE

680,000

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.1 COONABARABRAN RIVER PRECINCT

6.1.2 Additional Pathways and Signage Across Neilson Park: Expansion of pathways and informational signage on the opposite side

6.1.2.1	approx 250m L on grade accessible walkway 2.5m wide - allow on grade proprietary mesh walkway.	625	m2	280.00	175,000		175,000
	Signage include structures						
6.1.2.2	Type 1: Place Stories 1.5m x 0.5m	2	No	10,000.00	20,000		20,000
6.1.2.3	Type 2: Wayfinding 0.6x0.3m	6	No	5,000.00	30,000		30,000
6.1.2.4	Type 3: Fauna/Flora ID 0.3m x 0.15m	8	No	3,000.00	24,000		24,000
6.1.2.5	3 additional contingency	3	No	5,000.00	15,000		15,000

**ADDITIONAL PATHWAYS AND SIGNAGE ACROSS NEILSON PARK: EXPANSION OF PATHWAYS AND INFORMA
NOTE: ALLOW FOR 250ML ON GRADE STEEL MESH WALKWAY, AND WAYFINDING SIGNAGE AS REQUIRED.**

264,000

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.1 COONABARABRAN RIVER PRECINCT

6.1.3 Night time Experience: Initiatives to leverage the unique dark sky fortnight time activities and celebrations.

6.1.3.1	Specialist Lighting to minimise light spill in context of wildlife and Dark Skies	1	Item	150,000.00	150,000		150,000
6.1.3.2	Landscaping and other art structure.	1	pcsum	100,000.00	100,000		100,000

**NIGHT TIME EXPERIENCE: INITIATIVES TO LEVERAGE THE UNIQUE DARK SKY FORTNIGHT TIME ACTIVITIES
DESIGN EXTENT TBC** **250,000**

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.1 COONABARABRAN RIVER PRECINCT

6.1.4 Rail Trail & Sports Precinct Bridge Connection: Detailing the specific location and extent of this rail trail to connect to existing

6.1.4.1	Signage <u>Reuse of existing heritage rail bridge with walkway mesh with trail edge - 2m width.</u>	1	Item	140,000.00	140,000		140,000
6.1.4.2	60m	120	m2	280.00	33,600		33,600
6.1.4.3	320m to east of existing rail bridge	640	m2	280.00	179,200		179,200
6.1.4.4	1.2km to east of existing rail bridge	2,400	m2	280.00	672,000		672,000
6.1.4.5	Extra Over for trail edge to above walkway. <u>Connecting concrete path to either side of heritage bridge back into existing path networks</u> <u>Allow as concrete footpath.</u>	3,160	m2	70.00	221,200		221,200
6.1.4.6	2.5m wide x Length North of river 10m	25	m2	168.12	4,203		4,203

RAIL TRAIL & SPORTS PRECINCT BRIDGE CONNECTION: DETAILING THE SPECIFIC LOCATION AND EXTENT 1,250,203

6.2 TOWN CENTRE, VILLAGES & SURROUNDS

Town Centre, Villages & Surrounds							
6.2.1	Mendooran River Access Solutions for all River centres/Villages: Infrastructure to improve public accessibility to the river. Allow for landing platform, bank stablisation, and landscaping surround.	1	Item	325,000	325,000		325,000
6.2.2	Binnaway River Access Solutions for all River centres/Villages: Infrastructure to improve public accessibility to the river. Allow for landing platform, bank stablisation, and landscaping surround.	1	Item	325,000	325,000		325,000

TOWN CENTRE, VILLAGES & SURROUNDS 650,000

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.2 TOWN CENTRE, VILLAGES & SURROUNDS

6.2.1 Mendooran River Access Solutions for all River centres/Villages: Infrastructure to improve public accessibility to the river.

6.2.1.1	Landing platform	150	m2	1,000	150,000		150,000
6.2.1.2	Indigenous landscaping.	150	m2	500	75,000		75,000
6.2.1.3	Bank Stabilisation - regrading, planting, install fences, etc	1	Item	100,000	100,000		100,000

**MENDOORAN RIVER ACCESS SOLUTIONS FOR ALL RIVER CENTRES/VILLAGES: INFRASTRUCTURE TO IMPR
ALLOW FOR LANDING PLATFORM, BANK STABLISATION, AND LANDSCAPING SURROUND.**

325,000

WARRUMBUNGLE MASTER-PLANNING PROJECTS



Project: OTHER	Details: Cost Plan No 1 R4.2
Building: Real Country	Job No: 2023.063

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
------	-------------	----------	------	------	----------	--------	-------

6.2 TOWN CENTRE, VILLAGES & SURROUNDS

6.2.2 Binnaway River Access Solutions for all River centres/Villages: Infrastructure to improve public accessibility to the river.

6.2.2.1	indigenous landscaping.	150	m2	500	75,000		75,000
6.2.2.2	Bank Stabilisation - regrading, planting, install fences, etc	1	Item	100,000	100,000		100,000
6.2.2.3	Landing platform	150	m2	1,000	150,000		150,000

**BINNAWAY RIVER ACCESS SOLUTIONS FOR ALL RIVER CENTRES/VILLAGES: INFRASTRUCTURE TO IMPROV
ALLOW FOR LANDING PLATFORM, BANK STABLISATION, AND LANDSCAPING SURROUND. 325,000**