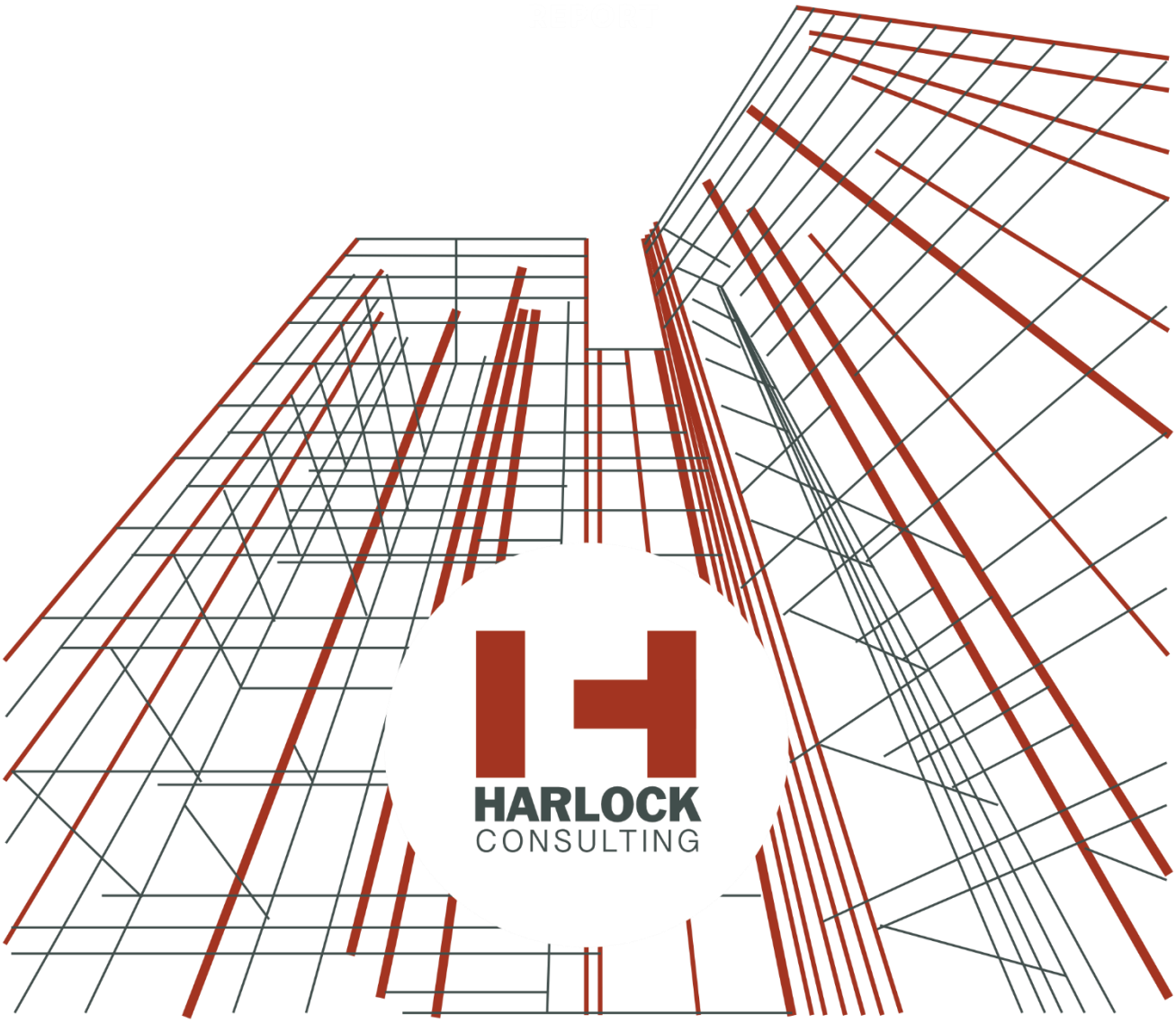


OPINION OF PROBABLE COSTS

Project: Proposed Woolamai to Nyora Rail Trail
Issued to: Michael Smith & Associates
Date: 20th May 2025
Revision Number: 6

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1 Executive Summary

As requested, Harlock Consulting have a prepared the opinion of probable costs in relation to the proposed Woolamai to Nyora Rail Trail as documented by Michael Smith & Associates and subconsultants.

The opinion of probable costs for construction cost of the full scope of works is anticipated to be in the order of **$36,470,000 excluding GST**.

A breakdown of the works into the nominated four sections of work are as follows:

Section 1 – Woolamai to Glen Forbes	$6,235,000
Section 2 – Glen Forbes to Kernot	$10,260,000
Section 3 – Kernot to Woodleigh	$5,835,000
Section 4 – Woodleigh to Nyora	$14,140,000
TOTAL	**$36,470,000**

These costs are inclusive of a 15% design and construction contingency.

An additional cost of $1,260,000 (excluding GST) would apply to Section 3 if Bridge 7 to Schiers Road is included in lieu of the alternative route included in the base estimate.

Various notes and exclusions are set out in Section 4 of this report.

2 Basis of the Opinion of Probable Costs

These cost plans have been prepared on the basis of the following information:

- Existing conditions drawings and photographs
- Information gathered by the design team via site visits
- Proposed rail trail layout drawings
- Structural/civil drawings
- Bridge construction advice
- Meetings in person to discuss the scope of work with members of the consultant team

3 Opinion of Probable Costs

Refer to Appendix 1 for a full breakdown of the full opinion of probable costs.

4 Notes & Exclusions

Please note that the opinion of probable costs makes no allowance for the following:

- GST
- Cost escalation beyond May 2025
- Legal fees
- Land acquisition fees (If necessary)

- Offset credit biodiversity allowances
- Council internal project management costs

Note: Harlock Consulting has no control over, without limitation, cost of labour, cost of materials, cost of equipment, pricing methods used by third parties, availability of competitive bids, economic factors and specific market conditions. Accordingly, Harlock Consulting does not guarantee or warrant that actual costs will not vary from any opinions of probable costs or forecasts

5 Tendering & Market Assumptions

It is assumed that the works would be procured under a tradition lump sum tender methodology and the costing reflects the expected preliminaries level and trade pricing associated with this form of procurement. It assumes that the works will be tendered to several appropriately sized and qualified contractors.

The rates in this opinion of probable cost are based on our opinion of current market price as at May 2025. An escalation allowance of 4% per annum ($120,000 per month for the full scope) is recommended from May 2025 up to commencement of construction for budgeting purposes.

Appendix 1: Opinion of Probable Costs (Section 1 to 4)

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 1 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Preliminaries (15%)	10.33%			Item				643,561
	3 metre wide pathway - existing low or no formation	39.04%		5,070	m	480	2,433,600		2,433,600
	3 metre wide pathway - cutting formation	2.66%		240	m	690	165,600		165,600
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire	3.41%		10,620	m	20.00	212,400		212,400
	Existing farm fence repairs, replacements	0.31%		750	m	25.00	18,750		18,750
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp	1.93%		3	No	40,000	120,000		120,000
	Tree removal allowance	5.62%					350,000		350,000
	Proposed road crossing intersections	0.57%		3	No		35,000		35,000
	Proposed Trail Heads facilities	2.97%					185,000		185,000
	Public toilets	3.61%					225,000		225,000
	Farm bio security aides	0.51%					31,200		31,200
	Interpretive/information signage allowance	0.49%					30,000		30,000
	Regulatory signage allowance	0.33%					20,000		20,000
	Distance markers and way finding signage	0.17%					10,000		10,000
	Culverts - Small	2.83%		32	No	5,500	176,000		176,000
	Culverts - Large	1.33%		11	No	7,500	82,500		82,500
	Bridges	2.09%					130,000		130,000
	Tree planting - Provisional quantity	0.94%		212	No	275.00	58,300		58,300
	SUBTOTAL	**79.03%**							**4,926,911**
	Design and construction contingency (15%)	11.86%							739,037

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 1 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Professional fees, surveying, geotech, CHMP etc	6.24%							389,052
	Cost escalation from Sept 2024 to May 2025	2.89%							180,000
	Exclusions:								
	GST								
	Cost escalation beyond May 2025								
	Legal fees								
	Land acquisition fees (if necessary)								
	Council internal project management costs								
	Offset credit biodiversity allowances								
		100.00%							**6,235,000**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 1 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3 metre wide pathway - existing low or no formation							
	Strip site - 7m wide	35,490	m2	5.00	177,450		177,450
	Compaction/soft pots	35,490	m2	5.00	177,450		177,450
	Compacted fill - assumed 8m x 200mm	35,490	m2	20.00	709,800		709,800
	150 Class 3 crushed rock base	15,210	m2	35.00	532,350		532,350
	75mm granitic gravel pavement compacted to 95%	15,210	m2	50.00	760,500		760,500
	Hydroseeding to tapered edges	15,210	m2	5.00	76,050		76,050
	3 metre wide pathway - existing low or no formation				**2,433,600**		**2,433,600**
3 metre wide pathway - cutting formation							
	Strip site - 6m wide	1,440	m2	5.00	7,200		7,200
	Compaction/soft pots	1,440	m2	5.00	7,200		7,200
	Compacted fill - assumed 7m x 750mm	1,440	m2	60.00	86,400		86,400
	150 Class 3 crushed rock base	720	m2	35.00	25,200		25,200
	75mm granitic gravel pavement compacted to 95%	720	m2	50.00	36,000		36,000
	Hydroseeding to tapered edges	720	m2	5.00	3,600		3,600
	3 metre wide pathway - cutting formation				**165,600**		**165,600**
1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire							
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire, timber posts and star pickets	10,620	m	20.00	212,400		212,400
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire				**212,400**		**212,400**
Existing farm fence repairs, replacements							
	Existing farm fence repairs, replacements	750	m	25.00	18,750		18,750
	Existing farm fence repairs, replacements				**18,750**		**18,750**
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							
	Concrete stock crossing - 4 metres	28	m2	250.00	7,000	3.0000	21,000
	Crushed rock 15 x 6 metres each side	90	m2	75.00	6,750	3.0000	20,250
	3m wide swing gates	2	No	3,000.00	6,000	3.0000	18,000
	2m wide swing gates	2	No	2,500.00	5,000	3.0000	15,000
	1.75m wide swing gates	4	No	2,000.00	8,000	3.0000	24,000
	Earthworks		Item		7,250	3.0000	21,750
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp				**40,000**		**120,000**
Tree removal allowance							
	Tree removal allowance		Item		350,000		350,000
	Tree removal allowance				**350,000**		**350,000**
Proposed road crossing intersections							
	"Basic crossings" including termination treatments and warning signage, chicanes/stiles						
	McKay Road	1	No	10,000.00	10,000		10,000

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 1 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Proposed road crossing intersections							*(Continued)*
	Eden Road including vegetation removal	1	No	12,500.00	12,500		12,500
	Daylston-Glen Forbes Road	1	No	12,500.00	12,500		12,500
	Proposed road crossing intersections				**35,000**		**35,000**
Proposed Trail Heads facilities							
	Shelter on concrete pad	2	No	30,000	60,000		60,000
	Bench seating including concrete pad	4	No	3,500	14,000		14,000
	Picnic table including concrete pad	2	No	7,500	15,000		15,000
	Bike repair stations and concrete pad	2	No	10,000	20,000		20,000
	Drinking fountain and connection	2	No	10,000	20,000		20,000
	Litter bins	2	No	2,500	5,000		5,000
	Car parking - crushed rock and wheel stops (5 to 7 cars at each location)	200	m2	85	17,000		17,000
	Pathways - crushed rock	30	m2	85	2,550		2,550
	Horse float parking bays - post and rail	4	No	3,500	14,000		14,000
	Horse tie up points - crushed rock surface	4	No	800	3,200		3,200
	Garden beds, trees	2	No	7,125	14,250		14,250
	Proposed Trail Heads facilities				**185,000**		**185,000**
Public toilets							
	Public all access toilet and septic system - Woolamai (One All Abilities WC)	1	No	150,000	150,000		150,000
	Upgrade existing public toilet at Glen Forbes including pipework		Item		75,000		75,000
	Public toilets				**225,000**		**225,000**
Farm bio security aides							
	Foot wash and bicycle tyre wash at trail heads and regular intervals	2	No	600.00	1,200		1,200
	Stock and farm crossings - wash down traps, water supply, pumps, power supply, valves, backflow prevention, etc	3	No	10,000.00	30,000		30,000
	Farm bio security aides				**31,200**		**31,200**
Interpretive/information signage allowance							
	Interpretive/information signage including artwork, fabrication	3	No	10,000.00	30,000		30,000
	Interpretive/information signage allowance				**30,000**		**30,000**
Regulatory signage allowance							
	Regulatory signage - proprietary type, posts, footings. Specific bio security signage	10	No	2,000.00	20,000		20,000
	Regulatory signage allowance				**20,000**		**20,000**
Distance markers and way finding signage							
	Distance markers and way finding signage	10	No	1,000.00	10,000		10,000
	Distance markers and way finding signage				**10,000**		**10,000**

Trade Detail

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 1 Estimate

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Culverts - Small							
	Box culverts including extending beyond path build up, end walls, beaching	32	No	5,500.00	176,000		176,000
	Culverts - Small				**176,000**		**176,000**
Culverts - Large							
	Box culverts including extending beyond path build up, end walls, beaching	11	No	7,500.00	82,500		82,500
	Culverts - Large				**82,500**		**82,500**
Bridges							
	Bridge 10 - Steel bridge to Gorge Creek						
	Treat existing steel and re-paint, replace timber abutment headers, handrails and decking		Item		130,000		130,000
	Bridges				**130,000**		**130,000**
Tree planting - Provisional quantity							
	New tree planting - assume 1 per 25 metres average	212	No	275.00	58,300		58,300
	Tree planting - Provisional quantity				**58,300**		**58,300**

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 2 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Preliminaries (15%)	10.63%			Item				1,089,661
	3 metre wide pathway - existing low or no formation	21.90%		4,680	m	480	2,246,400		2,246,400
	3 metre wide pathway - cutting formation	6.73%		1,000	m	690	690,000		690,000
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire	2.22%		11,360	m	20.00	227,200		227,200
	Existing farm fence repairs, replacements	0.19%		750	m	25.00	18,750		18,750
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp	1.95%		5	No	40,000	200,000		200,000
	Tree removal allowance	5.85%					600,000		600,000
	Proposed road crossing intersections	0.35%		3	No		35,000		35,000
	Proposed underpass trail for trail users at Campbell Road	1.95%					200,000		200,000
	Proposed Trail Heads facilities	0.91%					92,500		92,500
	Public toilets	1.47%					150,000		150,000
	Farm bio security aides	0.50%					51,200		51,200
	Interpretive/information signage allowance	0.30%					30,000		30,000
	Regulatory signage allowance	0.20%					20,000		20,000
	Distance markers and way finding signage	0.10%					10,000		10,000
	Culverts - Small	0.92%		17	No	5,500	93,500		93,500
	Culverts - Large	0.30%		4	No	7,500	30,000		30,000
	Culverts - Custom	0.30%		3	No	10,000	30,000		30,000
	Power pole guy wire relocation	0.25%					25,000		25,000
	Bus stop relocation	0.25%					25,000		25,000
	Bridges	23.40%					2,400,000		2,400,000

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 2 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Tree planting - Provisional quantity	0.62%		228	No	275.00	62,700		62,700
	SUBTOTAL	**81.16%**							**8,326,911**
	Design and construction contingency (15%)	12.18%							1,249,037
	Professional fees, surveying, geotech, CHMP etc	3.80%							389,052
	Cost escalation from Sept 2024 to May 2025	2.88%							295,000
	Exclusions:								
	GST								
	Cost escalation beyond May 2025								
	Legal fees								
	Land acquisition fees (if necessary)								
	Council internal project management costs								
	Offset credit biodiversity allowances								
		100.00%							**10,260,000**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 2 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3 metre wide pathway - existing low or no formation							
	Strip site - 7m wide	32,760	m2	5.00	163,800		163,800
	Compaction/soft pots	32,760	m2	5.00	163,800		163,800
	Compacted fill - assumed 8m x 200mm	32,760	m2	20.00	655,200		655,200
	150 Class 3 crushed rock base	14,040	m2	35.00	491,400		491,400
	75mm granitic gravel pavement compacted to 95%	14,040	m2	50.00	702,000		702,000
	Hydroseeding to tapered edges	14,040	m2	5.00	70,200		70,200
	3 metre wide pathway - existing low or no formation				**2,246,400**		**2,246,400**
3 metre wide pathway - cutting formation							
	Strip site - 6m wide	6,000	m2	5.00	30,000		30,000
	Compaction/soft pots	6,000	m2	5.00	30,000		30,000
	Compacted fill - assumed 7m x 750mm	6,000	m2	60.00	360,000		360,000
	150 Class 3 crushed rock base	3,000	m2	35.00	105,000		105,000
	75mm granitic gravel pavement compacted to 95%	3,000	m2	50.00	150,000		150,000
	Hydroseeding to tapered edges	3,000	m2	5.00	15,000		15,000
	3 metre wide pathway - cutting formation				**690,000**		**690,000**
1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire							
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire, timber posts and star pickets	11,360	m	20.00	227,200		227,200
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire				**227,200**		**227,200**
Existing farm fence repairs, replacements							
	Existing farm fence repairs, replacements	750	m	25.00	18,750		18,750
	Existing farm fence repairs, replacements				**18,750**		**18,750**
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							
	Concrete stock crossing - 4 metres	28	m2	250.00	7,000	5.0000	35,000
	Crushed rock 15 x 6 metres each side	90	m2	75.00	6,750	5.0000	33,750
	3m wide swing gates	2	No	3,000.00	6,000	5.0000	30,000
	2m wide swing gates	2	No	2,500.00	5,000	5.0000	25,000
	1.75m wide swing gates	4	No	2,000.00	8,000	5.0000	40,000
	Earthworks		Item		7,250	5.0000	36,250
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp				**40,000**		**200,000**
Tree removal allowance							
	Tree removal allowance		Item		600,000		600,000
	Tree removal allowance				**600,000**		**600,000**
Proposed road crossing intersections							
	"Basic crossings" including termination treatments and warning signage, chicanes/stiles						
	Grantville- Glen Alvie Road	1	No	12,500.00	12,500		12,500

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 2 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Proposed road crossing intersections							*(Continued)*
	Stewart Road	1	No	12,500.00	12,500		12,500
	Woodleigh - St Hellier Road	1	No	10,000.00	10,000		10,000
	Proposed road crossing intersections				**35,000**		**35,000**
Proposed underpass trail for trail users at Campbell Road							
	Proposed underpass trail for trail users beneath farm access track		Item		200,000		200,000
	Proposed underpass trail for trail users at Campbell Road				**200,000**		**200,000**
Proposed Trail Heads facilities							
	Shelter on concrete pad	1	No	30,000	30,000		30,000
	Bench seating including concrete pad	2	No	3,500	7,000		7,000
	Picnic table including concrete pad	1	No	7,500	7,500		7,500
	Bike repair stations and concrete pad	1	No	10,000	10,000		10,000
	Drinking fountain and connection	1	No	10,000	10,000		10,000
	Litter bins	1	No	2,500	2,500		2,500
	Car parking - crushed rock and wheel stops (5 to 7 cars at each location)	100	m2	85	8,500		8,500
	Pathways - crushed rock	15	m2	85	1,275		1,275
	Horse float parking bays - post and rail	2	No	3,500	7,000		7,000
	Horse tie up points - crushed rock surface	2	No	800	1,600		1,600
	Garden beds, trees	1	No	7,125	7,125		7,125
	Proposed Trail Heads facilities				**92,500**		**92,500**
Public toilets							
	Public all access toilet and septic system - Kernot (One All Abilities WC)	1	No	150,000	150,000		150,000
	Public toilets				**150,000**		**150,000**
Farm bio security aides							
	Foot wash and bicycle tye wash at trail heads and regular intervals	2	No	600.00	1,200		1,200
	Stock and farm crossings - wash down traps, water supply, pumps, power supply, valves, backflow prevention, etc	5	No	10,000.00	50,000		50,000
	Farm bio security aides				**51,200**		**51,200**
Interpretive/information signage allowance							
	Interpretive/information signage including artwork, fabrication	3	No	10,000.00	30,000		30,000
	Interpretive/information signage allowance				**30,000**		**30,000**
Regulatory signage allowance							
	Regulatory signage - proprietary type, posts, footings. Specific bio security signage	10	No	2,000.00	20,000		20,000
	Regulatory signage allowance				**20,000**		**20,000**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 2 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Distance markers and way finding signage							
	Distance markers and way finding signage	10	No	1,000.00	10,000		10,000
	Distance markers and way finding signage				**10,000**		**10,000**
Culverts - Small							
	Box culverts including extending beyond path build up, end walls, beaching	17	No	5,500.00	93,500		93,500
	Culverts - Small				**93,500**		**93,500**
Culverts - Large							
	Box culverts including extending beyond path build up, end walls, beaching	4	No	7,500.00	30,000		30,000
	Culverts - Large				**30,000**		**30,000**
Culverts - Custom							
	Box culverts including extending beyond path build up, end walls, beaching	3	No	10,000.00	30,000		30,000
	Culverts - Custom				**30,000**		**30,000**
Power pole guy wire relocation							
	Power pole guy wire relocation		Item		25,000		25,000
	Power pole guy wire relocation				**25,000**		**25,000**
Bus stop relocation							
	Bus stop relocation		Item		25,000		25,000
	Bus stop relocation				**25,000**		**25,000**
Bridges							
	Missing Bridge						
	New boardwalk type bridge at the property 200 Amurta-Glen Forbes Road. Design and documentation (including accommodation, handrails and set up)		Item		300,000		300,000
	Bridge 8 - Almurta						
	Demolition, full new bridge, fall protection, deck, set up and accommodation		Item		1,140,000		1,140,000
	Bridge 9 - Glen Forbes						
	Make the existing structure safe and secure, set up , accommodation, fencing to prevent entry		Item		240,000		240,000
	New steel bridge on the existing brick piers and abuments, set up, accommodation, handrails		Item		720,000		720,000
	Bridges				**2,400,000**		**2,400,000**
Tree planting - Provisional quantity							
	New tree planting - assume 1 per 25 metres average	228	No	275.00	62,700		62,700
	Tree planting - Provisional quantity				**62,700**		**62,700**

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 3 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Preliminaries (15%)	10.24%			Item				597,246
	3 metre wide pathway - existing low or no formation	27.81%		3,380	m	480	1,622,400		1,622,400
	3 metre wide pathway - existing high formation	8.08%		1,450	m	325	471,250		471,250
	3 metre wide pathway - cutting formation	0.86%		72	m	690	49,680		49,680
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire	3.37%		9,804	m	20.00	196,080		196,080
	Existing farm fence repairs, replacements	0.33%		750	m	25.00	18,750		18,750
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp	2.75%		4	No	40,000	160,000		160,000
	Tree removal allowance	3.43%					200,000		200,000
	Timber fence at headwalls above culvert pipes at high formation	0.13%					7,500		7,500
	Proposed road crossing intersections	0.28%		1	No		16,000		16,000
	Proposed Trail Heads facilities	1.59%					92,500		92,500
	Public toilets	2.58%					150,000		150,000
	Farm bio security aides	0.71%					41,200		41,200
	Interpretive/information signage allowance	0.35%					20,000		20,000
	Regulatory signage allowance	0.35%					20,000		20,000
	Distance markers and way finding signage	0.18%					10,000		10,000
	Culverts - Small	2.55%		27	No	5,500	148,500		148,500
	Culverts - Large	0.90%		7	No	7,500	52,500		52,500
	Bridges	11.32%					660,000		660,000
	Tree planting - Provisional quantity	0.93%		197	No	275.00	54,175		54,175

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 3 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	SUBTOTAL	**78.63%**							**4,587,781**
	Design and construction contingency (15%)	11.80%							688,167
	Professional fees, surveying, geotech, CHMP etc	6.67%							389,052
	Cost escalation from Sept 2024 to May 2025	2.92%							170,000
	Optional additional cost - Bridge 7 to Schiers Road in lieu of alternative route			*1,260,000*					
	Exclusions:								
	GST								
	Cost escalation beyond May 2025								
	Legal fees								
	Land acquisition fees (if necessary)								
	Council internal project management costs								
	Offset credit biodiversity allowances								
		100.00%							**5,835,001**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 3 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3 metre wide pathway - existing low or no formation							
	Strip site - 7m wide	23,660	m2	5.00	118,300		118,300
	Compaction/soft pots	23,660	m2	5.00	118,300		118,300
	Compacted fill - assumed 8m x 200mm	23,660	m2	20.00	473,200		473,200
	150 Class 3 crushed rock base	10,140	m2	35.00	354,900		354,900
	75mm granitic gravel pavement compacted to 95%	10,140	m2	50.00	507,000		507,000
	Hydroseeding to tapered edges	10,140	m2	5.00	50,700		50,700
	3 metre wide pathway - existing low or no formation				**1,622,400**		**1,622,400**
3 metre wide pathway - existing high formation							
	Strip site - 3m wide	4,350	m2	5.00	21,750		21,750
	Minor cut and fill	4,350	m2	10.00	43,500		43,500
	Compaction/soft pots	4,350	m2	5.00	21,750		21,750
	150 Class 3 crushed rock base	4,350	m2	35.00	152,250		152,250
	75mm granitic gravel pavement compacted to 95%	4,350	m2	50.00	217,500		217,500
	Hydroseeding to tapered edges	2,900	m2	5.00	14,500		14,500
	3 metre wide pathway - existing high formation				**471,250**		**471,250**
3 metre wide pathway - cutting formation							
	Strip site - 6m wide	432	m2	5.00	2,160		2,160
	Compaction/soft pots	432	m2	5.00	2,160		2,160
	Compacted fill - assumed 7m x 750mm	432	m2	60.00	25,920		25,920
	150 Class 3 crushed rock base	216	m2	35.00	7,560		7,560
	75mm granitic gravel pavement compacted to 95%	216	m2	50.00	10,800		10,800
	Hydroseeding to tapered edges	216	m2	5.00	1,080		1,080
	3 metre wide pathway - cutting formation				**49,680**		**49,680**
1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire							
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire, timber posts and star pickets	9,804	m	20.00	196,080		196,080
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire				**196,080**		**196,080**
Existing farm fence repairs, replacements							
	Existing farm fence repairs, replacements	750	m	25.00	18,750		18,750
	Existing farm fence repairs, replacements				**18,750**		**18,750**
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							
	Concrete stock crossing - 4 metres	28	m2	250.00	7,000	4.0000	28,000
	Crushed rock 15 x 6 metres each side	90	m2	75.00	6,750	4.0000	27,000
	3m wide swing gates	2	No	3,000.00	6,000	4.0000	24,000
	2m wide swing gates	2	No	2,500.00	5,000	4.0000	20,000
	1.75m wide swing gates	4	No	2,000.00	8,000	4.0000	32,000
	Earthworks		Item		7,250	4.0000	29,000

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 3 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							*(Continued)*
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp				**40,000**		**160,000**
Tree removal allowance							
	Tree removal allowance		Item		200,000		200,000
	Tree removal allowance				**200,000**		**200,000**
Timber fence at headwalls above culvert pipes at high formation							
	Timber fence at headwalls above culvert pipes	25	m	300.00	7,500		7,500
	Timber fence at headwalls above culvert pipes at high formation				**7,500**		**7,500**
Proposed road crossing intersections							
	"Basic crossings" including termination treatments and warning signage, chicanes/stiles						
	Loch-Kernot Road including vegetation removal	1	No	16,000.00	16,000		16,000
	Proposed road crossing intersections				**16,000**		**16,000**
Proposed Trail Heads facilities							
	Shelter on concrete pad	1	No	30,000	30,000		30,000
	Bench seating including concrete pad	2	No	3,500	7,000		7,000
	Picnic table including concrete pad	1	No	7,500	7,500		7,500
	Bike repair stations and concrete pad	1	No	10,000	10,000		10,000
	Drinking fountain and connection	1	No	10,000	10,000		10,000
	Litter bins	1	No	2,500	2,500		2,500
	Car parking - crushed rock and wheel stops (5 to 7 cars at each location)	100	m2	85	8,500		8,500
	Pathways - crushed rock	15	m2	85	1,275		1,275
	Horse float parking bays - post and rail	2	No	3,500	7,000		7,000
	Horse tie up points - crushed rock surface	2	No	800	1,600		1,600
	Garden beds, trees	1	No	7,125	7,125		7,125
	Proposed Trail Heads facilities				**92,500**		**92,500**
Public toilets							
	Public all access toilet and septic system - Woodleigh (One All Abilities WC)	1	No	150,000	150,000		150,000
	Public toilets				**150,000**		**150,000**
Farm bio security aides							
	Foot wash and bicycle tye wash at trail heads and regular intervals	2	No	600.00	1,200		1,200
	Stock and farm crossings - wash down traps, water supply, pumps, power supply, valves, backflow prevention, etc	4	No	10,000.00	40,000		40,000
	Farm bio security aides				**41,200**		**41,200**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 3 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Interpretive/information signage allowance							
	Interpretive/information signage including artwork, fabrication	2	No	10,000.00	20,000		20,000
	Interpretive/information signage allowance				**20,000**		**20,000**
Regulatory signage allowance							
	Regulatory signage - proprietary type, posts, footings. Specific bio security signage	10	No	2,000.00	20,000		20,000
	Regulatory signage allowance				**20,000**		**20,000**
Distance markers and way finding signage							
	Distance markers and way finding signage	10	No	1,000.00	10,000		10,000
	Distance markers and way finding signage				**10,000**		**10,000**
Culverts - Small							
	Box culverts including extending beyond path build up, end walls, beaching	27	No	5,500.00	148,500		148,500
	Culverts - Small				**148,500**		**148,500**
Culverts - Large							
	Box culverts including extending beyond path build up, end walls, beaching	7	No	7,500.00	52,500		52,500
	Culverts - Large				**52,500**		**52,500**
Bridges							
	Bridge 4 - Concrete sleeper bridge south of Woodleigh St Hellier Road						
	New bridge and handrails - includes set up, demolition and accommodation		Item		100,000		100,000
	Bridge 6 - Wattle Creek Gaws Road						
	Demolition, new bridge beams/piers 8 locations, fall protection, deck (includes accommodation, handrails, setup)		Item		360,000		360,000
	Alternative Route - Schier Road Bridge						
	Use the existing road bridge with re-planking at right angles to the direction of travel, tske the trail to the adjacent road edge, trimming and grantic sand path including a connecting path to the Kernot Community Hall		Item		200,000		200,000
	Bridges				**660,000**		**660,000**
Tree planting - Provisional quantity							
	New tree planting - assume 1 per 25 metres average	197	No	275.00	54,175		54,175
	Tree planting - Provisional quantity				**54,175**		**54,175**

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Details: Section 4 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Preliminaries (15%)	10.72%			Item				1,514,450
	3 metre wide pathway - existing low or no formation	18.20%		5,360	m	480	2,572,800		2,572,800
	3 metre wide pathway - existing high formation	5.12%		2,225	m	325	723,125		723,125
	3 metre wide pathway - cutting formation	1.03%		210	m	690	144,900		144,900
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire	2.21%		15,590	m	20.00	311,800		311,800
	Existing farm fence repairs, replacements	0.14%		750	m	25.00	18,750		18,750
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp	1.70%		6	No	40,000	240,000		240,000
	Tree removal allowance	2.48%					350,000		350,000
	Timber fence at headwalls above culvert pipes at high formation	0.06%					7,500		7,500
	Proposed road crossing intersections	0.15%		2	No		20,000		20,000
	Major road crossing underpass/overpass at South Gippsland Highway - concrete tunnel and earthen walling to minimise flooding to either side	28.29%					4,000,000		4,000,000
	Proposed gate to exsiting driveway to Property 21362	0.15%					20,000		20,000
	Farm bio security aides	0.44%					61,200		61,200
	Interpretive/information signage allowance	0.15%					20,000		20,000
	Regulatory signage allowance	0.15%					20,000		20,000
	Distance markers and way finding signage	0.08%					10,000		10,000
	Culverts - Small	1.87%		48	No	5,500	264,000		264,000
	Culverts - Large	0.16%		3	No	7,500	22,500		22,500
	Bridges	8.45%					1,194,000		1,194,000

Elemental Summary

Project: Woolamai to Nyora Rail Trail
Building: Woolamai to Nyora Rail Trail
Details: Section 4 Estimate

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Tree planting - Provisional quantity	0.61%		312	No	75.00	85,800		85,800
	SUBTOTAL	82.05%							11,600,825
	Design and construction contingency (15%)	12.31%							1,740,124
	Professional fees, surveying, geotech, CHMP etc	2.76%							389,052
	Cost escalation from Sept 2024 to May 2025	2.90%							410,000
	Exclusions:								
	GST								
	Cost escalation beyond May 2025								
	Legal fees								
	Land acquisition fees (if necessary)								
	Council internal project management costs								
	Offset credit biodiversity allowances								
		100.00%							14,140,001

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 4 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
3 metre wide pathway - existing low or no formation							
	Strip site - 7m wide	37,520	m2	5.00	187,600		187,600
	Compaction/soft pots	37,520	m2	5.00	187,600		187,600
	Compacted fill - assumed 8m x 200mm	37,520	m2	20.00	750,400		750,400
	150 Class 3 crushed rock base	16,080	m2	35.00	562,800		562,800
	75mm granitic gravel pavement compacted to 95%	16,080	m2	50.00	804,000		804,000
	Hydroseeding to tapered edges	16,080	m2	5.00	80,400		80,400
	3 metre wide pathway - existing low or no formation				**2,572,800**		**2,572,800**
3 metre wide pathway - existing high formation							
	Strip site - 3m wide	6,675	m2	5.00	33,375		33,375
	Minor cut and fill	6,675	m2	10.00	66,750		66,750
	Compaction/soft pots	6,675	m2	5.00	33,375		33,375
	150 Class 3 crushed rock base	6,675	m2	35.00	233,625		233,625
	75mm granitic gravel pavement compacted to 95%	6,675	m2	50.00	333,750		333,750
	Hydroseeding to tapered edges	4,450	m2	5.00	22,250		22,250
	3 metre wide pathway - existing high formation				**723,125**		**723,125**
3 metre wide pathway - cutting formation							
	Strip site - 6m wide	1,260	m2	5.00	6,300		6,300
	Compaction/soft pots	1,260	m2	5.00	6,300		6,300
	Compacted fill - assumed 7m x 750mm	1,260	m2	60.00	75,600		75,600
	150 Class 3 crushed rock base	630	m2	35.00	22,050		22,050
	75mm granitic gravel pavement compacted to 95%	630	m2	50.00	31,500		31,500
	Hydroseeding to tapered edges	630	m2	5.00	3,150		3,150
	3 metre wide pathway - cutting formation				**144,900**		**144,900**
1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire							
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire, timber posts and star pickets	15,590	m	20.00	311,800		311,800
	1.3 metre high ring lock mesh bio-security fence supported by 4 strand 12 guage wire				**311,800**		**311,800**
Existing farm fence repairs, replacements							
	Existing farm fence repairs, replacements	750	m	25.00	18,750		18,750
	Existing farm fence repairs, replacements				**18,750**		**18,750**
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							
	Concrete stock crossing - 4 metres	28	m2	250.00	7,000	6.0000	42,000
	Crushed rock 15 x 6 metres each side	90	m2	75.00	6,750	6.0000	40,500
	3m wide swing gates	2	No	3,000.00	6,000	6.0000	36,000
	2m wide swing gates	2	No	2,500.00	5,000	6.0000	30,000
	1.75m wide swing gates	4	No	2,000.00	8,000	6.0000	48,000
	Earthworks		Item		7,250	6.0000	43,500

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 4 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp							*(Continued)*
	4 metre combined stock and farm vehicle crossing - gates, concrete paving and approach ramp and crushed rock ramp				**40,000**		**240,000**
Tree removal allowance							
	Tree removal allowance		Item		350,000		350,000
	Tree removal allowance				**350,000**		**350,000**
Timber fence at headwalls above culvert pipes at high formation							
	Timber fence at headwalls above culvert pipes	25	m	300.00	7,500		7,500
	Timber fence at headwalls above culvert pipes at high formation				**7,500**		**7,500**
Proposed road crossing intersections							
	"Basic crossings" including termination treatments and warning signage, chicanes/stiles						
	Dilger Road	1	No	10,000.00	10,000		10,000
	Berrys Road	1	No	10,000.00	10,000		10,000
	Proposed road crossing intersections				**20,000**		**20,000**
Major road crossing underpass/overpass at South Gippsland Highway - concrete tunnel and earthen walling to minimise flooding to either side							
	Major road crossing underpass/overpass at South Gippsland Highway - concrete tunnel and earthen walling to minimise flooding to either side		Item		4,000,000		4,000,000
	Major road crossing underpass/overpass at South Gippsland Highway - concrete tunnel and earthen walling to minimise flooding to either side				**4,000,000**		**4,000,000**
Proposed gate to exsiting driveway to Property 21362							
	Proposed gate to exsiting driveway to Property 21362		Item		20,000		20,000
	Proposed gate to exsiting driveway to Property 21362				**20,000**		**20,000**
Farm bio security aides							
	Foot wash and bicycle tye wash at trail heads and regular intervals	2	No	600.00	1,200		1,200
	Stock and farm crossings - wash down traps, water supply, pumps, power supply, valves, backflow prevention, etc	6	No	10,000.00	60,000		60,000
	Farm bio security aides				**61,200**		**61,200**
Interpretive/information signage allowance							
	Interpretive/information signage including artwork, fabrication	2	No	10,000.00	20,000		20,000
	Interpretive/information signage allowance				**20,000**		**20,000**
Regulatory signage allowance							
	Regulatory signage - proprietary type, posts, footings. Specific bio security signage	10	No	2,000.00	20,000		20,000
	Regulatory signage allowance				**20,000**		**20,000**

Trade Detail

Project: Woolamai to Nyora Rail Trail **Details:** Section 4 Estimate
Building: Woolamai to Nyora Rail Trail

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Distance markers and way finding signage							
	Distance markers and way finding signage	10	No	1,000.00	10,000		10,000
	Distance markers and way finding signage				**10,000**		**10,000**
Culverts - Small							
	Box culverts including extending beyond path build up, end walls, beaching	48	No	5,500.00	264,000		264,000
	Culverts - Small				**264,000**		**264,000**
Culverts - Large							
	Box culverts including extending beyond path build up, end walls, beaching	3	No	7,500.00	22,500		22,500
	Culverts - Large				**22,500**		**22,500**
Bridges							
	Bridge 1 - Between Berrys Road and the Bass River						
	Remove timber header and replace with concrete, treat corrosion to underside with sand blast and coat with paint system (includes accommodation, handrails, setup)		Item		42,000		42,000
	Bridge 2 - Bass River						
	Remove timber platform, treat steel corrosion to top of steel beam and coat with non paint system, fall protection, new deck from 100 x 200 hardwood sleepers (includes accommodation, handrails, setup)		Item		312,000		312,000
	Bridge 3 - Parallel to Dilger Road South of South Gippsland HighwayKnox Property						
	Demolition, new bridge/beams/.girders/piers/abutment/deck, fall protection (includes accommodation, handrails, setup)		Item		840,000		840,000
	Bridges				**1,194,000**		**1,194,000**
Tree planting - Provisional quantity							
	New tree planting - assume 1 per 25 metres average	312	No	275.00	85,800		85,800
	Tree planting - Provisional quantity				**85,800**		**85,800**