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Ref 21152-cp2

13 December, 2022

World Trail
PO Box 6108
CAIRNS QLD 4870

Via email will@world-trail.com

Attention Mr. Will Rayner

Dear Will,

**Great Ocean Road Coastal Trail (Fairhaven to Skenes Creek)
Cost Plan No. 2**

We have prepared Cost Plan No. 2 for the above project based on the documentation provided and our discussions.

Cost Summary

The cost plan can be summarised as follows:

	Cost (\$)
1 - Fairhaven to Big Hill	\$5,782,000
2 - Big Hill to Lorne	\$3,122,000
3 - Lorne to Cumberland River	\$3,804,000
4 - Cumberland River to Jamieson Creek	\$7,526,000
5 - Jamieson Creek to Kennett River	\$7,377,000
6 - Kennett River to Wongarra	\$1,516,000
7 - Wongarra to Skenes Creek	\$3,105,000
Sub-Total (excl. GST):	\$32,232,000
Contingencies and Cost Escalation	\$13,969,000
Non-Construction Costs	\$14,324,000
TOTAL END COST (excl. GST):	\$60,525,000

Please refer to the attached cost plan for further information and scope of works included. All costs are reported exclusive of GST.

Documentation

The cost plan is based on Masterplan documentation and has been prepared using the following:

- 'Ground Truthed' quantities prepared by World Trail received 26 October, 2022
- Concept design Lookout drawings LSK01 & LSK02 prepared by Tract dated 24 June, 2022
- Great Ocean Road Coastal Trail Masterplan prepared by Tract dated 10 June, 2022
- Suspension bridge concept drawings prepared by Bligh Tanner dated 16 March, 2022
- Suspension bridge concept report prepared by Bligh Tanner dated 16 March, 2022
- Construction Rates prepared by World Trail received 26 October, 2022
- Correspondence/meetings with World Trail up to 8 December, 2022

Engineering

We advise that services documentation was not available at the time of preparing the cost plan and have therefore included allowances based on our experience for this type of construction. Confirmation will be required once further documentation is available.

We also note that concept structural documentation was available for the suspension bridges and therefore the assumptions made will require confirmation once further documentation is available. No other structural information was provided and have therefore included allowances based on our experience for this type of construction.

Environmental Sustainable Design (ESD)

The cost plan does not include any specific additional allowance for ESD initiatives and assumes environmentally responsible products and materials, WSUD principles in the landscape design etc.

Non-Construction Costs

The cost plan includes the following non-construction cost allowances:

- Consultant's design fees (10% of Total Construction Cost)
- Technical consultant fees - Geotech, contamination, etc. (4% of Total Construction Cost)
- Surveys - feature, level & title (2% of Total Construction Cost)
- Authority / headwork's charges (1% of Total Construction Cost)
- Cultural heritage management plan - \$200,000
- Cultural Heritage Approvals (heritage and significant impact assessment) - \$100,000
- Traditional owners' engagement - \$200,000
- Planning and Approvals - \$500,000
- Targeted Flora and Fauna Survey - \$200,000
- Planning Permit Applications - \$100,000
- Risk management / probity plans - \$100,000
- Signage and interpretive design - \$400,000
- Project management fees (5% of Total Construction Cost)
- Project contingency (5% of Total Construction Cost)

Contingency

The cost plan includes allowances for design contingency (10%) and contract contingency (10%). The cost plan assumes the contingency will be required for design documentation related issues and not for changes in scope.

Allowances have also been included for helicopter transport (\$1,000,000) and locality (10%) due to remoteness and difficulty of access to some areas.

Cost Escalation & Market Conditions

The cost plan is based on costs current at December, 2022 and includes allowance for cost escalation to October, 2023. We note that cost escalation has been excluded beyond this date and the cost plan assumes that the project will be funded and documented within this period, however if the tender period is extended, then we would recommend a cost escalation allowance of 5% per annum be applied.

The entire construction industry is experiencing volatility with disruptions to supply chains and material shortages, resources and labour, etc. This is placing significant increased pressure on construction costs within the Australian market with further trade price rises predicted during the construction phase of a project.

Zinc Cost Management continues to monitor construction costs and has included allowances for cost escalation where appropriate, however we reserve the right to adjust the cost plan should the project program be delayed and or market conditions change.

Assumptions

The following assumptions have been made with regards to the cost plan:

- Quantities provided by World Trail are assumed to be correct. We note this will be monitored and revised as documentation is advanced and refined.
- Scope for the Premier Lookouts is as per Tract's concept design sketches. No allowances have been made for items in addition to those shown on the drawings.
- The cost plan includes allowance for infrastructure i.e. campsites, trailheads, bridges, lookouts, rock walling, steps, etc as per the documentation provided by World Trail.
- Scope for items such as trailheads, campsites, signage, boardwalks, and minor & major lookouts have been assumed based off past projects. We note this will be monitored and revised as documentation is advanced and refined.
- No allowance has been included for upgrades to the existing Jamieson Creek Campsite or Lookout.
- As advised, small trailheads (shelter, information, signage and seating) have been included for Days 3, 4, 5 and 6.
- Allowances for wayfinding signage have been to be required at 1km intervals along whole trail.
- Allowances for seating fixtures signage have been to be required at 5km intervals along whole trail.

- The allowance for helicopter transport (\$1,000,000) has been calculated based on 300 hours of flight time. This assumption will need to be revisited / revised once the building design and methodology has been advanced further.
- Allowances for the Reedy Creek, Winterbrook and Mt. Defiance suspension bridges have been included in the cost plan with scope based off the drawings provided by Bligh Tanner. No allowances have been included for any further suspension bridges.
- The cost plan includes an allowance of \$50,000 for minor make good works to the Lily Pond Reserve underpass
- No allowances have been included for alternative trails.
- No allowances have been included for Class 1 trails.

The cost plan is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has developed further.

The cost plan assumes specified cladding materials are compliant with applicable building standards in respect of fire resistance.

Costs are also based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders in the form of a fixed lump sum contract. The cost plan makes no allowance for cost plus, negotiated, staged or construction management forms of procurement.

Main Risks

The main risks associated with cost are:

- Scope creep
- Design of structural items i.e. suspension bridges, trailheads, lookouts, etc.
- Cost escalation between now and the anticipated tender date
- Tendering / procurement (i.e., interested contractors, etc.)
- Cultural heritage requirements
- Existing services and infrastructure
- Staging of works
- Existing soil conditions
- Access to site (i.e., locality)
- Asbestos / hazardous material removal
- Market conditions / cost escalation beyond tender date
- Resolution of non-construction costs (refer above)
- Assumptions (refer above)
- Exclusions (refer below)

Exclusions

Please note that the cost plan specifically excludes any allowances for the following:

- Future opportunities
- Demolition (unless noted)
- Asbestos / hazardous material removal

- Relocate or upgrade of existing services and infrastructure
- Works outside site boundary
- Abnormal ground conditions (i.e., rock, ground water, filling, etc.)
- Site decontamination and remediation
- ESD initiatives (i.e., WSUD)
- Cost escalation beyond December, 2023
- Client management or direct costs
- Temporary accommodation and services
- Artwork
- Planning permit
- Open space levy
- Staging of the works
- Goods and Services Tax
- Native vegetation offset
- Land Acquisition

Where appropriate, allowances for the above items should be made in the overall feasibility study.

Do not hesitate to contact us to discuss any clarifications or if you require further information.

Yours faithfully,



Justin Zumpe
Managing Director



Nick Wines
Quantity Surveyor

Encl. Appendix A - Cost Plan No. 2

APPENDIX A

Great Ocean Road Coastal Trail
Fairhaven to Skenes Creek

13 December, 2022

Cost Plan No. 2 based on Ground Truthed Data prepared by World Trail
dated June, 2022

Description of Works	Scope of Work	Unit	Quantity	Rate (\$/unit)	IN PARK WORKS	
					Total (\$)	Total Construction Cost (\$) - incl Contingency, Escalation etc.
Day 1 - Fairhaven to Big Hill Trails						
Existing walking trail - trail 1	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	526	25	13,000	18,000
Existing MVO track - trails 2, 3 & 4	Existing 3000 wide MVO track in poor condition - large upgrades required. Minor erosion control and widening to trail where necessary.	m	1,095	90	99,000	139,000
Existing informal trail - trail 5	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	191	75	14,000	20,000
Existing MVO track - trail 6 & 7	Existing 3000 wide MVO trail in good condition - assume no upgrades required.	m	1,552	-	-	-
Existing walking trail - trail 8	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	1,436	25	36,000	50,000
Existing walking trail - trail 8, 9 & 10	Existing 1200 wide trail in moderate condition. Moderate insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	2,722	45	122,000	171,000
Existing MVO track - trail 11	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	106	60	6,000	8,000
New walking trail - trail 12	New Class 3 natural surface trail up to 1500 wide - machine construction	m	352	100	35,000	49,000
Existing MVO track - trail 13	Existing 3000 wide MVO trail in good condition - assume no upgrades required.	m	170	-	-	-
Existing informal trail - trail 14	Existing informal trail under 1200 wide - moderate upgrades required	m	99	55	5,000	7,000
New walking trail - trail 15	New Class 3 natural surface trail up to 1500 wide - machine construction	m	302	100	30,000	42,000
New walking trail - trail 16	New Class 3 natural surface trail up to 1500 wide - hand construction	m	52	175	9,000	13,000
New walking trail - trail 17	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	115	300	35,000	49,000
Existing walking trail - trail 18	Use existing roads / footpaths - no works required	m	130	-	-	-
Existing informal trail - trail 19	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	1,340	75	101,000	142,000
New walking trail - trail 20	New Class 3 natural surface trail up to 1500 wide - machine construction	m	878	100	88,000	123,000
Existing informal trail - trail 21	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	212	75	16,000	22,000
New walking trail - trail 22, 23 & 24	New Class 3 natural surface trail up to 1500 wide - machine construction	m	3,154	100	315,000	442,000
Existing informal trail - trail 25	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	20	75	2,000	3,000
New walking trail - trail 26	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	85	300	26,000	36,000
Existing informal trail - trail 27	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	53	75	4,000	6,000
New walking trail - trails 28 & 29	New Class 3 natural surface trail up to 1500 wide - machine construction	m	458	100	46,000	65,000
Existing informal trail - trail 30	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	731	75	55,000	77,000
New walking trail - trail 31	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	1,109	300	333,000	467,000
Existing MVO track - trail 32	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	105	60	6,000	8,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
<i>Subtotal - Trails</i>			16,993	82	1,396,000	1,958,000
Associated Infrastructure						
Trailhead including carparking	New shelter, information, picnic tables, amenities, trailhead, signage, etc. Note: to be refined and updated as documentation progresses.	Item	1	400,000	400,000	561,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	2,007	500	1,004,000	1,408,000
Extra over to form stone steps in trail [10% - 50% gradient]	Extra over to form stone steps in trail [10% - 50% gradient]	per riser	127	450	57,000	80,000
Rock walling - onsite materials	Rock walling using onsite materials	m	15	600	9,000	13,000
Rock walling - imported materials	Assumes purchased rock and imported by power carrier from a stockpile location accessible by vehicle	m	60	750	45,000	63,000
Rock armouring - Natural rock	Rock armouring using onsite rock materials	m	21	550	11,000	15,000
Rock seating	Allow for rock seat formed with onsite material	No.	1	10,000	10,000	14,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	18	1,000	18,000	25,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1 No. every 5km)	No.	3	15,000	45,000	63,000
Small span bridge (<8m) smaller than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	6	4,000	24,000	34,000
Small span bridge (<8m) greater than 1m high (3No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	11	6,000	66,000	93,000
Medium span bridge (8-12m) smaller than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	9	6,000	54,000	76,000
Medium span bridge (8-12m) greater than 1m high (2No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	16	8,000	128,000	180,000
New Minor lookout	Minor deck lookout including structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	2	50,000	100,000	140,000
New Premier Lookout - Kellsalls Rock	Includes allowance for primary and secondary lookouts including footings, balustrades, picnic area, seating, interpretive signage, etc. Note: excludes cantilevered structure to main and secondary lookouts	Item	1	2,000,000	2,000,000	2,805,000
Existing timber lookout - Ocean View	Allowance for minor upgrades and make good works to existing major lookout	Item	1	100,000	100,000	140,000
Big Hill Hiker Campground	Includes amenities facilities, raised decking for tents, seat, signagne, etc. Excludes picnic shelter / outbuilding	Item	1	300,000	300,000	421,000
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
<i>Subtotal - Associated Infrastructure</i>					4,386,000	6,151,000
DAY 1 Total:			16,993	340	5,782,000	8,109,000

Great Ocean Road Coastal Trail Fairhaven to Skenes Creek	13 December, 2022
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Cost Plan No. 2 based on Ground Truthed Data prepared by World Trail dated June, 2022

Description of Works	Scope of Work	Unit	Quantity	Rate (\$/unit)	IN PARK WORKS	
					Total (\$)	Total Construction Cost (\$) - incl Contingency, Escalation etc.
Day 2 - Big Hill to Lorne						
Trails						
New walking trail - trail 33	New Class 3 natural surface trail up to 1500 wide - machine construction	m	313	300	94,000	132,000
Existing MVO track - trail 34	Existing 3000 wide MVO trail in good condition - assume no upgrades required.	m	998	-	-	-
New walking trail - trail 37	New Class 3 natural surface trail up to 1500 wide - machine construction	m	557	100	56,000	79,000
Existing informal trail - trail 38	Existing informal trail under 1200 wide - moderate upgrades required	m	246	55	14,000	20,000
New walking trail - trail 39	New Class 3 natural surface trail up to 1500 wide - machine construction	m	465	100	47,000	66,000
Existing informal trail - trail 40	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	160	75	12,000	17,000
New walking trail - trail 41,42, 43a, 43c, 43e & 43g	New Class 3 natural surface trail up to 1500 wide - machine construction	m	4,618	100	462,000	648,000
Existing informal trail - trail 43b, 43f, 43h	Existing informal trail under 1200 wide - moderate upgrades required	m	282	55	16,000	22,000
Existing MVO track - trail 43d	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	77	60	5,000	7,000
Existing walking trail - trail 44	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	204	25	5,000	7,000
Existing Beach / Rock shelf - trail 45	Existing beach / rock shelf track - no works required	m	761	-	-	-
Existing walking trail - trail 46a, 46b, 46c, 46d, 46f	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	3,370	25	84,000	118,000
Existing roads/ footpaths - trail 46e	Use existing roads / footpaths - no works required	m	284	-	-	-
Optional trail 1	New Class 3 natural surface trail up to 1500 wide - machine construction	m	38	100	4,000	6,000
Optional Trail 2	Use existing roads / footpaths - no works required	m	934	-	-	-
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
<i>Subtotal - Trails</i>			13,731	60	818,000	1,147,000
Associated Infrastructure						
Start section 2	No works	Note	-	Excluded	-	-
Extra over to form stone steps in trail [10% - 50% gradient]	Extra over to form stone steps in trail [10% - 50% gradient]	per riser	98	450	44,000	62,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	1,209	500	605,000	848,000
Rock armouring - Natural rock	Rock armouring using onsite rock materials	m	17	550	9,000	13,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	15	1,000	15,000	21,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1No. Every 5km)	No.	3	15,000	45,000	63,000
Suspension Bridge No. 0 (Grassy Creek)	EXCLUDED - no works	Note	-	Excluded	-	-
Suspension Bridge No. 1 (Big Hill)	EXCLUDED - no works	Note	-	Excluded	-	-
Suspension Bridge No. 2 (Reedy Creek)	71m long suspension bridges including abutments	m	71	17,000	1,207,000	1,693,000
Small span bridge (<8m) greater than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	4	6,000	24,000	34,000
New Major Lookout - Cathedral Rock	Major deck lookout approximately 20m2, structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	1	250,000	250,000	351,000
Road crossing	New road crossing, excludes traffic signals, etc.	Item	2	20,000	40,000	56,000
Lily Pond Reserve Underpass	Minor make good works	Item	1	50,000	50,000	70,000
New fencing to walking trail - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
<i>Subtotal - Associated Infrastructure</i>					2,304,000	3,231,000
DAY 2 Sub-Total:			13,731	227	3,122,000	4,378,000
DAY 3 - Lorne to Cumberland River						
Trails						
Existing walking trail - trail 47	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	1,364	75	102,000	143,000
Existing walking trail - trail 48	Existing 1200 wide trail in moderate condition. Moderate insitu soil manipulation and	m	2,259	45	102,000	143,000
New walking trail - trail 49	New Class 2 trail with 100mm FCR imported surface material by power carrier from a	m	1,738	300	521,000	731,000
Existing walking trail - trail 50 & 51	Existing 1200 wide trail in moderate condition. Moderate insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	3,087	45	139,000	195,000
Existing walking trail - trail 52	New Class 3 natural surface trail up to 1500 wide - machine construction	m	2,176	300	653,000	916,000
New walking trail - trail 53	New Class 3 natural surface trail up to 1500 wide - machine construction	m	537	100	54,000	76,000
Existing informal trail - trail 54	Existing informal trail under 1200 wide - moderate upgrades required	m	472	55	26,000	36,000
Optional trail 3	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	708	300	212,000	297,000
Optional trail 4	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	304	60	18,000	25,000
Optional trail 5	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	1,134	25	28,000	39,000
Optional trail 6	New Class 3 natural surface trail up to 1500 wide - machine construction	m	839	100	84,000	118,000
Optional trail 7	Existing 1200 wide trail in moderate condition. Moderate insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	1,948	45	88,000	123,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
<i>Subtotal - Trails</i>			16,566	122	2,027,000	2,843,000
Associated Infrastructure						
Allenvale trailhead / carparking	Carparking, seating, signage, etc.	Item	1	200,000	200,000	280,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	1,323	500	662,000	928,000
Extra over to form stone steps in trail [10% - 50% gradient]	Extra over to form stone steps in trail [10% - 50% gradient]	per riser	87	450	39,000	55,000
Rock armouring - Natural rock	Rock armouring using onsite rock materials	m	7	550	4,000	6,000
Rock walling - onsite materials	Rock walling using onsite materials	m	20	600	12,000	17,000
Timber seating	Allow for composite timber seating including frame, footings, etc.	No.	1	5,000	5,000	7,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	17	1,000	17,000	24,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1No. Every 5km)	No.	3	15,000	45,000	63,000
Small span bridge (<8m) smaller than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	7	4,000	28,000	39,000
Long span bridge (>12m) greater than 1m high (1No.)	Rock ground conditions. Assume steel structure bridge including framing, fixings, etc. Handrails included.	m	13	10,000	130,000	182,000
New Minor lookout	Minor deck lookout including structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	1	50,000	50,000	70,000
New Major lookout - Tramway Track	Major deck lookout approximately 20m2, structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	1	250,000	250,000	351,000
Upgrade Tramway track lookout to Grade 1 - EXCLUDED	No Upgrade required	Note	-	-	-	-
Existing Castle Rock Lookout	Allowance for major upgrades and make good works to existing major lookout	Item	1	250,000	250,000	351,000
Existing Sheoak Falls Major lookout	Allowance to make comply with standards	Item	1	30,000	30,000	42,000
Existing minor lookout - EXCLUDED	No Upgrade required	Note	-	-	-	-
Road crossing	New road crossing, excludes traffic signals, etc.	Item	1	20,000	20,000	28,000
She Oak Pincic Area Trailhead including carparking - EXCLUDED	Not required	Note	-	Excluded	-	-
Waterfall	Assume no works	Note	-	Excluded	-	-
New fencing to walking trail - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
<i>Subtotal - Associated Infrastructure</i>					1,777,000	2,492,000
DAY 3 Sub-Total:			16,566	230	3,804,000	5,335,000

Great Ocean Road Coastal Trail Fairhaven to Skenes Creek	13 December, 2022
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Cost Plan No. 2 based on Ground Truthed Data prepared by World Trail dated June, 2022

Description of Works	Scope of Work	Unit	Quantity	Rate (\$/unit)	IN PARK WORKS	
					Total (\$)	Total Construction Cost (\$) - incl Contingency, Escalation etc.
DAY 4 - Cumberland to Jamieson Creek						
Trails						
Existing walking trail - trail 55	Treat as new walking trails. Class 3 machine construction - under 1200 wide. In situ soil manipulation and vegetation clearing where necessary. No imported material.	m	1,596	75	120,000	168,000
New walking trail - trail 56	New Class 3 natural surface trail up to 1500 wide - machine construction	m	1,094	100	109,000	153,000
New walking trail - trail 60, 61 & 62	New Class 3 natural surface trail up to 1500 wide - machine construction	m	3,737	100	374,000	524,000
Existing informal trail - trail 63	Treat as new walking trails. Class 3 machine construction - under 1200 wide. In situ soil manipulation and vegetation clearing where necessary. No imported material.	m	888	75	67,000	94,000
New walking trail - trail 64	New Class 3 natural surface trail up to 1500 wide - machine construction	m	104	100	10,000	14,000
Existing informal trail - trail 65	Treat as new walking trails. Class 3 machine construction - under 1200 wide. In situ soil manipulation and vegetation clearing where necessary. No imported material.	m	535	75	40,000	56,000
Optional trail 8	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	329	60	20,000	28,000
Optional trail 9	New Class 3 natural surface trail up to 1500 wide - machine construction	m	1,629	100	163,000	229,000
Optional trail 10	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	132	60	8,000	11,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
<i>Subtotal - Trails</i>					1,052,000	1,475,000
Trailhead - Small	Shelter, information, seating, signage, etc.	Item	1	50,000	50,000	70,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	2,468	500	1,234,000	1,731,000
Extra over to form stone steps in trail [10% - 50% gradient]	Form stone steps in trail with on-site natural stone [10% - 50% gradient]	per riser	208	450	94,000	132,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	13	1,000	13,000	18,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	2	5,000	10,000	14,000
Timber seating to alternative trail	Allow for composite timber seating including frame, footings, etc.	No.	1	5,000	-	-
Small span bridge (<8m) smaller than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	4	4,000	16,000	22,000
Stepping stone river crossings	Stepping stones to river crossings	No.	1	10,000	10,000	14,000
Suspension Bridge No. 4 (Winterbrook - Cumberland)	164m suspension bridge - Includes forming access track to location, helicopter allowances for installation, steel frame, steel wires, concrete, decking, bridge balustrade,	m	164	13,000	2,132,000	2,990,000
Suspension Bridge No. 5 (Mt Defiance)	165m suspension bridge - includes forming access track to location, helicopter allowances for installation, steel frame, steel wires, concrete, decking, bridge balustrade,	m	165	13,000	2,145,000	3,008,000
New Major lookout - Langdale Pike	Major deck lookout approximately 20m2, structure, decking as specified, stone walls,	Item	1	250,000	250,000	351,000
Jamieson Creek Campsites - EXCLUDED	Assume not upgrade require	Note	-	Excluded	-	-
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
<i>Subtotal - Associated Infrastructure</i>					6,474,000	9,079,000
DAY 4 Sub-Total:			11,511	654	7,526,000	10,554,000
Day 5 - Jamieson Creek to Kennett River						
Trails						
Existing MVO track - trail 66	Existing 3000 wide MVO trail in good condition - assume no upgrades required.	m	606	-	-	-
Existing walking trail - trail 67a & 67c	Existing 1200 wide trail in good condition. Minor in situ soil manipulation and vegetation	m	5,887	25	147,000	206,000
Existing walking trail - trail 67b & 68	Use existing roads / footpaths - no works required	m	1,289	-	-	-
Existing walking trail - trail 69a & 69c	Treat as new walking trails. Class 3 machine construction - under 1200 wide. In situ soil	m	4,467	75	335,000	470,000
Existing MVO track - trail 69b	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	274	60	16,000	22,000
New walking trail - trail 70	New Class 3 natural surface trail up to 1500 wide - machine construction	m	1,531	100	153,000	215,000
Existing MVO track - trail 71	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	264	60	16,000	22,000
New walking trail - trail 72	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	646	300	194,000	272,000
Existing MVO track - trail 73	Existing 3000 wide MVO trail in good condition - assume no upgrades required.	m	169	-	-	-
Optional trail 11	Existing 1200 wide trail in moderate condition. Moderate in situ soil manipulation and vegetation clearing where necessary. No imported material.	m	995	45	45,000	63,000
Optional trail 12	New Class 3 natural surface trail up to 1500 wide - machine construction	m	1,546	100	155,000	217,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
<i>Subtotal - Trails</i>					1,061,000	1,488,000
Associated Infrastructure						
Trailhead - Small	Shelter, information, seating, signage, etc.	Item	1	50,000	50,000	70,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	1,589	500	795,000	1,115,000
1200 wide FRP boardwalk	Boardwalk under 1m high including FRP decking, framing, footings, kickrails, etc. - excludes balustrades.	m	20	2,500	50,000	70,000
Rock walling - imported materials	Assumes purchased rock and imported by power carrier from a stockpile location accesable by vehicle	m	30	750	23,000	32,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	13	1,000	13,000	18,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1No.	No.	3	15,000	45,000	63,000
Small span bridge (<8m) greater than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	5	6,000	30,000	42,000
Demolish existing bridge	Demolish existing bridge including removal of materials offsite	m	5	1,000	5,000	7,000
Upgrade existing minor lookout	Allowance for minor upgrades and make good works to existing minor lookout	Item	4	35,000	140,000	196,000
Existing Jamieson Creek Lookout - No works	No upgrade works required	Note	-	-	-	-
New Premier lookout - Mount Meuron Lookout	Includes allowance for primary lookout only including footings, falseworks / support structure to cantilevered section, balustrades, picnic area, seating, interpretive signage, etc.	Item	1	5,000,000	5,000,000	7,012,000
New minor lookout	Minor deck lookout including structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	3	50,000	150,000	210,000
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
<i>Subtotal - Associated Infrastructure</i>					6,316,000	8,857,000
DAY 5 Sub-Total:			17,674	417	7,377,000	10,345,000

Great Ocean Road Coastal Trail Fairhaven to Skenes Creek	13 December, 2022
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Cost Plan No. 2 based on Ground Truthed Data prepared by World Trail dated June, 2022

Description of Works	Scope of Work	Unit	Quantity	Rate (\$/unit)	IN PARK WORKS	
					Total (\$)	Total Construction Cost (\$) - incl Contingency, Escalation etc.
DAY 6 - Kennett River to Wongarra						
<u>Trails</u>						
Existing informal trail - trail 74	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	247	75	19,000	27,000
New walking trail - trail 75	New Class 3 natural surface trail up to 1500 wide - machine construction	m	86	100	9,000	13,000
Existing MVO track - trail 76, 77	Existing 3000 wide MVO trail in moderate condition - moderate upgrades required	m	519	60	31,000	43,000
Existing informal trail - trail 78	Treat as new walking trails. Class 3 machine construction - under 1200 wide. Insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	371	75	28,000	39,000
New walking trail - trail 79	New Class 3 natural surface trail up to 1500 wide - machine construction	m	6,853	100	685,000	961,000
Optional Trail 13	Existing 3000 wide MVO track in poor condition - large upgrades required. Minor erosion control and widening to trail where necessary.	m	1,067	90	96,000	135,000
Optional Trail 14	New Class 3 natural surface trail up to 1500 wide - machine construction	m	569	100	57,000	80,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
Subtotal - Trails			9,712	95	925,000	1,297,000
<u>Associated Infrastructure</u>						
Trailhead - Small	Shelter, information, seating, signage, etc.	Item	1	50,000	50,000	70,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	164	500	82,000	115,000
Extra over to form stone steps in trail [10% - 50% gradient]	Extra over to form stone steps in trail [10% - 50% gradient]	per riser	18	450	8,000	11,000
Rock walling - onsite materials	Rock walling using onsite materials	m	30	600	18,000	25,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	9	1,000	9,000	13,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1No. Every 5km)	No.	3	15,000	45,000	63,000
Medium span bridge (8-12m) greater than 1m high (1No.)	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	8	8,000	64,000	90,000
Wongarra Hiker Campground - remote campsite	Includes amenities facilities, raised decking for tents, seat, signagne, etc. Excludes picnic shelter / outbuilding	Item	1	300,000	300,000	421,000
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
Subtotal - Associated Infrastructure					591,000	829,000
DAY 6 Sub-Total:			9,712	156	1,516,000	2,126,000
DAY 7 - Wongarra to Skenes Creek						
<u>Trails</u>						
New walking trail - trail 80 & 81	New Class 3 natural surface trail up to 1500 wide - machine construction	m	10,685	100	1,069,000	1,499,000
New walking trail with engineering solutions - trail 82	New walking trail with engineering solutions	m	1,207	450	543,000	761,000
Existing Beach / Rock shelf - trail 83	Existing beach / rock shelf track - no works required	m	788	-	-	-
Existing walking trail - trail 84	Existing 1200 wide trail in good condition. Minor insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	290	25	7,000	10,000
New walking trail with engineering solutions - trail 85	New walking trail with engineering solutions	m	1,177	450	530,000	743,000
Existing Beach / Rock shelf - trail 86	Existing beach / rock shelf track - no works required	m	590	-	-	-
Existing walking trail - trail 87	Existing 1200 wide trail in moderate condition. Moderate insitu soil manipulation and vegetation clearing where necessary. No imported material.	m	170	45	8,000	11,000
New walking trail - trail 88	New Class 3 natural surface trail up to 1500 wide - machine construction	m	640	100	64,000	90,000
New walking trail with engineering solutions - trail 83	New walking trail with engineering solutions	m	793	450	357,000	501,000
Class 1 primary concrete walking trails - EXCLUDED	Not required	Note	-	Excluded	-	-
Subtotal - Trails					2,578,000	3,615,000
<u>Associated Infrastructure</u>						
Trailhead - Large	Shelter, information, seating, BBQ, signage, iconic trailhead, amenities, etc.	Item	1	200,000	200,000	280,000
Signage to trail	Allow for minor indicative signage every 1km along whole trail	No.	17	1,000	17,000	24,000
Seating fixtures to trail	Allowance for timber seating to trail (assume 1 No. every 5km)	No.	3	5,000	15,000	21,000
Interpretation	Allowance for interpretative signage - digital, wayfinding, cultural, etc. (assume 1No. Every 5km)	No.	3	15,000	45,000	63,000
Von Mueller's Creek - Major lookout	Major deck lookout approximately 20m2, structure, decking as specified, stone walls,	Item	1	250,000	250,000	351,000
Existing bridge over Smythe's Creek	Assume no works	Note	-	Excluded	-	-
Existing bridge over Skene's Creek	Assume no works	Note	-	Excluded	-	-
Other feature elements - EXCLUDED	Assume not required in this section	Note	-	Excluded	-	-
Subtotal - Associated Infrastructure					527,000	739,000
SECTION 7 Sub-Total:			16,340	190	3,105,000	4,354,000
Total Building Cost					32,232,000	45,201,000
<u>External Services</u>						
Geotechnical investigation		Note			Excluded	Excluded
Asbestos / hazardous material removal		Note			Excluded	Excluded
Allowance for revegetation		Note			Excluded	Excluded
Relocate or upgrade of existing services and infrastructure		Note			Excluded	Excluded
Works outside site boundary		Note			Excluded	Excluded
Abnormal ground conditions / site decontamination / remediation/		Note			Excluded	Excluded
Total External Works & Services					32,232,000	45,201,000
<u>ESD Initiatives</u>						
ESD initiatives (i.e. PV Cells, rainwater tanks etc.)		Note			Excluded	Excluded
<u>Contingencies & Escalation</u>						
Staging of the works		Note			Excluded	Excluded
Locality Allowance		Item		10.0%	3,223,000	Refer Above
Extra over for Helicopter Transport (300 hours of transport)		Item			1,000,000	1,000,000
Design contingency		Item		10.0%	3,546,000	Refer Above
Cost escalation (allow for 12 months)		Item		5.0%	2,000,000	Refer Above
Total Anticipated Construction Tender Sum					42,001,000	46,201,000
Contract contingency		Item		10.0%	4,200,000	Refer Above
Total Construction Cost (at Project Completion)					46,201,000	46,201,000

Great Ocean Road Coastal Trail
Fairhaven to Skenes Creek

13 December, 2022

Cost Plan No. 2 based on Ground Truthed Data prepared by World Trail
dated June, 2022

Description of Works	Scope of Work	Unit	Quantity	Rate (\$/unit)	IN PARK WORKS	
					Total (\$)	Total Construction Cost (\$) - incl Contingency, Escalation etc.
Non-Construction Costs						
Consultant's design fees		Item		10.0%	4,620,000	4,620,000
Technical consultant fees (Geotech, site contamination, etc.)		Item		4.0%	1,848,000	1,848,000
Surveys (feature, level & title)		Note		2.0%	924,000	924,000
Land Acquisition		Note			Excluded	Excluded
Authority / headwork's charges		Item		1.0%	462,000	462,000
Business Plan		Note			Excluded	Excluded
Cultural Heritage Management Plan		Item			250,000	250,000
Cultural Heritage Approvals (heritage and significant impact assessment)		Item			100,000	100,000
Traditional owner engagement		Item			200,000	200,000
Statutory planning, approvals, permits etc.		Item			500,000	500,000
Targeted flora and fauna survey		Item			200,000	200,000
Planning permit applications		Item			100,000	100,000
Bushfire Risk Planning allowance		Note			Excluded	Excluded
Marketing & Branding		Note			Excluded	Excluded
Risk Management Plan, Probity Plan		Item			100,000	100,000
Native Vegetation Offset		Note			Excluded	Excluded
Open Space Levy		Note			Excluded	Excluded
Audio visual / IT equipment and infrastructure		Note			Excluded	Excluded
Flora and fauna guarantee permit		Note			Excluded	Excluded
Signage and interpretive design		Item			400,000	400,000
Marine and coastal consent		Note			Excluded	Excluded
Artwork		Note			Excluded	Excluded
Maintenance costs/ operational costs		Note			Excluded	Excluded
Project Contingency		Item		5.0%	2,310,000	2,310,000
Project Management Fees		Item		5.0%	2,310,000	2,310,000
Goods & Services Tax		Note			Excluded	Excluded
Sub-Total - Non Construction Costs					14,324,000	14,324,000
Total End Cost (at Project Completion)					60,525,000	60,525,000

This cost plan is based on preliminary information and therefore is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has developed further. Refer to the accompanying letter for de

Great Ocean Road Coastal Trail
Fairhaven to Skenes Creek 13 December, 2022

Rate Breakdown

Description of Works	Scope of Work (Assumed)	Unit	Rate (\$/unit)
Trails			
Existing informal trail (good condition)	Existing informal trail under 1200 wide - minor upgrades required	m	35
Existing informal trail (moderate condition)	Existing informal trail under 1200 wide - moderate upgrades required	m	55
Existing informal trail (poor condition)	Treat as new walking trails. Class 3 machine construction - under 1200 wide. In situ soil manipulation and vegetation clearing where necessary. No imported material. Bring back into working order including minor erosion control and widening to trail where necessary (under 1800 wide)	m	75
Existing informal trail (unused)	Existing 1200 wide trail in good condition. Minor in situ soil manipulation and vegetation clearing where necessary. No imported material.	m	55
Existing (good condition) walking trail [1200 wide]	Existing 1200 wide trail in good condition. Moderate in situ soil manipulation and vegetation clearing where necessary. No imported material.	m	25
Existing (moderate condition) walking trail [1200 wide]	Existing 1200 wide trail in moderate condition. Moderate in situ soil manipulation and vegetation clearing where necessary. No imported material.	m	45
Existing (poor condition) walking trail [1200 wide]	Existing 1200 wide trail in poor condition. In situ soil manipulation and vegetation clearing where necessary. No imported material.	m	65
Existing (good condition) MVO track [3000 wide]	Existing 3000 wide MVO track in good condition - assume no upgrades required.	m	-
Existing (moderate condition) MVO track [3000 wide]	Existing 3000 wide MVO track in moderate condition - moderate upgrades required	m	60
Existing (poor condition) MVO track [3000 wide]	Existing 3000 wide MVO track in poor condition - large upgrades required. Minor erosion control and widening to trail where necessary.	m	90
New primary walking trail - Class 3 [up to 1500 wide]	New Class 3 natural surface trail up to 1500 wide - machine construction	m	100
New primary walking trail - Class 2 [up to 2000 wide]	New Class 2 trail with 100mm FCR imported surface material by power carrier from a stockpile location accessible by vehicle up to 2000 wide - machine construction	m	300
New primary walking trail - Class 1 [up to 2000 wide]	New Class 1 concrete track up to 2000 wide including FCR imported subbase material by power carrier from a stockpile location accessible by vehicle - machine	m	700
New primary walking trail [1200 wide]	New Class 3 natural surface trail up to 1500 wide - hand construction	m	175
1200 wide FRP boardwalk	Boardwalk under 1m high including FRP decking, framing, footings, kickrails, etc. - excludes balustrades	m	2,500
New primary walking trail - Beach / rock shelf	New compacted trail (70%), allow for steps (30%), boardwalk (30%), [900 wide]	m	200
New walking trail with engineering solutions	New compacted trail (70%), allow for steps (30%), boardwalk (30%), retaining walls at intermittent intervals (assume 1m long, 500 - 1000mm high retaining wall every 5m. [900 wide]	m	450
Existing roads / footpaths	Use existing roads / footpaths - no works required	m	-
Existing beach walking	Existing beach / rock shelf track - no works required	m	-
Lookout Structures			
Upgrade existing minor lookout	Allowance for minor upgrades and make good works to existing minor lookout	Item	35,000
Upgrade existing major lookout	Allowance for minor upgrades and make good works to existing major lookout	Item	100,000
New Minor lookout	Minor deck lookout including structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	50,000
New Major lookout	Major deck lookout approximately 20m2, structure, decking as specified, stone walls, seating, signage, additional paths as required, balustrades, etc.	Item	250,000
New Premier lookout - Kelsalls Rock	Includes allowance for primary and secondary lookouts including footings, balustrades, picnic area, seating, interpretive signage, etc. Note: excludes cantilevered structure to main and secondary lookouts	Item	2,000,000
New Premier lookout - Mount Meuron Lookout	Includes allowance for primary lookout only including footings, falseworks / support structure to cantilevered section, balustrades, picnic area, seating, interpretive signage, etc.	Item	5,000,000
Trailheads			
Trailhead - Small	Shelter, information, seating, signage, etc.	Item	50,000
Trailhead - Moderate	Shelter, information, seating, BBQ, signage, iconic trailhead, etc.	Item	100,000
Trailhead - Large	Shelter, information, seating, BBQ, signage, iconic trailhead, amenities, etc.	Item	200,000
Trailhead including carparking	Carpark, revegetation, wheelstops, shelter, information, seating, BBQ, signage, iconic trailhead, amenities, etc.	Item	400,000
Campsites			
Jamieson Creek Campsites	Includes raised decking for tents, seating, signage, etc. Excludes amenities / toilets / picnic shelter		150,000
Wongarra Hiker Campground - remote campsite	Includes amenities facilities, raised decking for tents, seat, signage, etc. Excludes picnic shelter / outbuilding		300,000
Big Hill Hiker Campground	Includes amenities facilities, raised decking for tents, seat, signage, etc. Excludes picnic shelter / outbuilding		300,000
Bridges			
Small span bridge (<8m) smaller than 1m high	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	4,000
Small span bridge (<8m) greater than 1m high	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	6,000
Medium span bridge (8-12m) smaller than 1m high	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails not required.	m	6,000
Medium span bridge (8-12m) greater than 1m high	Earth ground conditions. Assume timber bridge including framing, fixings, footings, etc. Handrails included.	m	8,000
Long span bridge (>12m) greater than 1m high	Rock ground conditions. Assume steel structure bridge including framing, fixings, etc. Handrails included.	m	10,000
Suspension Bridge No. 2 - Reedy Creek	72m suspension bridge - Includes forming access track to location, helicopter allowances for installation, steel frame, steel wires, concrete, decking, bridge balustrade, etc.	m	17,000
Suspension Bridge No. 4 - Cumberland-Winterbrook Bridge	164m suspension bridge - Includes forming access track to location, helicopter allowances for installation, steel frame, steel wires, concrete, decking, bridge balustrade, etc.	m	13,000
Suspension Bridge No. 5 - Mt. Defiance Bridge	165m suspension bridge - includes forming access track to location, helicopter allowances for installation, steel frame, steel wires, concrete, decking, bridge balustrade, etc.	m	13,000
Demolish existing bridge	Demolish existing bridge including removal of materials offsite	m	1,000
Stepping stone river crossings	Stepping stones to river crossings	Item	10,000

Great Ocean Road Coastal Trail
Fairhaven to Skenes Creek

13 December, 2022

Rate Breakdown

Description of Works	Scope of Work (Assumed)	Unit	Rate (\$/unit)
Stairs			
Stairs	Type to be determined	Item	50,000
Extra over to form timber steps in trail [10% - 50% gradient]	Form timber steps in trail including treads, risers, etc. [10% - 50% gradient]	per riser	500
Extra over to form stone steps in trail [10% - 50% gradient]	Form stone steps in trail with on-site natural stone [10% - 50% gradient]	per riser	450
Attractions			
Park Attraction	Interpretative signage	Item	15,000
Picnic attraction	3 tables and seats	Item	35,000
Other			
Road crossing	New road crossing, excludes traffic signals, etc.	Item	20,000
Upgrade viewing point	New seating, signage (information, markers), etc.	Item	15,000
Upgrade carpark (per carpark spot)	Surface upgrade, timber deck, wheelstops, linemarking, signage, bollards, sundry planting, etc.	No.	5,000
Rock seating	Allow for rock seat formed with onsite material	No.	10,000
Timber seating	Allow for composite timber seating including frame, footings, etc.	No.	5,000
Rock walling - onsite materials	Rock walling using onsite materials	m	600
Rock walling - imported materials	Assumes purchased rock and imported by power carrier from a stockpile location accessible by vehicle	m	750
Rock armouring - Artificial rock matting	Artificial rock matting - 1m x 1m	m	400
Rock armouring - Natural rock	Rock armouring using onsite rock materials	m	550