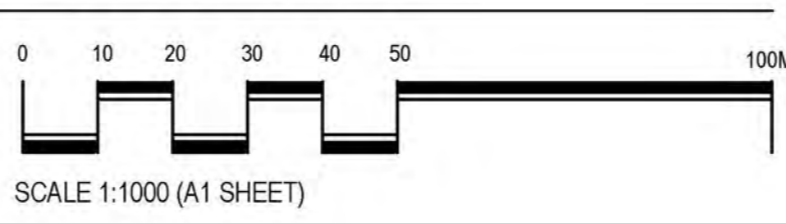


LEGEND

- EXISTING TREES CLOSE TO THE PROPOSED TRAIL TO BE RETAINED
- EXISTING GROUP OF TREES ON THE GOLF COURSE TO BE RETAINED
- EXISTING MERRI CREEK AND BRACKEN CREEK AS NOTED
- EXISTING PUBLIC TOILET
- EXISTING GOLF GRASSED AREA /GREENS, TEES AND FAIRWAYS
- EXISTING FENCE TO RESIDENTIAL AREA
- EXISTING HIGH CYCLONE MESH FENCE TO RESIDENTIAL AREA TO BE REMOVED
- PROPOSED LOW HEIGHT BLACK COATED FENCE TO THE GOLF TEE
- EXISTING SEWER MAIN
- EXISTING CONTOUR 1 METRE INTERVAL
- PROPOSED 1.8 METRE WIDE CONCRETE SURFACE TRAIL WITH 600 mm SHOULDER ON BOTH SIDES
- PROPERTY NUMBER LABELLED
- PROPOSED INDIGENOUS TREES
- PROPOSED BUFFER OF INDIGENOUS PLANT SPECIES
- EXISTING SIGNAGE TO REMAIN
- AREA OF REGRADING REQUIRED
- PROPOSED TRAIL AND RETAINING WALL WITH HANDRAILS WITH DRAINAGE PIPE UNDERNEATH
- PROPOSED BIKE RACK - 2 REQUIRED
- PROPOSED LITTER BIN - 2 REQUIRED
- PROPOSED BENCH SEAT - 3 REQUIRED



L1 CONTEXT PLAN - PROPOSED TRAIL
NORTHCOTE GOLF COURSE
 CITY OF DAREBIN



Amendments: 23.10.23 REV A - Changes as per Council's feedback

Print Issue: 23.10.23 REV A - Issued to Ben Smith

Title: L1 Context Plan- Proposed Trail - Northcote Golf Course

Client: City of Darebin

This drawing is the copyright of, and may not be reproduced or transmitted without prior consent of Michael Smith and Associates Landscape Architecture and Urban Design

MICHAEL SMITH AND ASSOCIATES
 Landscape Architecture and Urban Design

Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103
 Postal: 5 Jervis Street, Camberwell VIC 3124
 Tel: 9830 0414
 Fax: 9830 2555
 Email: mike@msalandurb.com.au

In conjunction with the following subconsultants:

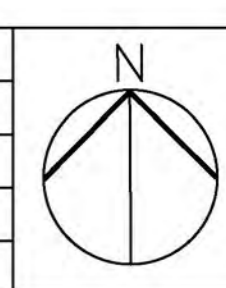
OPS Engineers
 137 Burnley St, Richmond, VIC 3121
 Tel: (03) 9417 5753

A.S. JAMES PTY. LTD
 15 Libbett Ave, Clayton South VIC 3169
 Tel: (03) 9547 4811

C&R Ryder Consulting
 12/8 Sigma Dr, Croydon South VIC 3136
 Tel: 0434 351 567

Surf Coast Surveying
 PO Box 881, Torquay, Victoria 3228
 Tel: 0402 024 011

Drawn: DS / SP / JJ
 Date: 23.10.23
 Project No.: 23-015
 Cad File:
 Drawing No.: Sheet 1 of 5



NORTHCOTE GOLF COURSE TRAIL ALIGNMENT – CONCEPT DESIGN AND DOCUMENTATION

Opinion of probable costs

19th July 2023

Below is the opinion of probable costs for the proposed walking and cycling trail linking the Warrk Warrk Bridge, Beavers Road to Woolton Avenue near Mayer Park.

- 1 Abbreviations:
 - Sq.m - denotes square metres
 - Cu.m - denotes cubic metres
 - L.m - denotes linear metres
 - Ea. - denotes numbered amount
 - Kg. - denotes kilograms
 - Item - denotes all-inclusive amount
- 2 Quantities shown in the Quotation Schedule are indicative only (±5%).
All rates shall be inclusive of the supply of all materials, labour and mechanical equipment costs, including installation and construction, profit and overhead costs.

Note: Impost on cost due accessibility and tree protection zone.

1. Preliminaries

- i. Contractor's site setup, attendance at client meetings during the construction and planting works - **\$3,500**
- ii. Council's Project Team to monitor and manage progress of the contractor's implementation. Attendance at site meetings, processing progress payment claims - **\$3,000**
- iii. Protection of existing trees along the trail alignment and shrubs along the fence line and trail to be fenced off. Fencing to tree protection zones (TPZs) close to the proposed alignment. Grid fence on concrete blocks approximately 20 trees - **\$4,000**
- iv. Pedestrian fencing barriers/signage to prevent the public accessing the trail during earthworks and construction. Paraweb fencing on star pickets with sign - **\$2,500**
Alternative to paraweb is grid mesh to secure the site over progressive stages of construction including moving fences - **\$20,000**

Subtotal Preliminaries – \$33,000

2. Earthworks (common to all path types irrespective of path type)

- i. Scalping surface material, 100% of area of the trail alignment including 600 mm shoulders scalped and disposed offsite to a point of disposal (85% of trail will be on filled surface) compact existing trimmed soil. Removal of organic thatch layer irrespective of depth of fill.
2,412 m² @ \$10/m² = \$24,120
This material will be contaminated Category D Class. Careful removal and loading to trucks and disposal to a legal tip that receives Category D material.
185 tonnes @ \$250/tonne including cartage and disposal = \$46,250
- ii. Supply and spread imported top soil to regraded areas – (79.95 X 3)
240 m³ @ \$90/m³ = \$21,600
- iii. Garden bed preparation including cultivation to 200mm depth by machine –
2,960 m²@ \$8/m²= \$23,664
- iv. Scalp the existing to cultivated the soil, supply and spread top soil imported (local) to 150mm depth to garden beds –
443 m³ @ \$90/m³= \$39,870
- v. Supply and spread top soil imported (local) to 150mm depth to the grassed shoulder either side of the path –
145 m³ @ \$90/m³ = \$13,050

- vi. Project arborist on site during the trimming of grass thatch and soil to 100mm depth, including minor root pruning and branch trimming along the section of River Red Gum approximately 200 metres in length - 24 hours @ \$160/ hour = \$3,840

Subtotal Earthworks– \$172,394

3. Path and Hard Surfaces

- i. Option 1 - Construct a concrete path 1.8 wide – 1,445 m²
- 100% of area strip and prepared surface.
 - 150mm Class 3 FCR compacted crushed rock x 2 layers to SDD compaction – 1,445 m² @ \$22.5/m² = \$32,512
 - Concrete path - 150 thick 25 MPa concrete, SL82 mesh - 1,445 m² @ \$130/m² = \$187,850

Subtotal Option 1- Concrete path– \$220,362

- ii. Option 2 - Construct a cement stabilised granitic sand 1.8 wide – 1,445 m²
- 150mm Class 3 FCR compacted crushed rock x 2 layers to SMDD compaction – 1,445 m² @ \$22.5/m² = \$32,512
 - Compacted granitic sand path – 1,445 m² @ \$80/m² = \$115,600

Subtotal Option 2- Cement stabilised granitic sand path– \$148,112

- iii. Option 3 - Construct a sealed surface 1.8 wide – 1,445 m²
- 150mm Class 3 FCR compacted crushed rock as one layer
 - 100mm compacted selected gravel path sealed with primer coat – 1,445 m² @ \$80/m² = \$115,600

Subtotal Option 3- Sealed path– \$115,600

4. Planting

- i. Indigenous Shrub planting area, average 2 plants/m² – 2,958 m² @ \$20/m² = \$59,160
- ii. Indigenous tree planting quantity – 70 no. @ \$100/no = \$7,000

Subtotal Planting– \$66,160

5. Grass

- i. Seeded grasscover over shoulder per \$2/m – 723 m @ \$2/m = \$1,440

Subtotal Grasscover over shoulder– \$1,440

6. Handrails

- i. Length of Handrail required – 18 Lm @ \$500/Lm = \$9,000

Subtotal Handrails– \$9,000

7. WSUD – Rain Garden Area

- i. Scalping existing grass and disposal to legal point of disposal, cultivation of site soil - 256 m² @ \$15/m² = \$3,840
- ii. Fill soil of special mix of coarse river sand and top soil – 38 m³ @ \$120/m³ = \$4,608
- iii. Pebble/mulch over following planting - 256 m² @ \$10/m² = \$2,560

Subtotal WSUD- Raingarden area – \$11,008

8. Retaining walls

- i. Two sleeper high retaining wall (not exceeding 500mm high) –
52 Lm @ \$300/Lm = \$15,600
- ii. Total length of retaining walls required - **18 Lm @ \$450/Lm = \$8,100**

Subtotal Retaining walls – \$23,700

		Subtotal
1	Preliminaries - setup, fencing, project administration.	\$33,000
2	Earthworks	\$172,394
3	Path and Hard Surfaces	
	Option 1 - Construct a concrete path 1.8 wide	\$220,362
	Option 2 - Construct a cement stabilised granitic sand 1.8 wide	\$148,112
	Option 3 - Construct a sealed surface 1.8 wide	\$115,600
4	Planting	\$66,160
5	Grass – seeding only	\$1,440
6	Handrails	\$9,000
7	WSUD – Rain Garden Area	\$11,008
8	Retaining walls	\$23,700

TOTAL COST INCLUDING 10% CONTINGENCY FOR:

Option 1 (Concrete path)– \$ 537,064 + 10% contingency = **\$590,770**

Option 2 (Stabilised granitic sand path) – \$ 464,814 + 10% contingency = **\$511,295**

Option 3 (Sealed surface path) – \$ 432,302 + 10% contingency = **\$475,532**

APPENDIX H

DO NOT SCALE - USE WRITTEN DIMENSIONS ONLY



Red- 1:250 at A1 Scale
Blue- 1:500 at A1 Scale

No	DATE	AMENDMENTS	BY

SURFCOAST
Survey & Drafting Services P/L
PO BOX 581
TORQUAY VIC 3228
Mobile : 0402 024 011
Email : peter@surfcoastsurvey.com.au
http://www.surfcoastsurvey.com.au
ABN 80 101 114 363

CLIENT
MICHAEL SMITH & ASSOCIATES

PROJECT
NORTHCOTE GOLF COURSE
PROPOSED TRAIL SITE

DRAWING
EXISTING CONDITIONS PLAN

STATUS
ISSUED

DATE	APPROVED
APRIL 2023	
PREP. NO. 2023 - 195	FILE NAME NORTHCOTE GOLF
	REV. A

POINT	EASTING	NORTHING	R.L.
B01	322642.86	591844.53	43.76
B02	322588.84	591843.85	42.81
B03	32267.81	591843.078	36.18
B04	32285.52	591843.424	36.53
B05	32288.06	591843.284	36.78
B06	32282.517	591843.441	36.67
B07	32277.236	591850.370	40.18
B08	32272.225	591867.116	40.45
B09	32255.442	591833.856	41.176
B10	32275.474	591822.786	41.81

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION



--	--