

MEMO

To: North Shore Golf Club – Dan Molloy
From: Scott McIntyre
Cc:
Date: 19/12/2022
Re: **Civil Engineering Costs of Access Options for Site 1**

McKenzie and Co Consultants have undertaken a high-level estimate of the civil construction costs related to creating the three access options being explored for site 1.

The three options are and as shown in Figure 1;

1. Existing Access off Appleby Road – Red line
2. Laurel Oak Drive – Purple Line
3. English Oak Drive – Blue Line



Figure 1 – Access Locations

These estimates have been prepared based on good engineering judgement as no design has been undertaken or approval(s) sought from Council. The purpose is to provide an understanding of the potential magnitude of costs for the three options.

No allowance has been made for land acquisition, consenting costs, professional fee costs or timeframes, etc associated with these aspects. All cost estimates are GST exclusive and based on 2022 rates.

Servicing site 1 is expected to require network upgrades to both Power and Communications utilities. At this stage these are not known and have been excluded from any costs, though an allowance to instal them through the access roads has been made. For the purposes of this assessment these can be considered the same for all three access options.

Water Supply is also expected to require some wider upgrades beyond the location of the access works and as with power and communications for this exercise they are also considered to be the same. An allowance to install water infrastructure has been made along each of the routes.

Options 2 and 3 will provide access to existing stormwater and wastewater networks, however depth and capacity are expected to make them of little benefit to the project so they are also not considered in the estimates as providing any benefit over Option 1.

A preliminary and general allowance of 8% has been included in the estimates along with a 25% contingency to reflect the preliminary nature of these costings.

Option 1 costings also include a value to create a temporary access for the golf course, this would be formed as a two-way road with a sealed surface and includes an allowance to remove upon completion of the new road. No allowance to reinstate the golf course to full playing condition is allowed for and should be factored into the costings.

Cost Summary

Option	1	2	3
Roading And Earthworks	\$ 740,000	\$ 180,000	\$ 260,000
Drainage	\$ 370,000	\$ 70,000	\$ 90,000
Water supply	\$ 260,000	\$ 40,000	\$ 60,000
Utilities	\$ 125,000	\$ 10,000	\$ 10,000
Misc	\$ 50,000	\$ 10,000	\$ 10,000
Temp Access Road	\$ 350,000	n/a	n/a
Preliminary and General Costs	\$ 150,000	\$ 25,000	\$ 30,000
Contingency (25%)	\$ 475,000	\$ 80,000	\$ 105,000
Total	\$ 2,515,000	\$ 415,000	\$ 565,000



LEGEND:

PROPOSED ROAD SURFACE	
PROPOSED FOOTPATH	
EXISTING TREES TO REMAIN	
EXISTING TREES TO BE REMOVED	
EXISTING LANDSCAPING TO REMAIN	
EXISTING LANDSCAPING TO BE REMOVED	
EXISTING CONTOUR	
TEMPORARY ACCESS	
TEMPORARY ACCESS BATTER (1 IN 3)	

CLIENT: NORTH SHORE GOLF COURSE PROJECT: 51 APPLEBY ROAD TITLE: ROAD UPGRADE PRIVATE ROAD OPTION PURPOSE OF ISSUE: FOR DISCUSSION ONLY

MCKENZIE & CO.

SCALE: 1:1000 DO NOT SCALE REV: A

DRAWING NO: 3170-301

REV	DESCRIPTION	DRN	CHK	BY	APP	BY	DATE
A	FIRST ISSUE	AM	SM	JD			01/12/22