

EDC Cost Report

Macarthur Gardens North Rail Pedestrian Bridge

Prepared for: Landcom

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Date:	21 June 2024
Issue:	1.0

1. Introduction

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed pedestrian rail bridge at Macarthur Gardens North based upon the available documentation. This estimate has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and as per the Planning Circular PS 24-002 titled “Changes to how development costs are calculated for planning purposes” issued by the NSW Government dated 27 February 2024.

Based on current market rates and the documentation provided, the estimated cost for the bridge is \$3,508,153 inclusive of preliminaries, long service levy, professional fees and exclusive of contingency and GST (\$3,858,968 inclusive of \$350,815 GST).

2. Estimate Summary

Refer to Attachment 1 for full details of our EDC estimate.

Description	Construction Cost
Earthworks and Support Structures	\$988,429
Bridge	\$1,209,847
Demolition of Existing Bridge	\$125,000
Preliminaries, Overheads and Margin	\$747,201
Total Construction Cost (Excl. GST)	\$3,070,477
Long Service Levy (0.25%)	\$7,676
Professional Fees and Design	\$430,000
Total Including Long Service Levy and Professional Fees	\$3,508,153
Total Including Long Service Levy, Professional Fees and GST	\$3,858,968

3. Documentation

The following information has been used in the preparation of this EDC estimate:

- CCG Architects drawings DA000/A, 101/A, 102/A, 201/A, 202/A and 203/A.

4. INCLUSIONS

The works covered by this estimate relates to the proposed pedestrian bridge linking Macarthur Gardens North to the Macarthur Railway Station, Macarthur.

The estimates assume the works will be procured as a competitive tender.

The works include but are not limited to:

DEMOLITION:	Demolition of the existing pedestrian bridge.
PILING	Piling to support structure and abutments including socketing into rock.
ABUTMENTS	Abutment to Macarthur Gardens North landing.
BRIDGE DECK	Cast in-situ traditional reinforce concrete decking slab.
BEARINGS:	Elastomeric pot bearings to both options.
SUPPORT STRUCTURE	Reinforced concrete blade walls.
BRIDGE STRUCTURE	Structural steel truss structure with attached balustrades and perforated screens.
ANIT GRAFFITTI PAINT	Preparation and application of anti-graffiti paint to the blade walls and screens.
RAIL ACCESS	Connection to the existing Macarthur Station concourse including making good existing where required.
LANDSCAPING	Makegood existing creek area and landscaping.
LIGHTING AND POWER	Allowance has been made for power and lighting from a private meter.

5. EXCLUSIONS

The following exclusions have been made in the preparation of this estimate:

- Land costs, legal and stamp duty;
- Interest & finance costs;
- Authority fees and contributions;
- Escalation from June 2024;
- Works beyond site boundaries;
- Works within the rail corridor;
- Landscaping and connecting path included in the Station Precinct Park budget;
- Client development management;
- Bussing costs associated with shutting down existing pedestrian access while works are undertaken.

6. QUALIFICATIONS

We note that the above estimate based upon the drawings provided. We include the following qualifications for the proposed works

- No allowance for works to the station concourse other than connection;
- No allowance for disposal of contaminated waste. All excavated material is assumed to be ENM or VENM;
- Permission and access can be obtained off TfNSW and Sydney Trains for the new works;
- Reinforcement has been calculated based on ratios we have assumed;
- No dial before you dig information has been provided to complete the estimate.No allowance has been made to relocate services;
- Piling works and bridge abutments can be completed outside of possessions;

- No allowance has been made to install services below the deck slab. All services will be installed within the concrete slabs;
- Long service levy at 0.25%.

7. Qualifications

We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a DA Council or JRPP submission. The use of this report for sales or marketing purposes is strictly prohibited.

8. EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as: The estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.

but does not include:

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- costs relating to a part of the development or project that is the subject of a separate development consent or approval
- land costs, including costs of marketing and selling land
- costs of the ongoing maintenance or use of the development
- Goods and Services Tax (GST)

Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to read "Matthew Kritzler", with a stylized flourish at the end.

Matthew Kritzler

Partner

AIQS Member No.16633

Attachment 1

EDC Estimate

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Trade Summary

Project: 36014 - MGN Pedestrian Bridge

Details: 36014 - MGN Pedestrian Bridge EDC

Building: 36014 - MGN Pedestrian Bridge

Description	Quantity	Subtotal	Factor	Total
36014 - MGN PEDESTRIAN BRIDGE CONCEPT DESIGN ESTIMATE				
Earthworks & Support Structures				
Site Works – Clearing & Grubbing	383	5,744		5,744
Allowance for construction of construction access path	1	25,000		25,000
Allowance for construction of setdown area	1	5,000		5,000
Slab on ground and paving to approach including edge beam	6	3,030		3,030
Earthworks including excavation for pads and backfilling	396	33,050		33,050
Piling rig establishment including construction of piling pads	1	30,000		30,000
Piling to abutments	24	33,224		33,224
Piling to pile cap	64	88,597		88,597
Extra over for socketing to rock	12	2,400		2,400
Construction of pile caps	48	227,928		227,928
Concrete in abutment	12	67,793		67,793
Scaffolding – Column Support Structure	184	36,772		36,772
Scaffolding – Bridge Deck	151	37,808		37,808
Concrete vertical support walls (800mm x 3000mm)	58	267,375		267,375
Finish to support walls including anti-graffiti coating	184	14,709		14,709
Bridge bearings	4	15,000		15,000
Lighting to approaches including supply and board	1	95,000		95,000
Bridge				
Truss, rib and web members	13.98	230,670		230,670
Bridge deck slab	151	113,423		113,423
Balustrade fixed off metal structure	89	106,800		106,800
Perforated safety screens fixed to truss including lightweight framing	166	307,100		307,100
Corten battens welded & direct fixed to bridge trusses	253	125,235		125,235
Mesh screen type 1	17	5,950		5,950
Mesh screen type 2	18	6,300		6,300
Mesh screen type 3	18	6,300		6,300
New reconfigured safety mesh screen to end of E.Concourse	14	5,600		5,600
Anti-climb mesh screen to end of E.Concourse	17	6,800		6,800
Allowance for connection to station concourse including hoarding and pedestrian protection or work during possessions	1	200,000		200,000
Allowance for maintenance attachment points	1	5,000		5,000
Feature lighting/night time illumination	1	60,000		60,000
Anti-graffiti coatings	318	20,670		20,670
Way finding signage	1	10,000		10,000

To Collection

2,198,277

Trade Summary

Project: 36014 - MGN Pedestrian Bridge

Details: 36014 - MGN Pedestrian Bridge EDC

Building: 36014 - MGN Pedestrian Bridge

Description	Quantity	Subtotal	Factor	Total
Demolition of Existing Pedestrian Bridge				
Demolish the existing pedestrian bridge	1	75,000		75,000
Allowance to make good landscaped and creek area	1	<u>50,000</u>		<u>50,000</u>
SUB-TOTAL		2,323,277		2,323,277
Preliminaries, Overheads and Margin	32	<u>747,201</u>		<u>747,201</u>
TOTAL		<u>3,070,477</u>		<u>3,070,477</u>
DESIGN	14	430,000		430,000

To Collection 1,302,201