

Woolworths Warnervale - Public Domain Works March 2013

TOTAL COST SUMMARY

GFA: Gross floor area

Rates current at March 2013

Zone Level	GFA m2	Cost /m2	Total Cost
A CAR PARKING			
A1 Commuter Carpark (225 spaces)	6,855	171	1,170,000
	6,855	\$171	\$1,170,000
B SITE WORKS			
B1 Civic Square (2,700m2)			830,000
B2 Switchback Ramp			44,000
B3 Public Art			150,000
			\$1,024,000
C INFRASTRUCTURE (Hughes Trueman)			
C1 Provision for Main Access Rd			1,650,000
C2 Provision for Main St W06			1,600,000
C3 Traffic Signal Contribution W1/6			250,000
C4 Provision W05 Rd(part)& Cycleway			1,440,000
C5 Traffic Signal Contribution W1/5			250,000
C6 Provision for Road W08			630,000
C7 Temporary Stormwater Connections			300,000
			\$6,120,000
D AUTHORITY COSTS AND DESIGN FEES			
D1 Council Fees Allowance			Excl.
D2 Council Contributions			Excl.
D3 Professional Design Fees			Excl.
D4 Project Management Fees			Excl.
D5 Development Management			Excl.
Net Cost	6,855	\$1,213	\$8,314,000
Margin & Adjustments			
CONSULT & PROJECT MANAGEMENT FEES 6.0%			496,000
ESCALATION			Excl.
LONG SERVICE LEAVE LEVY (0.35%) 0.3%			30,000
Total Cost	6,855	\$1,290	\$8,840,000