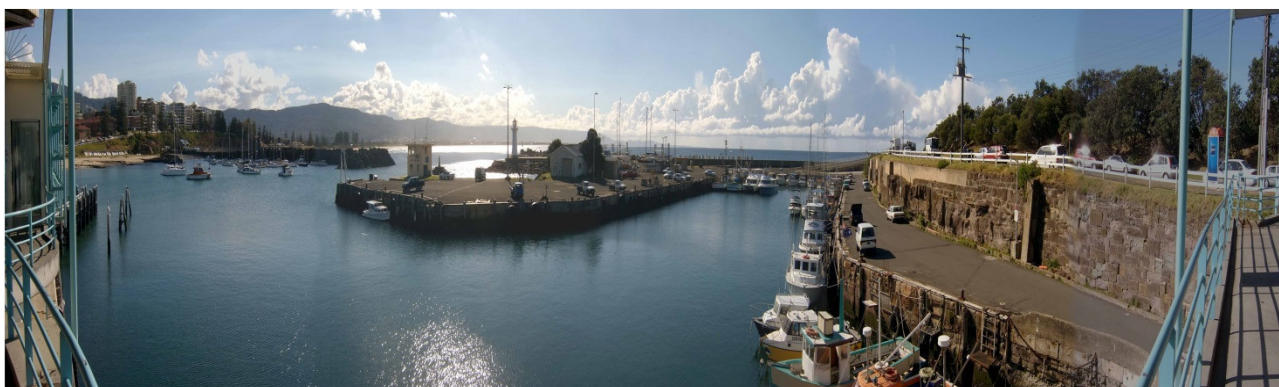


SUSTAINABLE INDUSTRIES DEVELOPMENT INSTITUTE
REVERSING ILLAWARRA'S CARBON FOOTPRINT
BELMORE BASIN FERRY TERMINUS AND FISHERMAN'S WHARF
WOLLONGONG (ECO CITY) PROJECT
BUDGET REPORT



**Prepared
July 2015**

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1. Introduction

The purpose of this report is to identify the scope of work required to develop the Ferry Terminus and Fishermans Wharf concept, provide a construction methodology and a draft budget. The following outlines all the essential components related to this project and provides budget costs for the works to be completed. These costs are based on a conceptual design developed by Borst & Conacher Architects Pty Ltd, GHD and information provided by Frank Coluccio.

2. General Description

The Sustainable Industries Development Institute is looking at developing a portion of Belmore Basin and land at Wollongong Harbour to incorporate the following:

- Terminus for solar powered ferries visiting the Wollongong Harbour
- Pedestrian access and bus stop location
- 946m² of retail space
- 990m² of roof top viewing space
- 538m² of ground level/plaza area
- Ticketing and display areas
- Accessible pedestrian ramp to roof level observation terrace
- Lift access to all floors and roof level
- Reinstatement of a timber jetty and connection to heritage listed crane pedestal
- Resurfacing and paving of trafficable areas adjacent new building and infrastructure
- Sun shades structure in public space for outdoor eatery and plaza area

The project when complete is expected to provide increased visitation to the Wollongong area and other regions. The facility will enhance visitor yield to the region while facilitating sustainable tourism practices. It will be the catalyst to help identify and build upon the regions genuine competitive strengths, developing regional alliances and instigate destination marketing aimed at enhancing the experiences/activity range and options for visitors.

The project will be promoted and marketed as a sustainable development to include solar powered ferries as an alternative means of transport which will eventually operate up and down the South Coast and to Sydney. The new building and infrastructure will include and adopt low carbon and sustainable technologies.

The aim of the project is to showcase an innovative facility and promote Wollongong as an “ECO-CITY” by reversing its current image as a “steel city” or a “dirty city”, but a “clean city”. The project

will stimulate further investment into the city and will promote an integrated foreshore and transport plan for the “ECO-CITY” concept. This will promote investment at the other harbour destinations to which the solar ferries visit.

3. New Building Works

The major component of the development provides approximately 946m² of building area for the construction of a high quality tourist facility as depicted in figure 1. The facility will enable large volumes of public and tourists to gather and circulate throughout the building. This will consist of high ceilings and large spanning structural steel members supporting a glass facade and green roof observation terrace.

A combination of stainless steel fixtures and fittings will create a frameless transparent facade that will invite the public to explore the building, interact, spend and lead them towards the jetty and other harbour features.



Figure 1 – Artistic perspective

Supporting the retail facility is the reinstatement of the timber jetty to provide a drop off and pick up for the tourist ferry service from Sydney and destinations along the South Coast. This jetty is central to the Fishermans Wharf experience directing tourists from the ferry to the retail facility and Belmore Basin to the express buses which will deliver tourists to the many other attractions offered in the area and the nearby Wollongong CBD. The overall external works is capped off with sustainable living aspects including water reuse, solar power and the upper level “green roof” observation terrace.

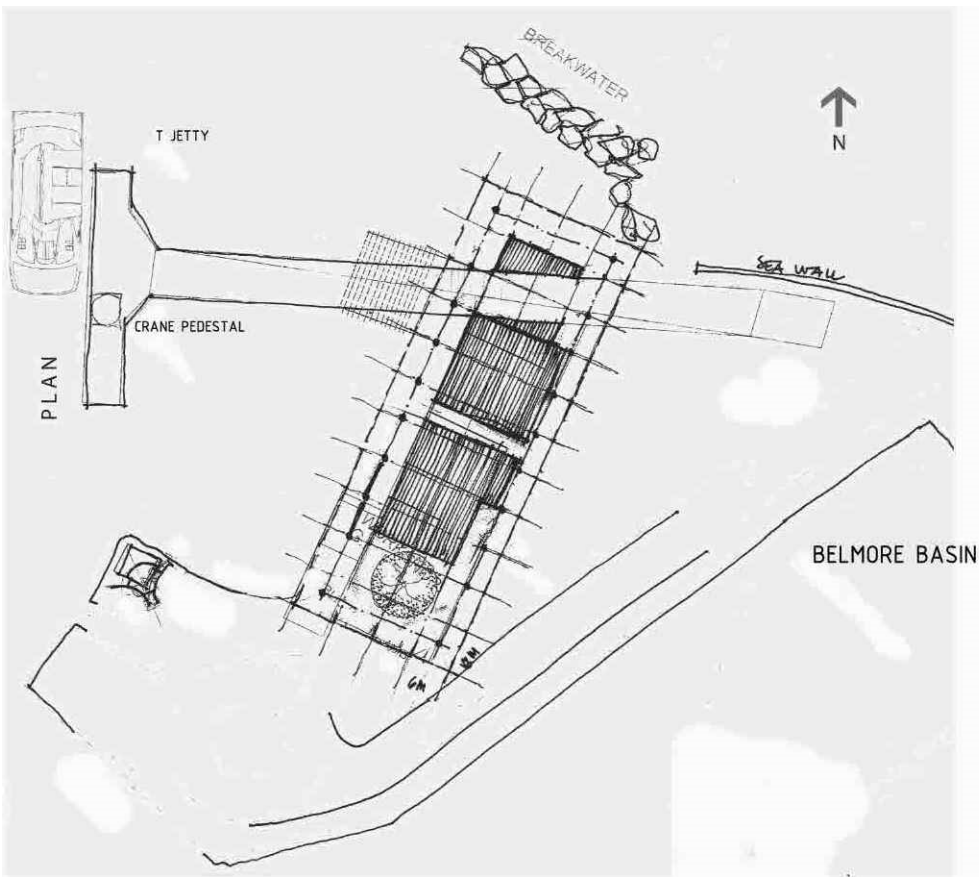


Figure 2 – Location Plan

Based on the above description and conceptual detail, the following square meter rates have been adopted in the development of a budget cost estimate.

BUDGET COST ESTIMATE		per m ²	Area	Total
Ground Level	Retail space	\$4,100.00	501	\$2,054,100.00
Mezzanine Level	Retail space	\$4,100.00	445.5	\$1,826,550.00
Green Roof	Observation space	\$3,200.00	990	\$3,168,000.00
Roof Access Ramp		\$1,750.00	288	\$504,000.00
Sun shade structures			say	\$55,000.00
Ground Level	Outdoor spaces	\$2,600.00	538.5	\$1,400,100.00
Paving and Vehicular area adjacent building			say	\$350,000.00
Sub Total				\$9,357,750.00

4. Jetty

The reinstatement of the timber jetty and its connection to the heritage listed crane pedestal will complete the Fishermans Wharf precinct and provide a mooring facility for the tourist ferries.

The budget cost for a timber jetty is $\$2,100.00/\text{m}^2 \times 7775\text{m}^2 = \$16,327,500.00$ (ex GST). This cost excludes environmental impact assessment, contaminated land remediation, land acquisition, design engineering and below water conditions such as piling into rock (basalt).

5. Existing Slipway

The existing slipway will require relocation from Belmore Basin to an area in Port Kembla harbour (a location adjacent to the tug berths has been suggested but is subject to further investigations and regulations).

The budget price to remove the slipway is approximately \$35,000.00 (ex GST) and excludes the hard stand and the identification of other items for removal.

6. Decorative Features to Coast Guard Building

The existing Coast Guard building has been included in the redevelopment of this section of Belmore Basin and with its close proximity to the new Fishermans Wharf facility has been given a facelift.

The budget price for the facelift is approximately \$150,000.00 (ex GST)

7. Exclusions

- Disposal of demolished materials from site (slipway, winch house, work shed)
- Disposal of excavated material from site
- Hazardous material associated with work shed and surrounds
- Heritage conditions and constraints
- Works not identified within this document
- Goods and Services Tax (GST)

8. Conclusion

The cost breakdown (building cost estimate) for the proposed Belmore Basin Ferry Terminus and Fisherman's Wharf project is as follows:

Cost Breakdown

New Building (retail/tourist facility)	\$9,357,750
Jetty (ferry terminus)	\$16,327,500
Removal of Slipway	\$35,000
Coast Guard Building (decorative feature)	\$150,000
Sub Total (1)	\$25,870,250
Preliminary 5%	\$1,293,513
Sub Total (2)	\$27,163,763
Contingency 10%	\$2,716,376
Sub Total (3)	\$29,880,139

Project Cost

Building Cost Estimate (includes fees)	\$32,337,811
Consultancy Fees 7% of Sub Total (1)	\$1,810,918
Authority Fees (Council, Sydney Water, Electricity, MRA) 2.5% of Sub Total (1)	\$646,756

9. Reference Material

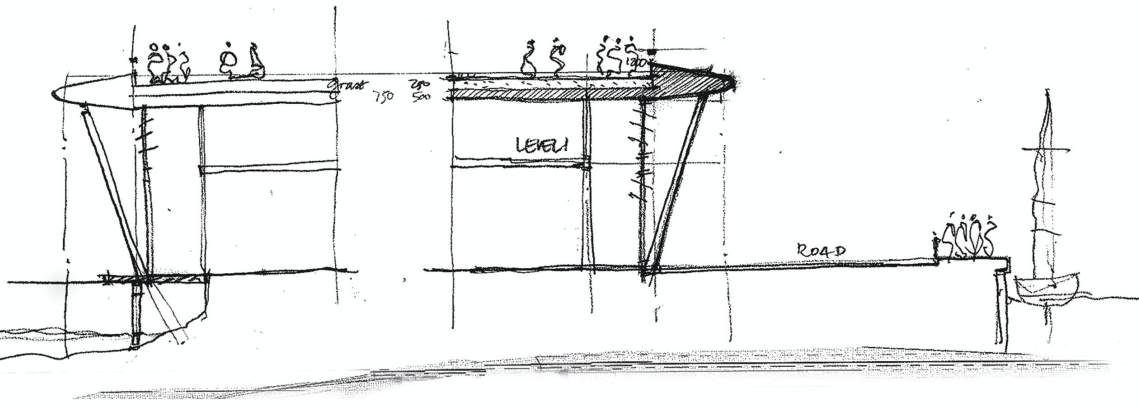
Proposed Belmore Basin Redevelopment

Preliminary Cost Advice – GHD Pty Ltd, 4 July 2010

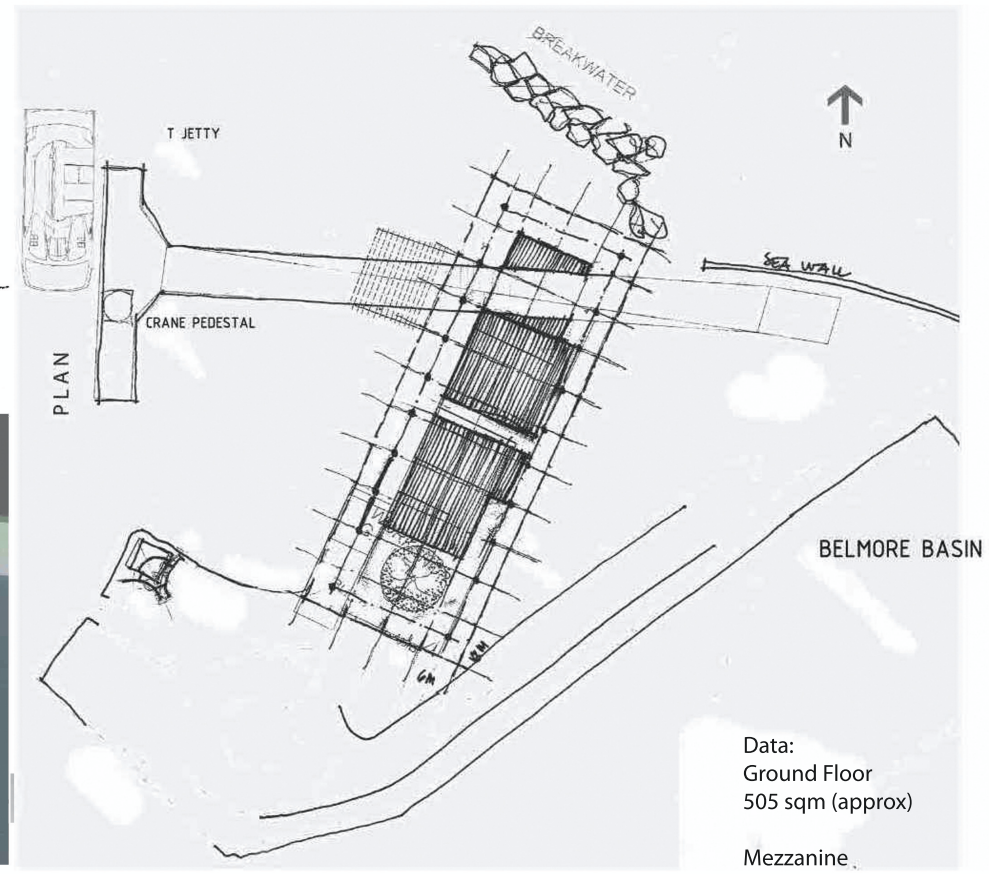
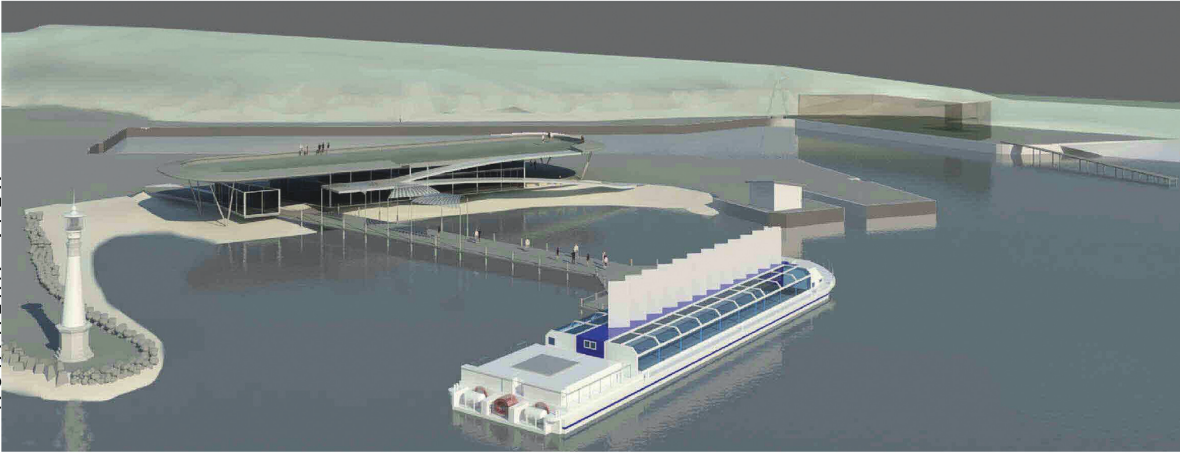
10. Attachments

Borst and Conacher Architects Concept Design Sketches

SECTION



NORTHERN VIEW

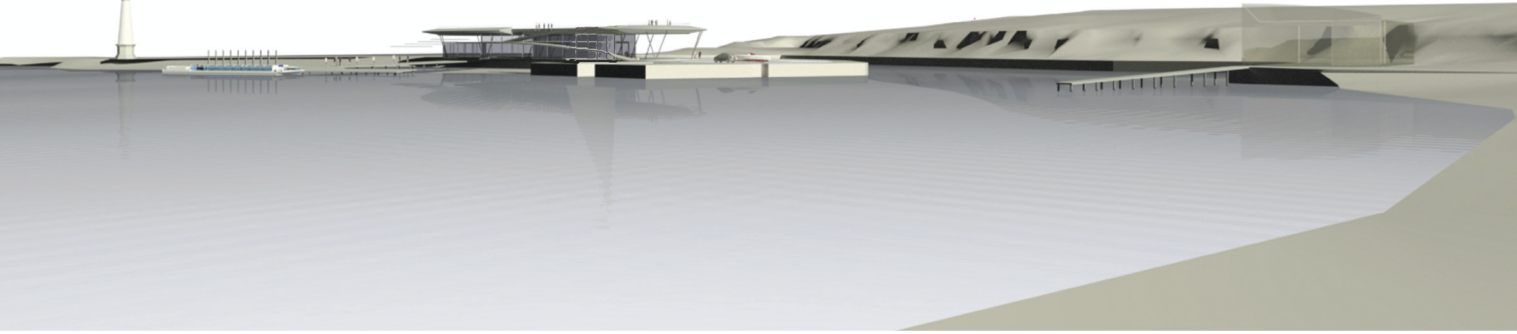


Data:
 Ground Floor
 505 sqm (approx)
 Mezzanine
 305 sqm (approx)
 Total: 810 sqm (approx)

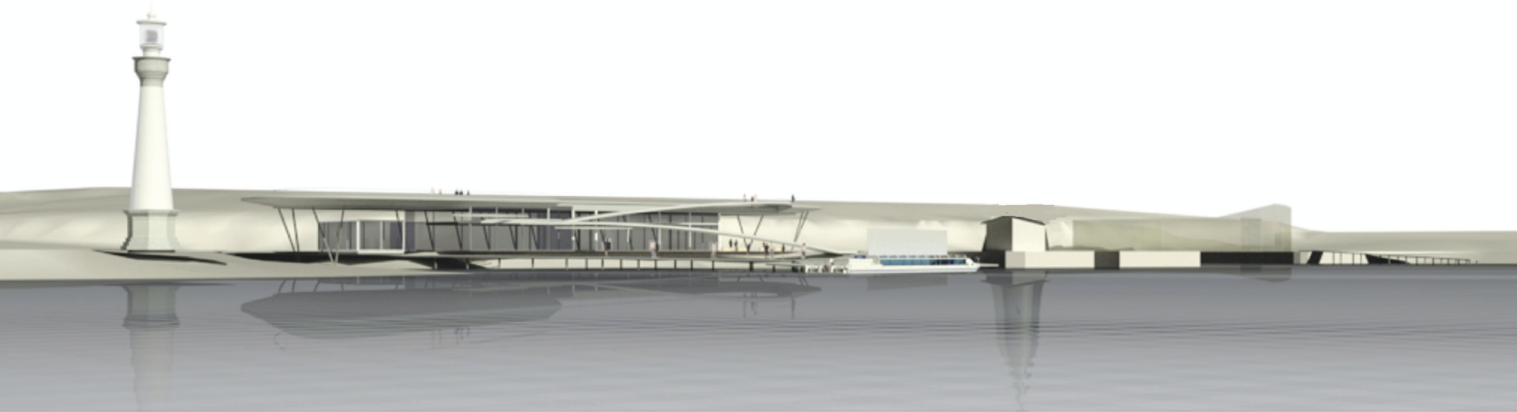
ENDEAVOUR DRIVE VIEW



WESTERN VIEW



NORTHERN VIEW



ENDEAVOUR DRIVE VIEW

