



## RESIDENTIAL FEASIBILITY ASSESSMENT

PROJECT: 41 Warriewood Rd, Warriewood  
 LGA: Northern Beaches Council  
 DATE: Oct-16  
 DEVELOPER: Colonial Credits  
 OPTION: 32 LOTS/DWELLINGS  
0 APARTMENTS

**CRAIG & RHODES PTY LTD**  
 16-18 CAMBRIDGE ST  
 EPPING 2121

REF: 063/16

**32 TOTAL**

SITE: **LOT 32 DP 5464**  
**Warriewood Road, WARRIEWOOD**

CONSTRUCTION COSTS		QUANTITY	UNIT	RATE(\$)	COST(\$)
1	DEMOLITION	1	item	25,000 \$	25,000.00
2	CLEARING & MULCH	1	item	5,000 \$	5,000.00
3	DECONTAMINATION 4,000m <sup>2</sup> x 0.1 m deep	400	m <sup>3</sup>	50 \$	20,000.00
4	WATER QUALITY STRUCTURES				
	a) CDS Unit	1	each	50,000 \$	50,000.00
	b) Boiretention basin	560	m2	1,900 \$	1,064,000.00
	c) Narrabeen Creek Reconstruction	140	m	2,500 \$	350,000.00
	d) Creek line planting	140	m	700 \$	98,000.00
5	ROAD & DRAINAGE				
	a) Warriewood Road Reconstruction	815	m <sup>2</sup>	280 \$	228,200.00
	b) Local road 7.5 wide internal pavement	1,050	m <sup>2</sup>	300 \$	315,000.00
	c) Lorikeet Gr 7.5m wide internal pavement	675	m2	300 \$	202,500.00
	d) Lot Benching & Trimming	32	each	750 \$	24,000.00
	e) Bulk Earthworks for lot & creek works				
	Cut to Fill	950	m3	11 \$	10,450.00
	Import Fill	11,500	m3	20 \$	230,000.00
	f) Boundary retaining walls	228	m <sup>2</sup>	490 \$	111,720.00
10	LANDSCAPING (streetscape)	32	lot	500 \$	16,000.00
				Sub Total	<u>2,749,870.00</u>
				<b>TOTAL</b>	<b>\$ 2,749,870.00</b>

<b>CIVIL DEVELOPMENT COSTS PER LOT</b>	<b>\$ 85,933.44</b>
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NOTE: ALL COSTS ARE ESTIMATES ONLY AND ARE SUBJECT TO DESIGN AND TENDER  
 ALL COSTS ARE EXCLUSIVE OF GST  
 COST OF REMEDIATION OF UNSUITABLE MATERIAL IS INDICATIVE ONLY

AND IS SUBJECT TO FURTHER INVESTIGATION AND SITE INSPECTION  
AS TO EXTENT & NATURE OF COMPACTION DURING CONSTRUCTION PHASE