



**Mitchell Brandtman**

5D Quantity Surveyors & Construction Expert Opinion

# Mortdale Local Centre Master Plan Public Domain Upgrade Works

**Mortdale Local Centre Master Plan Public  
Domain Upgrade Works**

Prepared for:  
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# 1 INTRODUCTION

As requested by CM Plus, Mitchell Brandtman has developed cost estimates for the proposed Mortdale Local Centre Revised Master Plan including local streets, local streets with cycleway, green links, existing laneways, laneway shared zone and closures. The estimates are based on design requirements provided to Mitchell Brandtman including Council strategies, design plans, specifications and the Development Control Plan developed by Georges River Council.

The estimates are based upon CM Plus' Mortdale Local Centre Revised Master Plan Option 1A (Post Exhibition Version). The estimates include the following:

## **OPTION 1A – POST EXHIBITION VERSION (refer plan in Section 2)**

### Main Street Upgrade

- Morts Road (Scope Includes New Road Blisters as Footpath Upgrade Complete)
- Pitt Street (Scope Includes New Road Blisters as Footpath Upgrade Complete)

### Local Street Upgrade

- Cooks Street
- Cross Street
- Macquarie Place
- Newman Street
- Victoria Avenue
- The Strand

### Local Street with Cycleway Upgrade

- Cooks Street
- Ellen Subway
- Railway Parade

### Existing Laneway Upgrade

- Marist Lane
- Cross Lane

### Laneway Shared Zone

- Cook Lane

### Pedestrian Laneway Upgrades

- Between Oxford Street and Martin Place
- Between Pitt Street and Macquarie Place

### Road Closure

- Martin Place Street Closure



## 2 PUBLIC DOMAIN PLANS

The following is CM Plus' Public Domain Plan for Option 1A (Post Exhibition Version).



## 3 INFORMATION USED

The following documentation and information has been used in the preparation of the Contribution Estimate:

- CM Plus – Mortdale Local Centre Revised Mater Plan – Vol. 1 - Urban Design Report – Option 1A (Post Exhibition Version), August 2023
- Georges River Council – Public Domain Streetscape Works Specification dated December 2019
- Georges River Council – Mortdale Shopping Centre Streetscape Upgrade Works Drawings dated December 2016



## 4 COST SUMMARY

Construction Works - Option 1A (Post Exhibition Version)
<b><u>Main Street Upgrade</u></b>
Morts Road, Scope Includes New Road Blisters as Footpath Upgrade Complete
Pitt Street, Scope Includes New Road Blisters as Footpath Upgrade Complete
<b><u>Local Street Upgrade</u></b>
Cooks Street
Cross Street
Macquarie Place
Newman Street
Victoria Avenue
The Strand
<b><u>Local Street with Cycleway</u></b>
Cooks Street
Ellen Subway
Railway Parade
<b><u>Existing Laneway Upgrade</u></b>
Cross Lane
Marist Lane
<b><u>Laneway Shared Zone</u></b>
Cook Lane - Shared Laneway
Cook Lane - Train Station Interface
<b><u>Pedestrian Laneways Upgrade</u></b>
Pedestrian Laneway - Between Oxford Street and Martin Place
Pedestrian Laneway - Between Pitt Street and Macquarie Place
<b><u>Road Closure</u></b>
Martin Place Street Closure
<b><u>TOTAL COST OPTION 1A (POST EXHIBITION VERSION) - \$34,710,000</u></b>



## 5 SCOPE OF WORKS

The following table details the scope of direct construction costs included in the Estimate:

<p>Main Street Upgrade</p>	<p>Requirements have been based on Context Landscape 'Public Domain Plan' dated March 2023. The proposed road upgrade involves constructing tree blisters in the existing road corridor and changing parking places. The upgrades of Morts Road and Pitt Street verges has already been undertaken.</p>
<p>Local Street Upgrade</p>	<p>Requirements have been based on Context Landscape 'Public Domain Plan' dated March 2023. The proposed road upgrade involves decreasing the width of the existing carriageway and construction of new kerb and gutter.</p> <p>The works include soil and water management, clearing, demolition of existing road pavement and kerb and gutter, stripping of topsoil, bulk earthworks, deep lift asphalt, line marking, signage, kerb and gutter, street lighting and landscaping.</p> <p>The proposed carriageway width will vary depending on the street. New kerb and gutter is to be installed to one side of the road including deep lift asphalt. Roads are to be line marked and street signage is to be installed.</p> <p>Footpath widening has been included on both sides of the road.</p> <p>Allowance for bundling of overhead electrical and telecommunications cables have been included and existing sewer manholes to be altered to suit new road RLs.</p> <p>Relocation of streetlights has been included if kerb alignment has changed.</p> <p>400L street trees have been included every 8m on both sides of the road. Low level planting with 6 plants per square meter have been allowed to both sides of the road.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>



<p>Local Street with Cycleway</p>	<p>Requirements have been based on Context Landscape 'Public Domain Plan' dated March 2023. The proposed road upgrade involves decreasing the width of the existing carriageway and construction of new kerb and gutter.</p> <p>The works include soil and water management, clearing, demolition of existing road pavement and kerb and gutter, stripping of topsoil, bulk earthworks, deep lift asphalt, line marking, signage, kerb and gutter, street lighting and landscaping.</p> <p>The proposed carriageway width will vary depending on the street. New kerb and gutter is to be installed to one side of the road including deep lift asphalt. Roads are to be line marked and street signage is to be installed.</p> <p>Footpath widening has been included on both sides of the road.</p> <p>A cycleway has been included on the verge.</p> <p>Allowance for bundling of overhead electrical and telecommunications cables have been included and existing sewer manholes to be altered to suit new road RLs.</p> <p>Relocation of streetlights has been included if kerb alignment has changed.</p> <p>400L street trees have been included every 8m on both sides of the road. Low level planting with 6 plants per square meter have been allowed to both sides of the road.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
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<p>Existing Laneway and Shared Laneway</p>	<p>Requirements have been based on Context Landscape 'Public Domain Plan' dated March 2023. The proposed road upgrade involves increasing the width of the existing carriageway and construction of new kerb and gutter.</p> <p>The works include soil and water management, clearing, demolition of existing road pavement and kerb and gutter, stripping of topsoil, bulk earthworks, concreting to laneway, line marking, signage, kerb and gutter, street lighting and landscaping.</p> <p>The proposed carriageway is to be 6m wide shared paved path.</p> <p>Allowance for bundling of overhead electrical and telecommunications cables have been included and existing sewer manholes to be altered to suit new road RLs.</p> <p>Relocation of streetlights has been included if kerb alignment has changed.</p> <p>400L street trees have been included every 8m on one side of the road. Low level planting with 6 plants per square meter have been allowed to both sides of the road.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
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<p>Road Closure</p>	<p>Requirements have been based on Context Landscape 'Public Domain Plan' dated March 2023. The proposed street closure involves the demolition of existing carriageway and installing concrete pavers to the site area.</p> <p>The works include soil and water management, clearing, demolition of existing road pavement and kerb and gutter, bulk earthworks, line marking, signage, stormwater drainage, subsoil drainage, street lighting and landscaping.</p> <p>The proposed site area is to consist of 'Urbanstone' Pavers in addition to signage and linemarking to cycleways.</p> <p>An allowance for 600mm stormwater pipes has been included to reticulate down one side of the road closure with crossovers. Stormwater pits have been allowed every 25m of pipe.</p> <p>Proposed road pavement to be concreted, line marked and street signage is to be installed.</p> <p>Existing services have been allowed to be realigned to new kerb alignment including potable water, electrical, telecommunications and gas. Existing sewer manholes to be altered to suit new road RLs.</p> <p>Smart light poles have been allowed every 20m of road to one side of the road.</p> <p>400L street trees have been included every 8m on both sides of the road. Low level planting with 6 plants per square meter have been allowed.</p> <p>Refer to Mitchell Brandtman detailed estimate for full details of inclusions.</p>
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## 6 INDIRECT COSTS

The following table details the scope of indirect costs included in the Contribution Estimate:

Indirect Costs	<p>The following indirect costs has been included in the Contributions Estimate:</p> <ul style="list-style-type: none"> <li>• Testing / Geotech</li> <li>• Traffic management</li> <li>• Preliminaries, overheads and margin</li> </ul> <p>These have been included for indirect construction costs associated with preparation of traffic and pedestrian management plans and control, site fencing and barriers, contractor establishment on site, supervision and management of construction works, floating large plant to and from site, notices and fees, insurances, surveying and setting out, dust control, erosion and sediment control, safety fences, services searches, insurances, carnage, scaffolding, subcontractor management, management and demobilisation.</p>
Professional Fees	<p>Professional fees includes for the contracting of consultants including surveyors, planners, architects, civil engineers, structural engineers, landscape architects, services engineers, geotechnical engineers and other specialist.</p>
Contingency	<p>An allowance has been included in the Contributions Estimates to account for contingent risks that may have been omitted due to the strategic nature of design.</p>



## **7 SCHEDULE OF EXCLUSIONS**

The following exclusions have been made in the preparation of the Public Domain Upgrades Estimate:

- Acquisition costs;
- Costs associated with archaeology and heritage;
- Excavation in rock;
- Remediation of the site including removal of asbestos, restricted and hazardous waste including on-site stabilisation of contaminated material;
- Subgrade replacement;
- Permeable pavers;
- Upgrade of 33kV electrical mains in road corridors;
- Undergrounding overhead power mains
- Water management to road and intersection upgrades including gross pollutant traps, wetlands, water quality devices, swales, connecting pipework and culverts;
- Escalation beyond March 2023;
- GST.

## **8 SCHEDULE OF ASSUMPTIONS**

The following assumptions have been made in the preparation of the Public Domain Upgrades Estimate:

- Work will be tendered on a competitive basis as the cost we have included have been benchmarked against similar projects;
- Works can be undertaken under traffic and pedestrian control during business standard business hours;
- Bulk earthworks quantities to form levels;
- Allowance for 'Urbanstone' pavers on all footpaths;
- Street lighting requirements;
- Street trees on Newman Street will be allowed to be protected and retained during upgrade works. No new trees are required;
- Allowance for services relocation and protection on existing road and intersection upgrades;
- Allowance for alterations to existing sewer manholes to suit proposed RLs in the road corridor;
- Indirect costs have been based on similar projects undertaken by Mitchell Brandtman;
- Refer to Mitchell Brandtman estimates for full details of assumptions.