



Consulting Civil, Structural, Hydraulic, Fire  
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13 December 2019

Ref: CJC/CJC/161982-Gen  
101230ltr

Pelican Waters Heart Pty Ltd  
PO Box 113  
GOLDEN BEACH QLD 4551

Attention: Mr Hamish Pressland

Dear Hamish

**Re: Stage 4 (Pedestrian Bridge Budgets)**  
**At: Southern Precinct, Pelican Waters**  
**For: Pelican Waters Heart Pty Ltd**

Further to your e-mail dated 29<sup>th</sup> October 2019, please find below comparative (current/proposed IA) budgets for Pedestrian Bridges within the Southern Precinct of the Pelican Waters Development.

There are two pedestrian/cycle bridges proposed within the Pelican Southern Precinct as shown in Drawings 5 and 6 of the current Infrastructure Agreement. For clarity the pedestrian bridge shown at location "B" on Drawing 5 is called "Pedestrian Bridge North" and the pedestrian bridge shown at location "C" on Drawing 5 is called "Pedestrian Bridge South". Please refer to the attached Covey plans which are in line with the budget estimates provided below.

#### 1. Current IA Requirement

##### Pedestrian Bridge North Budget Estimate

Span – 76m (19m x 3No. + 9.5m x 2No.)  
Width – 3.74m clear (4.04m total width).  
Total area of bridge = 76m x 4.04m = 307m<sup>2</sup>

Basic Bridge Estimate (North) = 307m<sup>2</sup> x \$ 2,300/m<sup>2</sup> = \$706,100  
Piling for bridge = 10 piles x \$7,000 = \$70,000  
Total Basic Bridge (North) = \$706,100 + \$ 70,000 = **\$776,100**

##### Pedestrian Bridge South Budget Estimate

Span – 76m (19m x 3No. + 9.5m x 2No.)  
Width – 2.5m clear (2.8m total width).  
Total area of bridge = 76m x 2.8m = 213m<sup>2</sup>

Basic Bridge Estimate (South) = 213m<sup>2</sup> x \$ 2,300/m<sup>2</sup> = \$489,900  
Piling for bridge = 10 piles x \$7,000 = \$70,000  
Total Basic Bridge (South) = \$489,900 + \$ 70,000 = **\$559,900**

Please find enclosed Covey Plans 161982 Sheets M024 & M025 which form the basis of the above estimates provided.

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Hence the total pedestrian/cycle bridge cost estimate (current IA compliant) is \$1,336,000 (northern bridge plus southern bridge).

**2. Proposed IA (revised bridge requirements)**

Proposed Northern Bridge – to be deleted.

Pedestrian Bridge South Budget Estimate

Span – 76m (19m x 4No.)

Width – 4.0m clear (4.3m total width). (ie. greater than the 4.04m total width/3.74m width required under the IA).

Total area of bridge = 76m x 4.3m = 327m<sup>2</sup>

Basic Bridge Estimate (South) = 327m<sup>2</sup> x \$2,300/m<sup>2</sup> = \$752,100

Piling for bridge = 10 piles x \$7,000 = \$70,000

Total Basic Bridge (South) = \$752,100 + \$ 70,000 = **\$822,100**

Pedestrian Bridge South Embellished Estimate

Span – 76m (19m x 4No.)

Width – 4.0m clear (4.3m total width).

Total area of bridge = 76m x 4.3m = 327m<sup>2</sup>

Embellished Bridge Estimate (South) = 327m<sup>2</sup> x \$3,300/m<sup>2</sup> = \$1,079,100

Piling for bridge = 10 piles x \$7,000 = \$70,000

Total Embellished Bridge (South) = \$1,079,100 + \$ 70,000 = **\$1,149,100**

Please also find enclosed Covey plan 161982 Sheet M026 which forms the basis of the above budget estimate.

Hence the total pedestrian/cycle bridge cost estimate is \$822,100 (basic southern bridge) or \$1,149,100 (embellished southern bridge). This represents a works contribution cost reduction of either \$513,900 or \$186,900 from the current IA's \$1,336,000 works contribution value.

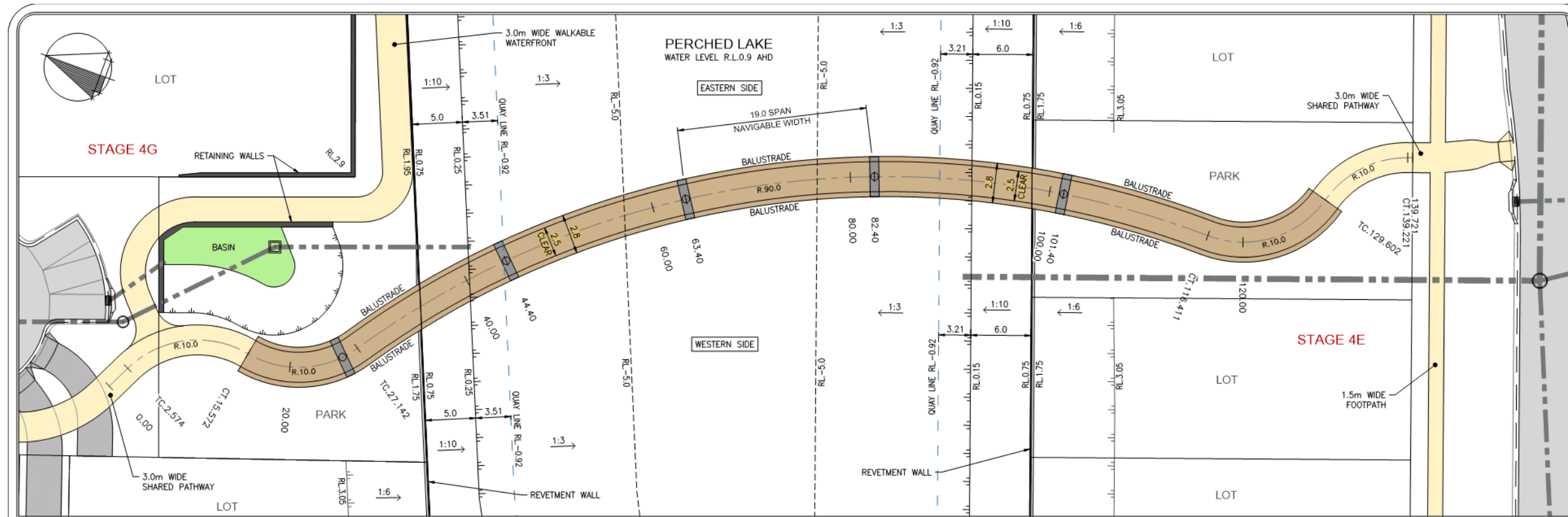
Trusting the above is to your satisfaction, and should further information be required please contact this office.

Yours faithfully  
COVEY ASSOCIATES PTY LTD

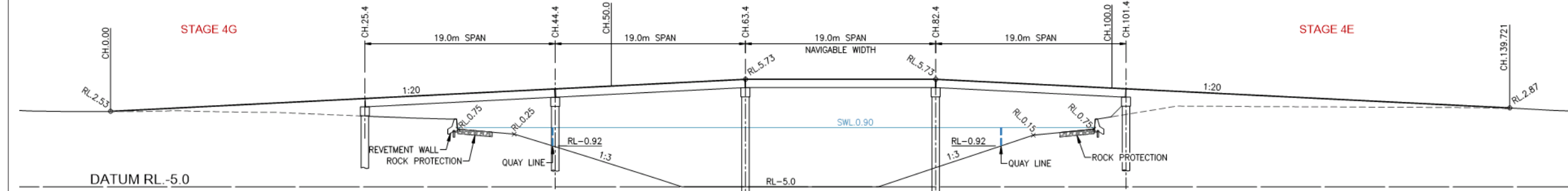


CHARLES COOK  
Senior Civil Engineer  
BEng, MIEAust, RPEQ

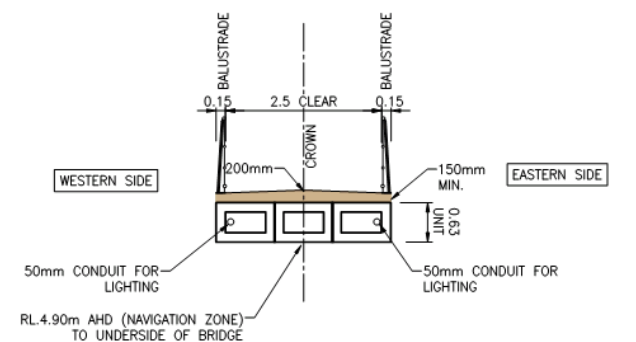
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PEDESTRIAN BRIDGE (SOUTH) GENERAL ARRANGEMENT  
 SCALE 1:400

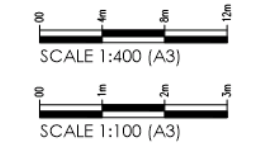


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PEDESTRIAN BRIDGE (SOUTH) TYPICAL CROSS SECTION  
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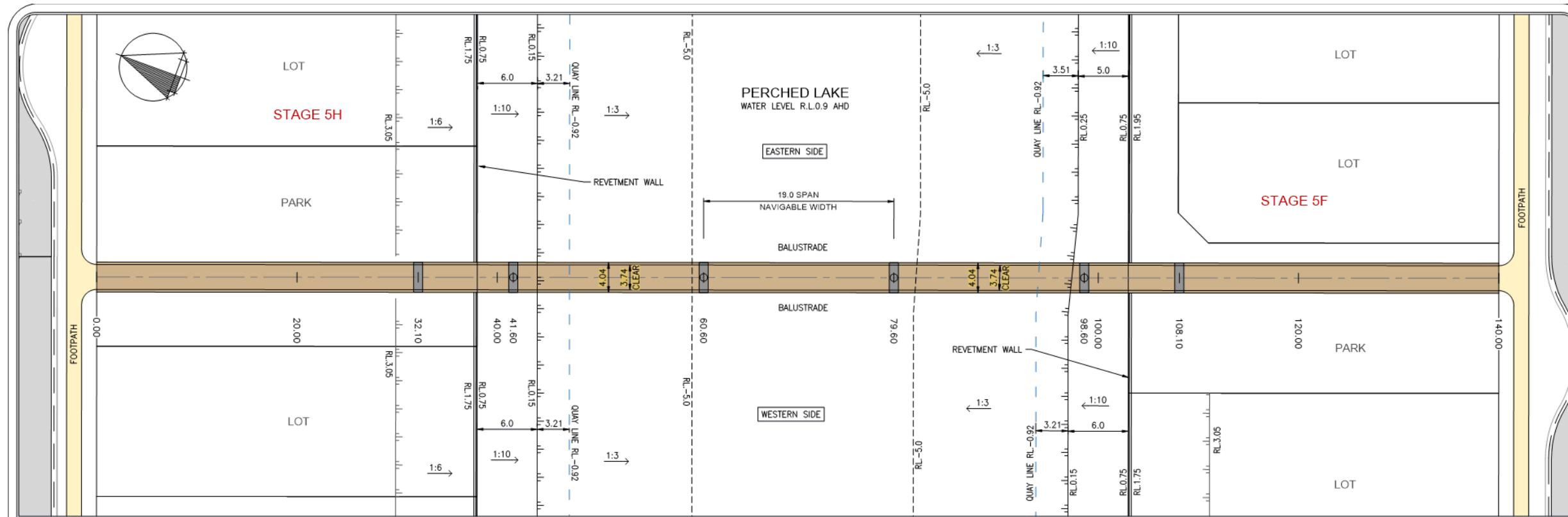
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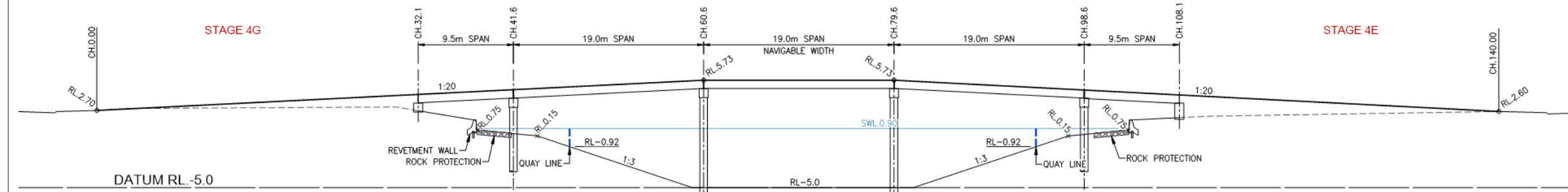
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Checked - DM		<p>Consulting Civil &amp; Structural Engineers                  Project Management &amp; Planning                  ABN 59 137 305 992</p>	Approved	KEVIN COVEY BEng,CPEng,ME(Aust),MSPPEP,RPPEQ-1823 CHRIS CAMP BEng(Hons),ME(Aust),RPEQ-4944 124 DUPORTH AVENUE Ph (07) 5443 7777 PO BOX 16 MAROOCHYDORE QLD 4558 Fax (07) 5443 7577 E-MAIL: engineers@covey.com.au	Drawing title -	Project - PELICAN WATERS STAGE 4 Client - PELICAN WATERS HEART PTY LTD	Site -	Project 161982 Sheet No. M024 Digital Ref : M024-25 PEDESTRIAN BRIDGE DETAILS Issue : C This Document is copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.
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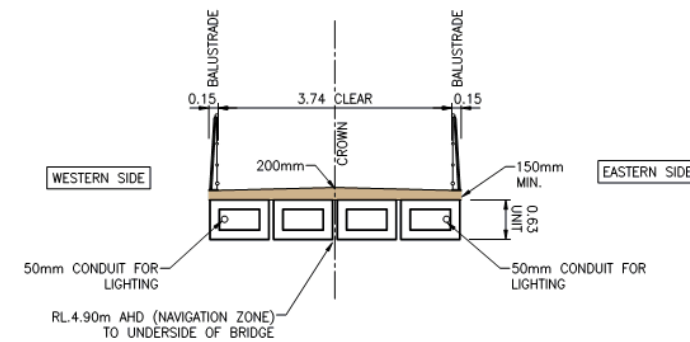
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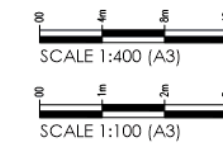


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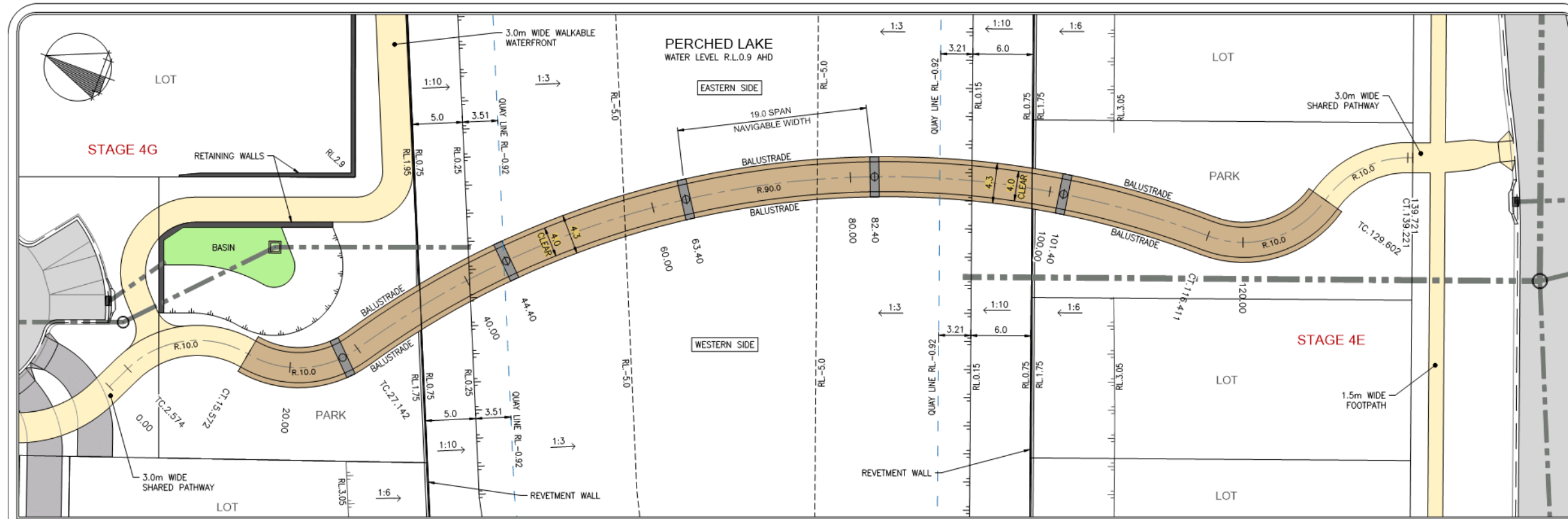
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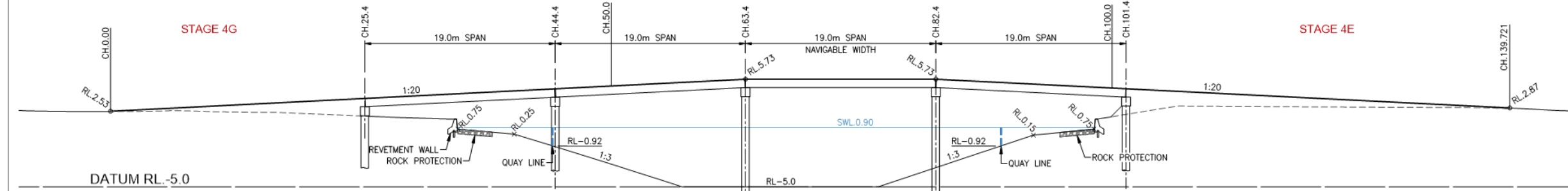
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Design - JP Drawn - BJ			B 13-12-19 BRIDGE SECTION AMENDED BJ A 14-11-19 ISSUED FOR INFORMATION JP		PEDESTRIAN BRIDGE DETAILS (NORTH)			Digital Ref : M024-25 PEDESTRIAN BRIDGE DETAILS Issue : B
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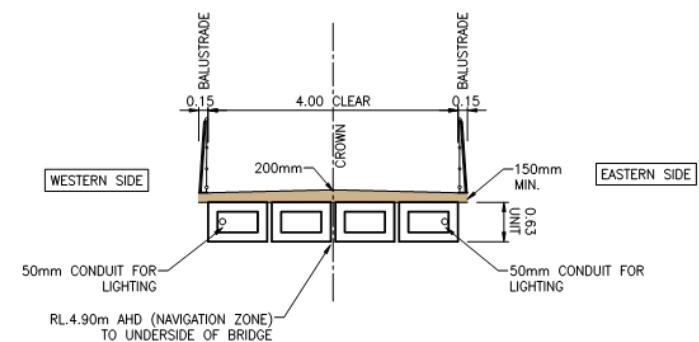
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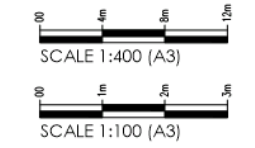


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