 **City of Joondalup**
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Scale(A4):1:1129
Date: 13/07/2022
DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Sorrento Surf Life Saving Club



0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE

LEGEND:

	100 YEAR EROSION HAZARD
	50 YEAR EROSION HAZARD
	PRESENT DAY EROSION HAZARD
	SEAWALL
	2020 VEGETATION LINE
	NEW WALL
	BUILDING
	PATH/PAVING
	TURF
	VEGETATION
	NEW CARPARK
	ACCESS RAMP

- NOTES:**
1. AERIAL PHOTOGRAPH FROM NEARMAP TAKEN IN APRIL 2021.
 2. COASTAL EROSION HAZARD LINES TAKEN FROM PREVIOUS ANALYSIS FOR THE CITY.
 3. NEW SURF CLUB DEVELOPMENT IS A TWO STOREY BUILDING.
 4. SLSC DEVELOPMENT SITE PLAN PROVIDED BY HCP ON 4 OCTOBER 2021.

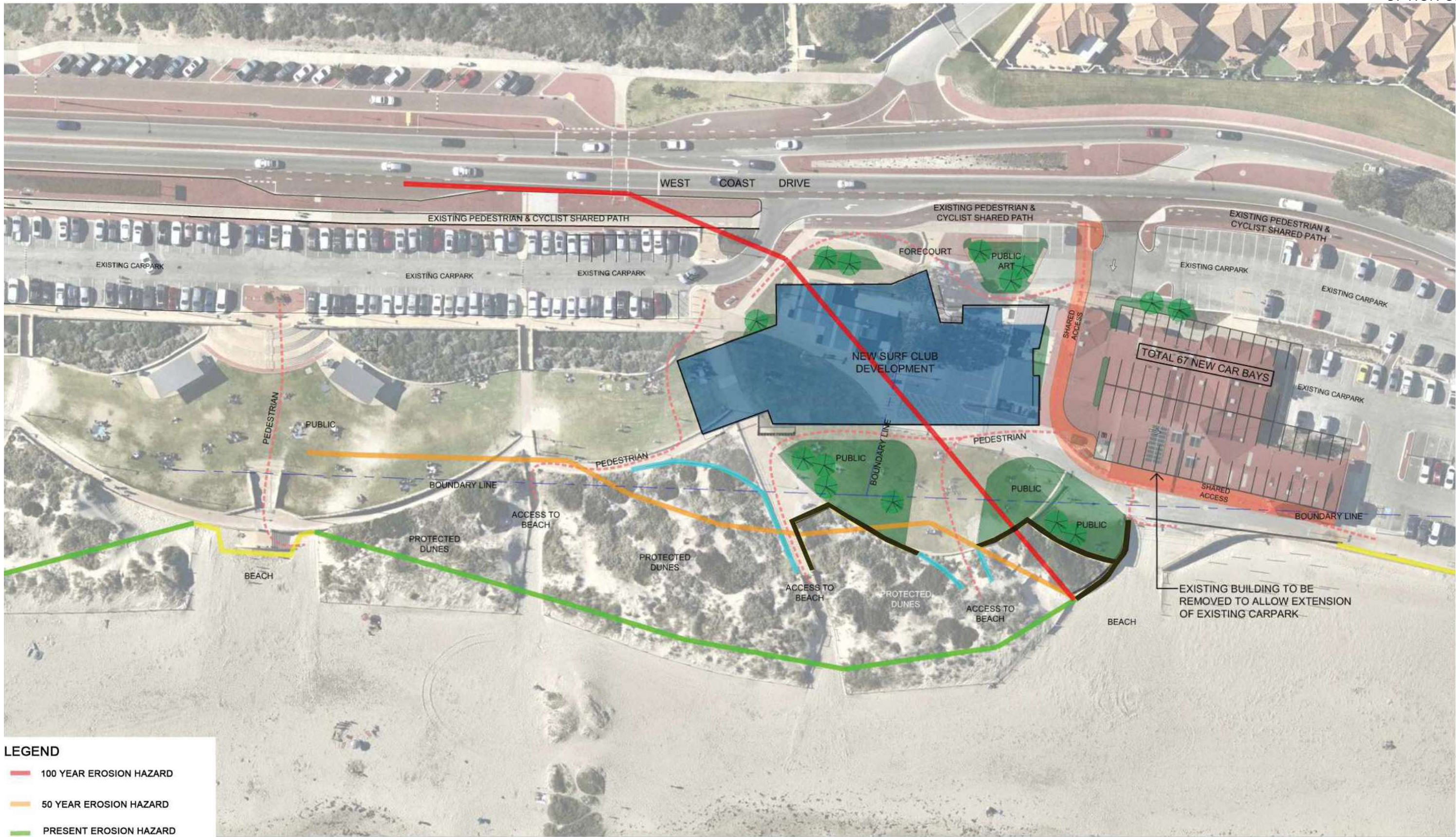
m p rogers & associates pl
coastal and port engineers
Suite 1, 128 Main Street
Osborne Park 6017 t: +61 8 9254 6600
Western Australia admin@coastsandports.com.au

DRAWN	R BORJA
CHECKED	T HUNT

OPTION 1 COASTAL EROSION HAZARDS
SORRENTO SLSC REDEVELOPMENT CHA

SCALE AT A3 1:1,000
OCTOBER 2021
SK1904-02C

P:\MRA Paying Jobs\K1904 Col Sorrento SLSC CHRMAP\5 MRA Dwg\Sketches\SK1904-02



- LEGEND**
- 100 YEAR EROSION HAZARD
 - 50 YEAR EROSION HAZARD
 - PRESENT EROSION HAZARD
 - EXISTING SEA WALL
 - NEW WALL
 - EXISTING WALL

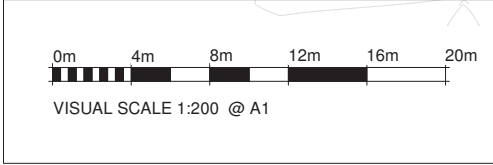
LOCATION MAP
OPTION 1





- LEGEND**
- FUTURE SHARED PATHWAY MODIFICATIONS BETWEEN AND AT CROSSOVERS
 - EXISTING BUILDING TO BE DEMOLISHED
 - PROPOSED LANDSCAPING
 - PROPOSED BUILDINGS
 - PROPOSED ROOF LINE
 - PROPOSED SHARED ACCESS PATHWAY
 - PROPOSED NEW PEDESTRIAN WALKWAY



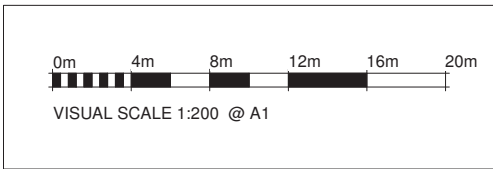


SITEPLAN WITH LEVELS
OPTION 1



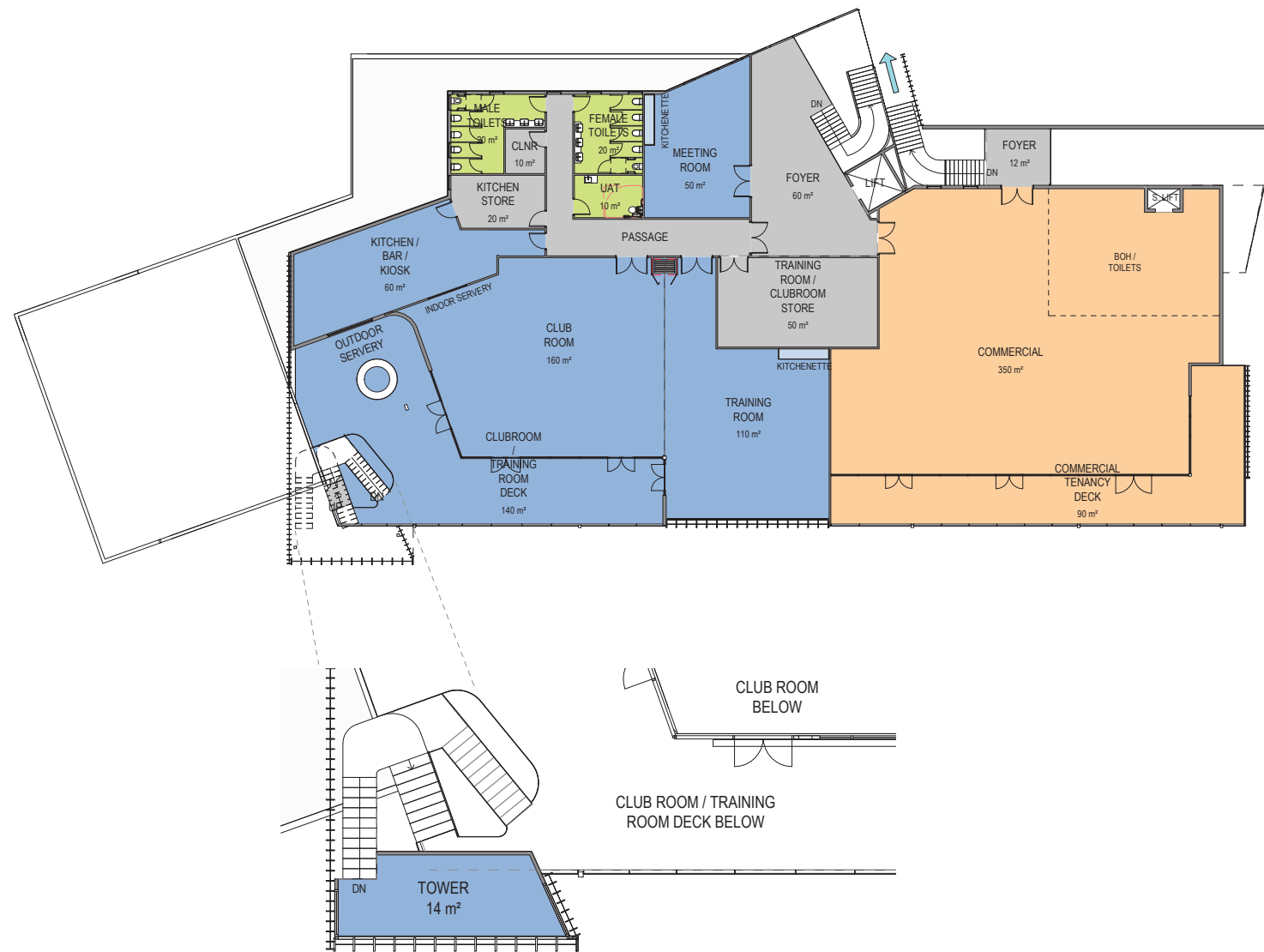
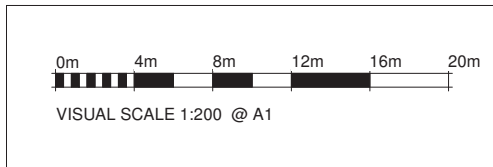


CLUB (MAIN AREAS)	170m ²
CLUB AMENITIES	160m ²
CLUB STORAGE & CIRCULATION	755m ²
COMMERCIAL AREA	30m ²
PUBLIC AMENITIES	180m ²



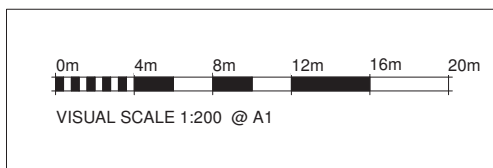
FLOORPLAN - GROUND
OPTION 1





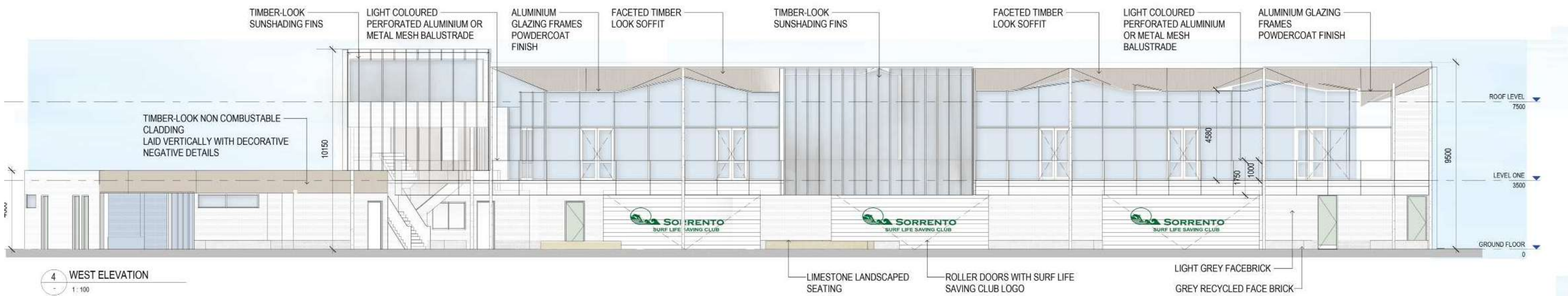
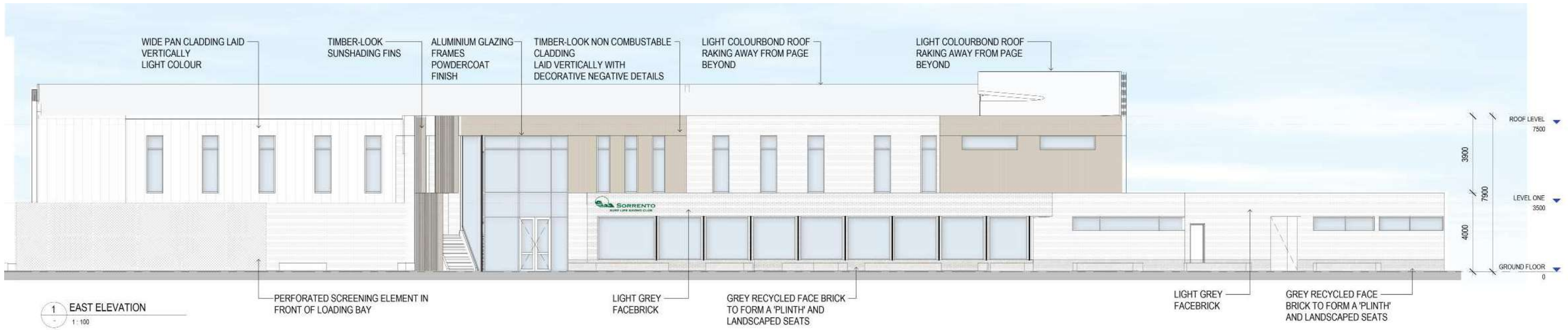
■ CLUB (MAIN AREAS)	520m ²
■ CLUB AMENITIES	50m ²
■ CLUB STORAGE & CIRCULATION	153m ²
■ COMMERCIAL AREA	430m ²
■ PUBLIC AMENITIES	N/A

■ CLUB (MAIN AREAS)	14m ²
■ CLUB AMENITIES	N/A
■ CLUB STORAGE & CIRCULATION	N/A
■ COMMERCIAL AREA	N/A
■ PUBLIC AMENITIES	N/A



FLOORPLAN - UPPER & TOWER
OPTION 1







VIEW FROM THE BEACH
OPTION 1



ENTRY FROM WEST COAST DRIVE
OPTION 1



ENTRY FROM W COAST DRIVE - FITNESS CENTRE ENTERANCE

OPTION 1



VIEW FROM BEACH - SHOWERS & AMENITIES
OPTION 1



1 OVERLAY WITH OPTION 1
1:250

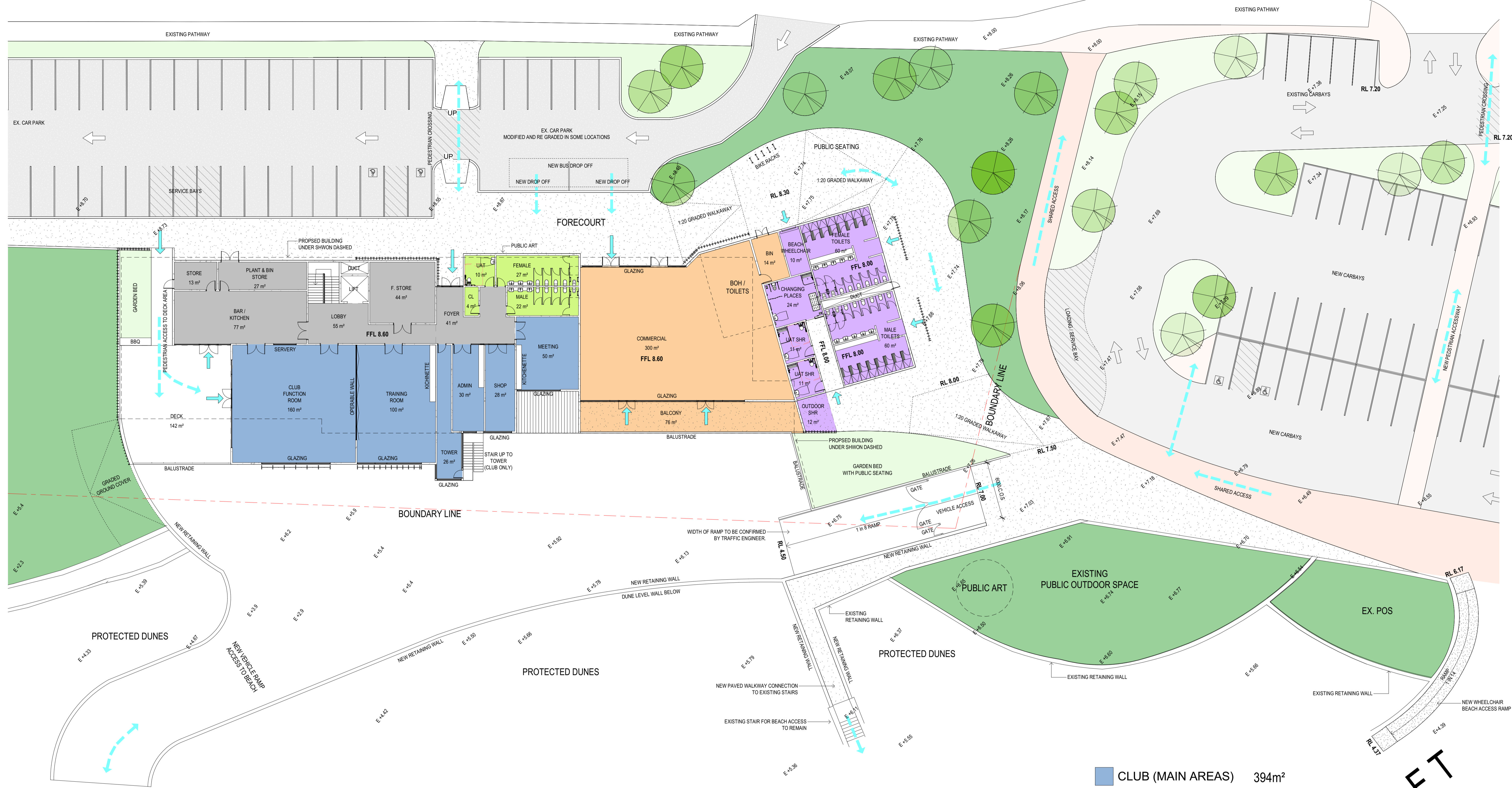
SK-11

SORRENTO SURF CLUB
OPTION A

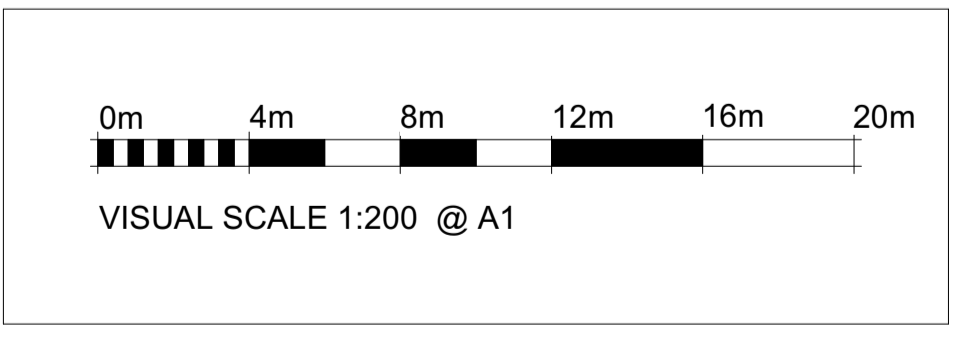
REVISION G ISSUED FOR CLIENT REVIEW

PROJECT NO. 89.21 DATE 18.04.2023

Hodge Collard Preston
ARCHITECTS



1 WEST COAST DRIVE
1:200



CLUB (MAIN AREAS)	394m ²
CLUB AMENITIES	63m ²
CLUB STORAGE & CIRCULATION	257m ²
COMMERCIAL AREA	390m ²
PUBLIC AMENITIES	188m ²

DRAFT

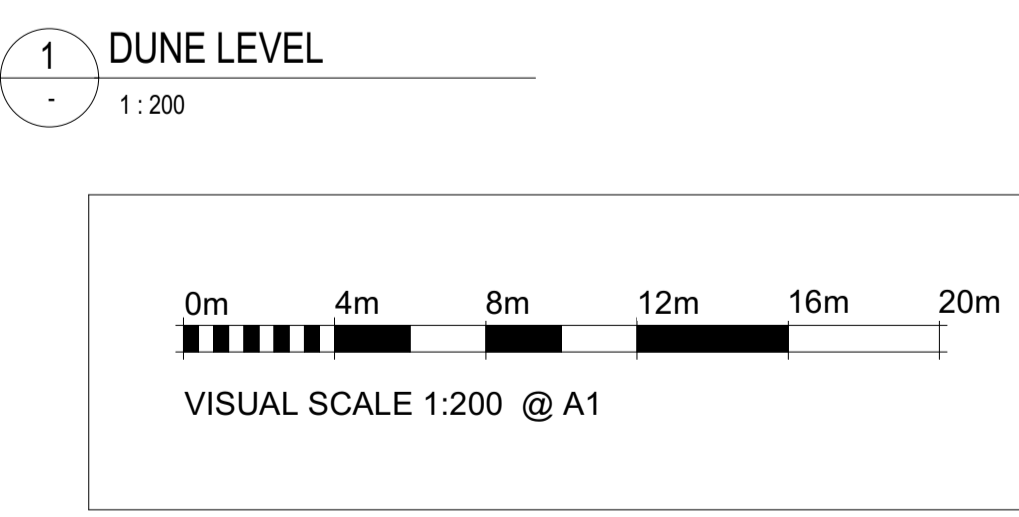
SK-01

REVISION E Revision D

SORRENTO SURF CLUB
OPTION A

PROJECT NO. 89.21 DATE 24.10.2022





CLUB (MAIN AREAS)	140m ²
CLUB AMENITIES	163m ²
CLUB STORAGE & CIRCULATION	800m ²
COMMERCIAL AREA	N/A
PUBLIC AMENITIES	7m ²

DRAFT

SK-03

REVISION E Revision D

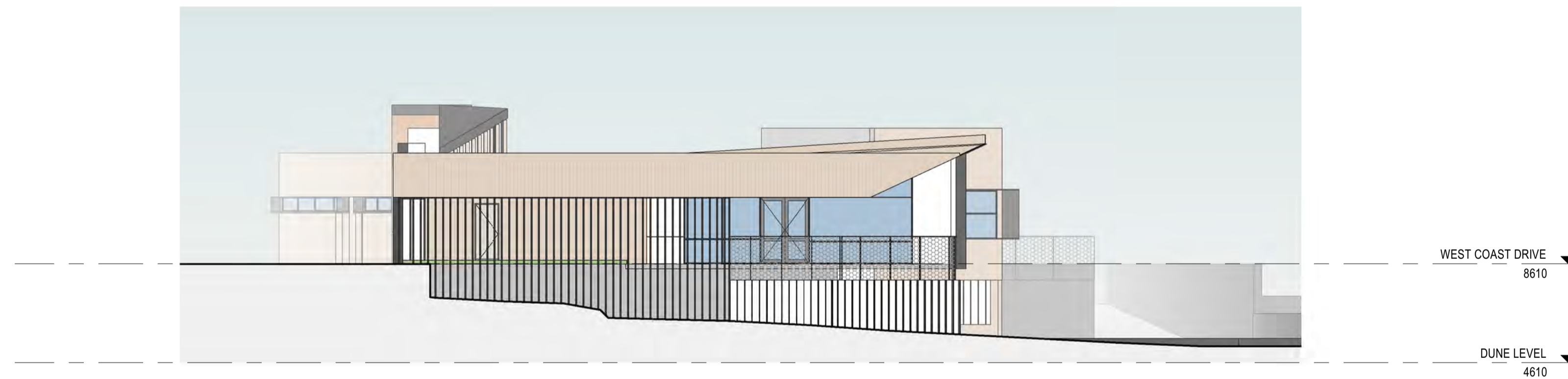
SORRENTO SURF CLUB
OPTION A

PROJECT NO. 89.21 DATE 24.10.2022

Hodge Collard Preston
ARCHITECTS



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150

DRAFT

SK-05

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023





1 ELEVATION 4
1:100



2 ELEVATION 3
1:150

DRAFT

SK-06

SORRENTO SURF CLUB
OPTION A

REVISION F ISSUED FOR CLIENT REVIEW

PROJECT NO. 89.21 DATE 10.03.2023





DRAFT

SK-07

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023





DRAFT

SK-08

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A

PROJECT NO. 89.21 DATE 10.03.2023





DRAFT

SK-09

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A

PROJECT NO. 89.21 DATE 10.03.2023





1 OVERLAY WITH OPTION 1
1:300

DRAFT

SK-11

REVISION G ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION B

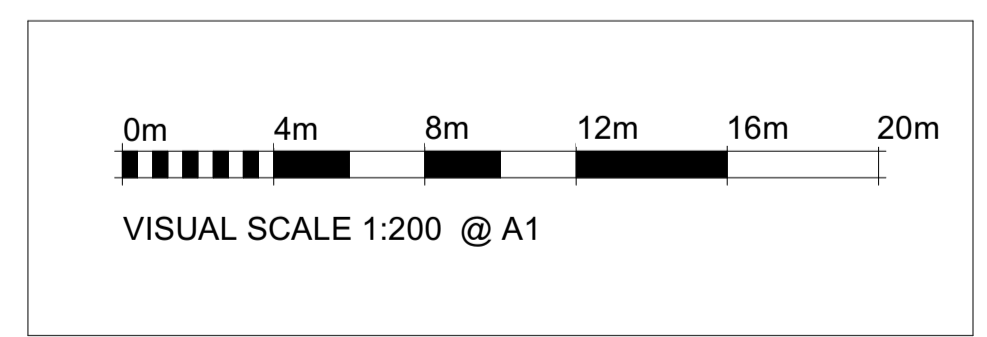
PROJECT NO. 89.21 DATE 18.04.2023

Hodge Collard Preston
ARCHITECTS



CLUB (MAIN AREAS)	543m ²
CLUB AMENITIES	70m ²
CLUB STORAGE & CIRCULATION	275m ²
COMMERCIAL AREA	N/A
PUBLIC AMENITIES	N/A

1 WEST COAST DRIVE FLOOR PLAN - SURF CLUB
1:200



DRAFT

SK-02

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022

Hodge Collard Preston
ARCHITECTS



CLUB (MAIN AREAS)	N/A
CLUB AMENITIES	N/A
CLUB STORAGE & CIRCULATION	N/A
COMMERCIAL AREA	438m ²
PUBLIC AMENITIES	111m ²

DRAFT

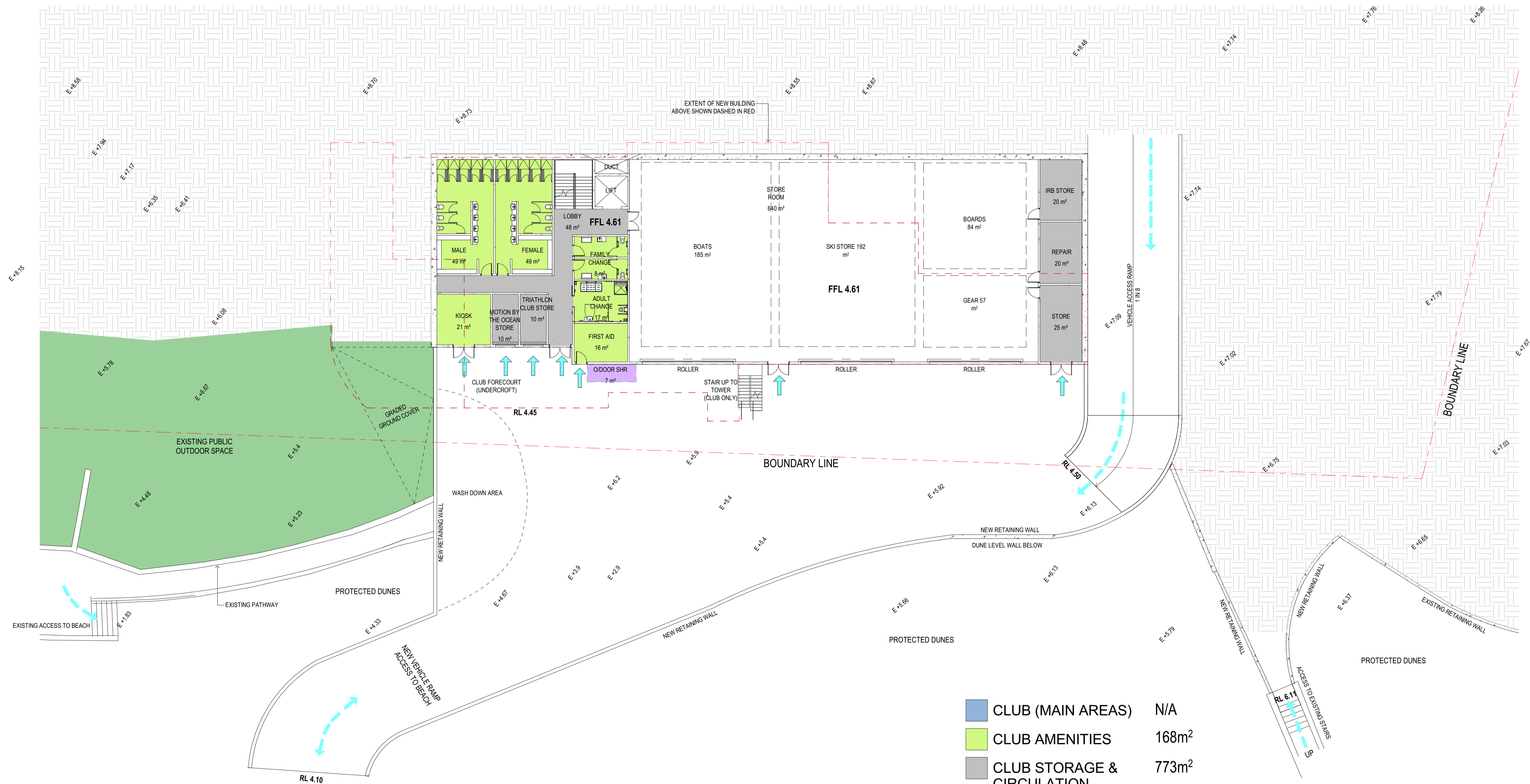
1 WEST COAST DRIVE - COMMERCIAL & CARPARK
1: 200

SK-03

REVISION E Revision D

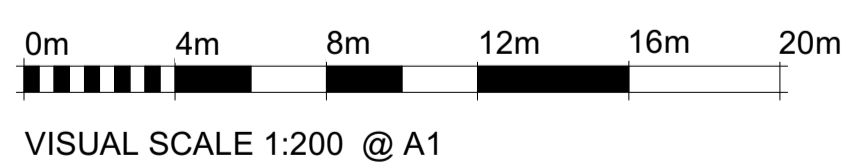
SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022





CLUB (MAIN AREAS)	N/A
CLUB AMENITIES	168m ²
CLUB STORAGE & CIRCULATION	773m ²
COMMERCIAL AREA	N/A
PUBLIC AMENITIES	7m ²

1 DUNE LEVEL FLOOR PLAN - ENTRY FROM BEACH
1:200



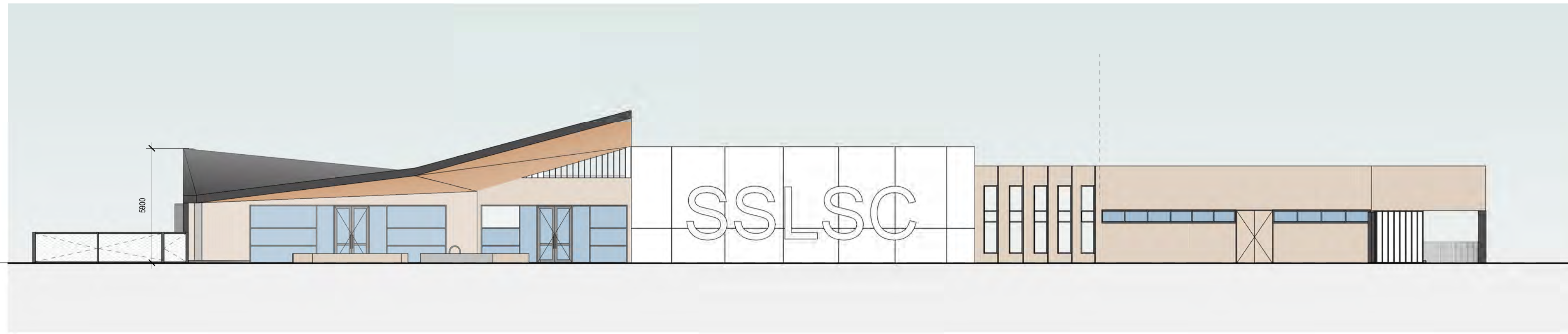
DRAFT

SK-04

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022

Hodge Collard Preston
ARCHITECTS



1 ELEVATION 1 - SURF CLUB
1:150

WEST COAST DRIVE
8610



3 ELEVATION 3 - SURF CLUB
1:150

WEST COAST DRIVE
8610

DUNE LEVEL
4610



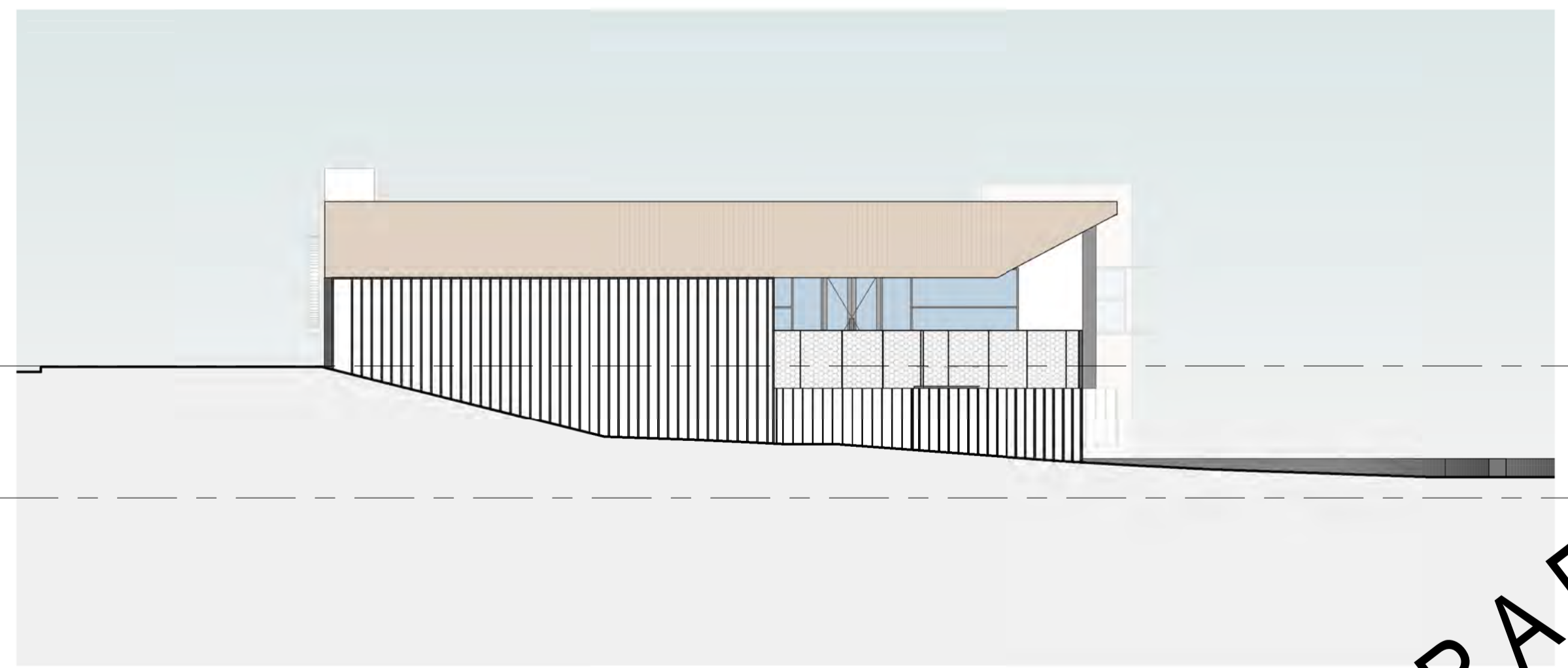
2 ELEVATION 2 - SURF CLUB
1:150

LIMESTONE

LIMESTONE

WEST COAST DRIVE
8610

DUNE LEVEL
4610



4 ELEVATION 4 - SURF CLUB
1:150

WEST COAST DRIVE
8610

DUNE LEVEL
4610

DRAFT

SK-05

REVISION A Revision A

SORRENTO SURF CLUB
OPTION B

PROJECT NO. 89.21 DATE 15.09.2022

Hodge Collard Preston
ARCHITECTS



DRAFT

SK-07

REVISION

SORRENTO SURF CLUB
OPTION B

PROJECT NO. 89.21 DATE





DRAFT

SK-08

REVISION

SORRENTO SURF CLUB
OPTION B

PROJECT NO. 89.21 DATE





DRAFT

SK-09

REVISION

SORRENTO SURF CLUB
OPTION B

PROJECT NO. 89.21 DATE





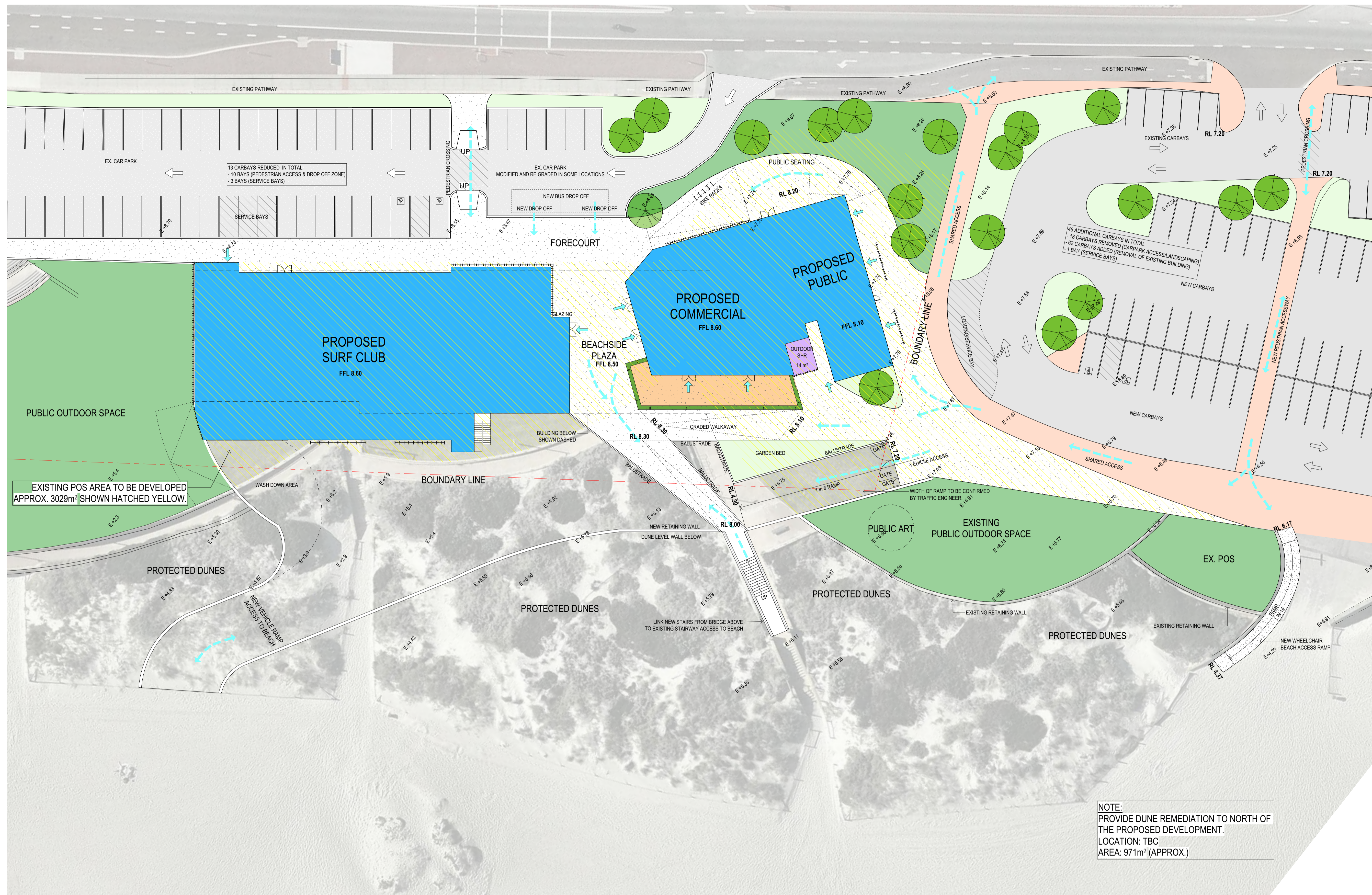
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1 OVERLAY WITH OPTION 1
1:250

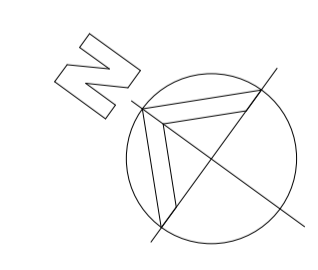
SK-08

SORRENTO SURF CLUB
OPTION C
REVISION D PROJECT NO. 89.21 DATE 18.04.2023





NOTE:
PROVIDE DUNE REMEDIATION TO NORTH OF THE PROPOSED DEVELOPMENT.
LOCATION: TBC
AREA: 971m² (APPROX.)



1 WEST COAST DRIVE - AERIAL
1:250

SK-00

REVISION D Revision C

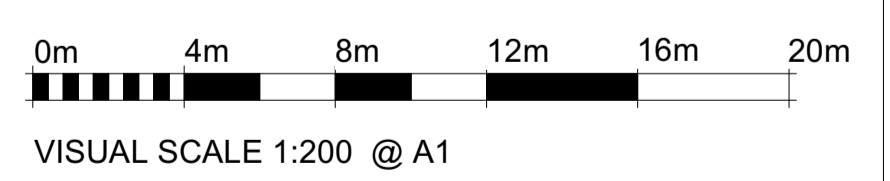
SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 24.10.2022





1 WEST COAST DRIVE
1:200



CLUB (MAIN AREAS)	404m ²
CLUB AMENITIES	66m ²
CLUB STORAGE & CIRCULATION	294m ²
COMMERCIAL AREA	415m ²
PUBLIC AMENITIES	196m ²

DRAFT

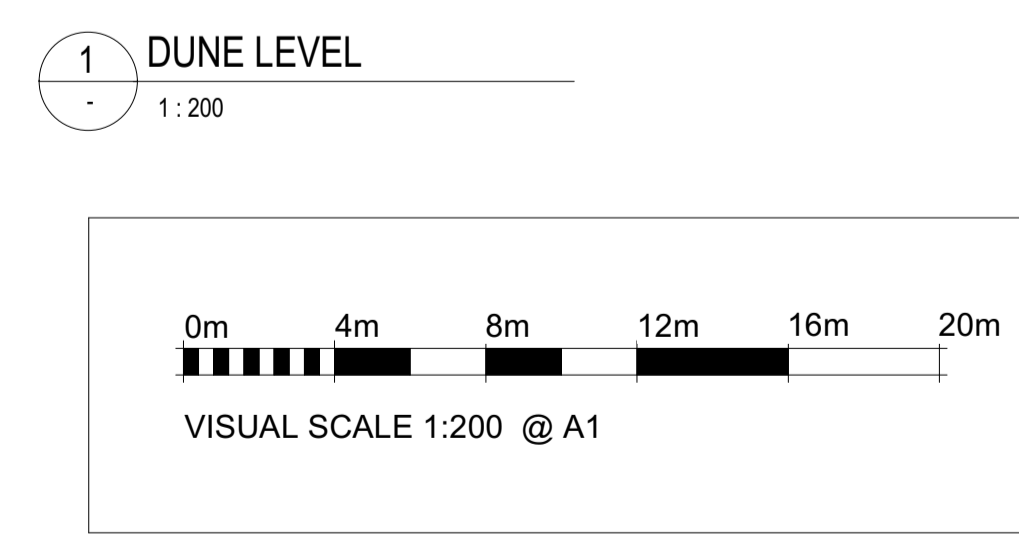
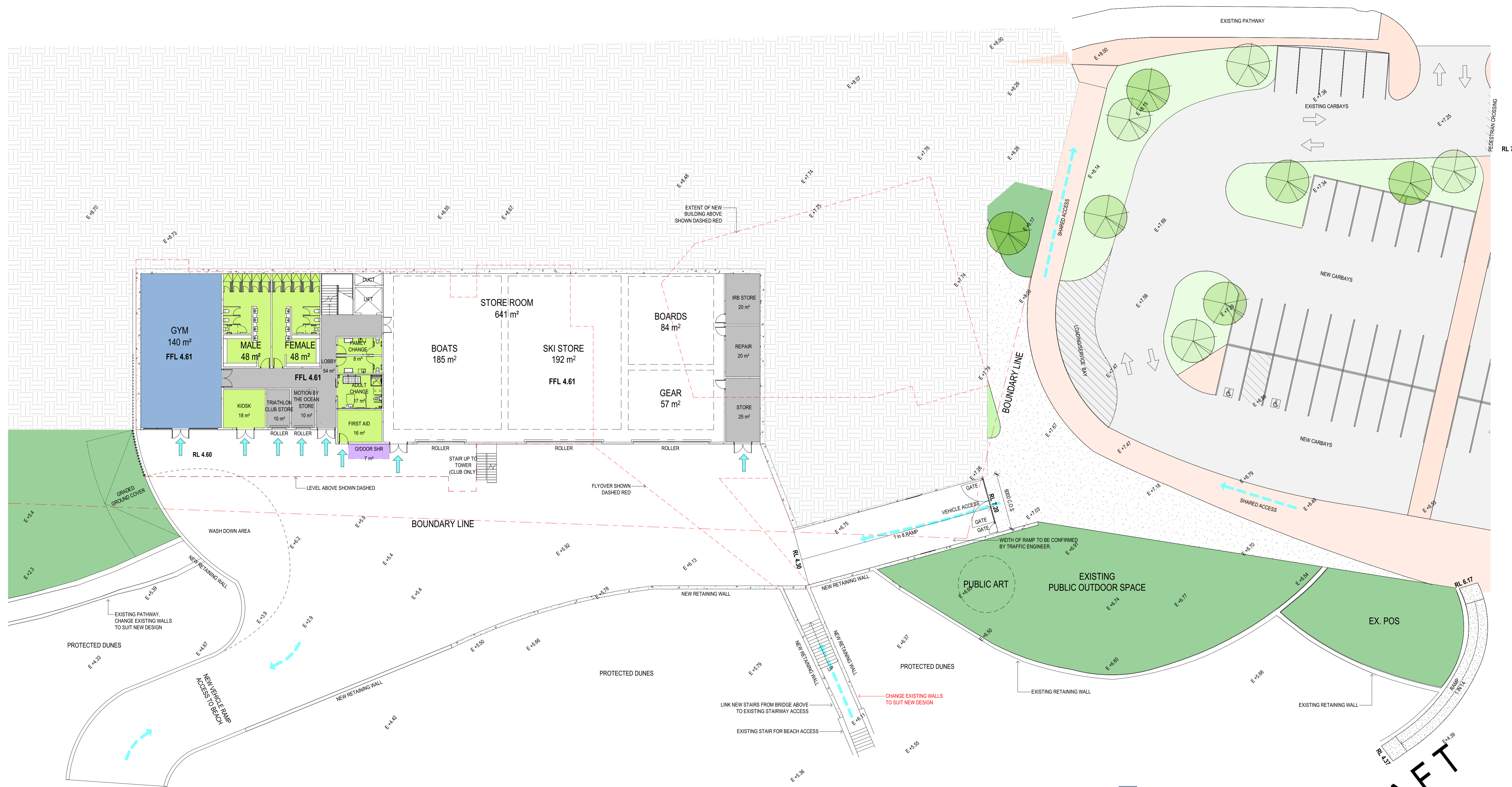
SK-01

REVISION D Revision C

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 24.10.2022

Hodge Collard Preston
ARCHITECTS



CLUB (MAIN AREAS)	140m ²
CLUB AMENITIES	165m ²
CLUB STORAGE & CIRCULATION	780m ²
COMMERCIAL AREA	N/A
PUBLIC AMENITIES	7m ²



SK-03

REVISION D Revision C

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 24.10.2022

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1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



4 ELEVATION 4
1:150



3 ELEVATION 3
1:150

DRAFT

SK-03

REVISION D

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 10.03.2023





DRAFT

SK-04

REVISION D

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 10.03.2023

Hodge Collard Preston
ARCHITECTS



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SK-05

REVISION D

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 10.03.2023

Hodge Collard Preston
ARCHITECTS



DRAFT

SK-06

REVISION D

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21

DATE 10.03.2023



Sorrento Surf Life Saving Club – Concept designs options – Comparison of room / area sizes

Club areas

Room / Area	Previous concept designs			Amended concept designs		
	Option 1 (m ²)	Option 2 (m ²)	Option 3 (m ²)	Option A (m ²)	Option B (m ²)	Option C (m ²)
Gym	120	157	157	140	140	140
Administration areas (admin, tea prep, meeting room, merchandise / store)	100	140	136	108	118	118
Change rooms (male, female, family, adult)	150	131	131	131	131	129
Kiosk / Store	30	26	19	18	21	18
Surf club storage	570	701	721	641	640	641
Bin store / Plant room	30	17	28	20	27	27
IRB store	20	20	20	20	20	20
Repair room	20	20	20	20	20	20
General store	0	25	25	25	25	25
First aid room	15	24	24	16	16	16
Kitchen / Bar / Store	80	103	111	90	90	90
Clubroom	160	150	155	160	160	160
Training room	110	200	200	100	100	100
Club furniture store	50	45	42	44	40	44
Outside deck area	140	186	186	142	146	148
Cleaner	10	8	8	4	5	5
Toilets (including UAT)	50	71	68	59	65	61
Tower	14	15	15	26	25	26
TOTAL	1,669	2,039	2,066	1,764	1,789	1,788

Commercial space and public amenities

Room / Area	Previous concept designs			Amended concept designs		
	Option 1 (m ²)	Option 2 (m ²)	Option 3 (m ²)	Option A (m ²)	Option B (m ²)	Option C (m ²)
Commercial space (internal and external)	440	570	515	376	408	400
Bin store / Plant room	60	32	73	34	30	42
Beach Wheelchair store	10	8	8	10	14	13
External user stores (Triathlon / MBTO)	0	185	20	20	20	20
Toilets / Change rooms (male, female)	120	172	123	120	77*	120
Toilets / Change rooms (UAT)	20	27	32	22	9*	26
Changing Places facility	20	18	21	24	0*	23
Outdoor showers (approx.)	10	18	16	19	11	21
Additional car parking	46 bays	48 bays	43 bays	45 bays	23 bays	45 bays

* plus existing northern toilet block (approx. 140m²)

Option 1

Cost Breakdown - Ver1.1

Item	Description	Qty	Unit	Rate	Total
<u>ITEMISED COST BREAKDOWN</u>					
				<i>Note</i>	
<i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i>					
1	DEMOLITION & SITE PREPARATION				476,800
2	CLUB AREAS				7,367,400
3	PUBLIC AMENITIES				1,032,400
4	COMMERCIAL AREA				2,242,200
5	CAR PARKING WORKS				1,463,900
6	LANDSCAPING & DUNE REMEDIATION WORKS				269,800
7	EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.)				914,300
8	PROVISIONAL SUMS				1,203,400
9	ARTWORK				138,500
<u>ESTIMATED PROJECT COST</u>					<u>15,108,700</u>

Sorrento Surf Life Saving Club Redevelopment

Option A

Cost Breakdown - Ver1.2

Item	Description	Qty	Unit	Rate	Total
<u>ITEMISED COST BREAKDOWN</u>					
				<i>Note</i>	
<i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i>					
1	DEMOLITION & SITE PREPARATION				362,100
2	CLUB AREAS				7,712,900
3	PUBLIC AMENITIES				1,346,200
4	COMMERCIAL AREA				1,544,400
5	CAR PARKING WORKS				695,000
6	LANDSCAPING & DUNE REMEDIATION WORKS				237,200
7	EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.)				964,400
8	PROVISIONAL SUMS				1,190,200
9	ARTWORK				129,700
<u>ESTIMATED PROJECT COST</u>					<u>14,182,100</u>

Sorrento Surf Life Saving Club Redevelopment

Option B

Cost Breakdown - Ver1.2

Item	Description	Qty	Unit	Rate	Total
<u>ITEMISED COST BREAKDOWN</u>					
				<i>Note</i>	
<i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i>					
1	DEMOLITION & SITE PREPARATION				295,600
2	CLUB AREAS				8,080,200
3	PUBLIC AMENITIES				790,000
4	COMMERCIAL AREA				1,553,700
5	CAR PARKING WORKS				464,400
6	LANDSCAPING & DUNE REMEDIATION WORKS				189,000
7	EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.)				897,800
8	PROVISIONAL SUMS				1,063,700
9	ARTWORK				123,400
<u>ESTIMATED PROJECT COST</u>					<u>13,457,800</u>

Sorrento Surf Life Saving Club Redevelopment

Option C

Cost Breakdown - Ver1.2

Item	Description	Qty	Unit	Rate	Total
<u>ITEMISED COST BREAKDOWN</u>					
				<i>Note</i>	
<i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i>					
1	DEMOLITION & SITE PREPARATION				318,800
2	CLUB AREAS				8,114,100
3	PUBLIC AMENITIES				1,380,800
4	COMMERCIAL AREA				1,426,100
5	CAR PARKING WORKS				682,200
6	LANDSCAPING & DUNE REMEDIATION WORKS				243,600
7	EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.)				1,352,400
8	FLY-OVER BRIDGE				184,400
9	PROVISIONAL SUMS				1,081,300
10	ARTWORK				137,300
<u>ESTIMATED PROJECT COST</u>					<u>14,921,000</u>

Sorrento Surf Life Saving Club – Concept designs options – Advantages and Disadvantages

Option	Advantages	Disadvantages
1	<ul style="list-style-type: none"> • Design previously approved by Council. • Provides additional car parking bays (46). 	<ul style="list-style-type: none"> • Updated project cost is over-budget by \$1,108,700 (excluding escalation). • Not supported by the SSLSC as the club areas and commercial space are combined in the one building. • New building is a two-storey facility to West Coast Drive. • Combined club and commercial building with the main entrances to the club area and commercial space located next door to each other. • Additional site works and costs anticipated as the area would require substantial earthworks, plus additional stairs and ramps, in order to have the building present as a single-storey building to West Coast Drive. • Storage of SSLSC equipment and vehicles located further from the beach. • Public amenities located at northern end of building. • Location in front of residential properties on West Coast Drive. • Increased risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the lack of pedestrian access bridge and plaza walkways.
A	<ul style="list-style-type: none"> • Amended design is in line with the Option One design that Council previously approved. • Equal-greatest number of additional car parking bays included (45), in comparison to Option B (23). • New building is not located in direct view of residential properties along West Coast Drive. • Provides all new public amenities. 	<ul style="list-style-type: none"> • Estimated project cost is over-budget by \$182,100 (excluding escalation). • Not supported by the SSLSC as the club areas and commercial space are combined in the one building. • Main entrances to the club area and commercial space are located in close proximity to each other. • Increased risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the lack of pedestrian access bridge and plaza walkways.
B	<ul style="list-style-type: none"> • Estimated project cost is within budget (\$542,200 below budget) (excluding escalation). • Clubs preferred design as it provides the greatest separation of the club areas and commercial spaces 	<ul style="list-style-type: none"> • Vehicle access to the lower level and the beach is through the northern car park which may create additional safety issues. • Refurbishment works would likely still be required for the existing northern toilet block.

Option	Advantages	Disadvantages
	<ul style="list-style-type: none"> • and vehicle access to the lower level is via the northern car park (closer to the beach). • Increased exposure of the Club gym as it is located on the upper level of the building. • Potential to stage construction. 	<ul style="list-style-type: none"> • New commercial space and public amenities will be located in direct view of residential properties along West Coast Drive. • Amended design varies from the Option One design that Council previously approved. • Lowest number of additional car parking bays provided (23), in comparison to Option A and C.
C	<ul style="list-style-type: none"> • Supported by the SSLSC due to the clear separation between the club areas and the commercial space. • Equal-greatest number of additional car parking bays included (45), in comparison to Option B (23). • Reduced risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the pedestrian access bridge and plaza walkways. • New building is not located in direct view of residential properties along West Coast Drive. • Vehicle access to the lower levels is via the southern car park which will be easier to manoeuvre for members and visitors to the site and will reduce the potential impact on traffic on West Coast Drive (in comparison to Option B). • Provides all new public amenities. 	<ul style="list-style-type: none"> • Estimated project cost is over-budget by \$921,000 (excluding escalation). • Amended design varies from the Option One design that Council previously approved. • Not the clubs preferred design (however is still supported by the club).

Sorrento Surf Life Saving Club cost estimates – all design options

Component	Option One	Option Two[^]	Option Three[^]	Option A	Option B	Option C
Demolition / site preparation	\$476,800	\$531,300	\$834,600	\$362,100	\$295,600	\$318,800
Club areas	\$7,367,400	\$9,829,100	\$9,287,700	\$7,712,900	\$8,080,200	\$8,114,100
Public amenities	\$1,032,400	\$1,243,000	\$1,078,900	\$1,346,200	\$790,000	\$1,380,800
Commercial area	\$2,242,200	\$1,508,300	\$1,642,600	\$1,544,400	\$1,553,700	\$1,426,100
Car parking works	\$1,463,900	\$1,260,000	\$1,360,000	\$695,000	\$464,400	\$682,200
Landscaping and dune remediation works	\$269,800	\$420,700	\$434,100	\$237,200	\$189,000	\$243,600
External works (paving; footpaths; retaining walls; beach access etc)	\$914,300	\$1,270,000	\$1,470,000	\$964,400	\$897,800	\$1,352,400
Fly over vehicle bridge	N/A	N/A	\$410,600	N/A	N/A	\$184,400
Provisional sums	\$1,203,400	\$1,358,800	\$1,373,000	\$1,190,200	\$1,063,700	\$1,081,300
Artwork (1% of construction cost)	\$138,500	\$158,400	\$163,000	\$129,700	\$123,400	\$137,300
Total Project Cost	\$15,108,700	\$17,579,600	\$18,054,500	\$14,182,100	\$13,457,800	\$14,921,000

[^]Based on December 2021 cost estimates.

Sorrento Surf Life Saving Club – Key cost estimate variances

Component	Option One Cost	Option A / B / C Costs	Comments
Demolition / site preparation	\$476,800	A - \$362,100 B - \$295,600 C - \$318,800	Option One includes the demolition of the entire car park to the south of the existing club. Options A, B and C includes partial demolition for the areas where new car parking bays are created. If the demolition of the entire car park was added to the updated designs, this would cost an additional \$203,500 (Option A), \$201,600 (Option B) or \$203,700 (Option C). Option B includes the retention of the existing northern toilet block and surrounds. Several other differences include the amount of demolition and site preparation works that are required, as a consequence of the building location for Options A, B and C being further north than Option One.
Public amenities	\$1,032,400	A - \$1,346,200 B - \$790,000 C - \$1,380,800	The layout of the Option One public amenities is a more regular, square shape compared to the Option A and C layout. This results in a higher proportion of external walls to internal floor area, and it has a smaller roof area. An allowance for a greater area of feature lining / cladding to the external walls of Options A and C has been included, due their frontage to the carpark. Option B includes a smaller amount of new public amenities than all other options, due to the retention of the existing northern toilet block.
Commercial area	\$2,242,200	A - \$1,544,400 B - \$1,553,700 C - \$1,426,100	There is a reduction in the commercial space from Option One to Option A. There is also a reduction in the allocated space for the back-of-house facilities (kitchen and toilets) in Options A, B and C. The majority of the Option One commercial space is on the first-floor level, while Options A, B and C are on the ground floor level. As a result, Option One includes a service lift and external stairs. Option One includes a dedicated loading dock adjacent to the bin store and additional screening. The Option One commercial space is at the end of the building and has more external envelope than Option A which is bounded by the club area and public amenities.
Car parking works	\$1,463,900	A - \$695,000 B - \$464,400 C - \$682,200	Option One includes the reconstruction of the entire car park to the south of the existing club (approximately 7,000m ² in total). Option A and C includes for partial reconstruction only (approximately 2,100m ² in total), as does Option B (approximately 1,400m ² in total). If the reconstruction of the entire car park was added to the updated designs, this would cost an additional

Component	Option One Cost	Option A / B / C Costs	Comments
			\$919,500 (Option A), \$953,200 (Option B) or \$964,500 (Option C). Several other differences exist in the amount of car parking works that are required, as a consequence of the building location for Options A, B and C being further north than Option One.