

Mt Atkinson & Tarneit Plains



Infrastructure Contributions Plan **(VPA Recommended Changes to the Panel)**

May 2019

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1 SUMMARY

1.1 MONETARY COMPONENT

The following table summarises the monetary component of the infrastructure contribution imposed under this Infrastructure Contributions Plan (ICP) for each class of development.

The monetary component consists of a:

- **standard levy** that is calculated by multiplying the net developable area (NDA) by the standard levy rate; and
- **supplementary levy** that is calculated by multiplying the NDA by the supplementary level rate.

Details of the infrastructure construction projects that will be funded by the monetary component and their apportionment are provided in Section 3 of this ICP.

Details of the standard and supplementary levy rates are provided in Section 5 of this ICP.

Table 1 Monetary Component ICP Levy Summary

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE	LEVY TO BE PAID
STANDARD LEVY			
Residential	410.58	\$200,689	\$82,398,368
Commercial and Industrial	496.05	\$114,062	\$56,580,706
Subtotal	906.63		\$138,979,074
SUPPLEMENTARY LEVY			
Residential	410.58	\$15,940	\$6,544,692
Commercial and Industrial	496.05	\$15,940	\$7,907,179
Subtotal	906.63		\$14,451,871
TOTAL MONETARY COMPONENT			
Residential	410.58	\$216,629	\$88,943,060
Commercial and Industrial	496.05	\$130,002	\$64,487,885
Total	906.63		\$153,430,945

1.2 LAND COMPONENT

The following table specifies the ICP land contribution percentage for each class of development.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area of this ICP in that class of development.

Details of the public purposes that this land will be used and developed for, is specified in Section 4 of this ICP.

Table 2 ICP Land Contribution Percentage

Class of development	ICP land contribution percentage
Residential	11.05%
Commercial and industrial	3.93%

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- any inner public purpose land that forms part of the parcel of land; and
- any land equalisation amount in relation to the parcel of land.

Table 3 specifies for each parcel of land in the ICP plan area:

- the area of inner public purpose land to be provided by the parcel
- land credit amount or the land equalisation amount in relation to the parcel; and
- outer land attributable to this ICP.

Table 3 Land Credit and Equalisation Amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
1	0.00	\$0.00	\$0.00	\$0.00
2	0.00	\$0.00	\$52,258.52	\$112,094.65
3	0.00	\$0.00	\$343,693.40	\$112,094.65
4	0.00	\$0.00	\$568,588.89	\$112,094.65
5	0.70	\$1,049,706.96	\$0.00	\$0.00
6-E	1.16	\$0.00	\$761,073.40	\$21,594.66
6-R	0.30	\$0.00	\$1,033,620.89	\$181,773.89
7	0.00	\$0.00	\$0.00	\$0.00
8	0.00	\$0.00	\$103,676.34	\$112,094.65
9	0.00	\$0.00	\$0.00	\$0.00
10	0.00	\$0.00	\$264,520.95	\$112,094.65
11	0.00	\$0.00	\$226,756.26	\$112,094.65
12	0.00	\$0.00	\$697,564.99	\$112,094.65
13	0.00	\$0.00	\$462,838.80	\$112,094.65
14	0.04	\$0.00	\$354,184.26	\$86,006.72
15-E	0.00	\$0.00	\$107,330.62	\$112,094.65
15-R	0.00	\$0.00	\$736,157.05	\$315,203.19
16	0.00	\$0.00	\$479,014.28	\$315,203.19
17	0.00	\$0.00	\$332,035.04	\$315,203.19
18-E	0.00	\$0.00	\$164,756.71	\$112,094.65
18-R	0.00	\$0.00	\$28,525.89	\$315,203.19
19	0.05	\$0.00	\$381,431.07	\$84,477.12
20	0.00	\$0.00	\$0.00	\$0.00
21	0.00	\$0.00	\$0.00	\$0.00
22	0.00	\$0.00	\$2,568,811.42	\$315,203.19
23	0.00	\$0.00	\$3,200,636.21	\$315,203.19
24	0.00	\$0.00	\$1,750,417.86	\$315,203.19
25	6.49	\$6,876,483.06	\$0.00	\$0.00
26	0.00	\$0.00	\$672,044.72	\$315,203.19
27	3.20	\$5,540,706.67	\$0.00	\$0.00

28	0.60	\$526,136.83	\$0.00	\$0.00
29	3.61	\$6,068,435.88	\$0.00	\$0.00
30	1.73	\$1,448,090.39	\$0.00	\$0.00
31	0.81	\$0.00	\$5,688,172.32	\$231,386.42
32	7.71	\$12,104,493.45	\$0.00	\$0.00
33	7.39	\$6,066,399.03	\$0.00	\$0.00
34-E	0.00	\$0.00	\$412,115.97	\$112,094.65
34-R	2.92	\$0.00	\$6,524,986.74	\$147,677.59
35-E	2.40	\$3,957,377.06	\$0.00	\$0.00
35-R	0.00	\$0.00	\$1,275,343.62	\$315,203.19
36	0.00	\$0.00	\$6,813,228.14	\$314,629.00
37	1.22	\$0.00	\$5,099,322.55	\$196,393.68
38	12.91	\$22,969,558.06	\$0.00	\$0.00
39-E	0.70	\$0.00	\$840,602.35	\$34,274.63
39-R	0.62	\$0.00	\$3,516,221.48	\$217,724.04
40	0.00	\$0.00	\$0.00	\$0.00
41	0.00	\$0.00	\$1,050,629.50	\$112,094.65
42	0.00	\$0.00	\$2,200,406.72	\$112,094.65
43	1.29	\$0.00	\$7,833,962.89	\$222,158.78
44-E	0.46	\$0.00	\$919,177.96	\$47,475.50
44-R	0.55	\$0.00	\$2,572,577.29	\$204,305.76
45	0.00	\$0.00	\$2,025,998.66	\$112,094.65
46	1.72	\$40,798.86	\$0.00	\$0.00
47-E	1.54	\$1,637,253.03	\$0.00	\$0.00
47-R	2.04	\$0.00	\$2,224,470.19	\$94,634.55
48-E	1.29	\$0.00	\$53,311.85	\$1,670.69
48-R	0.00	\$0.00	\$108,146.21	\$315,203.19
49	0.27	\$0.00	\$807,469.13	\$58,993.61
50	1.50	\$191,329.37	\$0.00	\$0.00
51	1.42	\$1,888,114.23	\$0.00	\$0.00
52	1.44	\$0.00	\$605,843.03	\$14,879.44
53	0.00	\$0.00	\$0.00	\$0.00
54	0.00	\$0.00	\$0.00	\$0.00
55	0.79	\$1,332,447.45	\$0.00	\$0.00
56	0.89	\$0.00	\$1,542,814.40	\$43,559.93
57	0.00	\$0.00	\$2,011,773.85	\$112,094.65
58	0.01	\$0.00	\$194,833.85	\$95,675.63
59	0.53	\$300,734.13	\$0.00	\$0.00
60	0.00	\$0.00	\$688,115.41	\$112,094.65
61	0.00	\$0.00	\$978,911.35	\$112,094.65
62	0.21	\$0.00	\$424,003.43	\$47,317.06
63	0.03	\$0.00	\$844,489.81	\$100,690.33

64	0.41	\$278,754.88	\$0.00	\$0.00
65	0.46	\$627,378.78	\$0.00	\$0.00
66	0.11	\$116,709.19	\$0.00	\$0.00
67	0.00	\$0.00	\$0.00	\$0.00
68	0.00	\$0.00	\$0.00	\$0.00
69	0.00	\$0.00	\$0.00	\$0.00
70	0.00	\$0.00	\$0.00	\$0.00
71	0.00	\$0.00	\$0.00	\$0.00
72	0.00	\$0.00	\$0.00	\$0.00
73	0.00	\$0.00	\$0.00	\$0.00
74	0.00	\$0.00	\$0.00	\$0.00
75	0.00	\$0.00	\$145.72	\$0.00
76	0.00	\$0.00	\$0.00	\$0.00
77	0.00	\$0.00	\$0.00	\$0.00
78	0.10	\$271,322.62	\$0.00	\$0.00
79	0.00	\$0.00	\$0.00	\$0.00
80	0.00	\$0.00	\$3,183.49	\$112,094.65
SUB-TOTAL	71.63	\$73,292,229.94	\$72,550,195.48	
Road Reserve				
R1	0.00	\$0.00	\$0.00	\$0.00
R2	0.00	\$0.00	\$0.00	\$0.00
R3	0.00	\$0.00	\$0.00	\$0.00
R4-E	0.00	\$0.00	\$62,313.41	\$112,094.65
R4-R	0.00	\$0.00	\$185,181.87	\$315,203.19
R5	0.00	\$0.00	\$363,130.61	\$112,094.65
R6	0.00	\$0.00	\$0.00	\$0.00
R7	0.00	\$0.00	\$23,752.86	\$112,094.65
R8-E	0.00	\$0.00	\$107,655.70	\$112,094.65
R8-R	0.00	\$0.00	\$0.00	\$0.00
R9	0.00	\$0.00	\$0.00	\$0.00
R10	0.00	\$0.00	\$0.00	\$0.00
R11	0.00	\$0.00	\$0.00	\$0.00
R12	0.00	\$0.00	\$0.00	\$0.00
R13	0.00	\$0.00	\$0.00	\$0.00
R14	0.00	\$0.00	\$0.00	\$0.00
SUB-TOTAL	0.00	0.00	\$742,034.45	
TOTALS PSP Mt Atkinson and Tarneit Plains PSP	71.63	\$73,292,229.94	\$73,292,229.94	

2 INTRODUCTION

The Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Melton City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Melton Planning Scheme for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities and the provision of land for public purposes.

The infrastructure contribution imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in Mt Atkinson & Tarneit Plains Precinct Structure Plan (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Mt Atkinson & Tarneit Plains PSP;
- Lists the individual infrastructure projects identified in the Mt Atkinson & Tarneit Plains PSP; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987*, the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines*.

2.1 DOCUMENT STRUCTURE

This document comprises the sections described below.

Sections 1 & 2	• Summarises the key details of this ICP • Describes the strategic basis for this ICP
Section 3	• Identifies the monetary component projects to be contributed to by this ICP
Section 4	• Identifies the public purpose land provision for this ICP
Section 5	• Discusses the administration and implementation of this ICP
Sections 6 & Above	• Provides additional detailed information

2.2 PLANNING AND ENVIRONMENT ACT 1987

This ICP has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* (the Act), it is consistent with the Minister for Planning's *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Melton Planning Scheme for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Melton Planning Scheme through Schedule 3 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

2.3 STRATEGIC PLANNING & JUSTIFICATION

This ICP has been prepared in conjunction with the Mt Atkinson & Tarneit Plains PSPs.

The Mt Atkinson & Tarneit Plains PSP sets out the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development. The PSP also identifies the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSP provide an overview of the planning process for the Mt Atkinson & Tarneit Plains ICP area.

The PSP has confirmed:

- All road, intersection and bridge projects required to service the new community;
- The sporting reserves, local parks, schools and community facilities required to service the new community;
- The public purpose land required for the above; and
- The parcel specific land budget detailing the encumbrances, the Net Developable Area (NDA) and the contribution land.

2.4 TIMEFRAME & PLAN REVIEW PERIOD

This ICP adopts a long-term outlook for development. It takes into account planned future development in the area. This ICP commences on the date of incorporation into the Melton Planning Scheme. This ICP will end when development within the ICP area is complete, which is projected to be 20 years after gazettal, or when this ICP is removed from the Melton Planning Scheme.

This ICP is expected to be reviewed and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all, alternatively this may require an amendment to the Melton Planning Scheme to replace this document with an alternative, revised document.

2.5 AREA TO WHICH THIS INFRASTRUCTURE CONTRIBUTION PLAN APPLIES (ICP PLAN AREA)

This ICP applies to 1,531.68 total hectares of land as shown in Plan 1, this is the ICP plan area.

The classes of development of land in relation to which an infrastructure contribution is to be imposed under this plan are 'residential' and 'commercial and industrial'.

The classes of development are identified in Plan 1, the Net Developable Area (NDA) and contribution land for each class of development are summarised in Table 4.

Table 4 Development Classes & Areas

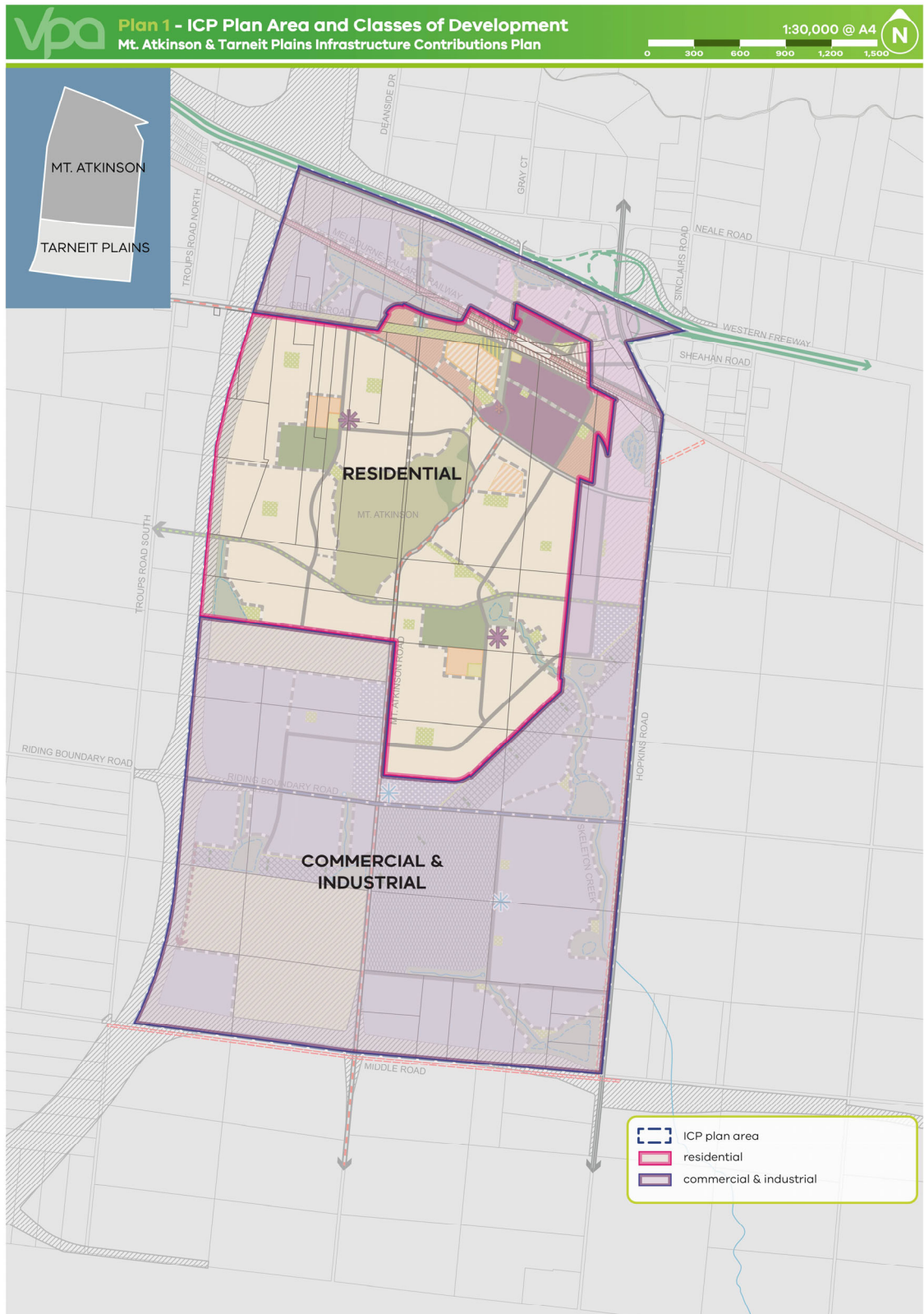
CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	410.58	466.18
Commercial and Industrial	496.05	512.08
Total for ICP plan area	906.63	978.26

Note: Discrepancy in numbers due to rounding of decimal point. Table 17 takes precedence.

The Monetary Component of the infrastructure contribution is payable on the net developable area.

The Land Component of the infrastructure contribution is calculated based on the contribution land.

Plan 1 ICP Plan Area and Classes of Development



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3 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Mt Atkinson & Tarneit Plains PSP.

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be contributed to by the monetary component (standard and supplementary levies) of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure projects:

- transport construction
- community and recreation construction.

(refer to Plans 2 and 3, and Tables 5 to 7).

Tables 5 to 8 also include staging for when the infrastructure projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term stages:

Short (S): 0-5 years approx.

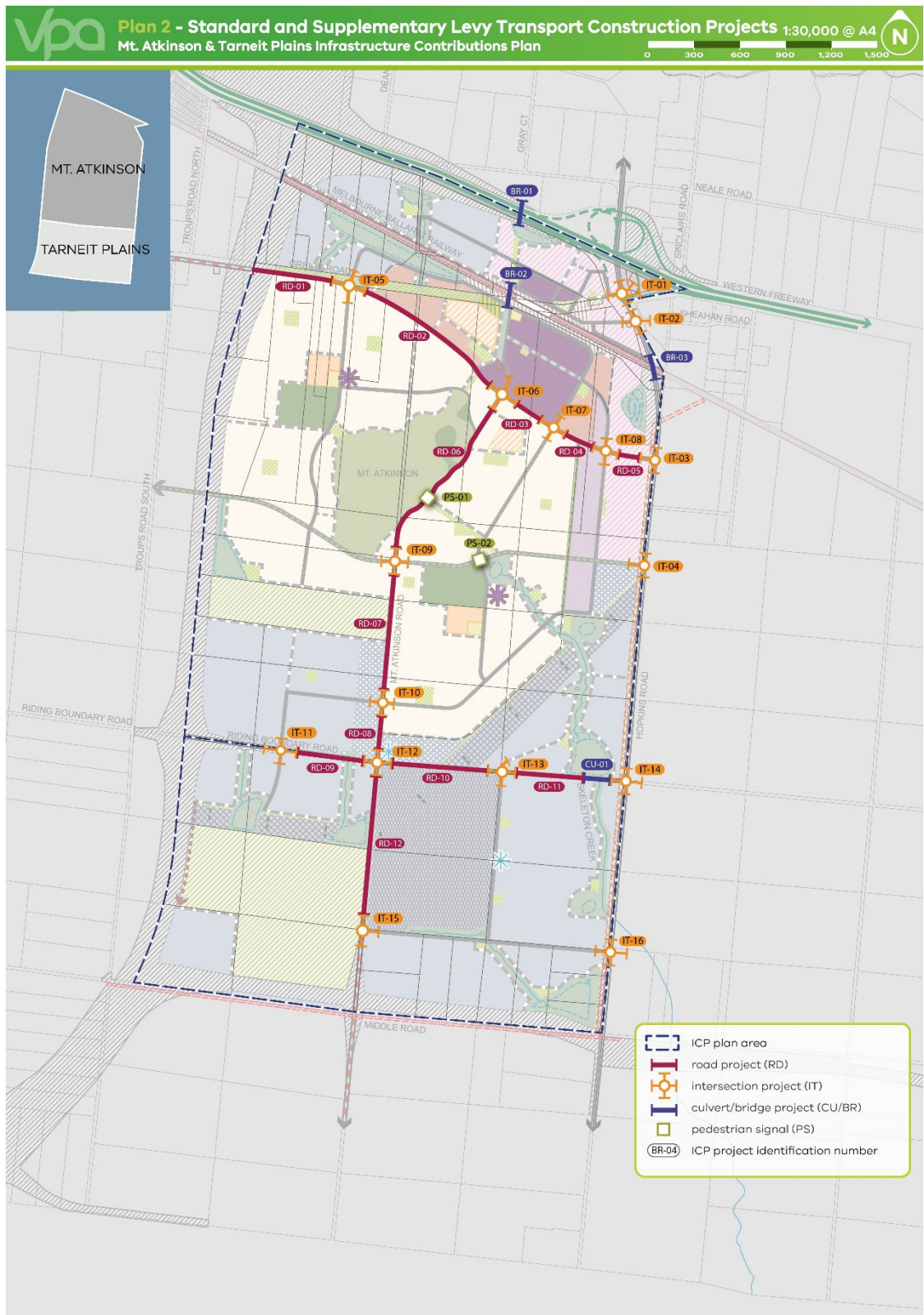
Medium (M): 5-10 years approx.

Long (L): 10 years and beyond

3.1 COST APPORTIONMENT & RELATED INFRASTRUCTURE AGREEMENTS

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Tables 5 to 8.

Plan 2 Standard and Supplementary Levy Transport Construction Projects



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3.2 TRANSPORT CONSTRUCTION PROJECTS

The transport construction projects included in this ICP are based on the transport network depicted in Plan 2 as identified by the Mt Atkinson & Tarneit Plains PSP.

The transport construction projects contributed to by the monetary component of this ICP are listed in the following tables.

Table 5 describes the transport construction projects contributed to by the standard levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 5 Standard Levy Transport Construction Projects

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
Road Projects							
RD-01	Greigs Road: Outer Metropolitan Ring Road (OMR) to north-south connector Road (IT-05). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment) within the existing Greigs Road reserve	M	100%	N/A	\$2,467,500	\$2,467,500	\$2,722
RD-02	Greigs Road: North-south connector road (IT-05) to Mt Atkinson Road (IT-06). construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$4,738,125	\$4,738,125	\$5,226
RD-03	Greigs Road: Mt Atkinson Road (IT-06) to north-south connector Road (IT-07). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$958,125	\$958,125	\$1,057
RD-04	Greigs Road: North-south connector road (IT-07) to north-south connector road (IT-08). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$940,625	\$940,625	\$1,037
RD-05	Greigs Road: North-south connector road (IT-08) to Hopkins Road (IT-03). Construction of a secondary arterial	S	100%	N/A	\$643,125	\$643,125	\$709

	road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)						
RD-06	Mt Atkinson Road: Greigs Road (IT-06) to east-west connector boulevard (IT-09). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$4,939,375	\$4,939,375	\$5,448
RD-07	Mt Atkinson Road: East-west connector boulevard (IT-09) to east-west connector road (IT-10). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$3,390,625	\$3,390,625	\$3,740
RD-08	Mt Atkinson Road: East-west connector road (IT-10) to Riding Boundary Road (IT-12). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$822,500	\$822,500	\$907
RD-09	Riding Boundary Road: North-south connector road (IT-11)to Mt Atkinson Road (IT-12). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$1,890,000	\$1,890,000	\$2,085
RD-10	Riding Boundary Road: Mt Atkinson Road(IT-12) north-south connector road (IT-13). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$2,791,250	\$2,791,250	\$3,079
RD-11	Riding Boundary Road: North-south connector road (IT-13) to Hopkins Road (IT-14). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$2,765,000	\$2,765,000	\$3,050
RD-12	Mt Atkinson Road: Riding Boundary Road (IT-12) to east-west connector (IT-15). Construction of a secondary arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$3,981,250	\$3,981,250	\$4,391

Intersection Projects

IN-01	Signalised intersection - Hopkins Road / east-west connector road- Construction of primary arterial to connector road 3-way signalised intersection and roundabout (interim treatment) within declared arterial road reserve	M	100%	N/A	\$9,310,000	\$9,310,000	\$10,269
IN-02	Signalised intersection- Hopkins Road / east-west connector road- Construction of primary arterial to connector road 3-way signalised intersection (interim treatment)	S-M	100%	N/A	\$5,936,000	\$5,936,000	\$6,547
IN-03	Signalised intersection - Hopkins Road / Greigs Road- Construction of primary arterial to secondary arterial 3-way signalised intersection (interim treatment).To include appropriate protection of high pressure gas transmission pipelines.	S	100%	N/A	\$4,972,000	\$4,972,000	\$5,484
IN-04	Signalised intersection - Hopkins Road / east-west boulevard connector road. Construction of primary arterial to boulevard connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	M	31.7%	68.3% Mt Atkinson & Tarneit Plains ICP Supplementary Levy	\$4,765,000	\$1,512,411	\$1,668
IN-05	Signalised intersection - Greigs Road / north-south connector road. Construction of secondary arterial to connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$3,372,000	\$3,372,000	\$3,719
IN-06	Signalised intersection- Greigs Road / Mt Atkinson Road- Construction of secondary arterial and connector road to secondary arterial 4-way signalised intersection (interim treatment)	S-M	100%	N/A	\$4,059,000	\$4,059,000	\$4,477
IN-07	Signalised intersection - Greigs Road / north-south connector road- Construction of a secondary arterial to connector road 4-way signalised intersection (interim treatment)	S	100%	N/A	\$3,270,000	\$3,270,000	\$3,607

IN-08	Signalised intersection - Greigs Road / north-south connector road- Construction of secondary arterial to connector road 4-way signalised intersection (interim treatment)	S	100%	N/A	\$3,428,000	\$3,428,000	\$3,781
IN-09	Signalised intersection - Mt Atkinson Road / east-west connector boulevard- Construction of secondary arterial to boulevard connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,042,000	\$4,042,000	\$4,458
IN-10	Signalised intersection - Mt Atkinson Road / east-west connector road- Construction of secondary arterial to connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,088,000	\$4,088,000	\$4,509
IN-11	Signalised intersection - Riding Boundary Road / north-south connector road- Construction of secondary arterial to connector road 3-way signalised intersection (interim treatment)	L	100%	N/A	\$5,052,000	\$5,052,000	\$5,572
IN-12	Signalised intersection - Riding Boundary Road / Mt Atkinson Road- Construction of a secondary arterial to secondary arterial 4-way signalised intersection (interim treatment)	L	100%	N/A	\$4,859,000	\$4,859,000	\$5,359
IN-13	Signalised intersection - Riding Boundary Road / north-south connector road and local access road- Construction of secondary arterial to connector road/local access road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,818,000	\$4,818,000	\$5,314
IN-14	Signalised intersection - Riding Boundary Road / Hopkins Road. Construction of primary arterial to secondary arterial 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	M	100.0%	N/A	\$4,857,000	\$4,857,000	\$5,357
IN-15	Signalised intersection- Mt Atkinson Road / east west connector road- Construction of secondary arterial to connector road 3-way signalised intersection (interim treatment)	L	100%	N/A	\$3,627,000	\$3,627,000	\$4,001

IN-16	Signalised intersection - east west connector road / Hopkins Road- Construction of primary arterial to connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	S	100%	N/A	\$5,329,000	\$5,329,000	\$5,878
Bridges and Culvert Projects							
BR-01	Pedestrian and cyclist bridge. Construction of pedestrian and cycle bridge across the Western Freeway to the future Kororoit Precinct*	L	0%	Plumpton & Kororoit ICP/Mt Atkinson & Tarneit Plains Supplementary Levy	\$7,678,564	\$0	\$0
PEDESTRIAN CROSSING PROJECTS							
PS-01	Pedestrian signals - Construction of pedestrian signals on Mt Atkinson Road opposite the Mt Atkinson Conservation Reserve	M	100%	N/A	\$276,614	\$276,614	\$305
PS-02	Pedestrian signals- Construction of pedestrian signals on North-South Boulevard Connector Road north of Mt Atkinson East Community Hub	M	100%	N/A	\$276,614	\$276,614	\$305
					\$114,343,292	\$103,412,139	\$114,062

Table 6 describes the transport construction projects contributed to by the supplementary levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 6 Supplementary Levy Transport Construction Projects

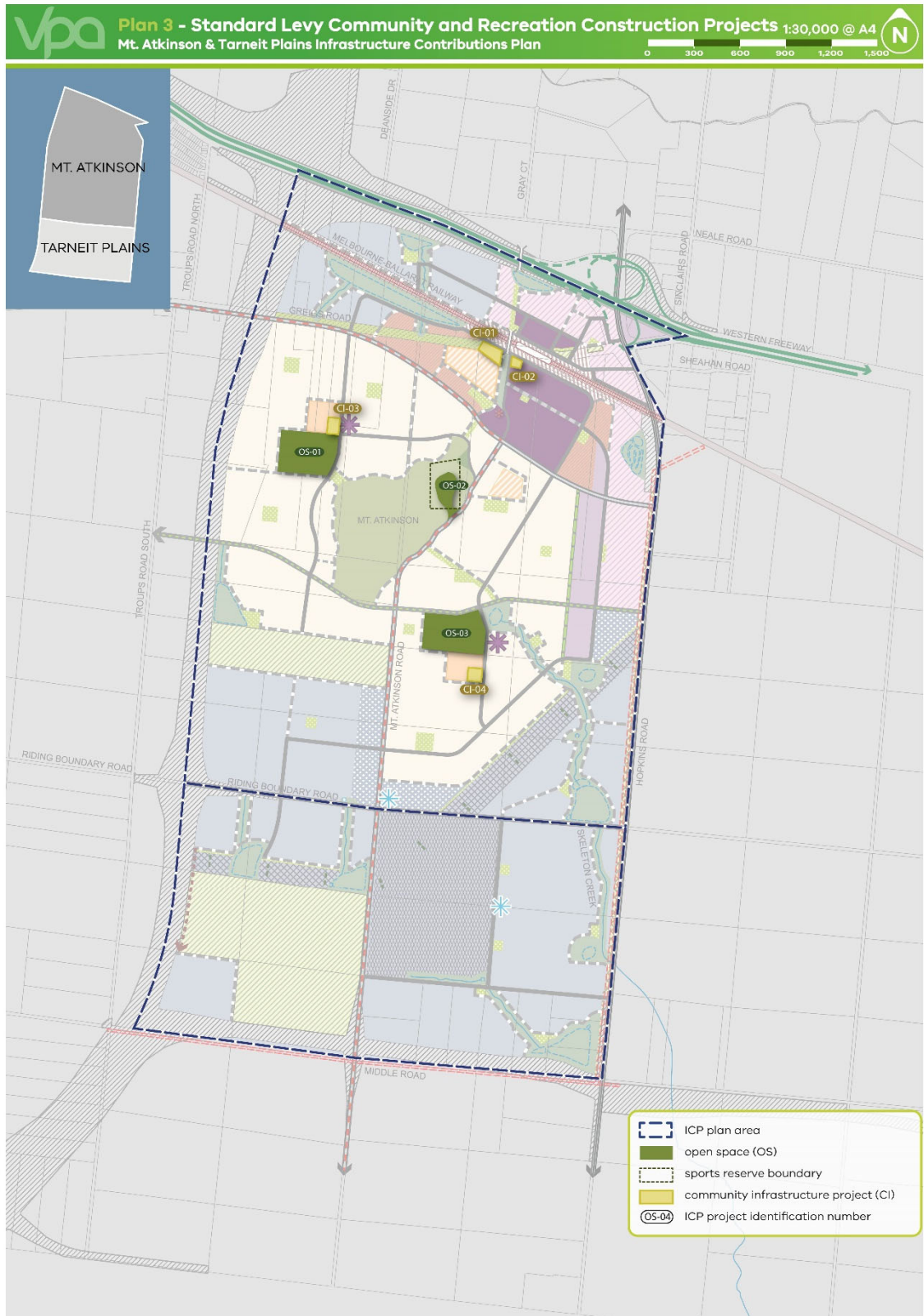
ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
Bridge & Culvert Projects							
BR-01	Pedestrian and cyclist bridge. Construction of pedestrian and cycle bridge across the Western Freeway to the future Kororoit Precinct*	L	50%	50% Plumpton & Kororoit ICP	\$7,678,564	\$3,839,282	\$4,235
BR-02	Pedestrian and cyclist bridge- Construction of pedestrian and cycle bridge (ultimate treatment) across the Melbourne-Ballarat rail corridor **	L	100%	N/A	\$5,184,000	\$5,184,000	\$5,718
BR-03	Hopkins Road level crossing upgrade- Construction of an upgrade to the level crossing at the intersection Hopkins Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossing***	M	100%	N/A	\$1,005,000	\$1,005,000	\$1,109
CU-01	Construction of a major culvert across Riding Boundary Road to cater for a new drainage infrastructure associated with the Truganina Drainage Services Scheme.	S	100%	N/A	\$1,171,000	\$1,171,000	\$1,292
Intersection Projects							
IN-04	Signalised intersection - Hopkins Road / east-west boulevard connector road. Construction of primary arterial to boulevard connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	M	68.3%	31.7% Mt Atkinson & Tarneit Plains ICP Standard Levy	\$4,765,000	\$3,252,589	\$3,588
					\$19,803,564.00	\$ 14,451,871.00	\$15,940.22

*Project to be delivered in consultation with relevant road authority

**Project to be delivered in consultation with relevant rail authority

***Project to be delivered in consultation with relevant road and rail authority

Plan 3 Standard Levy Community & Recreation Construction Projects



3.3 COMMUNITY & RECREATION CONSTRUCTION PROJECTS

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Mt Atkinson & Tarneit Plains PSP.

The community and recreation construction projects identified in this ICP are listed in the following table. As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$86,627 per net developable hectare in the 2018/2019 financial year or the indexed amount in subsequent financial years.

Table 7 Standard Levy Community & Recreation Construction Projects

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
Community Building Projects							
CI-02	Neighbourhood House- (Mt Atkinson Town Centre) Construction of a Neighbourhood House (Level 2) in the Mt Major Town Centre, including youth space, additional classroom space and specialist facilities	M	100%	N/A	\$8,928,000	\$8,928,000	\$21,745
CI-03	Mt Atkinson West Community Centre (Mt Atkinson West Community Hub) - Construction of a multi-purpose community centre (Level 1) at Mt Atkinson West Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health	M	100%	N/A	\$7,606,000	\$7,606,000	\$18,525
CI-04	Mt Atkinson East Community Centre (Mt Atkinson East Community Hub) - Construction of a multi-purpose community centre (Level 1) at Mt Atkinson East Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	S-M	100%	N/A	\$7,606,000	\$7,606,000	\$18,525

Recreation Projects							
OS-01	Mt Atkinson West Sports Reserve- Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson West sports reserve, including all building works, landscaping and related infrastructure.	M	100%	N/A	\$12,011,000	\$12,011,000	\$29,254
OS-02	Mt Atkinson North Sports reserve- Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson North sports reserve, including all building works, landscaping and related infrastructure.	M	100%	N/A	\$9,677,000	\$9,677,000	\$23,569
OS-03	Mt Atkinson East Sports reserve- Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson East sports reserve, including all building works, landscaping and related infrastructure.	M	100%	N/A	\$12,011,000	\$12,011,000	\$29,254
					\$57,839,000	\$57,839,000	\$140,872
					Capped Levy Rate		\$86,627

3.4 PROJECT STAGING

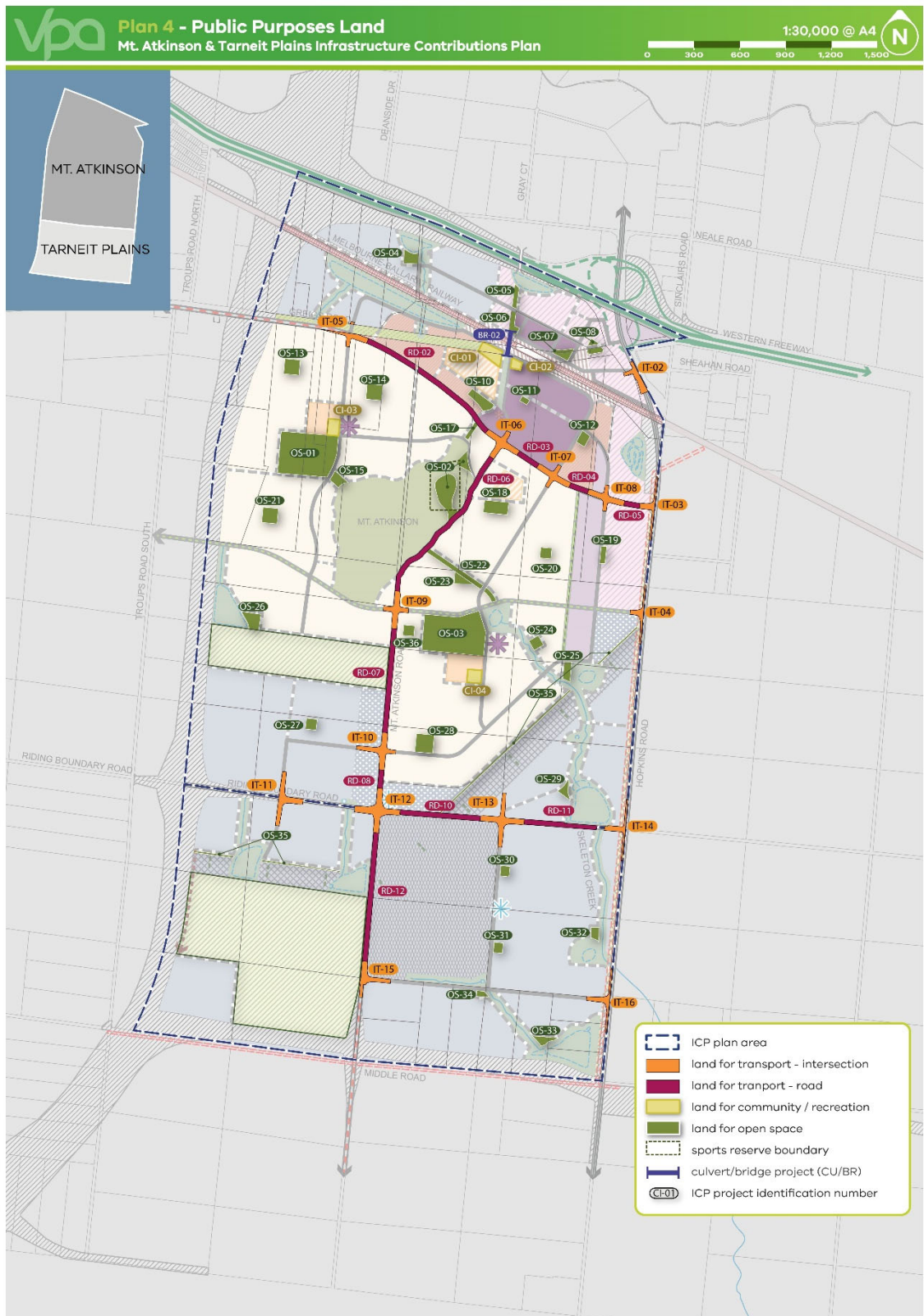
The expected staging of each infrastructure construction item is set out in Tables 5 to 7 and is based on information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternative staging where:

- Infrastructure is to be constructed / provided by development proponents as works in kind, as agreed by the Collecting Agency;
- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections; and
- Community needs determine a change to the delivery of works or provision of public purpose land for community facilities or open space.

All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the Development Agency's capacity to provide the balance of funds not collected by this ICP.

Plan 4 Public Land Provision



4 PUBLIC PURPOSE LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Mt Atkinson & Tarneit Plains PSP.

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Public purpose land may be:

- inner public purpose land (IPPL) - land within the ICP plan area that is specified in the ICP as land to be set aside for public purposes; or
- outer public purpose land (OPPL) - land outside of the ICP plan area that is specified in the ICP as land to be acquired for public purposes.

Only items listed in this ICP can be provided for by the land component of this ICP. Public purpose land not listed must be funded via other funding mechanisms.

4.1 INNER AND OUTER PUBLIC PURPOSE LAND

Plan 5 shows the location of public purposes land (both inner and outer) as well as the type of allowable public purposes for which it may be used and developed.

Table 8 specifies for each public purpose land (both inner and outer) the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purposes land is the same as the monetary component specified in section 3.

The IPPL forming part of each parcel of land is specified in Table 11.

Table 8 Inner public purpose land

ICP Project ID	Project Title & Description	Inner Public Purpose Land Area (ha)	Staging
Transport (Inner Public Purpose land)			
RD-02	Greigs Road: North-south connector road (IN-05) to Mt Atkinson Road (IN-06) - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment).	3.29	M
RD-03	Greigs Road: Mt Atkinson Road (IN-06) to north-south connector Road (IN-07) -Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment).	0.52	M
RD-04	Greigs Road: North-south connector road (IN-07) to north-south connector road (IN-08) - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment).	0.43	S
RD-05	Greigs Road: North-south connector road (IN-08) to Hopkins Road (IN-03) -Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment).	0.35	S
RD-06	Mt Atkinson Road: Greigs Road (IN-06) to east-west connector boulevard (IN-09) - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment).	3.44	M
RD-07	Mt Atkinson Road: East-west connector boulevard (IN-09) to east-west connector road (IN-10) -Purchase of land to upgrade road reserve from 20m to 34m (ultimate treatment).	0.68	L

RD-08	Mt Atkinson Road: East-west connector road (IN-10) to Riding Boundary Road (IN-12) - Purchase of land to upgrade road reserve from 20m to 35m wide (ultimate treatment)	0.15	L
RD-10	Riding Boundary Road: Mt Atkinson Road(IN-12) north-south connector road (IN-13) -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.71	L
RD-11	Riding Boundary Road: North-south connector road (IN-13) to Hopkins Road (IN-14) -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.52	M
RD-12	Mt Atkinson Road: Riding Boundary Road (IN-12) to east-west connector (IN-15) -Purchase of land to upgrade road reserve from 20m to 35m wide (ultimate treatment)	1.15	L
IN-02	Signalised intersection - Hopkins Road / east-west connector road- Purchase of land for an intersection at an ultimate standard.	0.05	S-M
IN-03	Signalised intersection - Hopkins Road / Greigs Road- Purchase of land for an intersection at an ultimate standard.	0.36	S
IN-04	Signalised intersection- Hopkins Road / east-west boulevard connector road- Purchase of land for an intersection at an ultimate standard.	0.33	M
IN-05	Signalised intersection - Greigs Road / north-south connector road- Purchase of land for an intersection at an ultimate standard.	0.87	M
IN-06	Signalised intersection - Greigs Road / Mt Atkinson Road- Purchase of land for an intersection at an ultimate standard.	1.58	S-M
IN-07	Signalised intersection - Greigs Road / north-south connector road- Purchase of land for an intersection at an ultimate standard.	1.28	S
IN-08	Signalised intersection - Greigs Road / north-south connector road- Purchase of land for an intersection at an ultimate standard.	1.31	S
IN-09	Signalised intersection - Mt Atkinson Road / east-west connector boulevard- Purchase of land for an intersection at an ultimate standard.	0.78	M
IN-10	Signalised intersection - Mt Atkinson Road / east-west connector road- Purchase of land for an intersection at an ultimate standard.	1.08	M
IN-11	Signalised intersection - Riding Boundary Road / north-south connector road- Purchase of land for an intersection at an ultimate standard.	1.28	L
IN-12	Signalised intersection - Riding Boundary Road / Mt Atkinson Road- Purchase of land for an intersection at an ultimate standard.	1.15	L

IN-13	Signalised intersection - Riding Boundary Road / north-south connector road and local access road- Purchase of land for an intersection at an ultimate standard.	1.48	M
IN-14	Signalised intersection - Riding Boundary Road / Hopkins Road- Purchase of land for an intersection at an ultimate standard.	0.18	M
IN-15	Signalised intersection - Mt Atkinson Road / east west connector road- Purchase of land for an intersection at an ultimate standard.	0.76	L
IN-16	Signalised intersection - east west connector road / Hopkins Road- Purchase of land for an intersection at an ultimate standard.	0.54	S
BR-02	Pedestrian and cyclists bridge- Purchase of land for pedestrian and cycle bridge (ultimate treatment) across the Melbourne-Ballarat rail corridor **	0.07	L
Sub-Total		24.33	
Community & Recreation (Inner Public Purpose land)			
CI-01	Indoor Recreation Facility (Mt Atkinson Town Centre) - Purchase of land for indoor recreation facility adjacent to the Mt Atkinson Specialised Town Centre.	0.67	M
CI-02	Land purchase of a Neighbourhood House (Level 2) in the Mt Atkinson Major Town Centre, including youth space, additional classroom space and specialist facilities	0.40	M
CI-03	Mt Atkinson West Community Centre (Mt Atkinson West Community Hub) - Purchase of land for a multi-purpose community centre (Level 1) at Mt Atkinson West Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	0.81	M
CI-04	Mt Atkinson East Community Centre (Mt Atkinson East Community Hub) -Purchase of land for a multi-purpose community centre (Level 1) at Mt Atkinson East Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	0.80	S-M
Sub-Total		2.68	
Open space (Inner Public Purpose Land)			
OS01	Mt Atkinson West Sports Reserve	10.00	M
OS02	Mt Atkinson North Sports Reserve	3.31	M
OS03	Mt Atkinson East Sports Reserve	10.01	M
OS04	Local Park	0.70	L
OS05	Local Park	0.44	M
OS06	Local Park	0.54	M
OS07	Local Park	0.24	M
OS08	Local Park	0.18	M
OS09	Local Park	0.00	M
OS10	Local Park	1.04	M
OS11	Local Park	0.20	M
OS12	Local Park	0.51	M
OS13	Local Park	1.00	M

OS14	Local Park	1.00	M
OS15	Local Park	0.60	M
OS17	Local Park	0.32	M
OS18	Local Park	1.30	S-M
OS19	Local Park	0.40	S
OS20	Local Park	0.50	S-M
OS21	Local Park	1.00	M
OS22	Local Park	1.66	M
OS23	Local Park	0.50	M
OS24	Local Park	0.50	M
OS25	Local Park	0.67	M
OS26	Local Park	0.96	M
OS27	Local Park	0.50	L
OS28	Local Park	1.40	M
OS29	Local Park	0.43	L
OS30	Local Park	0.40	L
OS31	Local Park	0.40	M
OS32	Local Park	0.41	M
OS33	Local Park	0.51	M
OS34	Local Park	0.25	L
OS35	Local Park	2.23	L
OS36	Local Park	0.50	M
Sub-Total		44.62	
Total		71.63	

Note: OS16 Mt Atkinson Reserve has been removed from Table 8 as this land is to be secured through an alternate funding process.

Public Open Space Contributions

The overall open space contribution for this ICP is identified in Land Budget Tables 17 and 18. This ICP provides for the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

4.2 LAND COMPONENT

The following table summarises for each class of development specified in this ICP:

- The total area of contribution land
- The total area of transport inner public purpose land
- The total area of community and recreation inner public purpose land
- The total area of inner public purpose land
- The total area of outer public purpose land
- The ICP land contribution percentage.

Table 9 Public Purposes Land Summary

Class of Development	Total Contribution Land (HA)	Transport Public Purposes Land (HA)	Community and Recreation & Open Space Public Purposes Land (HA)	Total Inner Public Purposes Land (HA)	Total Outer Public Purposes Land (HA)	Total Public Purposes Land (HA)	Total ICP Contribution Percentage
Residential (Ha)	466.1810	11.5956	39.9137	51.5093	0.0000	51.5093	11.05%
Commercial and Industrial (Ha)	512.0808	12.7372	7.3844	20.1216	0.0000	20.1216	3.93%
Total	978.2618	24.3328	47.2981	71.6309	0.0000	71.6309	

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area in that class of development.

Where the need for a type of public purposes land is attributable to more than one class of development (for example, transport public purpose land), each development class's share of the public purpose land is equal to its proportion of the total contribution land.

As public purpose land cannot be evenly distributed across all parcels, 71.6309 ha (51.5093 ha residential and 20.1216 ha commercial and industrial) of inner public purpose land identified in Table 9, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 9.

Table 10 summarises for each class of development specified in this ICP: -

- total amount of IPPL (in hectares) that is provided over the ICP land contribution percentage;
- the total value of the credits for the IPPL over the ICP land contribution percentage;
- the total estimated value for any OPPL, the total land equalisation to be paid (IPPL credits plus OPPL estimated value);
- the total amount of IPPL that is equal to or less than the ICP land contribution percentage (this is IPPL (Ha) to be directly provided by each parcel and this land is not entitled to a credit); and
- the land equalisation rate (total land equalisation value divided by the total IPPL under the ICP land contribution percentage).

The land equalisation rate (\$ per Ha) is used to determine the land equalisation amount specified in Table 11. The land equalisation amount is required to be paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

Table 10 ICP Land Equalisation Rate

Class of Development	Total IPPL (Ha) Equal to or less than ICP Land Contribution Percentage	Total IPPL (Ha) Over ICP Land Contribution Percentage	Total IPPL Land Credit Amount (for 'Over' land)	Total Outer Land Estimated Value	Total Land Equalisation to be Paid	Land Equalisation Rate (\$ per Ha)
Residential (Ha)	33.0557	22.5479	\$64,322,915	\$0.00	\$52,642,877	\$2,852,725
Commercial and Industrial (Ha)	12.8832	3.1441	\$8,969,315	\$0.00	\$20,649,353	
Total	45.9389	25.6920	\$73,292,230	\$0.00	\$73,292,230	

Table 11 specifies for each parcel of land in the ICP plan area:

- the area of IPPL forming part of the parcel
- the type of public purpose for which that IPPL may be used and developed
- the parcel contribution percentage
- the number of hectares that the parcel contribution percentage is above (land credit) or below (land equalisation) the ICP land contribution percentage
- a land credit amount or land equalisation amount
- the land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 11 Public Purpose Land Credit & Equalisation Amounts

PSP PARCEL ID	Total Contribution Area (Hectares)	Class of Development	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount		
				Transport (Hectares)	Residential Community and Recreation & Open Space	Commercial & Industrial Community and Recreation	Parcel Contribution - Total (Hectares)		Hectares	Total \$	Hectares	Total \$	\$ per NDHA
1	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
2	0.4662	Employment	0.0183	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0183	\$52,258.52	\$112,094.65
3	3.0661	Employment	0.1205	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1205	\$343,693.40	\$112,094.65
4	5.0724	Employment	0.1993	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1993	\$568,588.89	\$112,094.65
5	4.5566	Employment	0.1790	0.0000	0.0000	0.7039	0.7039	15.45%	0.5249	\$1,049,706.96	0.0000	\$0.00	\$0.00
6-E	36.4074	Employment	1.4306	0.0088	0.0000	1.1550	1.1638	3.20%	0.0000	\$0.00	0.2668	\$761,073.40	\$21,594.66
6-R	5.9853	Residential	0.6613	0.0566	0.2424	0.0000	0.2990	5.00%	0.0000	\$0.00	0.3623	\$1,033,620.89	\$181,773.89
7	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
8	0.9249	Employment	0.0363	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0363	\$103,676.34	\$112,094.65
9	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
10	2.3598	Employment	0.0927	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0927	\$264,520.95	\$112,094.65
11	2.0229	Employment	0.0795	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0795	\$226,756.26	\$112,094.65

12	6.2230	Employment	0.2445	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2445	\$697,564.99	\$112,094.65
13	4.1290	Employment	0.1622	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1622	\$462,838.80	\$112,094.65
14	4.1573	Employment	0.1634	0.0392	0.0000	0.0000	0.0392	0.94%	0.0000	\$0.00	0.1242	\$354,184.26	\$86,006.72
15-E	0.9575	Employment	0.0376	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0376	\$107,330.62	\$112,094.65
15-R	2.3355	Residential	0.2581	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2581	\$736,157.05	\$315,203.19
16	1.5197	Residential	0.1679	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1679	\$479,014.28	\$315,203.19
17	1.0534	Residential	0.1164	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1164	\$332,035.04	\$315,203.19
18-E	1.4698	Employment	0.0578	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0578	\$164,756.71	\$112,094.65
18-R	0.0905	Residential	0.0100	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0100	\$28,525.89	\$315,203.19
19	4.5607	Employment	0.1792	0.0455	0.0000	0.0000	0.0455	1.00%	0.0000	\$0.00	0.1337	\$381,431.07	\$84,477.12
20	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
21	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
22	8.1497	Residential	0.9005	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.9005	\$2,568,811.42	\$315,203.19
23	10.1542	Residential	1.1220	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	1.1220	\$3,200,636.21	\$315,203.19
24	5.5533	Residential	0.6136	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.6136	\$1,750,417.86	\$315,203.19
25	37.5629	Residential	4.1504	0.0000	6.4904	0.0000	6.4904	17.28%	2.3400	\$6,876,483.06	0.0000	\$0.00	\$0.00
26	2.1321	Residential	0.2356	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2356	\$672,044.72	\$315,203.19
27	12.8191	Residential	1.4164	0.0032	3.1980	0.0000	3.2012	24.97%	1.7848	\$5,540,706.67	0.0000	\$0.00	\$0.00
28	4.3604	Residential	0.4818	0.0611	0.5402	0.0000	0.6013	13.79%	0.1195	\$526,136.83	0.0000	\$0.00	\$0.00
29	17.6996	Residential	1.9557	0.4813	3.1271	0.0000	3.6084	20.39%	1.6527	\$6,068,435.88	0.0000	\$0.00	\$0.00
30	12.1560	Residential	1.3431	0.7333	1.0000	0.0000	1.7333	14.26%	0.3902	\$1,448,090.39	0.0000	\$0.00	\$0.00
31	25.3950	Residential	2.8059	0.7580	0.0540	0.0000	0.8120	3.20%	0.0000	\$0.00	1.9939	\$5,688,172.32	\$231,386.42
32	34.5618	Residential	3.8188	3.4242	4.2871	0.0000	7.7113	22.31%	3.8925	\$12,104,493.45	0.0000	\$0.00	\$0.00
33	49.8224	Residential	5.5050	3.7299	3.6576	0.0000	7.3875	14.83%	1.8825	\$6,066,399.03	0.0000	\$0.00	\$0.00

34-E	3.6765	Employment	0.1445	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1445	\$412,115.97	\$112,094.65
34-R	47.1010	Residential	5.2043	1.9074	1.0096	0.0000	2.9170	6.19%	0.0000	\$0.00	2.2873	\$6,524,986.74	\$147,677.59
35-E	35.2034	Employment	1.3833	2.0046	0.0000	0.4000	2.4046	6.83%	1.0213	\$3,957,377.06	0.0000	\$0.00	\$0.00
35-R	4.0461	Residential	0.4471	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.4471	\$1,275,343.62	\$315,203.19
36	21.6597	Residential	2.3932	0.0049	0.0000	0.0000	0.0049	0.02%	0.0000	\$0.00	2.3883	\$6,813,228.14	\$314,629.00
37	27.1805	Residential	3.0032	0.2512	0.9645	0.0000	1.2157	4.47%	0.0000	\$0.00	1.7875	\$5,099,322.55	\$196,393.68
38	39.6913	Residential	4.3856	0.9391	11.9721	0.0000	12.9112	32.53%	8.5256	\$22,969,558.06	0.0000	\$0.00	\$0.00
39-E	25.2219	Employment	0.9911	0.3343	0.0000	0.3621	0.6964	2.76%	0.0000	\$0.00	0.2947	\$840,602.35	\$34,274.63
39-R	16.7703	Residential	1.8530	0.0000	0.6204	0.0000	0.6204	3.70%	0.0000	\$0.00	1.2326	\$3,516,221.48	\$217,724.04
40	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
41	9.3727	Employment	0.3683	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3683	\$1,050,629.50	\$112,094.65
42	19.6299	Employment	0.7713	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.7713	\$2,200,406.72	\$112,094.65
43	36.5559	Residential	4.0391	0.4930	0.8000	0.0000	1.2930	3.54%	0.0000	\$0.00	2.7461	\$7,833,962.89	\$222,158.78
44-E	19.8176	Employment	0.7787	0.0000	0.0000	0.4565	0.4565	2.30%	0.0000	\$0.00	0.3222	\$919,177.96	\$47,475.50
44-R	13.1421	Residential	1.4521	0.0000	0.5503	0.0000	0.5503	4.19%	0.0000	\$0.00	0.9018	\$2,572,577.29	\$204,305.76
45	18.0740	Employment	0.7102	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.7102	\$2,025,998.66	\$112,094.65
46	43.2890	Employment	1.7010	1.2232	0.0000	0.5000	1.7232	3.98%	0.0222	\$40,798.86	0.0000	\$0.00	\$0.00
47-E	17.7681	Employment	0.6982	0.9490	0.0000	0.5922	1.5412	8.67%	0.8430	\$1,637,253.03	0.0000	\$0.00	\$0.00
47-R	25.5491	Residential	2.8230	0.6432	1.4000	0.0000	2.0432	8.00%	0.0000	\$0.00	0.7798	\$2,224,470.19	\$94,634.55
48-E	33.1957	Employment	1.3044	0.7338	0.0000	0.5519	1.2857	3.87%	0.0000	\$0.00	0.0187	\$53,311.85	\$1,670.69
48-R	0.3431	Residential	0.0379	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0379	\$108,146.21	\$315,203.19
49	13.9526	Employment	0.5483	0.0000	0.0000	0.2652	0.2652	1.90%	0.0000	\$0.00	0.2831	\$807,469.13	\$58,993.61
50	35.5617	Employment	1.3974	1.0758	0.0000	0.4228	1.4986	4.21%	0.1012	\$191,329.37	0.0000	\$0.00	\$0.00
51	1.4151	Residential	0.1564	1.4151	0.0000	0.0000	1.4151	100.00%	1.2587	\$1,888,114.23	0.0000	\$0.00	\$0.00

52	42.1611	Employment	1.6567	1.0400	0.0000	0.4043	1.4443	3.43%	0.0000	\$0.00	0.2124	\$605,843.03	\$14,879.44
53	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
54	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
55	0.7884	Residential	0.0871	0.7884	0.0000	0.0000	0.7884	100.00%	0.7013	\$1,332,447.45	0.0000	\$0.00	\$0.00
56	36.3039	Employment	1.4265	0.0752	0.0000	0.8105	0.8857	2.44%	0.0000	\$0.00	0.5408	\$1,542,814.40	\$43,559.93
57	17.9471	Employment	0.7052	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.7052	\$2,011,773.85	\$112,094.65
58	2.0486	Employment	0.0805	0.0122	0.0000	0.0000	0.0122	0.60%	0.0000	\$0.00	0.0683	\$194,833.85	\$95,675.63
59	10.3806	Employment	0.4079	0.5332	0.0000	0.0000	0.5332	5.14%	0.1253	\$300,734.13	0.0000	\$0.00	\$0.00
60	6.1387	Employment	0.2412	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2412	\$688,115.41	\$112,094.65
61	8.7329	Employment	0.3431	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3431	\$978,911.35	\$112,094.65
62	9.1727	Employment	0.3604	0.0000	0.0000	0.2118	0.2118	2.31%	0.0000	\$0.00	0.1486	\$424,003.43	\$47,317.06
63	8.4219	Employment	0.3309	0.0000	0.0000	0.0349	0.0349	0.41%	0.0000	\$0.00	0.2960	\$844,489.81	\$100,690.33
64	7.4973	Employment	0.2946	0.0000	0.0000	0.4061	0.4061	5.42%	0.1115	\$278,754.88	0.0000	\$0.00	\$0.00
65	5.4092	Employment	0.2125	0.4635	0.0000	0.0000	0.4635	8.57%	0.2510	\$627,378.78	0.0000	\$0.00	\$0.00
66	1.6281	Employment	0.0640	0.0000	0.0000	0.1072	0.1072	6.58%	0.0432	\$116,709.19	0.0000	\$0.00	\$0.00
67	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
68	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
69	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
70	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
71	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
72	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
73	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
74	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
75	0.0013	Employment	0.0001	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0001	\$145.72	\$0.00
76	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00

77	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
78	0.1046	Employment	0.0041	0.1046	0.0000	0.0000	0.1046	100.00%	0.1005	\$271,322.62	0.0000	\$0.00	\$0.00
79	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
80	0.0284	Employment	0.0011	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0011	\$3,183.49	\$112,094.65
SUB-TOTAL	972.7066		71.3708	24.3328	39.9137	7.3844	71.6309		25.6920	73,292,229.94	25.4319	\$72,550,195.48	

Road Reserve													
R1	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R2	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R3	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R4-E	0.5559	Employment	0.0218	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0218	\$62,313.41	\$112,094.65
R4-R	0.5875	Residential	0.0649	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0649	\$185,181.87	\$315,203.19
R5	3.2395	Employment	0.1273	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1273	\$363,130.61	\$112,094.65
R6	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R7	0.2119	Employment	0.0083	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0083	\$23,752.86	\$112,094.65
R8-E	0.9604	Employment	0.0377	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0377	\$107,655.70	\$112,094.65
R8-R	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R9	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R10	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R11	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R12	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R13	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R14	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00

SUB-TOTAL	5.5552	0.2601	0.0000	0.0000	0.0000	0.0000		0.0000	\$0.00	0.2601	\$742,034.45	
TOTALS PSP Mt Atkinson and Tarneit Plains PSP	978.2618	71.6309	24.3328	39.9137	7.3844	71.6309		25.6920	\$73,292,229.94	25.6920	\$73,292,229.94	
Residential Total	466.1810	51.5093	11.5956	39.9137		51.5093	11.04920%	22.5479	\$64,322,915.16	18.4535	\$52,642,876.65	
Commercial & Industrial Total	512.0808	20.1216	12.7372		7.3844	20.1216	3.93%	3.1441	\$8,969,314.78	7.2385	\$20,649,353.28	
Equalisation Rate									\$2,852,724.93			

5 CONTRIBUTIONS & ADMINISTRATION

5.1 COLLECTING AGENCY

Melton City Council is the collecting agency for the purposes of Part 3AB of the *Planning and Environment Act 1987* (the Act) and this ICP. The monetary component and any land equalisation amount of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Melton City Council is responsible for the administration and enforcement of this ICP, including the payment of land credit amounts, in accordance with Part 3AB of the Act.

5.2 DEVELOPMENT AGENCY

Melton City Council is the development agency for the purposes of Part 3AB of the Act and this ICP. The development agency is responsible provision of the infrastructure projects and acquisition of outer public purpose land identified in this ICP. As the development agency, Melton City Council is also responsible for the proper administration of this ICP in accordance with Part 3AB of the Act.

5.3 NET DEVELOPABLE AREA

The monetary component of Metropolitan Greenfield Growth Area ICPs are payable on the Net Developable Area (NDA) of land on any given development site (NDA is defined in Appendix 1 Definitions).

To align with the classes of development specified in this ICP, the NDA is divided into:

- Net Developable Area Residential (NDA-R) – the NDA for the residential class of development
- Net Developable Area Employment (NDA-E) – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in Tables 17 and 18. Table 17 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole Table 18 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

For the purposes of this ICP, the number of net developable hectares will only change if the Collecting Agency agrees to a variation to the parcel specific land budget and associated tables in the PSP and ICP.

5.4 CONTRIBUTION LAND

The land component of the infrastructure contribution is calculated based on the contribution land.

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. It includes the Net Developable Area and Inner Public Purpose Land.

The contribution land in the ICP plan area is specified in Table 17 and 18.

5.5 LEVY RATES AND CLASSES OF DEVELOPMENT

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – ‘residential development’ and ‘commercial and industrial development’

Table 12 specifies the standard levy rate for each class of development.

- the classes of development
- the standard levy rate that applies to each class of development

Table 12 Classes of Development & Standard Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$114,062	\$86,627	\$200,689
Commercial and Industrial	\$114,062	\$0	\$114,062

Table 13 specifies the supplementary levy rate for each class of development.

Table 13 Classes of Development & Supplementary Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL SUPPLEMENTARY LEVY RATES
Residential	\$15,940	\$0	\$15,940
Commercial and Industrial	\$15,940	\$0	\$15,940

The total levy rates (standard and supplementary) for the classes of development are specified in Table 14.

Table 14 Classes of Development & Monetary Component Total Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL LEVY RATES
Residential	\$130,002	\$86,627	\$216,629
Commercial and Industrial	\$130,002	\$0	\$130,002

5.6 ESTIMATED VALUE OF PUBLIC PURPOSE LAND

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines* (Ministerial Direction).

The component of a land equalisation amount specified in this ICP that relates to any outer public purpose land is based on the estimated value of the outer public purpose land determined in accordance with the method specified in the Ministerial Direction.

The component of a land equalisation amount specified in this ICP that relates to any inner public purpose land is based on the estimated value of land credit amounts for inner public purpose land.

The estimated value of inner public purpose land in a parcel of land is required to be calculated when the **parcel contribution percentage** of that land is more than the **ICP land contribution percentage** for the class of development.

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in Table 11.

5.7 PAYMENT OF CONTRIBUTIONS

5.7.1 TIMING OF PAYMENT OF MONETARY COMPONENT & LAND EQUALISATION AMOUNTS

Subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, the monetary component (standard levy and supplementary levy) and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The Schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works in lieu.

Development of land where no subdivision is proposed

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement, or other suitable arrangement, under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

Where no building permit is required

Where no building permit is required, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the Collecting Agency in a Section 173 agreement.

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

5.7.2 INNER PUBLIC PURPOSE LAND

If any land component of an infrastructure contribution includes inner public purpose land, that inner public purpose land must be provided in accordance with section 46GV of the Act.

5.8 PAYMENT OF LAND CREDIT AMOUNTS

A person is entitled to be paid the land credit amount specified in this ICP in relation to a parcel of land if:

- on development of that parcel the person must, in accordance with section 46GV(4) of the Act, provide inner public purpose land forming part of that parcel to the collecting agency or a development agency; and
- the parcel contribution percentage of the parcel of land to be developed is more than the ICP land contribution percentage for that class of development.

The land credit amount is to be paid by the Collecting Agency to the landowner at a time to be agreed, but not before lodgement of a subdivision plan. This may be formalised in a section 173 agreement if the Collecting Agency and landowner agree.

5.9 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

Some classes of development are exempt from infrastructure contributions. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this ICP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

5.9.1 SCHOOLS

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.9.2 HOUSING

Any housing to be provided by or on behalf of the Department of Health & Human Services (DHHS) is exempt from the requirement to pay an infrastructure contributions levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.10 WORKS IN KIND

Under section 46GX of the Act, the Collecting Agency may accept the provision of works, services or facilities by an applicant in part or full satisfaction of the monetary component of an infrastructure contribution payable by the applicant to the collecting agency ('works in kind').

Before accepting the provision of works in kind, the collecting agency must obtain the agreement of the development agency or agencies specified in this ICP.

The collecting agency should only accept the provision of works in kind if:

- The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this ICP, to the satisfaction of the collecting agency and development agency.
- The Collection Agency and Development Agency have agreed that the timing of the works in kind is consistent with priorities in this ICP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities).
- The works in kind are defined and agreed in a section 173 agreement.
- The detailed design of the works in kind is to the satisfaction of the Development Agency and any others identified in permit conditions.

If the Collecting and Development Agencies accept the provision of works in kind:

- The value of the works in kind will be negotiated between the Collecting Agency and the applicant;
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind; and
- If the agreed value of the works in kind exceeds the monetary component the infrastructure contribution, the applicant will be reimbursed the difference between the two amounts at a time negotiated between applicant and the Collecting and Development Agencies.

The land component and any land equalisation amounts or land credit amounts cannot be accepted as works in kind.

5.10.1 INTERIM AND TEMPORARY WORKS

Interim and temporary works are not considered as eligible for works in kind credits against this ICP, unless agreed to by the Collecting and Development Agencies.

5.11 WORKS IN KIND REIMBURSEMENT

If the Collecting Agency agrees to accept works under section 46GX of the Act and the value of those works is greater than the monetary component of the infrastructure contribution payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with and agreed to by the Collecting Agency and Development Agency.

5.12 FUNDS ADMINISTRATION

The contributions made under this ICP will be held by the Collecting Agency until required for the provision of infrastructure projects. Details of contributions received and expenditures will be held by the Collecting Agency in accordance with the provisions of the *Local Government Act 1989*, the *Planning and Environment Act 1987* and the *Ministerial Reporting Requirements for Infrastructure Contributions Plans*.

5.13 ANNUAL INDEXATION OF STANDARD LEVY RATES

The standard levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

The indices used in the indexation method are set out in Table 11.

Table 15 Indices – standard levy rates

CLASS OF INFRASTRUCTURE	INDEX
Community and recreation construction	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)

5.14 ANNUAL INDEXATION OF SUPPLEMENTARY LEVY RATES

The supplementary monetary component of this ICP will be indexed annually using the following formula:

$$ASLR = PSLR \times A / B$$

Where:

- ASLR is the adjusted standard levy rate being indexed;
- PSLR is the standard levy rate for the previous financial year;
- A is the average of the index numbers specified for the relevant infrastructure category for the latest full year available; and
- B is the average of the producer price index numbers for the previous year available.

The indices used in the indexation method are set out in Table 11.

Table 16 Indices – supplementary levy rates

CLASS OF INFRASTRUCTURE	INDEX
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)

5.15 ADJUSTMENT OF LAND CREDIT LAND AMOUNTS

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

5.16 ADJUSTMENT OF LAND EQUALISATION AMOUNTS

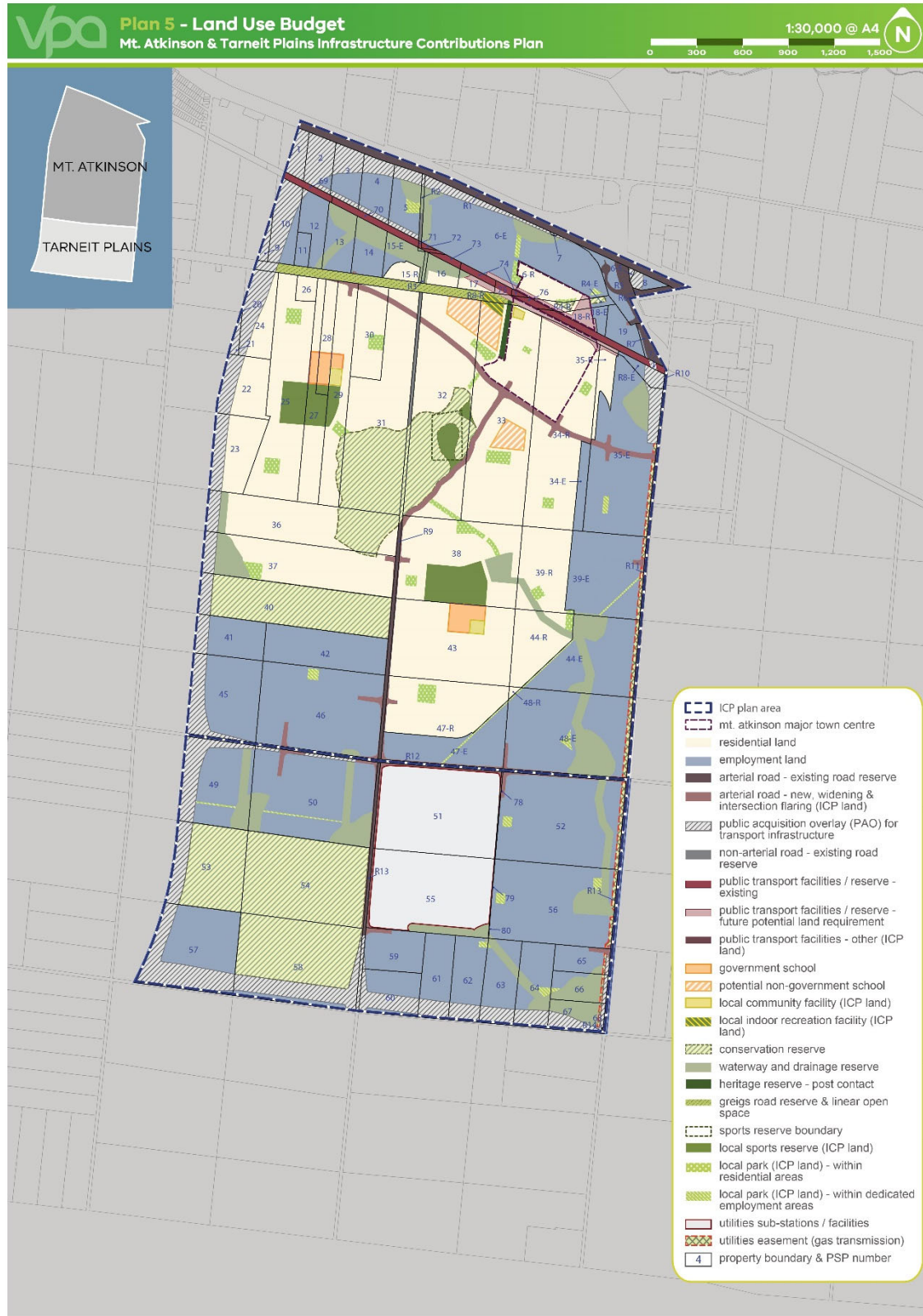
The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

6 APPENDIX 1 DEFINITIONS

Collecting Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity that an infrastructure levy is payable to in accordance with Part 3AB of the <i>Planning and Environment Act 1987</i> .
Contribution Land	Is the land in the ICP plan area of an infrastructure contribution plan in respect of which an infrastructure contribution is to be imposed under the plan if any of that land is developed. This excludes encumbered land, existing public purposes land and land that is exempt from paying a contribution. It includes Net Developable Area and Inner Public Purpose Land
Development Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity responsible for works, services or facilities and public purpose land specified in this ICP plan.
Gross Developable Area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Inner Public Purpose Land	Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.
Net Developable Area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (for example NDHa).
Land Budget Table	A table setting out the ICP plan area, contribution land, net developable area and the classes of development.
Outer Public Purpose Land	Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.
Works in Kind	Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.

7 APPENDIX 2 LAND

Plan 5 Land Use Budget



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Table 17 Summary Land Use Budget

Description	PSP Mt Atkinson & Tarneit Plains		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	1,531.68		
Transport			
Arterial Road - Existing Road Reserve	32.92	2.15%	3.63%
Arterial Road - Public Acquisition Overlay	120.23	7.85%	13.26%
Arterial Road - New / Widening / Intersection Flaring (Public purposes land)	24.27	1.58%	2.68%
Arterial Road - Landscape Buffer Adjoining	0.00	0.00%	0.00%
Non-Arterial Road - Retained Existing Road Reserve	2.23	0.15%	0.25%
Non-Arterial Road - Landscape Buffer Adjoining	0.00	0.00%	0.00%
Public Transport Facilities / Reserve	19.01	1.24%	2.10%
Public Transport Facilities - Public Acquisition Overlay	0.00	0.00%	0.00%
Public Transport Facilities - Other (Public purposes land land)	0.07	0.00%	0.01%
Sub-total Transport	198.72	13.0%	21.92%
Community & Education			
Existing Government School	0.00	0.00%	0.00%
Government School	7.00	0.46%	0.77%
Existing Non-Government School	0.00	0.00%	0.00%
Potential Non-Government School	10.00	0.65%	1.10%
Local Community Facility (Public purposes land)	2.01	0.13%	0.22%
Local Indoor Recreation (Public purposes land)	0.67	0.04%	0.07%
State Government Community Facility	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Sub-total Education	19.68	1.3%	2.2%
Open Space			
Service Open Space			
Conservation Reserve	177.94	11.62%	19.63%
Waterway and Drainage Reserve	84.20	5.50%	9.29%
Heritage Reserve - Aboriginal	0.00	0.00%	0.00%
Heritage Reserve - Post Contact	1.15	0.08%	0.13%
Utilities Easements	7.58	0.49%	0.84%
Cemeteries / Memorial Parks	0.00	0.00%	0.00%
Greigs Road Reserve and Linear Open Space	9.25	0.60%	1.02%
Sub-total Service Open Space	280.13	18.29%	30.90%
Credited Open Space			
Local Sports Reserve (Public purposes land)	23.31	1.5%	2.57%
Local Network Park (Public purposes land)	21.30	1.4%	2.35%
Sub-total Credited Open Space	44.62	2.9%	4.92%
Regional Open Space			
Metropolitan Open Space (state funded)	0.00	0.0%	0.00%
Municipal Open Space (council funded)	0.00	0.0%	0.00%
Sub-total Regional Open Space	0.00	0.0%	0.00%
Total All Open Space	324.74	21.2%	35.82%
Other			
Existing Developed Land	0.00	0.00%	0.00%

Utilities Sub-stations / facilities (acquired by relevant authority)	81.90	5.35%	9.03%
Private Sports Facilities	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Sub-total	81.90	5.35%	9.03%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	906.63	59.19%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha	410.58	26.81%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha	496.05	32.39%	
TOTAL CONTRIBUTION LAND - Ha	978.26	63.87%	
Description			
Residential Local Open Space (expressed as % of NDAR)	Hectares	% of NDAR	
Local Sports Reserve (Public purposes land)	23.31	5.68%	
Local Network Park (Public purposes land)	13.92	3.39%	
Sub-total	37.23	9.07%	
Employment Local Open Space (expressed as % of NDAE)	Hectares	% of NDAE	
Local Network Park (Public purposes land)	7.38	1.49%	
Sub-total	7.38	1.49%	
Total Open Space	44.62	4.92%	

Table 18 Parcel Specific Land Use Budget

PSP PARCEL ID	TOTAL AREA (HECTARES)	Transport						Community & Education				Open Space							Other	Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Net Developable Area % of Property
		Arterial Road			Other Transport							Service Open Space				Credited Open Space						
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (Public purposes land)	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Other (Public purposes land)	Government School	Potential Non-Government School	Local Community Facility (Public purposes land)	Local Indoor Recreation (Public purposes land)	Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greigs Road Reserve and Linear Open Space	Local Sports Reserve (Public purposes land)	Local Network Park (Public purposes land)	Utilities Sub-stations / facilities (acquired by relevant authority)			
1	3.20	-	3.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
2	6.07	-	5.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.47	0.47	7.68%
3	6.87	-	3.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.07	3.07	44.66%
4	7.75	-	2.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.07	5.07	65.42%
5	8.17	-	2.17	-	-	-	-	-	-	-	-	-	1.44	-	-	-	-	0.70	-	3.85	4.56	47.15%
6-E	45.27	-	3.89	-	-	0.56	0.01	-	-	-	-	-	4.41	-	-	-	-	1.16	-	35.24	36.41	77.86%
6-R	6.43	-	-	-	-	0.44	0.06	-	-	-	-	-	-	-	-	-	-	0.24	-	5.69	5.99	88.47%

7	0.06	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
8	1.73	-	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.92	0.92	53.54%
9	1.27	-	1.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
10	9.00	-	6.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.36	2.36	26.23%
11	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.02	2.02	100.00 %
12	6.67	-	0.16	-	-	-	-	-	-	-	-	-	0.28	-	-	-	-	-	-	6.22	6.22	93.34%
13	7.90	-	-	-	-	-	-	-	-	-	-	-	3.77	-	-	-	-	-	-	4.13	4.13	52.25%
14	6.96	-	-	0.04	-	-	-	-	-	-	-	-	2.80	-	-	-	-	-	-	4.12	4.16	59.16%
15-E	4.28	-	-	-	-	-	-	-	-	-	-	-	3.32	-	-	-	-	-	-	0.96	0.96	22.37%
15-R	2.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.34	2.34	100.00 %
16	3.60	-	-	-	-	-	-	-	-	-	-	-	2.08	-	-	-	-	-	-	1.52	1.52	42.18%
17	2.00	-	-	-	-	0.68	-	-	-	-	-	-	0.27	-	-	-	-	-	-	1.05	1.05	52.68%
18-E	1.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.47	1.47	100.00 %
18-R	1.84	-	-	-	-	1.75	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	0.09	4.93%
19	4.56	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.52	4.56	99.00%
20	0.02	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
21	1.08	-	1.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%

22	12.05	-	3.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.15	8.15	67.61%
23	14.41	-	4.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.15	10.15	70.48%
24	11.54	-	5.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.55	5.55	48.13%
25	37.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.49	2.00	-	31.07	37.56	82.72%
26	2.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.13	2.13	100.00 %
27	13.94	-	-	0.00	-	-	-	1.12	-	-	-	-	-	-	-	-	3.20	-	-	9.62	12.82	69.01%
28	6.00	-	-	0.06	-	-	-	1.64	-	-	-	-	-	-	-	-	0.54	-	-	3.76	4.36	62.64%
29	19.58	-	-	0.48	-	-	-	0.74	-	0.81	-	1.14	-	-	-	-	1.77	0.55	-	14.09	17.70	71.97%
30	12.16	-	-	0.73	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	10.42	12.16	85.74%
31	46.80	-	-	0.76	-	-	-	-	-	-	-	21.40	-	-	-	-	-	0.05	-	24.58	25.40	52.53%
32	55.55	-	-	3.42	-	-	-	-	3.73	-	0.00	17.26	-	-	-	0.00	3.25	1.04	-	26.85	34.56	48.33%
33	57.77	-	-	3.73	-	0.03	-	-	6.27	0.40	0.67	0.50	-	1.15	-	0.00	0.06	2.52	-	42.43	49.82	73.45%
34-E	3.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.68	3.68	100.00 %
34-R	47.81	-	-	1.91	-	0.71	-	-	-	-	-	-	-	-	-	-	-	1.01	-	44.18	47.10	92.42%
35-E	42.77	-	2.93	2.00	-	-	-	-	-	-	-	-	3.52	-	1.12	-	-	0.40	-	32.80	35.20	76.69%
35-R	4.27	-	-	-	-	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05	4.05	94.69%

36	33.94	-	2.21	0.00	-	-	-	-	-	-	-	8.74	1.34	-	-	-	-	-	-	21.65	21.66	63.80%
37	34.06	-	2.20	0.25	-	-	-	-	-	-	-	0.19	4.49	-	-	-	-	0.96	-	25.96	27.18	76.23%
38	42.64	-	-	0.94	-	-	-	0.00	-	-	-	0.01	2.94	-	-	-	10.01	1.97	-	26.78	39.69	62.80%
39-E	26.47	-	-	0.33	-	-	-	-	-	-	-	-	0.27	-	0.98	-	-	0.36	-	24.53	25.22	92.66%
39-R	17.88	-	-	-	-	-	-	-	-	-	-	-	1.11	-	-	-	-	0.62	-	16.15	16.77	90.31%
40	33.99	-	2.22	-	-	-	-	-	-	-	-	31.77	-	-	-	-	-	-	-	0.00	0.00	0.00%
41	11.53	-	2.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.37	9.37	81.28%
42	19.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19.63	19.63	100.00%
43	40.06	-	-	0.49	-	-	-	3.50	-	0.80	-	-	-	-	-	-	-	-	-	35.26	36.56	88.04%
44-E	27.05	-	-	-	-	-	-	-	-	-	-	-	6.07	-	1.17	-	-	0.46	-	19.36	19.82	71.56%
44-R	14.41	-	-	-	-	-	-	-	-	-	-	-	1.26	-	-	-	-	0.55	-	12.59	13.14	87.41%
45	24.27	-	6.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18.07	18.07	74.48%
46	43.71	0.00	0.00	1.22	-	-	-	-	-	-	-	-	0.42	-	-	-	-	0.50	-	41.57	43.29	95.09%
47-E	17.77	-	-	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	-	16.23	17.77	91.33%
47-R	25.55	-	-	0.64	-	-	-	-	-	-	-	-	-	-	-	-	-	1.40	-	23.51	25.55	92.00%
48-E	42.87	-	-	0.73	-	-	-	-	-	-	-	-	8.36	-	1.32	-	-	0.55	-	31.91	33.20	74.43%

48-R	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.34	0.34	100.00 %
49	25.43	-	7.50	-	-	-	-	-	-	-	-	-	3.98	-	-	-	-	0.27	-	13.69	13.95	53.83%
50	44.92	-	0.98	1.08	-	-	-	-	-	-	-	-	8.38	-	-	-	-	0.42	-	34.06	35.56	75.84%
51	45.06	-	-	1.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43.65	0.00	1.42	0.00%
52	46.50	-	-	1.04	-	-	-	-	-	-	-	-	2.99	-	1.35	-	-	0.40	-	40.72	42.16	87.56%
53	25.53	-	4.98	-	-	-	-	-	-	-	-	20.56	-	-	-	-	-	-	-	0.00	0.00	0.00%
54	42.87	-	-	-	-	-	-	-	-	-	-	42.87	-	-	-	-	-	-	-	0.00	0.00	0.00%
55	41.59	-	-	0.79	-	-	-	-	-	-	-	-	2.82	-	-	-	-	-	37.98	0.00	0.79	0.00%
56	41.88	-	-	0.08	-	-	-	-	-	-	-	-	4.60	-	0.98	-	-	0.81	-	35.42	36.30	84.57%
57	30.00	-	12.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.95	17.95	59.82%
58	43.10	-	9.62	0.01	-	-	-	-	-	-	-	31.43	-	-	-	-	-	-	-	2.04	2.05	4.73%
59	10.49	-	0.11	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.85	10.38	93.90%
60	10.65	-	4.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.14	6.14	57.67%
61	10.80	-	2.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.73	8.73	80.88%
62	11.28	-	2.05	-	-	-	-	-	-	-	-	-	0.05	-	-	-	-	0.21	-	8.96	9.17	79.47%

63	12.14	-	2.20	-	-	-	-	-	-	-	-	-	1.52	-	-	-	-	0.03	-	8.39	8.42	69.10%
64	12.03	-	2.27	-	-	-	-	-	-	-	-	-	2.26	-	-	-	-	0.41	-	7.09	7.50	58.96%
65	6.20	-	0.27	0.46	-	-	-	-	-	-	-	-	0.33	-	0.20	-	-	-	-	4.95	5.41	79.71%
66	6.82	-	0.45	-	-	-	-	-	-	-	-	-	4.47	-	0.26	-	-	0.11	-	1.52	1.63	22.30%
67	6.67	-	2.75	-	-	-	-	-	-	-	-	-	3.71	-	0.21	-	-	-	-	0.00	0.00	0.00%
68	0.02	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
69	1.45	-	-	-	-	1.45	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
70	2.63	-	-	-	-	2.63	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
71	0.34	-	-	-	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
72	0.21	-	-	-	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
73	0.73	-	-	-	-	0.73	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
74	1.34	-	-	-	-	1.34	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
75	0.71	-	-	-	-	0.71	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
76	0.76	-	-	-	-	0.76	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
77	3.59	-	0.22	-	-	3.36	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
78	0.34	-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.23	0.00	0.10	0.00%
79	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	0.00	0.00	0.00%

80	0.04	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	0.01	0.03	0.03	69.27%
SUB-TOTAL	1470.88	0.00	115.46	24.27	0.00	15.93	0.07	7.00	10.00	2.01	0.67	175.87	83.28	1.15	7.58	0.00	23.31	21.30	81.90	901.07	972.71	61.26%
Road Reserve																						
R1	12.55	12.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
R2	0.88	-	0.16	-	0.37	-	-	-	-	-	-	-	0.35	-	-	-	-	-	-	0.00	0.00	0.00%
R3	0.48	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	0.00	0.00	0.00%
R4-E	0.90	-	-	-	-	0.00	-	-	-	-	-	0.34	-	-	-	-	-	-	-	0.56	0.56	61.86%
R4-R	1.94	-	-	-	-	0.99	-	-	-	-	-	0.37	-	-	-	-	-	-	-	0.59	0.59	30.22%
R5	6.31	3.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.24	3.24	51.37%
R6	0.93	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
R7	1.71	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	0.21	12.41%
R8-E	2.46	-	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.96	0.96	39.08%
R8-R	12.26	-	0.87	-	0.06	2.08	-	-	-	-	-	-	-	-	-	-	9.25	-	-	0.00	0.00	0.00%
R9	6.75	3.59	-	-	1.80	-	-	-	-	-	-	1.36	-	-	-	-	-	-	-	0.00	0.00	0.00%

R10	0.08	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
R11	4.40	4.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
R12	5.83	4.50	1.23	-	-	-	-	-	-	-	-	-	0.10	-	-	-	-	-	-	0.00	0.00	0.00%
R13	3.31	2.31	1.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
R14	0.01	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	0.00%
SUB-TOTAL	60.79	32.92	4.77	0.00	2.23	3.07	0.00	0.00	0.00	0.00	0.00	2.07	0.92	0.00	0.00	9.25	0.00	0.00	0.00	5.56	5.56	9.14%
TOTALS PSP Mt Atkinson and Tarneit Plains PSP	1531.68	32.92	120.23	24.27	2.23	19.01	0.07	7.00	10.00	2.01	0.67	177.94	84.20	1.15	7.58	9.25	23.31	21.30	81.90	906.63	978.26	59.19%
Residential Employment	758.31	0.00	26.90	15.63	0.00	5.28	0.06	7.00	10.00	2.01	0.67	144.44	16.31	1.15	0.00	0.00	23.31	13.92	81.63	410.58	466.18	
	712.58	0.00	88.56	8.63	0.00	10.65	0.01	0.00	0.00	0.00	0.00	31.43	66.97	0.00	7.58	0.00	0.00	7.38	0.27	496.05	512.08	

8 APPENDIX 3 INFRASTRUCTURE SCHEDULE

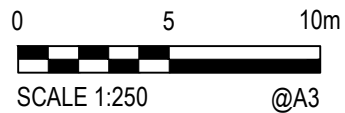
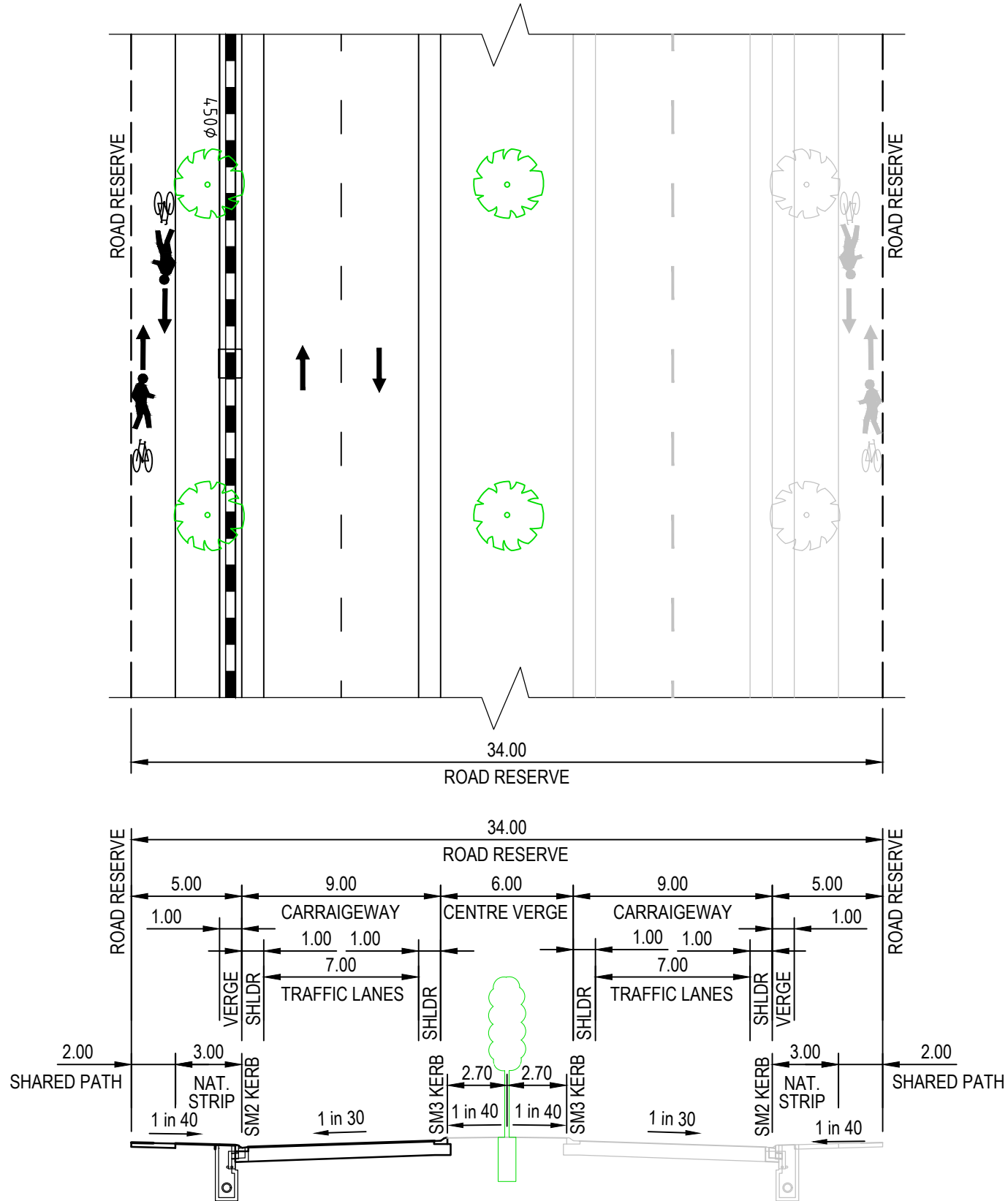
8 APPENDIX 3 INFRASTRUCTURE SCHEDULE

ICP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	SUMMARY PROJECT DESCRIPTION	DRAWING NUMBER (DATE)	COST SHEET PROJECT ID	CONSTRUCTION STANDARD
TRANSPORT CONSTRUCTION ITEMS					
RD-01	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-02	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-03	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-04	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-05	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-06	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-07	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-08	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-09	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-10	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-11	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
RD-12	Road	Interim – secondary arterial	V181544-CI-DG-2002 (28.09.2017)	2	Interim – first carriageway
IN-01	Intersection	Interim – primary/connector – 3-way signalised and roundabout	V170524-CI-DG-3000 (01.06.2018)	IT-01	Interim – cross-intersection and roundabout
IN-02	Intersection	Interim – primary/connector – 3-way T-signalised	V170524-CI-DG-3001 (01.06.2018)	IT-02	Interim – T-intersection
IN-03	Intersection	Interim – primary/secondary – 3-way T-signalised	V170524-CI-DG- 3002 (01.06.2018)	IT-03	Interim – T-intersection
IN-04	Intersection	Interim – primary/connector – 3-way T-signalised (with protection of gas transmission pipelines)	V170524-CI-DG-3003 (01.06.2018)	IT-04	Interim – T-intersection
IN-05	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2805 (13.02.2017)	IT-05	Interim – cross-intersection
IN-06	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2806 (13.02.2017)	IT-06	Interim – cross-intersection
IN-07	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2807 (13.02.2017)	IT-07	Interim – cross-intersection
IN-08	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2808 (13.02.2017)	IT-08	Interim – cross-intersection
IN-09	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2809 (10.02.2017)	IT-09	Interim – cross-intersection
IN-10	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2810 (27.01.2017)	IT-10	Interim – cross-intersection

IN-11	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2811 (13.02.2017)	IT-11	Interim – cross-intersection
IN-12	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2812 (13.02.2017)	IT-12	Interim – cross-intersection
IN-13	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2813 (13.02.2017)	IT-13	Interim – cross-intersection
IN-14	Intersection	Interim – primary/secondary – 3-way T-signalised (with protection of gas transmission pipelines)	V170524-CI-DG- 3004 (01.06.2018)	IT-14	Interim – T-intersection
IN-15	Intersection	Interim – secondary/connector boulevard	CG151009-TR- DG-2815 (13.02.2017)	IT-15	Interim – T-intersection
IN-16	Intersection	Interim – primary/connector – 3-way T-signalised (with protection of gas transmission pipelines)	V170524-CI-DG- 3005 (01.06.2018)	IT-16	Interim – T-intersection
PS-01	Pedestrian signals	Interim – pedestrian signals	N/A	N/A	Interim pedestrian signals
PS-02	Pedestrian signals	Interim – pedestrian signals	N/A	N/A	Interim pedestrian signals
BR-01	Bridge	Ultimate – pedestrian and cycle bridge	V170524-CI-DG- 3006 (06.07.2018)	BR01	Ultimate - pedestrian and cyclist bridge
			V170524-CI-DG- 3007 (27.07.2018)		
BR-02	Bridge	Ultimate – pedestrian and cycle bridge	V181544-ST-001 (22.03.2019)	BR-02	Ultimate - pedestrian and cyclist bridge
BR-03	Bridge	Ultimate – upgrade level pedestrian crossing	V170524-CI-DG- 3008 (06.07.2018)	BR-03	Ultimate – upgrade level pedestrian crossing
CU-01	Bridge	Interim – major culvert (associated with Truganina Drainage Service Scheme)	N/A	CU-1	Interim – major Culvert
COMMUNITY AND RECREATION CONSTRUCTION ITEMS					
CI-02	Community facilities	Level 2 community facility	V181544-CI-DG- 2050 (05.03.2018)	38	Contemporary
CI-03	Community facilities	Level 1 community facility	V181544-CI-DG- 2049 (05.03.2018)	37	Contemporary
CI-04	Community facilities	Level 1 community facility	V181544-CI-DG- 2049 (05.03.2018)	37	Contemporary
OS-01	Sports and recreation facilities	Sports and recreation facility 8 to 10 hectare site	V181544-CI-DG- 2055 (05.03.2018)	43	Contemporary senior and junior sporting competition
		Sports pavilion 2 playing areas	V181544-CI-DG- 2052 (05.03.2018)	40	
OS-02	Sports and recreation facilities	Sports and recreation facility 5 to 6 hectare site	V181544-CI-DG- 2054 (05.03.2018)	42	Contemporary senior and junior sporting competition
		Sports pavilion 2 playing areas	V181544-CI-DG- 2052 (05.03.2018)	40	
OS-03	Sports and recreation facilities	Sports and recreation facility 8 to 10 hectare site	V181544-CI-DG- 2055 (05.03.2018)	43	Contemporary senior and junior sporting competition
		Sports pavilion 2 playing areas	V181544-CI-DG- 2052 (05.03.2018)	40	



9 APPENDIX 4 INFRASTRUCTURE ELEMENTS



Rev	Date	Description	Des.	Verif.	Appd.
6	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
5	23/07/2018	ADDRESS VPA COMMENTS	CM		
4	05/07/2018	ADDRESS VPA COMMENTS	CM		
3	29/06/2018	ADDRESS VPA COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1	14/12/2017	PRELIMINARY ISSUE	RVR		

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Web: www.cardno.com.au

Drawn RVR	Date 27/09/2017
Checked MEA	Date 28/09/2017
Designed RVR	Date
Verified	Date
Approved	Date

Client VICTORIAN PLANNING AUTHORITY	Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Project BENCH MARK INFRASTRUCTURE COSTING	Scale 1:250
Title ITEM 2 SECONDARY ARTERIAL ROAD INTERIM	Size A3
Drawing Number V181544-CI-DG-2002	Revision 6



NOTES:
1. CONCEPT DESIGN BY TRAFFIX GROUP

1	04.06.18	ISSUED FOR INFORMATION	NPV	CP	
Rev	Date	Description	Drawn	Appr.	

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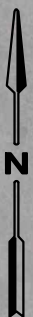
Drawn	
Designed	OTHERS
Checked	
Authorised	

Client	VICTORIA PLANNING AUTHORITY		
Project	Mt ATKINSON AND TRANEIT PLAINS PSP COSTINGS HOPKINS ROAD/WESTERN FREEWAY CITY OF MELTON		
Title	INTERIM INTERSECTION LAYOUT IT-01 CONCEPT LAYOUT		

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	01.06.2018	Scale	1:2000
Drawing Number	V170524-CI-DG-3000		Revision
			1



1. CONCEPT DESIGN BY TRAFFIX GROUP



MELWAY MAP REF 357

[illegible]



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Rev	Date	Description	Drawn	Appr.	

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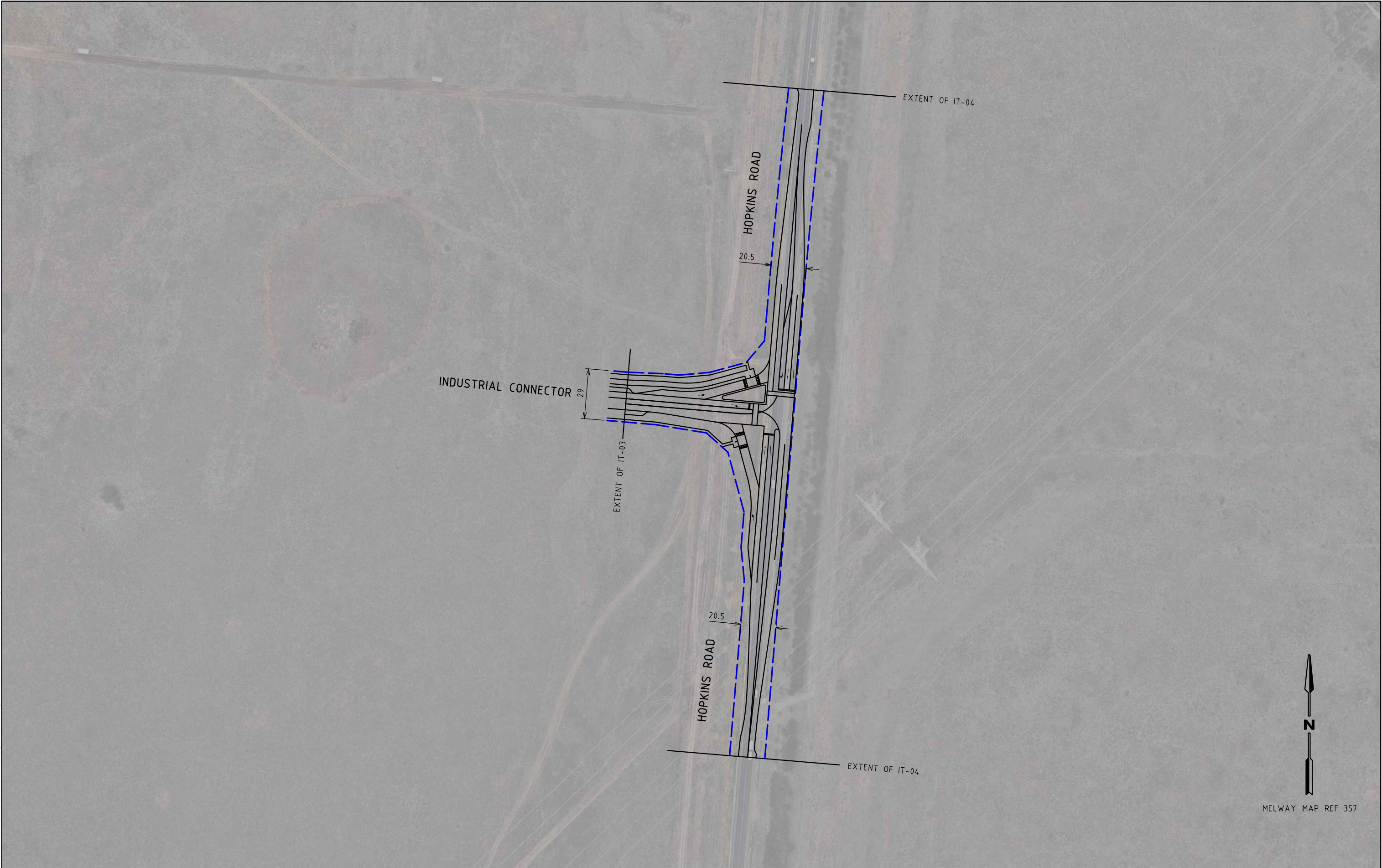
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Designed	Project	Mt ATKINSON AND TRANEIT PLAINS PSP COSTINGS		
Checked		GREIGS RAD/HOPKINS ROAD		
Authorised		CITY OF MELTON		
	Title	INTERIM INTERSECTION LAYOUT		
		IT-03		
		CONCEPT LAYOUT		

Status		PRELIMINARY	
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	01.06.2018	Scale	1:2000
Drawing Number	V170524-CI-DG-3002		Size
			A3
			Revision
			1

CAD File: \\120170501_1000\\V170524_Benchmark_infra_costing\\Civil\\Drafting\\Sketches\\V170524-CI-DG-3003.dgn

DATE PLOTTED: 22/03/2019 5:01:18 PM

BY: \$USERS\$



Rev	Date	Description	Drawn	Appr.
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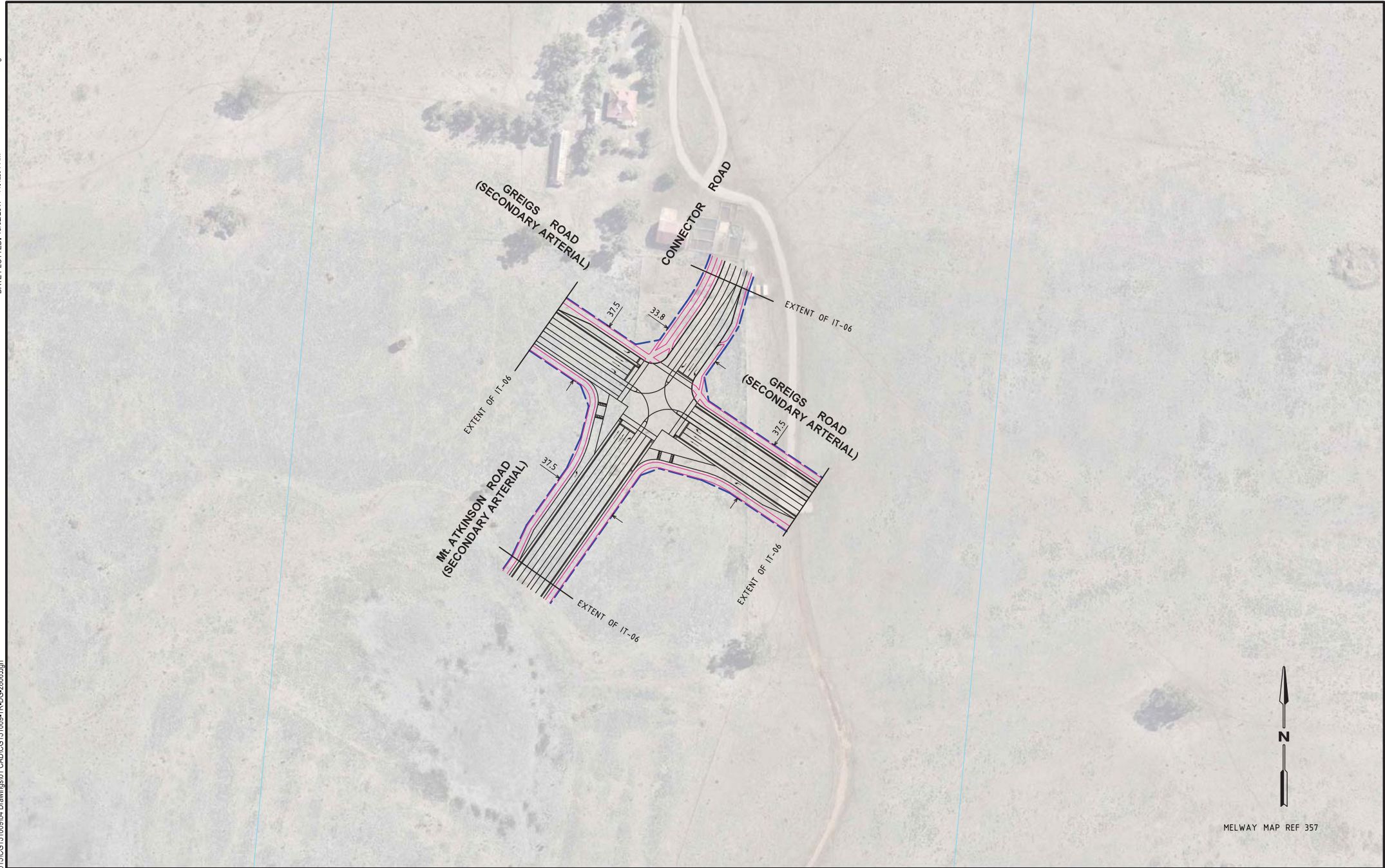
Drawn	Client
Designed	Project
Checked	Title
Authorised	

VICTORIA PLANNING AUTHORITY			
Mt ATKINSON AND TRANEIT PLAINS PSP COSTINGS INDUSTRIAL CONNECTOR ROAD/HOPKINS ROAD CITY OF MELTON			
INTERIM INTERSECTION LAYOUT IT-04 CONCEPT LAYOUT			

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Scale	Size	Revision
01.06.2018	1:2000	A3	1
Drawing Number			
V170524-CI-DG-3003			



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1 13.02.2017 ISSUED FOR INFORMATION		EC TM Drawn App.															



MELWAY MAP REF 357

Rev	Date	Description	Drawn	Appr.
1	13.02.2017	ISSUED FOR INFORMATION	EC	TM

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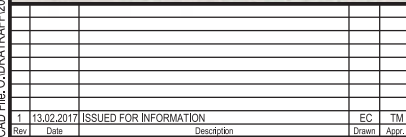
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1. BASE INFORMATION FROM VICMAP DATA.
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O
3. LOCAL ROAD - GREIGS ROAD (SPEED ZONE 60KM/H)
LOCAL ROAD - MT ATKINSON ROAD (SPEED ZONE 60KM/H)
LOCAL ROAD - CONNECTOR ROAD (SPEED ZONE 50KM/H)

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Drawn	E.COOK
Designed	C.BOWEN
Checked	CHECKED
Authorised	T.McKINLEY

Client	VICTORIAN PLANNING AUTHORITY
Project	Mt ATKINSON AND TARNEIT PLAINS PSP GREIGS RD / MT ATKINSON RD / CONNECTOR RD CITY OF MELTON
Title	INTERIM INTERSECTION LAYOUT IT-06 CONCEPT LAYOUT

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	13.02.2017	Scale	1:2000
Drawing Number	CG151009-TR-DG-2806	Size	A3
Revision		Revision	1



WARNING

GENERAL NOTES:

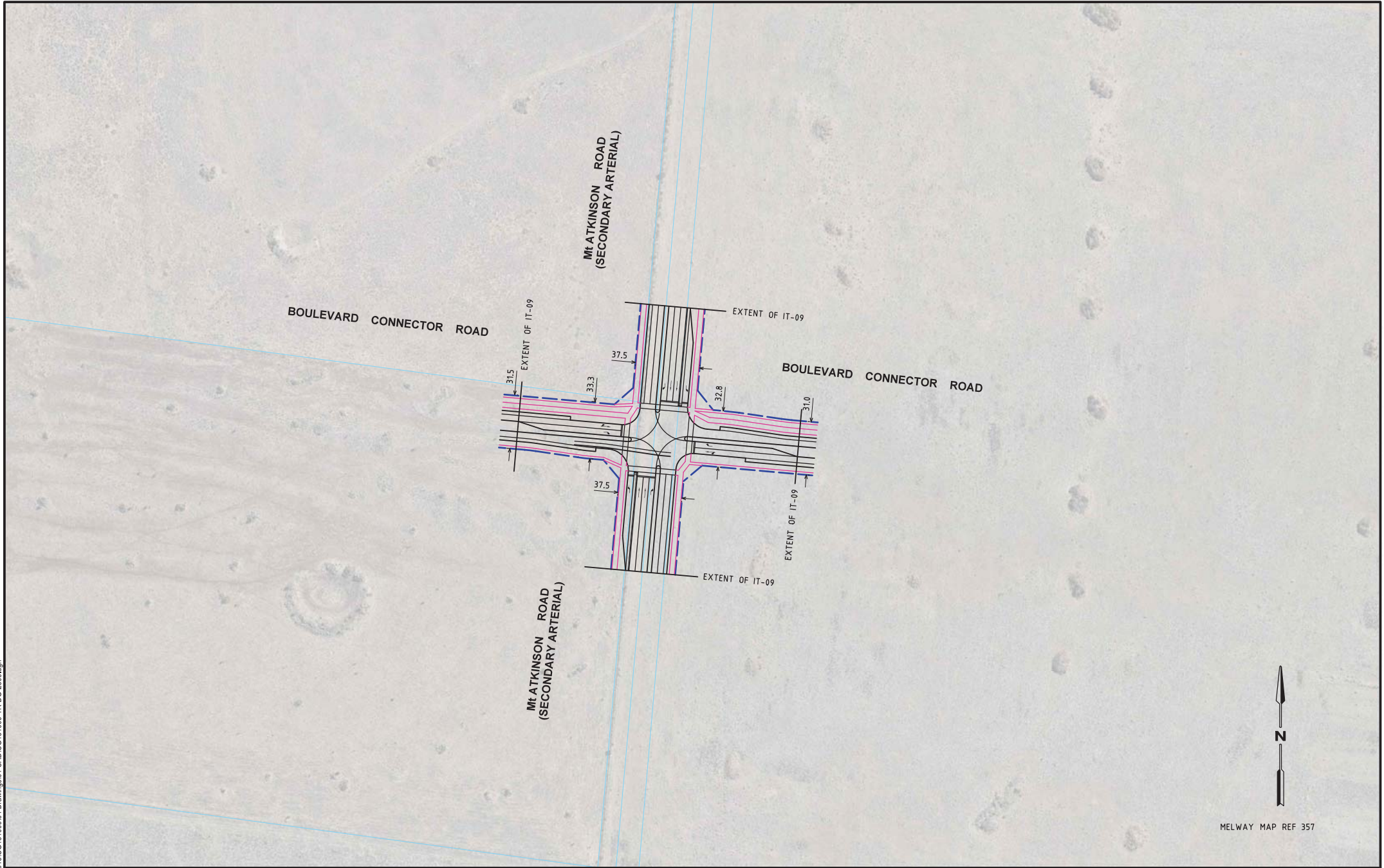
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2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O
3. LOCAL ROAD - GREIGS ROAD (SPEED ZONE 60KM/H)
LOCAL ROAD - CONNECTOR ROAD (SPEED ZONE 50KM/H)



Drawn	E.COOK
Designed	C.BOWEN
Checked	CHECKED
Authorised	T.McKINLEY

Title	INTERIM INTERSECTION LAYOUT IT-07 CONCEPT LAYOUT
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Date 13.02.2017	Scale 1:2000	Size A3
Drawing Number CG151009-TR-DG-2807		Revision 1



Rev	Date	Description	Drawn	Appr.
1	10.02.2017	ISSUED FOR INFORMATION	EC	TM

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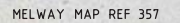
GENERAL NOTES:
1. BASE INFORMATION FROM VICMAP DATA.
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O.
3. LOCAL ROAD - MT ATKINSON ROAD (SPEED ZONE 60KM/H)
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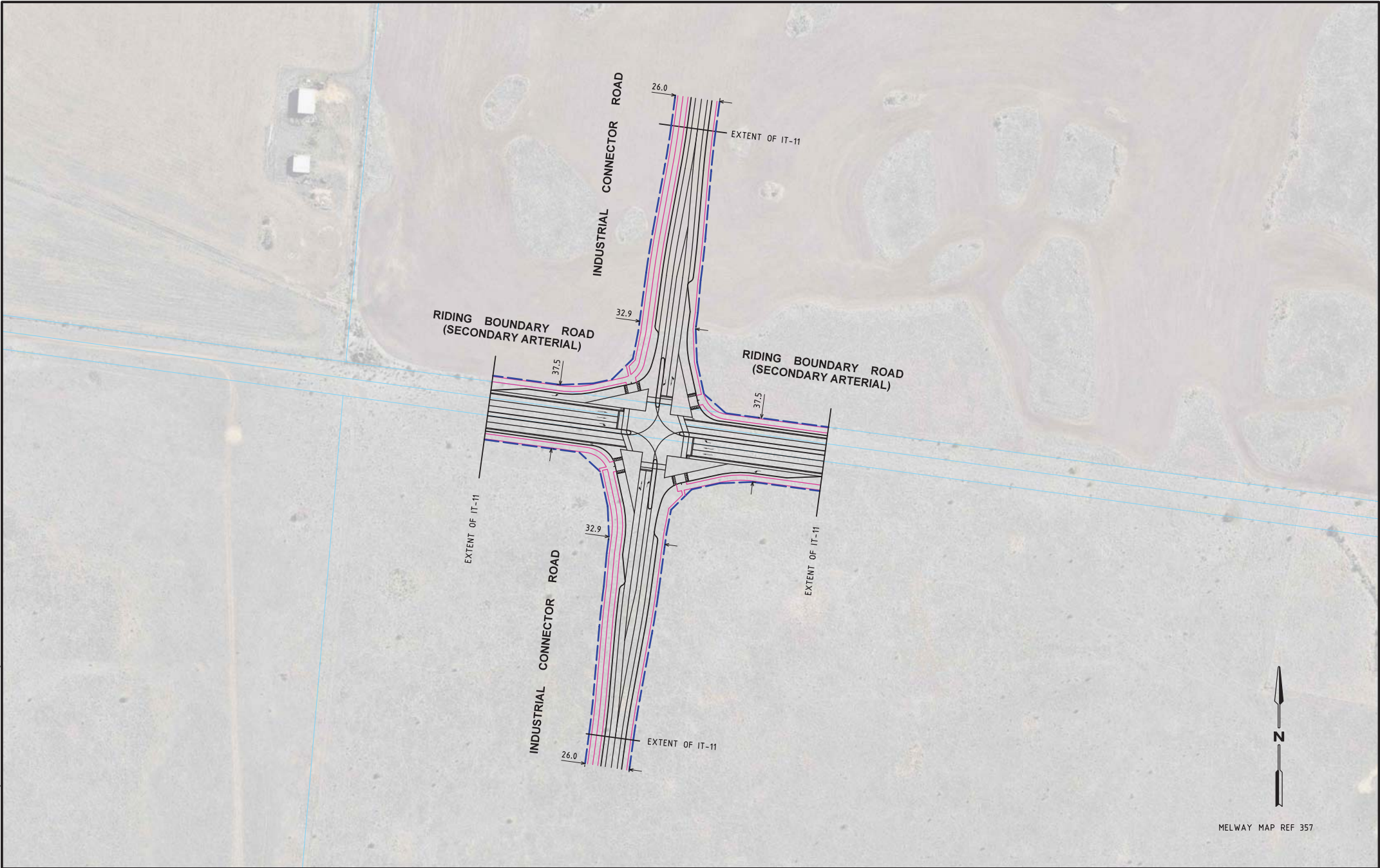
Drawn: E.COOK
Designed: C.BOWEN
Checked: CHECKED
Authorised: T.MCKINLEY

Client: VICTORIAN PLANNING AUTHORITY
Project: MT ATKINSON AND TARNEIT PLAINS PSP
MT ATKINSON ROAD / BOULEVARD CONNECTOR ROAD
CITY OF MELTON
Title: INTERIM INTERSECTION LAYOUT
IT-09
CONCEPT LAYOUT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 10.02.2017 Scale: 1:2000 Size: A3
Drawing Number: CG151009-TR-DG-2809 Revision: 1



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Rev	Date	Description	Drawn	Appr.
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2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O
3. DECLARED ROAD - RIDING BOUNDARY ROAD (SPEED ZONE 40KM/H)
LOCAL ROAD - CONNECTOR ROAD (SPEED ZONE 50KM/H)

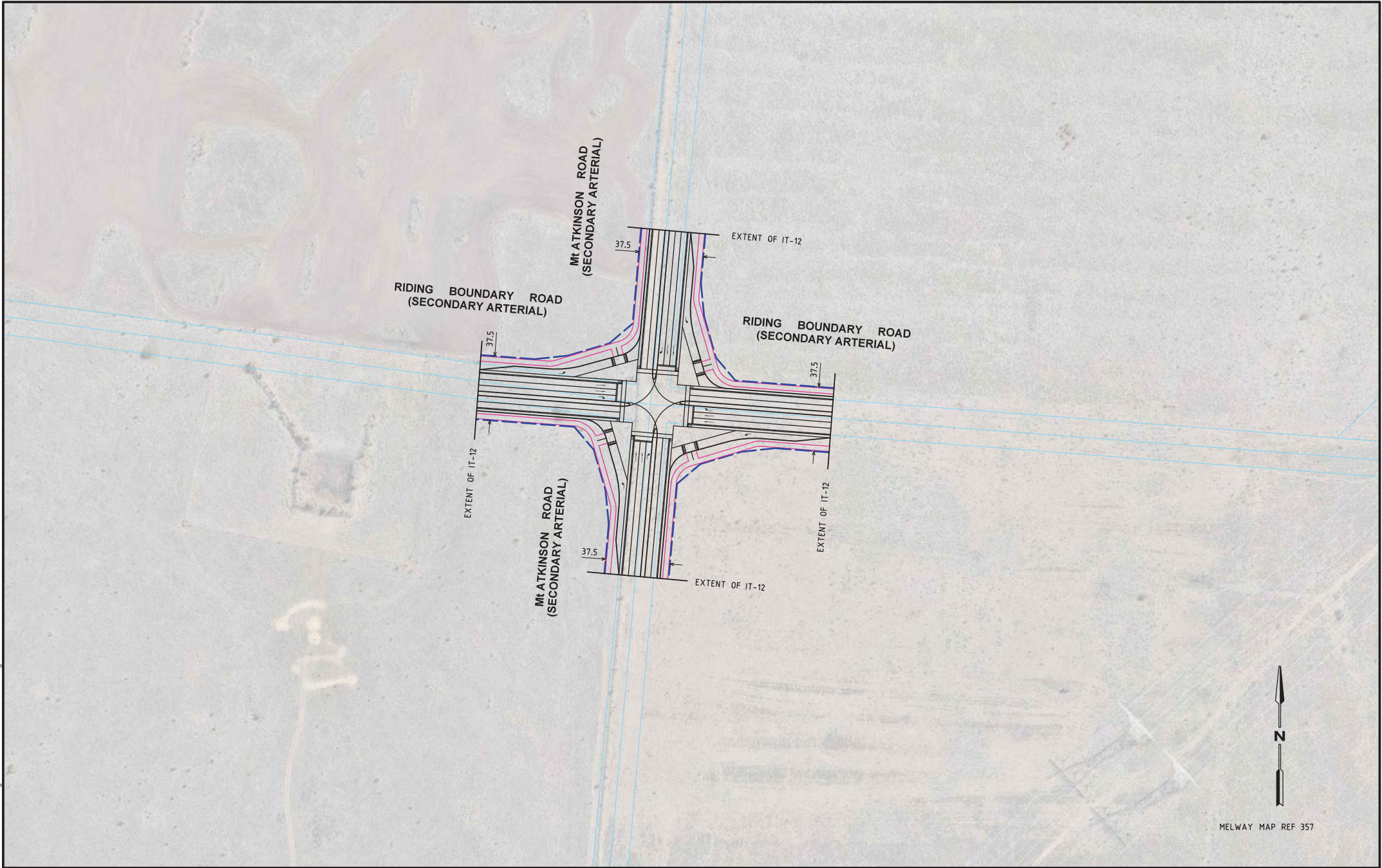


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Designed	C.BOWEN
Checked	CHECKED
Authorised	T.MCKINLEY

Client	VICTORIAN PLANNING AUTHORITY		
Project	Mt ATKINSON AND TARNEIT PLAINS PSP RIDING BOUNDARY RD / INDUSTRIAL CONNECTOR RD CITY OF MELTON		
Title	INTERIM INTERSECTION LAYOUT IT-11 CONCEPT LAYOUT		
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	13.02.2017	Scale	1:2000
Drawing Number	CG151009-TR-DG-2811	Size	A3
Revision		Revision	1



MELWAY MAP REF 357

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2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O
3. DECLARED ROAD - RIDING BOUNDARY ROAD
LOCAL ROAD - MT ATKINSONS ROAD (SPEED ZONE 60KM/H)

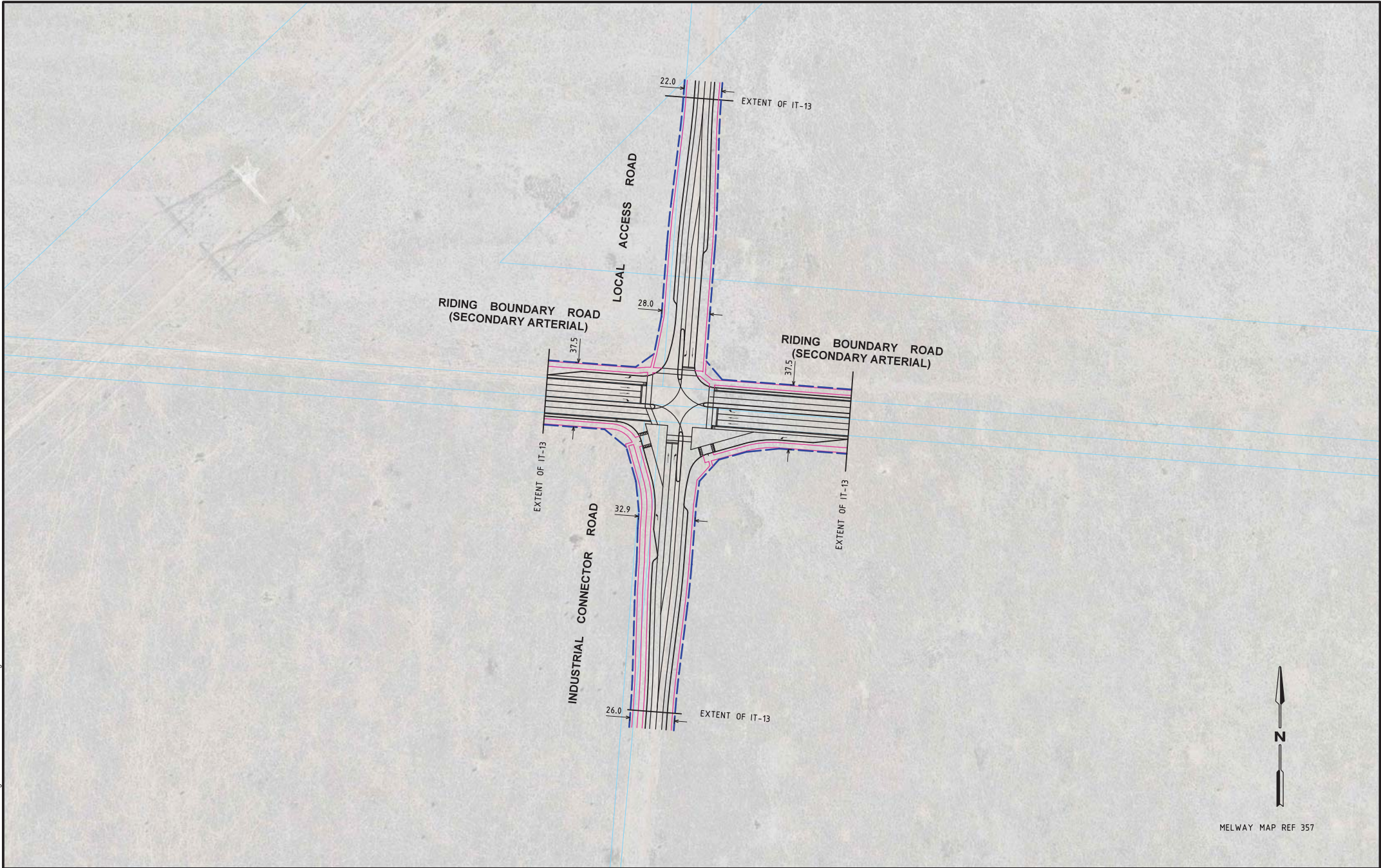
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Designed	C.BOWEN
Checked	CHECKED
Authorised	T.MCKINLEY

Client	VICTORIAN PLANNING AUTHORITY
Project	Mt ATKINSON AND TARNEIT PLAINS PSP RIDING BOUNDARY ROAD / MT ATKINSONS ROAD CITY OF MELTON
Title	INTERIM INTERSECTION LAYOUT IT-12 CONCEPT LAYOUT

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	13.02.2017	Scale	1:2000
Drawing Number	CG151009-TR-DG-2812	Size	A3
Revision		Revision	1





1	04.06.18	ISSUED FOR INFORMATION	NPV	CP	
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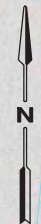
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Authorised	

Client	VICTORIA PLANNING AUTHORITY
Project	MT ATKINSON AND TRANEIT PLAINS PSP COSTINGS RIDING BOUNDARY ROAD/HOPKINS ROAD CITY OF MELTON
Title	INTERIM INTERSECTION LAYOUT IT-14 CONCEPT LAYOUT

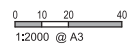
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	01.06.2018	Scale	1:2000
Drawing Number	V170524-CI-DG-3004	Size	A3
Revision			1



MELWAY MAP REF 357

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GENERAL NOTES:

1. BASE INFORMATION FROM VICMAP DATA.
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O
3. LOCAL ROAD - MT ATKINSON ROAD (SPEED ZONE 60KM/H)
LOCAL ROAD - INDUSTRIAL CONNECTOR ROAD
(SPEED ZONE 50KM/H)



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Designed	C.BOWEN
Checked	CHECKED
Authorised	T.McKINLEY

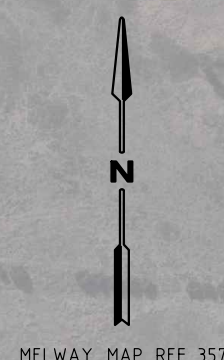
Client **VICTORIAN PLANNING AUTHORITY**

Project Mt ATKINSON AND TARNEIT PLAINS PSP
Mt ATKINSON ROAD / INDUSTRIAL CONNECTOR ROAD
CITY OF MELTON

Figure 10-10 INTERIM INTERSECTION LAYOUT
IT-15
CONCEPT LAYOUT

Status **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	13.02.2017	Scale	1:2000	Size	A3
Drawing Number				Revision	
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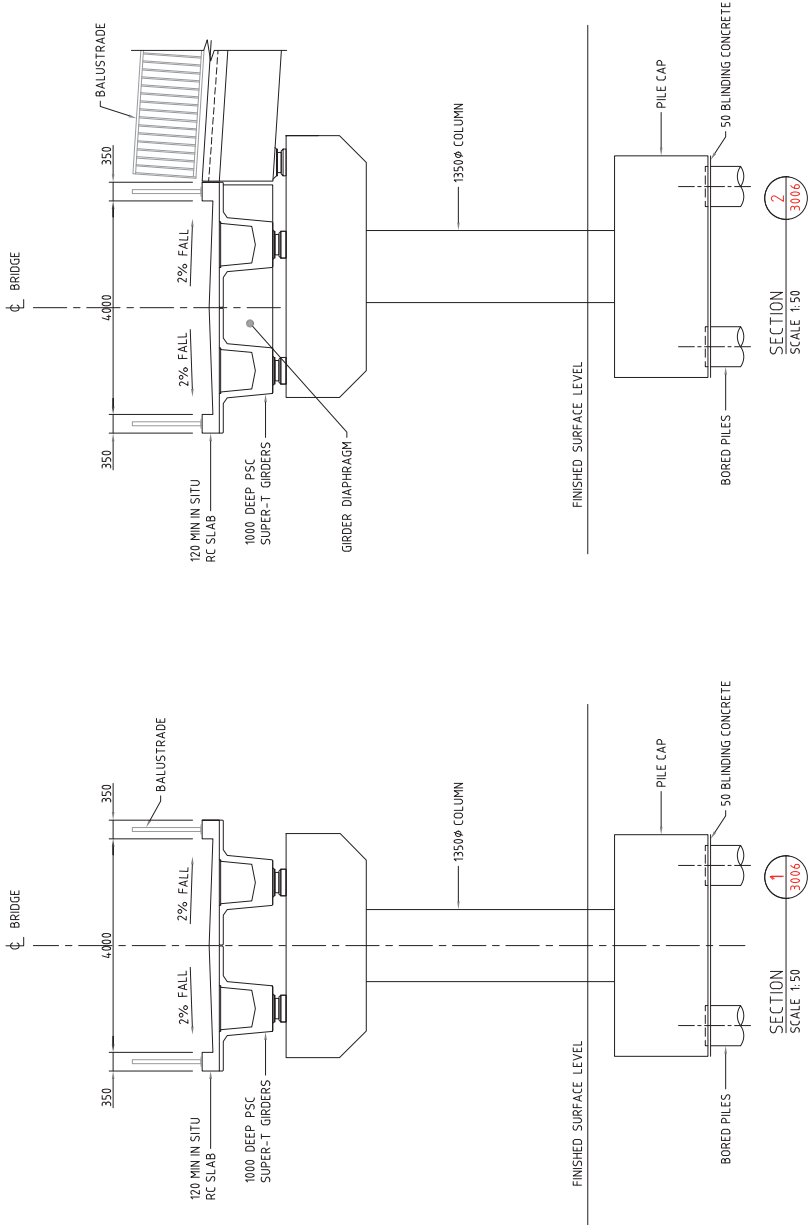
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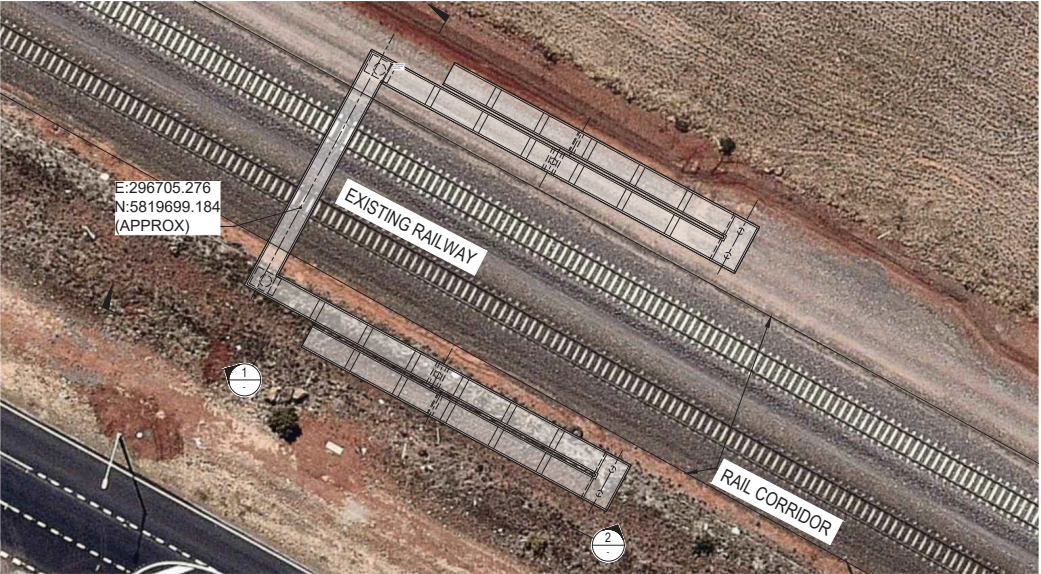
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NOTES:

1. CONCEPT DESIGN BY SMEC

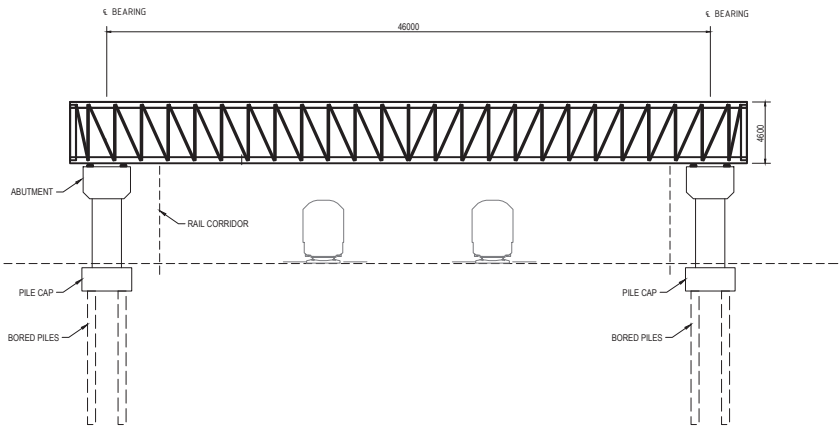


NOTE:
BRIDGE & SUPPORTS NOT DESIGNED
FOR IMPACT/ COLLISION LOADING

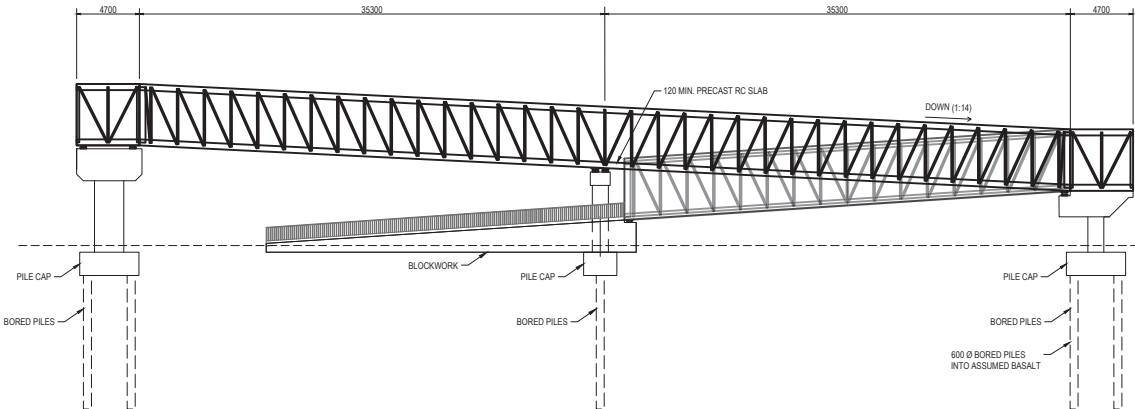
DRAFT CONCEPT PLAN
THIS DRAFT PLAN HAS BEEN PREPARED
TO SHOW A CONCEPT FOR DISCUSSIONS
PURPOSES ONLY AND HAS NO FORMAL
OR OFFICIAL STATUS

BR-02: PEDESTRIAN BRIDGE OVER RAIL RESERVE

NTS

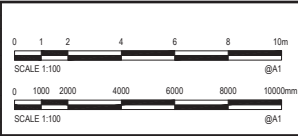


SECTION 1
NTS



SECTION 2
NTS

Rev.	Date	Description	Des.	Verif.	Appd.
1	22.03.2019	PRELIMINARY ISSUE			



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Drawn	Date	Client
D.N.	22.03.19	VICTORIA PLANNING AUTHORITY
Checked	Date	Project
T.M.	22.03.19	MT ATKINSON AND TRANEIT PLAINS PSP COSTING
Designed	Date	Project
T.M.	22.03.19	BRIDGE ACROSS MELBOURNE BALLRAT RAIL
Verified	Date	City of MELTON
P.S.	22.03.19	
Approved	Date	Title
J.R.	22.03.19	PEDESTRIAN BRIDGE OVER RAIL RESERVE
		BR-02

Status	Scale	Size
PRELIMINARY	NTS	A1
Drawing Number	Revision	
V181544-ST-001	1	

Status	Scale	Size
PRELIMINARY	NTS	A1
Drawing Number	Revision	
V181544-ST-001	1	

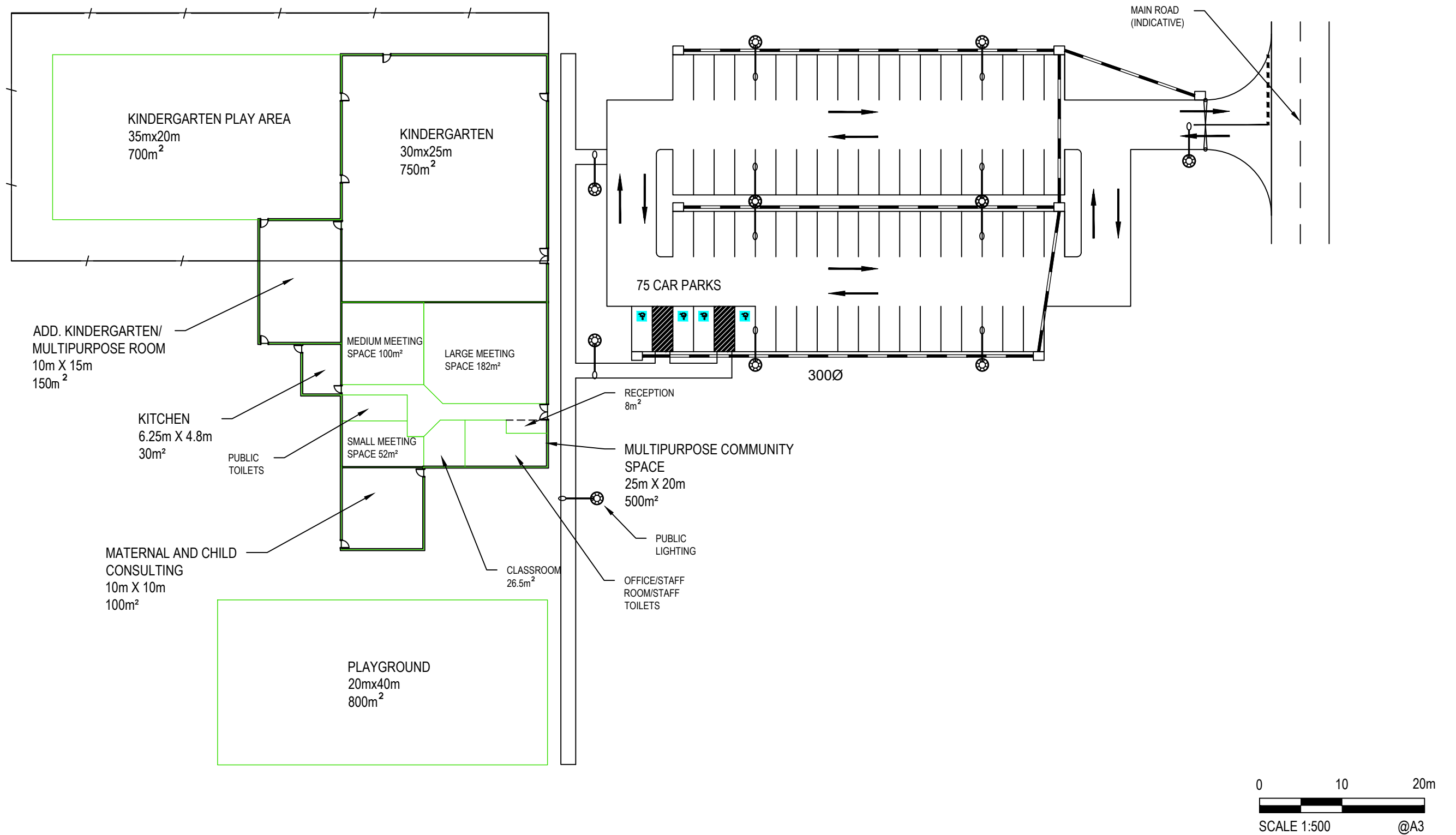


1. CONCEPT DESIGN BY SMEC.

[illegible]

DATE PLOTTED: 4 February 2019 9:36 AM BY: BEN SHAW

XREF's: V17024-CI-DG-2009-2010
CAD File: V17024-CI-DG-2009-2010.dwg



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

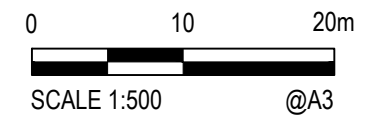
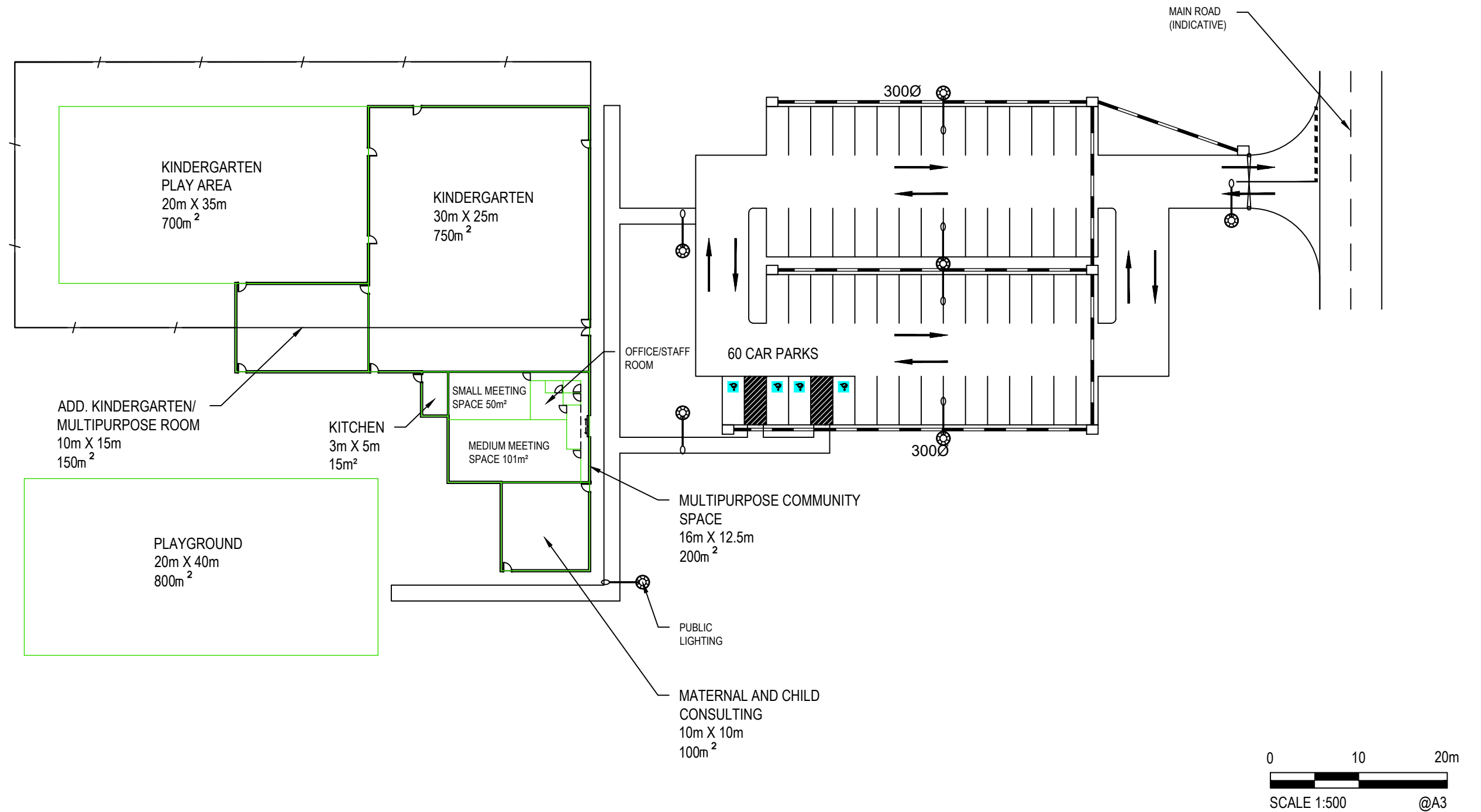
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Drawn VA	Date 5/03/2018
Checked CP	Date 5/03/2018
Designed VA	Date
Verified	Date
Approved	Date

Client VICTORIAN PLANNING AUTHORITY	Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Project BENCH MARK INFRASTRUCTURE COSTING	Scale 1:500
Title ITEM 38 COMMUNITY FACILITIES - LEVEL 2 ULTIMATE	Size A3
Drawing Number V181544-CI-DG-2050	Revision 3



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

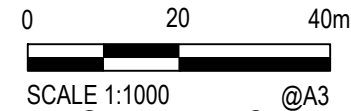
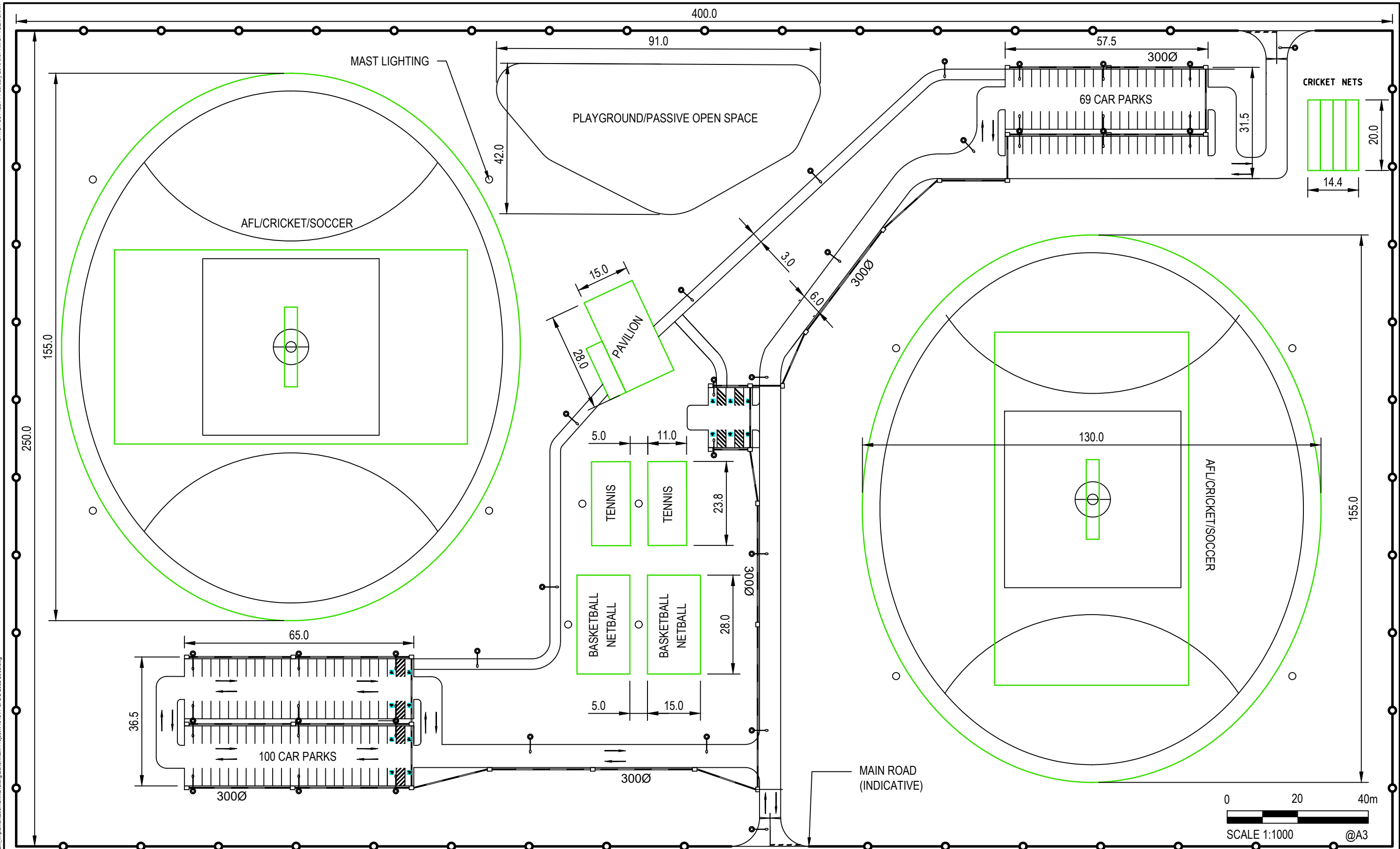
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Checked CP	Date 5/03/2018	Project BENCH MARK INFRASTRUCTURE COSTING
Designed VA	Date	
Verified	Date	
Approved	Date	
		Title ITEM 37 COMMUNITY FACILITIES - LEVEL 1 ULTIMATE
		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
		Scale 1:500
		Size A3
		Drawing Number V181544-CI-DG-2049
		Revision 3



Rev	Date	Description	Des.	Verif.	Appd.
4	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
3	29/06/2018	ADDRESS VPA COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

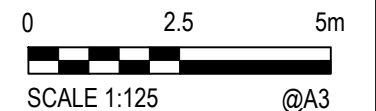
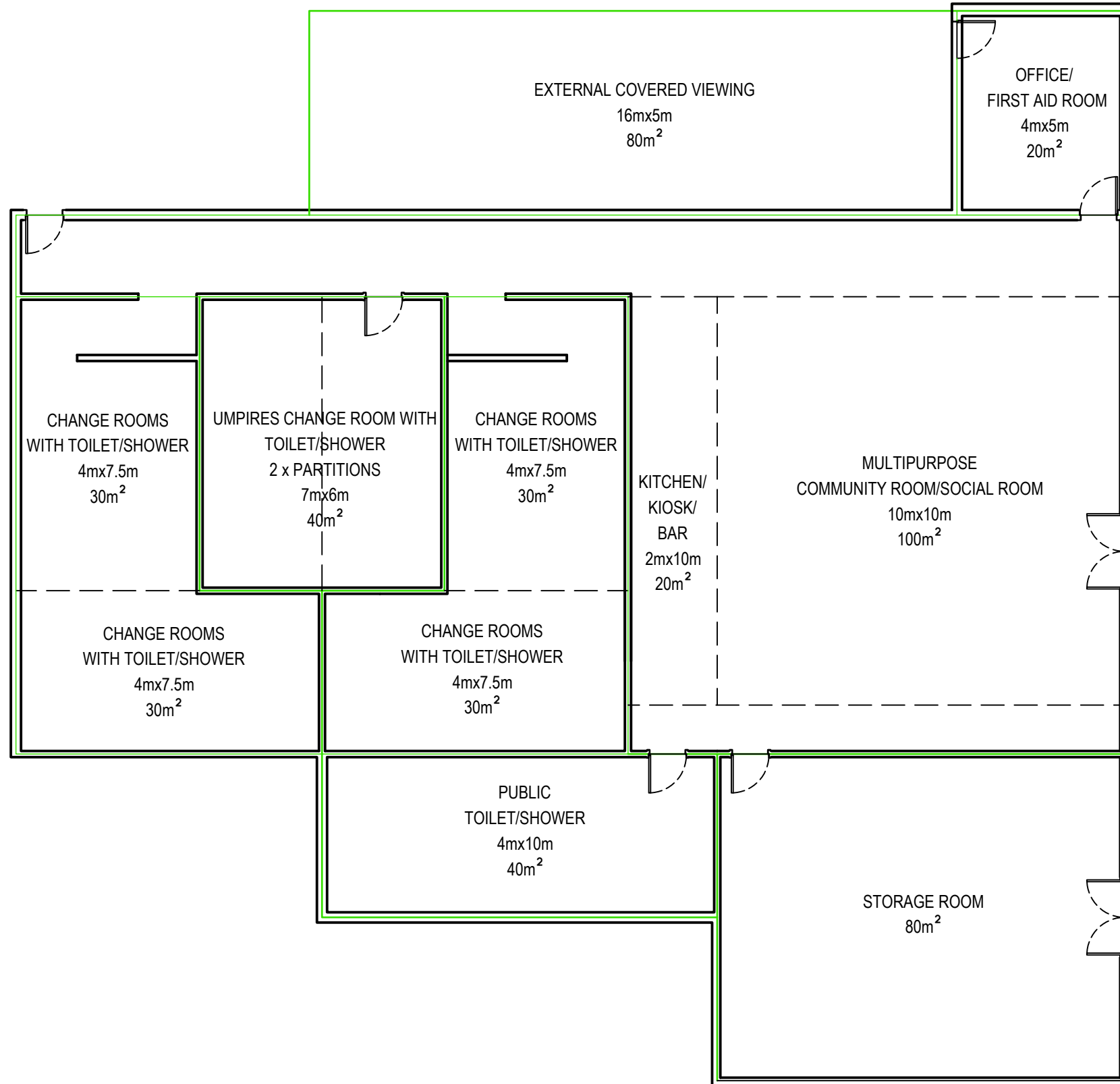
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Drawn NPV	Date 5/03/2018
Checked MEA	Date 5/03/2018
Designed VA	Date
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCH MARK INFRASTRUCTURE COSTING
Title	ITEM 43 MULTIPURPOSE SPORTS & RECREATION:8-10Ha ULTIMATE

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Number	Scale 1:1000	Size A3	Revision 4
V181544-CI-DG-2055			



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

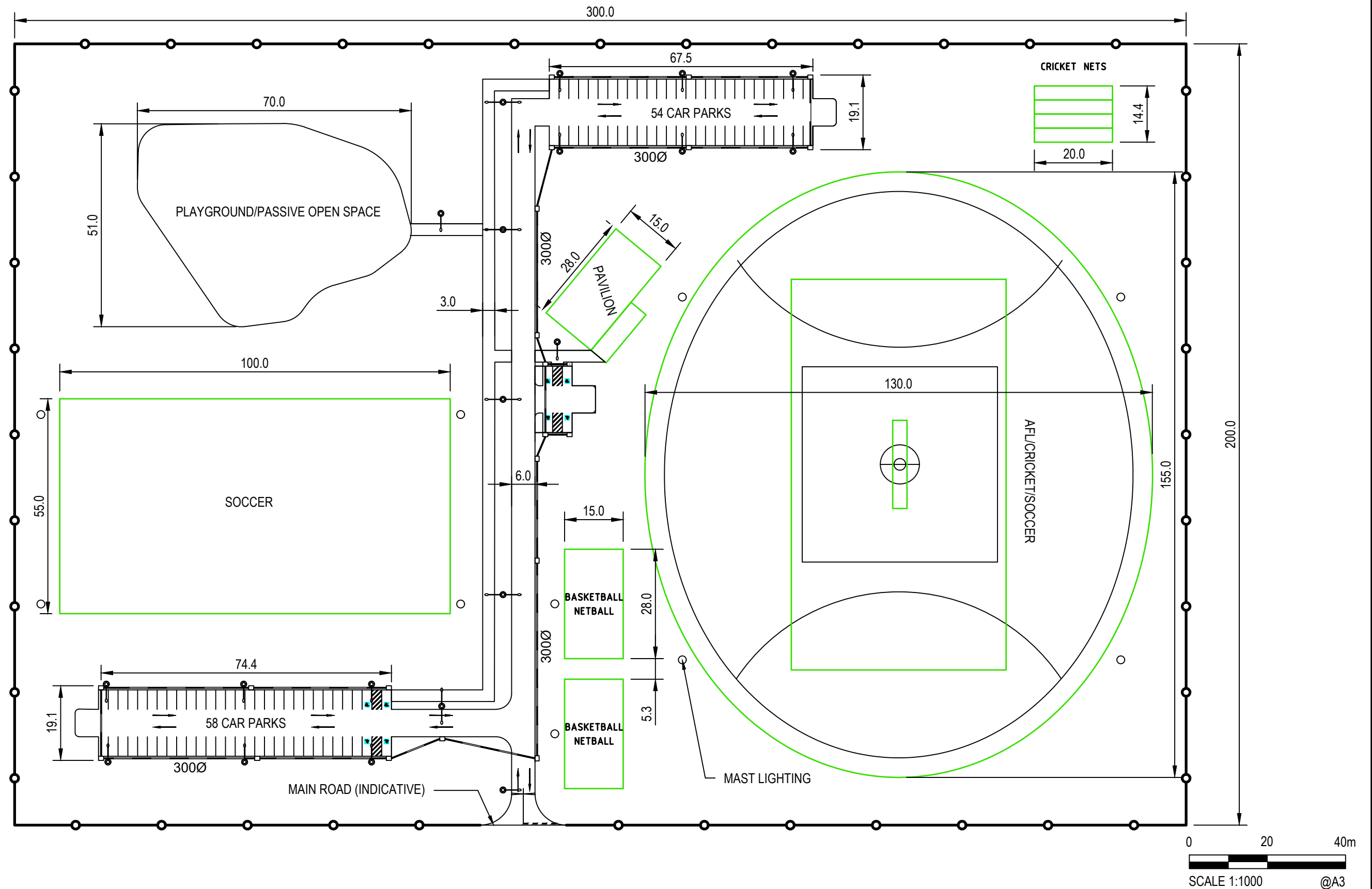
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Drawn VA	Date 5/03/2018	Client VICTORIAN PLANNING AUTHORITY
Checked MEA	Date 5/03/2018	Project BENCH MARK INFRASTRUCTURE COSTING
Designed VA	Date	
Verified	Date	
Approved	Date	
		Title ITEM 40 SPORTING PAVILION - SERVICING TWO PLAYING AREAS ULTIMATE
Status NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Number V181544-CI-DG-2052		Scale 1:1000
		Size A3
		Revision 3

DATE PLOTTED: 4 February 2019 9:37 AM BY: BEN SHAW
XREF's: V170524-CI-DG-2005-2010
CAD File: V181544-VPA_VIP_Program_Implementation-Civil-Drafting-Benchmark-Project(V181544-CI-DG-2052-2055.dwg)



Rev	Date	Description	Des.	Verif.	Appd.
4	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
3	29/06/2018	ADDRESS VPA COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

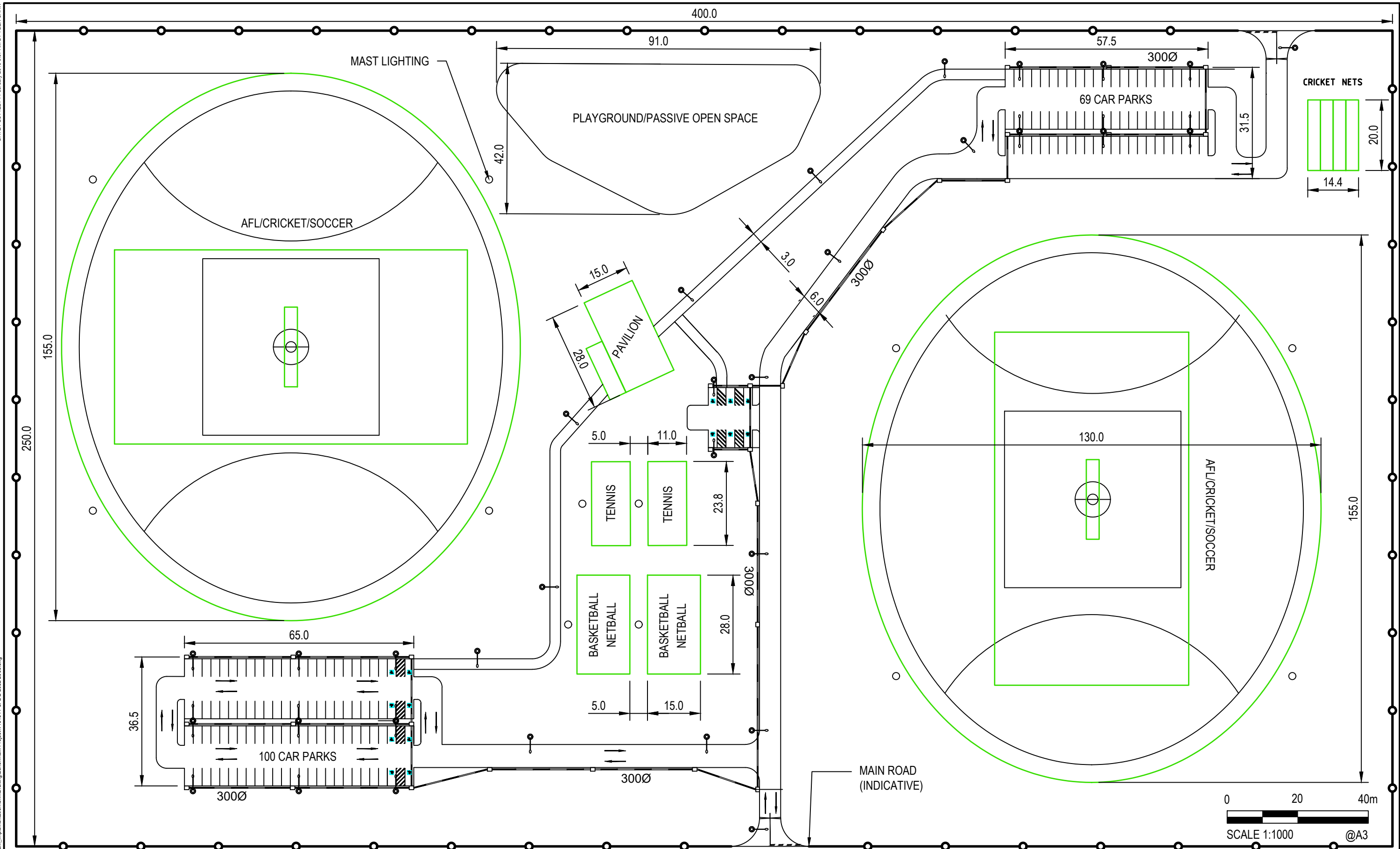
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Checked MEA	Date 5/03/2018	Project BENCH MARK INFRASTRUCTURE COSTING
Designed VA	Date	
Verified	Date	
Approved	Date	
		Title ITEM 42 MULTIPURPOSE SPORTS & RECREATION:5-6Ha ULTIMATE
		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
		Scale 1:1000
		Size A3
		Drawing Number V181544-CI-DG-2054
		Revision 4



Rev	Date	Description	Des.	Verif.	Appd.
4	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
3	29/06/2018	ADDRESS VPA COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

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Drawn NPV	Date 5/03/2018	Client VICTORIAN PLANNING AUTHORITY
Checked MEA	Date 5/03/2018	Project BENCH MARK INFRASTRUCTURE COSTING
Designed VA	Date	
Verified	Date	
Approved	Date	
Title ITEM 43 MULTIPURPOSE SPORTS & RECREATION:8-10Ha ULTIMATE		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Drawing Number V181544-CI-DG-2055		Scale 1:1000
		Size A3
		Revision 4



10 APPENDIX 5 DETAILED COSTS SHEETS

Appendix C	
Description:	Road - Secondary - 800m
Civil Component Number:	Item 2

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	27200	m2	3.68	100096.00	4.96	134912.00
	Earthworks	4572	m3	34.07	155768.04	40.52	185257.44
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	7200	m2	127.01	914472.00	133.78	963216.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1440	m2	14.22	20476.80	16.16	23270.40
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1600	m	54.81	87696.00	60.90	97440.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	1600	m2	63.51	101616.00	73.63	117808.00
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	100	m	179.85	17985.00	197.96	19796.00
	Drainage Pipe 375mm CR Bfilled	350	m	259.10	90685.00	282.96	99036.00
	Drainage Pipe 450mm CR Bfilled	350	m	299.43	104800.50	334.33	117015.50
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	16	No.	2565.39	41046.24	2806.10	44897.60
	Drainage - Sub-soil drainage	1600	m	33.88	54208.00	43.40	69440.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	108	No.	303.34	32760.72	363.01	39205.08
	Landscaping	9600	m2	21.61	207456.00	25.16	241536.00
	Topsoil Seeding	9600	m2	7.21	69216.00	8.44	81024.00
Street Lighting	Street Lighting - Road	800	m	216.34	173072.00	225.67	180536.00
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc	Regulatory Signage	14	Item	338.43	4738.02	380.39	5325.46
	Linemarking	7200	m2 of Pavement	3.11	22392.00	4.09	29448.00
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	9600	m2	2.90	27840.00	2.96	28416.00
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	72355.54	3.25	80521.33
	VicRoads Fees	1	%	1.00	22263.24	1.00	24775.79
	Traffic Management	1	%	5.00	111316.22	5.00	123878.97
	Environmental Management	1	%	0.50	11131.62	0.50	12387.90
	Surveying and Design	1	%	5.00	111316.22	5.00	123878.97
	Supervision and Project management	1	%	9.00	200369.19	9.00	222982.15
	Site Establishment	1	%	2.50	55658.11	2.50	61939.49
	Contingency	1	%	15.00	333948.65	15.00	371636.92
Total	Excluding Delivery				2,226,324		2,477,579
	Including Delivery				3,144,683		3,499,581

Appendix C	
Description:	INTERSECTION - Primary - Connector Intersection
Civil Component Number:	IT-01

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	22560	m2	3.68	83020.80	4.96	111897.60
	Earthworks	11445	m3	34.07	389931.15	40.52	463751.40
Road Pavement	Primary Arterial Pavement	16007	m2	169.62	2715107.34	186.26	2981463.82
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	3201	m2	14.22	45523.91	16.16	51734.62
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2500	m	54.81	137038.70	60.90	152265.23
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Concrete Island	3305	m2	77.60	256468.00	84.07	277851.35
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	348	m	259.10	90166.80	282.96	98470.08
	Drainage Pipe 450mm CR Bfilled	895	m	299.43	267989.85	334.33	299225.35
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	56	No.	2565.39	143661.84	2806.10	157141.60
	Drainage - Sub-soil drainage	2600	m	33.88	88088.00	43.40	112840.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	119	No.	303.34	36097.46	363.01	43198.19
	Landscaping	3042	m2	21.61	65737.62	25.16	76536.72
	Topsoil Seeding	3042	m2	7.21	21932.82	8.44	25674.48
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	6	Item/ Per Leg	48468.93	290813.58	55617.74	333706.44
	Regulatory Signage	26	Item	338.43	8799.18	380.39	9890.14
Misc	Linemarking	16007	m2 of Pavement	3.11	49781.77	4.09	65468.63
	Landscape maintenance	2	Item	71344.66	142689.32	88131.43	176262.86
	Tactile Pavers (Hazard only)	48	Item	292.43	14036.64	319.78	15349.44
Other	High pressure gas protection slab and relocation of other services	1	Item	141500.00	141500.00	141500.00	141500.00
	Demolition of existing pavements	8485	m2	65.00	551525.00	65.00	551525.00
	Tie-ins to existing pavements	16	m	205.00	3280.00	205.00	3280.00
Delivery	Council Fees	1	%	3.25	190852.37	3.25	212400.24
	VicRoads Fees	1	%	1.00	58723.81	1.00	65353.92
	Traffic Management	1	%	5.00	293619.03	5.00	326769.60
	Environmental Management	1	%	0.50	29361.90	0.50	32676.96
	Surveying and Design	1	%	5.00	293619.03	5.00	326769.60
	Supervision and Project management	1	%	9.00	528514.26	9.00	588185.28
	Site Establishment	1	%	2.50	146809.52	2.50	163384.80
	Contingency	1	%	15.00	880857.09	15.00	980308.80
Total	Excluding Delivery				5,872,381		6,535,392
	Including Delivery				8,294,738		9,231,241

Appendix C	
Description:	INTERSECTION - Primary - Connector Intersection
Civil Component Number:	IT-02

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	15000	m2	3.68	55200.00	4.96	74400.00
	Earthworks	7090	m3	34.07	241556.30	40.52	287286.80
Road Pavement	Primary Arterial Pavement	9916	m2	169.62	1681951.92	186.26	1846954.16
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement		m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1983	m2	14.22	28201.10	16.16	32048.51
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1363	m	54.81	74729.65	60.90	83032.95
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Concrete Island	1370	m2	77.60	106312.00	84.07	115175.90
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	205	m	259.10	53115.50	282.96	58006.80
	Drainage Pipe 450mm CR Bfilled	540	m	299.43	161692.20	334.33	180538.20
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	25	No.	2565.39	64134.75	2806.10	70152.50
	Drainage - Sub-soil drainage	5145	m	33.88	174312.60	43.40	223293.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	37	No.	303.34	11223.58	363.01	13431.37
	Landscaping	3772	m2	21.61	81512.92	25.16	94903.52
	Topsoil Seeding	3772	m2	7.21	27196.12	8.44	31835.68
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
	Regulatory Signage	6	Item	338.43	2030.58	380.39	2282.34
Misc	Linemarking	9916	m2 of Pavement	3.11	30838.76	4.09	40556.44
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	High pressure gas protection slab and relocation of other services	1	Item	141500.00	141500.00	141500.00	141500.00
	Demolition of existing pavements	3630	m2	65.00	235950.00	65.00	235950.00
Delivery	Council Fees	1	%	3.25	120986.58	3.25	135799.56
	VicRoads Fees	1	%	1.00	37226.64	1.00	41784.48
	Traffic Management	1	%	5.00	186133.20	5.00	208922.39
	Environmental Management	1	%	0.50	18613.32	0.50	20892.24
	Surveying and Design	1	%	5.00	186133.20	5.00	208922.39
	Supervision and Project management	1	%	9.00	335039.76	9.00	376060.31
	Site Establishment	1	%	2.50	93066.60	2.50	104461.20
	Contingency	1	%	15.00	558399.60	15.00	626767.18
Total	Excluding Delivery				3,722,664		4,178,448
	Including Delivery				5,258,263		5,902,058

Appendix C	
Description:	INTERSECTION - Primary -Secondary T Intersection
Civil Component Number:	IT-03

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	12149	m2	3.68	44708.32	4.96	60259.04
	Earthworks	5633	m3	34.07	191916.31	40.52	228249.16
Road Pavement	Primary Arterial Pavement	6789	m2	169.62	1151550.18	186.26	1264519.14
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1358	m2	14.22	19307.92	16.16	21942.05
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1119	m	54.81	61310.56	60.90	68122.85
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	533	m2	63.51	33852.74	73.63	39247.00
	Traffic Concrete Island	1354	m2	77.60	105104.61	84.07	113867.85
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	195	m	259.10	50524.50	282.96	55177.20
	Drainage Pipe 450mm CR Bfilled	580	m	299.43	173669.40	334.33	193911.40
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82092.48	2806.10	89795.20
	Drainage - Sub-soil drainage	1197	m	33.88	40540.87	43.40	51932.52
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	6	No.	303.34	1820.04	363.01	2178.06
	Landscaping	261	m2	21.61	5641.94	25.16	6568.77
	Topsoil Seeding	261	m2	7.21	1882.39	8.44	2203.52
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc	Regulatory Signage	9	Item	338.43	3045.87	380.39	3423.51
	Linemarking	6789	m2 of Pavement	3.11	21113.79	4.09	27767.01
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Demolition of existing pavements	3461	m2	65.00	224965.00	65.00	224965.00
	High pressure gas protection slab and relocation of other services	1	Item	391500.00	391500.00	391500.00	391500.00
	Tie-ins to existing pavements	22	m	205.00	4510.00	205.00	4510.00
Delivery	Council Fees	1	%	3.25	102708.55	3.25	113660.27
	VicRoads Fees	1	%	1.00	31602.63	1.00	34972.39
	Traffic Management	1	%	5.00	158013.15	5.00	174861.95
	Environmental Management	1	%	0.50	15801.31	0.50	17486.19
	Surveying and Design	1	%	5.00	158013.15	5.00	174861.95
	Supervision and Project management	1	%	9.00	284423.66	9.00	314751.51
	Site Establishment	1	%	2.50	79006.57	2.50	87430.97
	Contingency	1	%	15.00	474039.44	15.00	524585.85
Total	Excluding Delivery				3,160,263		3,497,239
	Including Delivery				4,463,871		4,939,850

Appendix C	
Description:	INTERSECTION - Primary - Connector T Intersection
Civil Component Number:	IT-04

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	11371	m2	3.68	41845.28	4.96	56400.16
	Earthworks	5575	m3	34.07	189940.25	40.52	225899.00
Road Pavement	Primary Arterial Pavement	6493	m2	169.62	1101342.66	186.26	1209386.18
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1299	m2	14.22	18466.09	16.16	20985.38
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1222	m	54.81	66961.43	60.90	74401.58
	Cycle Path	237	m2	76.59	18123.03	91.94	21755.21
	SUP/ Footpath	228	m2	63.51	14479.64	73.63	16786.90
	Traffic Concrete Island	605	m2	77.60	46942.61	84.07	50856.52
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	205	m	259.10	53115.50	282.96	58006.80
	Drainage Pipe 450mm CR Bfilled	540	m	299.43	161692.20	334.33	180538.20
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	25	No.	2565.39	64134.75	2806.10	70152.50
	Drainage - Sub-soil drainage	1255	m	33.88	42509.27	43.40	54454.02
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	5	No.	303.34	1516.70	363.01	1815.05
	Landscaping	747	m2	21.61	16143.32	25.16	18795.27
	Topsoil Seeding	747	m2	7.21	5386.09	8.44	6304.93
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc	Regulatory Signage	6	Item	338.43	2030.58	380.39	2282.34
	Linemarking	6493	m2 of Pavement	3.11	20193.23	4.09	26556.37
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Demolition of existing pavements	3282	m2	65.00	213330.00	65.00	213330.00
	High pressure gas protection slab and relocation of other services	1	Item	391500.00	391500.00	391500.00	391500.00
	Tie-ins to existing pavements	22	m	205.00	4510.00	205.00	4510.00
Delivery	Council Fees	1		3.25	98324.48	3.25	108934.02
	VicRoads Fees	1	%	1.00	30253.69	1.00	33518.16
	Traffic Management	1	%	5.00	151268.43	5.00	167590.81
	Environmental Management	1	%	0.50	15126.84	0.50	16759.08
	Surveying and Design	1	%	5.00	151268.43	5.00	167590.81
	Supervision and Project management	1	%	9.00	272283.18	9.00	301663.45
	Site Establishment	1	%	2.50	75634.22	2.50	83795.40
	Contingency	1	%	15.00	453805.30	15.00	502772.42
Total	Excluding Delivery				3,025,369		3,351,816
	Including Delivery				4,273,333		4,734,440

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-05

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	9624	m2	3.68	35416.32	4.96	47735.04
	Earthworks	3409	m3	34.07	116144.63	40.52	138132.68
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3069	m2	127.01	389846.83	133.78	410626.79
	Connector Arterial Pavement	2728	m2	105.15	286880.46	112.44	306769.75
	Subgrade Preparation (20% of Pave Area)	1160	m2	14.22	16488.70	16.16	18738.22
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	947	m	54.81	51905.07	60.90	57672.30
	Cycle Path	1262	m2	76.59	96636.33	91.94	116003.97
	SUP/ Footpath	366	m2	63.51	23261.59	73.63	26968.21
	Traffic Concrete Island	284	m2	77.60	22038.40	84.07	23875.88
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	170	m	259.10	44047.00	282.96	48103.20
	Drainage Pipe 450mm CR Bfilled	325	m	299.43	97314.75	334.33	108657.25
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	28	No.	2565.39	71830.92	2806.10	78570.80
	Drainage - Sub-soil drainage	947	m	33.88	32084.36	43.40	41099.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	30	No.	303.34	9100.20	363.01	10890.30
	Landscaping	1847	m2	21.61	39913.67	25.16	46470.52
	Topsoil Seeding	1847	m2	7.21	13316.87	8.44	15588.68
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	5798	m2 of Pavement	3.11	18030.90	4.09	23712.66
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other	Adjust existing power pole height	2	Item	15000.00	30000.00	15000.00	30000.00
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	68536.04	3.25	77572.38
	VicRoads Fees	1	%	1.00	21088.01	1.00	23868.42
	Traffic Management	1	%	5.00	105440.06	5.00	119342.12
	Environmental Management	1	%	0.50	10544.01	0.50	11934.21
	Surveying and Design	1	%	5.00	105440.06	5.00	119342.12
	Supervision and Project management	1	%	9.00	189792.10	9.00	214815.82
	Site Establishment	1	%	2.50	52720.03	2.50	59671.06
	Contingency	1	%	15.00	316320.17	15.00	358026.36
Total	Excluding Delivery				2,108,801		2,386,842
	Including Delivery				2,978,682		3,371,415

Appendix C	
Description:	INTERSECTION - Secondary- Secondary Intersection
Civil Component Number:	IT-06

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	12645	m2	3.68	46533.60	4.96	62719.20
	Earthworks	5127	m3	34.07	174676.89	40.52	207746.04
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	8074	m2	127.01	1025478.74	133.78	1080139.72
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1615	m2	14.22	22962.46	16.16	26095.17
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1020	m	54.81	55906.20	60.90	62118.00
	Cycle Path	1535	m2	76.59	117549.44	91.94	141108.44
	SUP/ Footpath	183	m2	63.51	11618.54	73.63	13469.89
	Traffic Concrete Island	761	m2	77.60	59053.60	84.07	63977.27
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	140	m	259.10	36274.00	282.96	39614.40
	Drainage Pipe 450mm CR Bfilled	500	m	299.43	149715.00	334.33	167165.00
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	22	No.	2565.39	56438.58	2806.10	61734.20
	Drainage - Sub-soil drainage	1020	m	33.88	34557.60	43.40	44268.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	45	No.	303.34	13650.30	363.01	16335.45
	Landscaping	483	m2	21.61	10437.63	25.16	12152.28
	Topsoil Seeding	483	m2	7.21	3482.43	8.44	4076.52
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	8074	m2 of Pavement	3.11	25110.14	4.09	33022.66
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	83134.65	3.25	93371.48
	VicRoads Fees	1	%	1.00	25579.89	1.00	28729.69
	Traffic Management	1	%	5.00	127899.46	5.00	143648.43
	Environmental Management	1	%	0.50	12789.95	0.50	14364.84
	Surveying and Design	1	%	5.00	127899.46	5.00	143648.43
	Supervision and Project management	1	%	9.00	230219.03	9.00	258567.17
	Site Establishment	1	%	2.50	63949.73	2.50	71824.22
	Contingency	1	%	15.00	383698.39	15.00	430945.29
Total	Excluding Delivery				2,557,989		2,872,969
	Including Delivery				3,613,160		4,058,068

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-07

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	9452	m2	3.68	34783.36	4.96	46881.92
	Earthworks	3349	m3	34.07	114100.43	40.52	135701.48
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	2980	m2	127.01	378491.55	133.78	398666.25
	Connector Arterial Pavement	2722	m2	105.15	286241.31	112.44	306086.28
	Subgrade Preparation (20% of Pave Area)	1140	m2	14.22	16217.15	16.16	18429.62
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	700	m	54.81	38367.00	60.90	42630.00
	Cycle Path	1219	m2	76.59	93341.37	91.94	112048.64
	SUP/ Footpath	373	m2	63.51	23677.80	73.63	27450.74
	Traffic Concrete Island	150	m2	77.60	11640.00	84.07	12610.50
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	200	m	259.10	51820.00	282.96	56592.00
	Drainage Pipe 450mm CR Bfilled	340	m	299.43	101806.20	334.33	113672.20
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	28	No.	2565.39	71830.92	2806.10	78570.80
	Drainage - Sub-soil drainage	700	m	33.88	23716.00	43.40	30380.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	36	No.	303.34	10920.24	363.01	13068.36
	Landscaping	1820	m2	21.61	39330.20	25.16	45791.20
	Topsoil Seeding	1820	m2	7.21	13122.20	8.44	15360.80
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	5702	m2 of Pavement	3.11	17733.94	4.09	23322.13
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	66354.72	3.25	75220.90
	VicRoads Fees	1	%	1.00	20416.84	1.00	23144.89
	Traffic Management	1	%	5.00	102084.19	5.00	115724.46
	Environmental Management	1	%	0.50	10208.42	0.50	11572.45
	Surveying and Design	1	%	5.00	102084.19	5.00	115724.46
	Supervision and Project management	1	%	9.00	183751.54	9.00	208304.04
	Site Establishment	1	%	2.50	51042.09	2.50	57862.23
	Contingency	1	%	15.00	306252.57	15.00	347173.39
Total	Excluding Delivery				2,041,684		2,314,489
	Including Delivery				2,883,878		3,269,216

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-08

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	9919	m2	3.68	36501.92	4.96	49198.24
	Earthworks	3566	m3	34.07	121493.62	40.52	144494.32
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	4227	m2	127.01	536871.27	133.78	565488.06
	Connector Arterial Pavement	1840	m2	105.15	193476.00	112.44	206889.60
	Subgrade Preparation (20% of Pave Area)	1213	m2	14.22	17254.55	16.16	19608.54
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	672	m	54.81	36832.32	60.90	40924.80
	Cycle Path	1265	m2	76.59	96912.12	91.94	116335.04
	SUP/ Footpath	394	m2	63.51	25031.29	73.63	29019.89
	Traffic Concrete Island	145	m2	77.60	11252.00	84.07	12190.15
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	205	m	259.10	53115.50	282.96	58006.80
	Drainage Pipe 450mm CR Bfilled	330	m	299.43	98811.90	334.33	110328.90
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	28	No.	2565.39	71830.92	2806.10	78570.80
	Drainage - Sub-soil drainage	672	m	33.88	22767.36	43.40	29164.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	36	No.	303.34	10920.24	363.01	13068.36
	Landscaping	2725	m2	21.61	58887.25	25.16	68561.00
	Topsoil Seeding	2725	m2	7.21	19647.25	8.44	22999.00
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	6067	m2 of Pavement	3.11	18868.37	4.09	24814.03
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	69713.08	3.25	78873.88
	VicRoads Fees	1	%	1.00	21450.18	1.00	24268.89
	Traffic Management	1	%	5.00	107250.90	5.00	121344.44
	Environmental Management	1	%	0.50	10725.09	0.50	12134.44
	Surveying and Design	1	%	5.00	107250.90	5.00	121344.44
	Supervision and Project management	1	%	9.00	193051.62	9.00	218419.98
	Site Establishment	1	%	2.50	53625.45	2.50	60672.22
	Contingency	1	%	15.00	321752.70	15.00	364033.31
Total	Excluding Delivery				2,145,018		2,426,889
	Including Delivery				3,029,838		3,427,980

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-09

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	100075	m2	3.68	368276.00	4.96	496372.00
	Earthworks	3540	m3	34.07	120607.80	40.52	143440.80
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	4042	m2	127.01	513345.19	133.78	540707.98
	Connector Arterial Pavement	1820	m2	105.15	191419.75	112.44	204690.79
	Subgrade Preparation (20% of Pave Area)	1172	m2	14.22	16672.14	16.16	18946.68
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	795	m	54.81	43573.95	60.90	48415.50
	Cycle Path	1206	m2	76.59	92345.89	91.94	110853.65
	SUP/ Footpath	377	m2	63.51	23943.27	73.63	27758.51
	Traffic Concrete Island	300	m2	77.60	23280.00	84.07	25221.00
Drainage	Drainage Pipe 300mm CR Bfilled		m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	220	m	259.10	57002.00	282.96	62251.20
	Drainage Pipe 450mm CR Bfilled	310	m	299.43	92823.30	334.33	103642.30
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	28	No.	2565.39	71830.92	2806.10	78570.80
	Drainage - Sub-soil drainage	795	m	33.88	26934.60	43.40	34503.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	36	No.	303.34	10920.24	363.01	13068.36
	Landscaping	2725	m2	21.61	58887.25	25.16	68561.00
	Topsoil Seeding	2725	m2	7.21	19647.25	8.44	22999.00
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	5862	m2 of Pavement	3.11	18231.49	4.09	23976.46
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	80089.27	3.25	92989.18
	VicRoads Fees	1	%	1.00	24642.85	1.00	28612.05
	Traffic Management	1	%	5.00	123214.26	5.00	143060.27
	Environmental Management	1	%	0.50	12321.43	0.50	14306.03
	Surveying and Design	1	%	5.00	123214.26	5.00	143060.27
	Supervision and Project management	1	%	9.00	221785.66	9.00	257508.49
	Site Establishment	1	%	2.50	61607.13	2.50	71530.13
	Contingency	1	%	15.00	369642.77	15.00	429180.81
Total	Excluding Delivery				2,464,285		2,861,205
	Including Delivery				3,480,803		4,041,453

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-10

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	13960	m2	3.68	51372.80	4.96	69241.60
	Earthworks	4825	m3	34.07	164387.75	40.52	195509.00
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	4724	m2	127.01	600037.38	133.78	632021.11
	Connector Arterial Pavement	3411	m2	105.15	358715.26	112.44	383584.82
	Subgrade Preparation (20% of Pave Area)	1627	m2	14.22	23138.20	16.16	26294.89
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1350	m	54.81	73993.50	60.90	82215.00
	Cycle Path	1600	m2	76.59	122544.00	91.94	147104.00
	SUP/ Footpath	652	m2	63.51	41408.52	73.63	48006.76
	Traffic Concrete Island	743	m2	77.60	57656.80	84.07	62464.01
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	174	m	259.10	45083.40	282.96	49235.04
	Drainage Pipe 450mm CR Bfilled	375	m	299.43	112286.25	334.33	125373.75
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	21	No.	2565.39	53873.19	2806.10	58928.10
	Drainage - Sub-soil drainage	0	m	33.88	0.00	43.40	0.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	48	No.	303.34	14560.32	363.01	17424.48
	Landscaping	3710	m2	21.61	80173.10	25.16	93343.60
	Topsoil Seeding	3710	m2	7.21	26749.10	8.44	31312.40
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	14	Item	338.43	4738.02	380.39	5325.46
	Linemarking	8136	m2 of Pavement	3.11	25302.32	4.09	33275.40
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	83433.34	3.25	94057.66
	VicRoads Fees	1	%	1.00	25671.80	1.00	28940.82
	Traffic Management	1	%	5.00	128358.99	5.00	144704.09
	Environmental Management	1	%	0.50	12835.90	0.50	14470.41
	Surveying and Design	1	%	5.00	128358.99	5.00	144704.09
	Supervision and Project management	1	%	9.00	231046.18	9.00	260467.37
	Site Establishment	1	%	2.50	64179.49	2.50	72352.05
	Contingency	1	%	15.00	385076.96	15.00	434112.28
Total	Excluding Delivery				2,567,180		2,894,082
	Including Delivery				3,626,141		4,087,891

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-11

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	18421	m2	3.68	67789.28	4.96	91368.16
	Earthworks	6105	m3	34.07	207997.35	40.52	247374.60
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	5075	m2	127.01	644575.75	133.78	678933.50
	Connector Arterial Pavement	5526	m2	105.15	581058.90	112.44	621343.44
	Subgrade Preparation (20% of Pave Area)	2120	m2	14.22	30149.24	16.16	34262.43
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1784	m	54.81	97781.04	60.90	108645.60
	Cycle Path	1938	m2	76.59	148405.28	91.94	178148.34
	SUP/ Footpath	926	m2	63.51	58829.48	73.63	68203.66
	Traffic Concrete Island	1212	m2	77.60	94051.20	84.07	101892.84
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	286	m	259.10	74102.60	282.96	80926.56
	Drainage Pipe 450mm CR Bfilled	507	m	299.43	151811.01	334.33	169505.31
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82092.48	2806.10	89795.20
	Drainage - Sub-soil drainage	1784	m	33.88	60441.92	43.40	77425.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	56	No.	303.34	16987.04	363.01	20328.56
	Landscaping	3754	m2	21.61	81123.94	25.16	94450.64
	Topsoil Seeding	3754	m2	7.21	27066.34	8.44	31683.76
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	14	Item	338.43	4738.02	380.39	5325.46
	Linemarking	10601	m2 of Pavement	3.11	32969.11	4.09	43358.09
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	103126.72	3.25	116232.81
	VicRoads Fees	1	%	1.00	31731.30	1.00	35763.94
	Traffic Management	1	%	5.00	158656.49	5.00	178819.71
	Environmental Management	1	%	0.50	15865.65	0.50	17881.97
	Surveying and Design	1	%	5.00	158656.49	5.00	178819.71
	Supervision and Project management	1	%	9.00	285581.68	9.00	321875.48
	Site Establishment	1	%	2.50	79328.25	2.50	89409.86
	Contingency	1	%	15.00	475969.47	15.00	536459.13
Total	Excluding Delivery				3,173,130		3,576,394
	Including Delivery				4,482,046		5,051,657

Appendix C	
Description:	INTERSECTION - Secondary - Secondary Intersection
Civil Component Number:	IT-12

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	15743	m2	3.68	57934.24	4.96	78085.28
	Earthworks	6264	m3	34.07	213414.48	40.52	253817.28
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	9865	m2	127.01	1252950.44	133.78	1319736.32
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1973	m2	14.22	28055.99	16.16	31883.60
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1781	m	54.81	97616.61	60.90	108462.90
	Cycle Path	1968	m2	76.59	150693.29	91.94	180894.91
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Concrete Island	1221	m2	77.60	94749.60	84.07	102649.47
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	274	m	259.10	70993.40	282.96	77531.04
	Drainage Pipe 450mm CR Bfilled	400	m	299.43	119772.00	334.33	133732.00
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82092.48	2806.10	89795.20
	Drainage - Sub-soil drainage	1781	m	33.88	60340.28	43.40	77295.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	48	No.	303.34	14560.32	363.01	17424.48
	Landscaping	2709	m2	21.61	58541.49	25.16	68158.44
	Topsoil Seeding	2709	m2	7.21	19531.89	8.44	22863.96
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Linemarking	9865	m2 of Pavement	3.11	30680.07	4.09	40347.75
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	99660.30	3.25	111796.89
	VicRoads Fees	1	%	1.00	30664.71	1.00	34399.04
	Traffic Management	1	%	5.00	153323.53	5.00	171995.22
	Environmental Management	1	%	0.50	15332.35	0.50	17199.52
	Surveying and Design	1	%	5.00	153323.53	5.00	171995.22
	Supervision and Project management	1	%	9.00	275982.36	9.00	309591.40
	Site Establishment	1	%	2.50	76661.77	2.50	85997.61
	Contingency	1	%	15.00	459970.60	15.00	515985.66
Total	Excluding Delivery				3,066,471		3,439,904
	Including Delivery				4,331,390		4,858,865

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-13

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	16567	m2	3.68	60966.56	4.96	82172.32
	Earthworks	5572	m3	34.07	189838.04	40.52	225777.44
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3680	m2	127.01	467383.38	133.78	492296.26
	Connector Arterial Pavement	6046	m2	105.15	635756.56	112.44	679833.27
	Subgrade Preparation (20% of Pave Area)	1945	m2	14.22	27660.98	16.16	31434.69
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2653	m	54.81	145410.93	60.90	161567.70
	Cycle Path	1397	m2	76.59	107023.78	91.94	128473.25
	SUP/ Footpath	949	m2	63.51	60261.43	73.63	69863.79
	Traffic Concrete Island	753	m2	77.60	58432.80	84.07	63304.71
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	270	m	259.10	69957.00	282.96	76399.20
	Drainage Pipe 450mm CR Bfilled	520	m	299.43	155703.60	334.33	173851.60
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82092.48	2806.10	89795.20
	Drainage - Sub-soil drainage	2653	m	33.88	89883.64	43.40	115140.20
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	57	No.	303.34	17290.38	363.01	20691.57
	Landscaping	3618	m2	21.61	78184.98	25.16	91028.88
	Topsoil Seeding	3618	m2	7.21	26085.78	8.44	30535.92
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	14	Item	338.43	4738.02	380.39	5325.46
	Linemarking	9726	m2 of Pavement	3.11	30248.11	4.09	39779.67
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0.00		0.00	
		0		0.00		0.00	
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	98087.54	3.25	110847.54
	VicRoads Fees	1	%	1.00	30180.78	1.00	34106.94
	Traffic Management	1	%	5.00	150903.91	5.00	170534.68
	Environmental Management	1	%	0.50	15090.39	0.50	17053.47
	Surveying and Design	1	%	5.00	150903.91	5.00	170534.68
	Supervision and Project management	1	%	9.00	271627.04	9.00	306962.42
	Site Establishment	1	%	2.50	75451.96	2.50	85267.34
	Contingency	1	%	15.00	452711.74	15.00	511604.04
Total	Excluding Delivery				3,018,078		3,410,694
	Including Delivery				4,263,036		4,817,605

Appendix C	
Description:	INTERSECTION - Primary - Secondary T Intersection
Civil Component Number:	IT-14

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	10556	m2	3.68	38846.08	4.96	52357.76
	Earthworks	4566	m3	34.07	155563.62	40.52	185014.32
Road Pavement	Primary Arterial Pavement	6708	m2	169.62	1137810.96	186.26	1249432.08
	Secondary Arterial Pavement		m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation (20% of Pave Area)	1342	m2	14.22	19077.55	16.16	21680.26
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	929	m	54.81	50894.37	60.90	56549.30
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	427	m2	63.51	27092.10	73.63	31409.09
	Traffic Concrete Island	72	m2	77.60	5587.20	84.07	6053.04
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	195	m	259.10	50524.50	282.96	55177.20
	Drainage Pipe 450mm CR Bfilled	580	m	299.43	173669.40	334.33	193911.40
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82092.48	2806.10	89795.20
	Drainage - Sub-soil drainage	969	m	33.88	32814.81	43.40	42035.50
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	9	No.	303.34	2730.06	363.01	3267.09
	Landscaping	2317	m2	21.61	50070.37	25.16	58295.72
	Topsoil Seeding	2317	m2	7.21	16705.57	8.44	19555.48
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc	Regulatory Signage	9	Item	338.43	3045.87	380.39	3423.51
	Linemarking	6708	m2 of Pavement	3.11	20861.88	4.09	27435.72
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Demolition of existing pavements	4192	m2	65.00	272480.00	65.00	272480.00
	High pressure gas protection slab and relocation of other services	1	Item	391500.00	391500.00	391500.00	391500.00
	Tie-ins to existing pavements	22	m	205.00	4510.00	205.00	4510.00
Delivery	Council Fees	1	%	3.25	100330.19	3.25	110856.93
	VicRoads Fees	1	%	1.00	30870.83	1.00	34109.82
	Traffic Management	1	%	5.00	154354.14	5.00	170549.12
	Environmental Management	1	%	0.50	15435.41	0.50	17054.91
	Surveying and Design	1	%	5.00	154354.14	5.00	170549.12
	Supervision and Project management	1	%	9.00	277837.46	9.00	306988.41
	Site Establishment	1	%	2.50	77177.07	2.50	85274.56
	Contingency	1	%	15.00	463062.43	15.00	511647.36
Total	Excluding Delivery				3,087,083		3,410,982
	Including Delivery				4,360,505		4,818,013

Appendix C	
Description:	INTERSECTION - Secondary - Connector Intersection
Civil Component Number:	IT-15

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	11308	m2	3.68	41613.44	4.96	56087.68
	Earthworks	3808	m3	34.07	129738.56	40.52	154300.16
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3795	m2	127.01	482006.06	133.78	507698.38
	Connector Arterial Pavement	2612	m2	105.15	274701.14	112.44	293746.04
	Subgrade Preparation (20% of Pave Area)	1281	m2	14.22	18222.91	16.16	20709.02
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1140	m	54.81	62483.40	60.90	69426.00
	Cycle Path	1427	m2	76.59	109301.39	91.94	131207.33
	SUP/ Footpath	457	m2	63.51	29002.73	73.63	33624.17
	Traffic Concrete Island	550	m2	77.60	42680.00	84.07	46238.50
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	183	m	259.10	47415.30	282.96	51781.68
	Drainage Pipe 450mm CR Bfilled	360	m	299.43	107794.80	334.33	120358.80
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	22	No.	2565.39	56438.58	2806.10	61734.20
	Drainage - Sub-soil drainage	1140	m	33.88	38623.20	43.40	49476.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	42	No.	303.34	12740.28	363.01	15246.42
	Landscaping	2700	m2	21.61	58347.00	25.16	67932.00
	Topsoil Seeding	2700	m2	7.21	19467.00	8.44	22788.00
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Regulatory Signage	14	Item	338.43	4738.02	380.39	5325.46
	Linemarking	6407	m2 of Pavement	3.11	19927.31	4.09	26206.65
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other		0		0		0	
		0		0		0	
		0		0		0	
		0		0		0	
Delivery	Council Fees	1	%	3.25	73658.03	3.25	83437.54
	VicRoads Fees	1	%	1.00	22664.01	1.00	25673.09
	Traffic Management	1	%	5.00	113320.05	5.00	128365.45
	Environmental Management	1	%	0.50	11332.00	0.50	12836.54
	Surveying and Design	1	%	5.00	113320.05	5.00	128365.45
	Supervision and Project management	1	%	9.00	203976.08	9.00	231057.81
	Site Establishment	1	%	2.50	56660.02	2.50	64182.72
	Contingency	1	%	15.00	339960.14	15.00	385096.34
Total	Excluding Delivery				2,266,401		2,567,309
	Including Delivery				3,201,291		3,626,324

Appendix C	
Description:	INTERSECTION - Primary - Connector T Intersection
Civil Component Number:	IT-16

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	14832	m2	3.68	54581.76	4.96	73566.72
	Earthworks	5661	m3	34.07	192870.27	40.52	229383.72
Road Pavement	Primary Arterial Pavement	6161	m2	169.62	1045013.55	186.26	1147531.10
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	2347	m2	105.15	246818.60	112.44	263930.41
	Subgrade Preparation (20% of Pave Area)	1702	m2	14.22	24197.35	16.16	27498.53
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0	0.00	0	0.00
Concrete Works	Kerb and Channel	1022	m	54.81	56008.69	60.9	62231.88
	Cycle Path	430	m2	76.59	32922.98	91.94	39521.33
	SUP/ Footpath	424	m2	63.51	26909.82	73.63	31197.77
	Traffic Concrete Island	527	m2	77.6	40873.47	84.07	44281.35
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	205	m	259.1	53115.50	282.96	58006.80
	Drainage Pipe 450mm CR Bfilled	540	m	299.43	161692.20	334.33	180538.20
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	25	No.	2565.39	64134.75	2806.1	70152.50
	Drainage - Sub-soil drainage	1062	m	33.88	35976.16	43.4	46085.16
	Drainage Culvert	0	No.	0	0.00	0	0.00
Traffic	Traffic Signals (all inclusive)	3	Item	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	17	No.	303.34	5156.78	363.01	6171.17
	Landscaping	4944	m2	21.61	106839.84	25.16	124391.04
	Topsoil Seeding	4944	m2	7.21	35646.24	8.44	41727.36
Street Lighting	Street Lighting (all Inclusive)	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc	Regulatory Signage	6	Item	338.43	2030.58	380.39	2282.34
	Linemarking	8508	m2 of Pavement	3.11	26460.53	4.09	34798.58
	Landscape maintenance	1	Item	71344.66	71344.66	88131.43	88131.43
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	High pressure gas protection slab and relocation of other services	1	Item	391500.00	391500.00	391500.00	391500.00
	Demolition of existing pavements	3507	m2	65	227955.00	65	227955.00
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	109912.08	3.25	121870.15
	VicRoads Fees	1	%	1.00	27624.55	1.00	37498.51
	Traffic Management	1	%	5.00	138122.76	5.00	187492.53
	Environmental Management	1	%	0.50	13812.28	0.50	18749.25
	Surveying and Design	1	%	5.00	138122.76	5.00	187492.53
	Supervision and Project management	1	%	9.00	248620.96	9.00	337486.56
	Site Establishment	1	%	2.50	69061.38	2.50	93746.27
	Contingency	1	%	15.00	414368.27	15.00	562477.60
Total	Excluding Delivery				3,381,910		3,749,851
	Including Delivery				4,776,948		5,296,664

Appendix C	
Description:	CULVERT- Mt Atkinson
Civil Component Number:	CU-01

	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sitework and Earthwork	Site preparation (Item)	600	Item	3.68	2208.00	4.23	2539.20
	Diversion works (item)	1	Item	15000.00	15000.00	17250.00	17250.00
	Waterway re-shaping	1	Item	12000.00	12000.00	13800.00	13800.00
	Stripping of topsoil (m2)	250	m2	3.90	975.00	4.49	1121.25
	Excavation (m3)	1150	m3	37.00	42550.00	42.55	48932.50
	Formation of batters (m3)	200	m3	15.00	3000.00	17.25	3450.00
Drainage Structure	Box culvert units 3000 x 3000 (No.)	69	No.	7000.00	483000.00	8050.00	555450.00
	Link slab 3000 x 3000 (No.)	0	No.	2469.00	0.00	2839.35	0.00
	Foundation slab 3000 x 3000 (200 mm)	300	m2	212.00	63600.00	243.80	73140.00
	Granular Bedding 150 mm thick crushed rock	300	m2	17.25	5175.00	19.84	5951.25
	Apron Slab (m2)	140	m2	220.25	30835.00	253.29	35460.25
	Wing wall (m2)	60	m2	700.00	42000.00	805.00	48300.00
	Headwall above culverts (m2)	18	m2	700.00	12600.00	805.00	14490.00
On Structure	Structural Fill (m3)	50	m3	75.00	3750.00	86.25	4312.50
	Vehicle Barrier	30	lm	70.00	2100.00	80.50	2415.00
	Signs (Item)	1	Item	1800.00	1800.00	2070.00	2070.00
Delivery	Council Fees	1	%	3.25	23419.27	3.25	26932.16
	VicRoads Fees	1	%	1.00	7205.93	1.00	8286.82
	Traffic management	1	%	5.00	36029.65	5.00	41434.10
	Environmental Management/ Creek Management	1	%	0.50	3602.97	0.50	4143.41
	Survey and Design	1	%	5.00	36029.65	5.00	41434.10
	Supervision and Project Mangement	1	%	9.00	64853.37	9.00	74581.38
	Site Establishment	1	%	2.50	18014.83	2.50	20717.05
	Contingency	1	%	15.00	108088.95	15.00	124302.29
Total (P50)	Total Estimate Without Delivery				\$720,593		\$828,682
	Total Estimate With Delivery				\$1,017,838		\$1,170,513

BR01 (Cost Sheet by others)

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		sq m	\$ 5.00	500	\$ 2,500.00
Earth Works	Import, place & compact fill	cu m	\$ 50.00	300	\$ 15,000.00
Structure costs	2 span structure over Western Freeway (all inclusive)	sq m	\$ 4,600.00	312	\$ 1,435,200.00
	Bridge ramps on structure (all inclusive)	sq m	\$ 4,200.00	753.6	\$ 3,165,120.00
	Retaining wall section (all inclusive)	sq m	\$ 1,200.00	398.4	\$ 478,080.00
Barriers	High containment median barrier	m	\$ 2,500.00	18	\$ 45,000.00
	Wire Rope Safety Barrier	m	\$ 140.00	420	\$ 58,800.00
	Wire Rope Safety Barrier end terminal	item	\$ 5,500.00	8	\$ 44,000.00
Miscellaneous	Fencing - Off structure pedestrian fence	m	\$ 50.00	100	\$ 5,000.00
Landscaping		sq m	\$ 3.20	500	\$ 1,600.00
				Subtotal	\$ 5,250,300.00
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 170,634.75
Vicroads Fees	1% of cost of works	item	1%	1	\$ 52,503.00
Traffic Management	5% of cost of works	item	5%	1	\$ 262,515.00
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 26,251.50
Geotechnical, Survey & Design	5% of cost of works	item	5.0%	1	\$ 262,515.00
Supervision & Project Management	9% of cost of works	item	9%	1	\$ 472,527.00
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 131,257.50
Contingency	20% of cost of works	item	20%	1	\$ 1,050,060.00
				TOTAL	\$ 7,678,563.75

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Development Contributions Plan. Utility service relocation costs are indicative only. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

Appendix C	
Description:	BR05 Pedestrian Bridge Over Rail Reserve
Civil Component	BR-02

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Earthworks	Site Preparation	2718	m2	3.68	10002.24	4.23	11502.58
	Earthworks	15	m3	50.07	751.05	57.58	863.71
On-Structure Works	Retaining Walls, abutments, footings	1	Item	198720.51	198720.51	228528.58	228528.58
	Bridge Deck	1211.66	m2	380.00	460430.80	437.00	529495.42
	Steel Truss Over Railway	1	Item	315716.35	315716.35	363073.80	363073.80
	Steel Truss Ramps	211.8	l/m	6863.40	1453667.89	7892.91	1671718.07
	Guard Rails/ Balustrade	1	Item	24510.00	24510.00	28186.50	28186.50
	Transition Slab	0	No	1248.00	0.00	1435.20	0.00
Off Structure	Pedestrian Guard Rails/ Balustrade	0	m	187.10	0.00	215.17	0.00
	GREAT Terminal	0	No	8767.42	0.00	10082.53	0.00
	Off structure barrier	0	Item	1565.45	0.00	1800.27	0.00
Other	Lighting	1	Item	20000.00	20000.00	23000.00	23000.00
	Line-marking	1	Item	1000.00	1000.00	1150.00	1150.00
	Regulatory Signage	1	Item	10000.00	10000.00	11500.00	11500.00
	Maintenance of Works - 1 Year	1	Item	10000.00	10000.00	11500.00	11500.00
	Services Conduit on Bridge	1	Item	20000	20000	23000	23000
	Occupations Cost	2	Item	278600	557200	320390	640780
Delivery	Council Fees	1	%	3.25	100164.96	3.25	115189.71
	VicRoads Fees	1	%	1.00	30819.99	1.00	35442.99
	Traffic Management	1	%	5.00	154099.94	5.00	177214.93
	Environmental Management	1	%	0.50	15409.99	0.50	17721.49
	Surveying and Design	1	%	5.00	154099.94	5.00	177214.93
	Supervision and Project management	1	%	9.00	277379.90	9.00	318986.88
	Site Establishment	1	%	2.50	77049.97	2.50	88607.47
	Contingency	1	%	20.00	616399.77	20.00	708859.73
Total	Excluding Delivery				\$ 3,081,999		\$ 3,544,299
	Including Delivery				\$ 4,507,423		\$ 5,183,537

Appendix C	
Description:	BR03 Pedestrian Level Crossing at Rail Line
Civil Component	BR-03

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Site works, construction and materials	Site access	1	Item	50000.00	50000.00	55000.00	55000.00
	Crossing Construction/Materials	1	Item	500000.00	500000.00	550000.00	550000.00
	Testing and Commissioning	1	Item	70000.00	70000.00	77000.00	77000.00
Delivery	Surveying and Design	1	%	5.00	31000.00	5.00	34100.00
	Council Fees	1	%	3.25	20150.00	3.25	22165.00
	VicRoads Fees	1	%	1.00	6200.00	1.00	6820.00
	VicTrack Fees	1	%	1.00	6200.00	1.00	6820.00
	Traffic Management	1	%	5.00	31000.00	5.00	34100.00
	Environmental Management	1	%	0.50	3100.00	0.50	3410.00
	Supervision and Project management	1	%	9.00	55800.00	9.00	61380.00
	Site Establishment	1	%	2.50	15500.00	2.50	17050.00
	Contingency	1	%	20.00	124000.00	20.00	136400.00
Total	Excluding Delivery				\$ 620,000		\$ 682,000
	Including Delivery				\$ 912,950		\$ 1,004,245

Appendix C	
Description:	Community Facilities - Level 1
Civil Component Number:	Item 37

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Kindergarten	750	m2	2544.60	1908450.00	2623.87	1967902.50
	Small commercial Kitchen	15	m2	2854.70	42820.50	3109.11	46636.65
	Maternal And Child Health Consulting	100	m2	2464.03	246403.00	2567.64	256764.00
	Multipurpose community Spaces	200	m2	2301.97	460394.00	2440.90	488180.00
	Storage External	0	m2	1830.21	0.00	2040.01	0.00
	Extra 33-place Kindergarten Room/ multipurposes meeting space	150	m2	2301.97	345295.50	2440.90	366135.00
	Disabled toilet/ Parent's Change room	0	m2	3039.66	0.00	3461.73	0.00
	Toilets/ Change Rooms	0	m2	2852.57	0.00	3108.74	0.00
	Administration	0	m2	2245.34	0.00	2290.02	0.00
	Cleaners	0	m2	2148.82	0.00	2324.84	0.00
Canopy & Veranda	Canopy & Veranda	0	m2	1105.52	0.00	1298.89	0.00
Car Park	Pavement	1910	m2	97.15	185556.50	105.90	202269.00
	Kerb and Channel	220	m	54.81	12058.20	62.05	13651.00
	Drainage Pipes	159	m	179.85	28596.15	201.37	32017.83
	Drainage Pits	7	Item	2565.39	17957.73	2851.46	19960.22
	Linemarking/Signage	1910	Item	3.11	5940.10	4.27	8155.70
	Car Park Lighting	2047	m2 of carpark	15.08	30868.76	18.35	37562.45
	Other	0		0.00	0.00	0.00	0.00
Outdoor Play	Kindergarten outdoor playspaces	700	m2	530.00	371000.00	609.50	426650.00
	Playground	800	m3	794.33	635464.00	1131.30	905040.00
Site Works	Site Preperation	6797	m2	3.68	25012.96	5.20	35344.40
	Paths	210	m2	67.64	14204.40	81.25	17062.50
	Landscaping	500	m2	26.18	13090.00	29.81	14905.00
	Lighting	0	Item	0.00	0.00	0.00	0.00
	Boundary Fencing	125	m	88.98	11122.50	115.53	14441.25
	Gates	1	Item	614.85	614.85	707.08	707.08
	Other			0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	143710.02	3.30	160161.69
	Sewer	1	%	2.03	88403.44	2.03	98523.71
	Water	1	%	1.98	86226.01	1.98	96097.01
	Gas	1	%	0.88	38322.67	0.88	42709.78
	Fire Protection	1	%	0.66	28742.00	0.66	32032.34
	Light & Power	1	%	2.38	103645.41	2.38	115510.55
	Communication	1	%	0.50	21774.25	0.50	24266.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	158134.37	3.25	176237.31
	Authority Fees	1	%	1.00	48656.73	1.00	54226.87
	Traffic Management	1	%	2.00	97313.46	2.00	108453.73
	Environmental Management	1	%	0.50	24328.36	0.50	27113.43
	Survey/ Design Fees	1	%	5.00	243283.65	5.00	271134.33
	Supervision and Project Management	1	%	9.00	437910.57	9.00	488041.79
	Site Establishment	1	%	2.50	121641.82	2.50	135567.16
	Environmentally Sustainable Design	1	%	2.00	97313.46	2.00	108453.73
	Contingency	1	%	15.00	729850.94	15.00	813402.99
Total	Excluding Delivery				4,865,673		5,422,687
	Including Delivery				6,824,106		7,605,318

Appendix C	
Description:	Community Facilities - Level 2
Civil Component Number:	Item 38

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Kindergarten	750	m2	2544.60	1908450.00	2623.87	1967902.50
	Small commercial Kitchen	30	m2	2854.70	85641.00	3109.11	93273.30
	Maternal And Child Health Consulting	100	m2	2464.03	246403.00	2567.64	256764.00
	Multipurpose community Spaces	500	m2	2301.97	1150985.00	2440.90	1220450.00
	Storage External	0	m2	1830.21	0.00	2040.01	0.00
	Extra 33-place Kindergarten Room/	150	m2	2301.97	345295.50	2440.90	366135.00
	Disabled toilet/ Parent's Change room	0	m2	3039.66	0.00	3461.73	0.00
	Toilets/ Change Rooms	0	m2	2852.57	0.00	3108.74	0.00
	Administration	0	m2	2245.34	0.00	2290.02	0.00
	Cleaners	0	m2	2148.82	0.00	2324.84	0.00
Canopy & Veranda	Canopy & Veranda	0	m2	1105.52	0.00	1298.89	0.00
Car Park	Pavement	2253	m2	97.15	218878.95	105.90	238592.70
	Kerb and Channel	398	m	54.81	21814.38	62.05	24695.90
	Drainage Pipes	195	m	179.85	35070.75	201.37	39267.15
	Drainage Pits	7	Item	2565.39	17957.73	2851.46	19960.22
	Linemarking/Signage	2253	Item	3.11	7006.83	4.27	9620.31
	Car Park Lighting	2380	m2	15.08	35890.40	18.35	43673.00
	Other	0		0.00	0.00	0.00	0.00
Outdoor Play	Kindergarten outdoor playspaces	700	m2	530.00	371000.00	609.50	426650.00
	Playground	800	m3	794.33	635464.00	1131.30	905040.00
Site Works	Site Preparation	7313	m2	3.68	26911.84	5.20	38027.60
	Paths	202	m2	67.64	13663.28	81.25	16412.50
	Landscaping	500	m2	26.18	13090.00	29.81	14905.00
	Lighting	0	Item	0.00	0.00	0.00	0.00
	Boundary Fencing	130	m	88.98	11567.40	115.53	15018.90
	Gates	1	Item	614.85	614.85	707.08	707.08
	Other	0		0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	169808.26	3.30	188004.14
	Sewer	1	%	2.03	104457.81	2.03	115651.03
	Water	1	%	1.98	101884.96	1.98	112802.48
	Gas	1	%	0.88	45282.20	0.88	50134.44
	Fire Protection	1	%	0.66	33961.65	0.66	37600.83
	Light & Power	1	%	2.38	122467.78	2.38	135590.86
	Communication	1	%	0.50	25728.52	0.50	28485.48
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	186852.12	3.25	206874.34
	Authority Fees	1	%	1.00	57492.96	1.00	63653.64
	Traffic Management	1	%	2.00	114985.92	2.00	127307.29
	Environmental Management	1	%	0.50	28746.48	0.50	31826.82
	Survey/ Design Fees	1	%	5.00	287464.80	5.00	318268.22
	Supervision and Project Management	1	%	9.00	517436.65	9.00	572882.80
	Site Establishment	1	%	2.50	143732.40	2.50	159134.11
	Environmentally Sustainable Design	1	%	2.00	114985.92	2.00	127307.29
	Contingency	1	%	15.00	862394.41	15.00	954804.66
Total	Excluding Delivery				5,749,296		6,365,364
	Including Delivery				8,063,388		8,927,424

Appendix C	
Description:	Sporting Pavillions - 1
Civil Component Number:	Item 40

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Site Preparation	721	m2	3.68	2,653.28	5.18	3,734.78
	Change Rooms With Toilets and Showers X 6	120	m2	2,408.05	288,966.00	2,445.18	293,421.60
	Umpire Change Rooms with Toilets	40	m2	2,519.24	100,769.60	2,594.83	103,793.20
	Storage Rooms	80	m2	2,414.15	193,132.00	2,406.11	192,488.80
	Multipurpose Room/ Social Room	100	m2	2,365.43	236,543.00	2,330.09	233,009.00
	Office/ First Aid Room	20	m2	2,351.62	47,032.40	2,360.28	47,205.60
	Canteen and Kitchen	20	m2	2,514.88	50,297.60	2,524.88	50,497.60
	Public Toilet	40	m2	1,238.63	49,545.20	1,585.83	63,433.20
Canopy & Veranda	Canopy & Veranda	80	m2	761.83	60,946.40	862.50	69,000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gates/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	M2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33,986.22	3.30	34,867.26
	Sewer	1	%	2.03	20,906.68	2.03	21,448.65
	Water	1	%	1.98	20,391.73	1.98	20,920.36
	Gas	1	%	0.88	9,062.99	0.88	9,297.94
	Fire Protection	1	%	0.66	6,797.24	0.66	6,973.45
	Light & Power	1	%	2.38	24,511.27	2.38	25,146.69
	Communication	1	%	0.50	5,149.43	0.50	5,282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37,397.46	3.25	38,366.93
	Authority Fees	1	%	1.00	11,506.91	1.00	11,805.21
	Traffic Management	1	%	2.00	23,013.82	2.00	23,610.42
	Environmental Management	1	%	0.50	5,753.46	0.50	5,902.61
	Survey/Design	1	%	5.00	57,534.55	5.00	59,026.05
	Supervision & Project Management	1	%	9.00	103,562.19	9.00	106,246.90
	Site Establishment	1	%	2.50	28,767.28	2.50	29,513.03
	Enviornmentally Sustainable Design	1	%	2.00	23,013.82	2.00	23,610.42
	Contingency	1	%	15.00	172,603.66	15.00	177,078.16
Total	Excluding Delivery				1,150,691		1,180,521
	Including Delivery				1,613,844		1,655,681

Appendix C	
Description:	Item 42 - Sporting and Recreational Facilities (5-6)Ha
Civil Component Number:	Item 42

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Playing Fields	Football Field	1	No	805074.24	805074.24	860162.38	860162.38
	Cricket Pitch	1	No	24049.94	24049.94	28173.45	28173.45
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	1	No	526667.50	526667.50	597198.85	597198.85
	Netball Court	2	No	83143.13	166286.26	98076.30	196152.60
	Tennis Court	0	No	65422.94	0.00	72602.00	0.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	0	No	21415.84	0.00	24493.23	0.00
	Lighting Soccer	1	No	73003.05	73003.05	97409.90	97409.90
	Lighting Football	1	No	163494.28	163494.28	201714.52	201714.52
Landscaping	Landscaping Construction	28000	m2	20.28	567840.00	26.19	733320.00
	Landscaping Establishment (12wk)	28000	m2	1.12	31360.00	1.29	36120.00
	Landscap maintenance-1 year/2 summers	28000	m2	2.90	81200.00	2.94	82320.00
Car Parking	Pavement	2740	m2	94.73	259560.20	109.24	299317.60
	Kerb and Channel	440	m	55.04	24217.60	60.11	26448.40
	Drainage Pipes	500	m	177.49	88745.00	192.51	96255.00
	Drainage Pits	22	No	2611.95	57462.90	2802.77	61660.94
	Car Park Lighting	2572	m2	15.13	38914.36	17.31	44521.32
	Linemarking/ Signage	2740	m2/pavement	3.26	8932.40	4.07	11151.80
Site Works	Site Preparation	60000	m2	3.68	220800.00	4.71	282600.00
	Footpaths and paved areas	750	m2	63.65	47737.50	71.96	53970.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285507.93	285507.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.53	231657.53	286561.25	286561.25
	Communications	1	Item	46504.09	46504.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	1	Item	689.27	689.27	740.17	740.17
	Interchange shelter	10	Item	8443.47	84434.70	9944.59	99445.90
	Fencing	1000	m	91.87	91870.00	106.27	106270.00
	Signage	10	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	1	Item	40441.04	40441.04	43757.35	43757.35
	Irrigation Football	1	Item	72462.96	72462.96	82052.35	82052.35
Other	Access Road	1350	m2	217.50	293625.00	225.71	304708.50
	Playground	1	No	415857.14	415857.14	464304.86	464304.86
	Tree Planting	30	No	200.00	6000.00	230.00	6900.00
Delivery	Council Fees	1	%	3.25	162012.89	3.25	187185.67
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	99700.24	2.00	115191.18
	Environmental Management	1	%	0.50	24925.06	0.50	28797.80
	Survey/Design	1	%	5.00	249250.60	5.00	287977.96
	Supervision & Project Management	1	%	9.00	448651.08	9.00	518360.33
	Site Establishment	1	%	2.50	124625.30	2.50	143988.98
	Environmentally sustainable design	1	%	2.00	86839.01	2.00	115191.18
	Contingency	1	%	15.00	747751.80	15.00	863933.88
Total	Excluding Delivery				4,985,012		5,759,559
	Including Delivery				6,941,629		8,020,186

Appendix C	
Description:	Item 43 - Sporting & Recreation Facilities (8-10 Ha)
Civil Component Number:	Item 43

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.50	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98076.30	196152.60
	Tennis Court	2	No	65422.94	130845.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21415.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.00
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99394.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285507.93	285507.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.53	231657.53	286561.25	286561.25
	Communications	1	Item	46504.09	46504.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8443.47	84434.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82052.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	210299.96	3.25	241655.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project Management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1115332.79
Total	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,010,544		10,354,006



Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan
(VPA Recommended Changes to the Panel) May 2019