

# Minta Farm

## Infrastructure Contributions Plan

July 2019





## Contents

---

<b>1</b>	<b>Summary</b> .....	<b>1</b>
1.1	Monetary Component .....	1
1.2	Land component .....	1
<b>2</b>	<b>Introduction</b> .....	<b>3</b>
2.1	Document Structure .....	3
2.2	Planning and Environment Act 1987 .....	3
2.3	Strategic Planning & Justification .....	4
2.4	TimeFrame & Plan Review Period .....	4
2.5	Area to Which This Infrastructure Contribution Plan Applies (ICP Plan Area) .....	4
<b>3</b>	<b>Monetary Component Project Identification</b> .....	<b>6</b>
3.1	Cost Apportionment & Related Infrastructure Agreements .....	6
3.2	Transport Construction Projects .....	8
3.3	Community & Recreation construction Projects .....	12
3.4	Project Staging .....	13
<b>4</b>	<b>Public Purpose Land Provision</b> .....	<b>15</b>
4.1	Inner and Outer Public Purpose Land .....	15
4.2	Land Component .....	16
<b>5</b>	<b>Contributions &amp; Administration</b> .....	<b>20</b>
5.1	Collecting Agency .....	20
5.2	Development Agency .....	20
5.3	Net developable area .....	20
5.4	Contribution Land .....	20
5.5	Levy rates and classes of development .....	20
5.6	Estimated value of public purpose land .....	21
5.7	Payment of Contributions .....	21
5.7.1	Timing of Payment of Monetary Component & Land Equalisation Amounts .....	21
5.7.2	Inner Public Purpose Land .....	22
5.8	Payment of Land Credit Amounts .....	22
5.9	Development exempt from contributions .....	22
5.9.1	Schools .....	22
5.9.2	Housing .....	23
5.10	Works in kind .....	23

5.10.1	Interim and Temporary Works.....	23
5.11	Works In Kind Reimbursement.....	23
5.12	Funds Administration.....	23
5.13	Annual Indexation of standard levy rates.....	24
5.14	Annual Indexation of supplementary levy rates .....	24
5.15	Adjustment of land credit land amounts .....	24
5.16	Adjustment of land equalisation amounts.....	24
6	Appendix 1 Definitions .....	25
7	Appendix 2 Land .....	26
8	Appendix 3 Designs and Costs.....	30

## PLANS

Plan 1:	ICP area and classes of development.....	5
Plan 2:	Standard and supplementary levy transport construction projects .....	7
Plan 3:	Monetary component community & recreation projects .....	11
Plan 4:	Public purpose land provision .....	14
Plan 5:	Land budget .....	27

## TABLES

Table 1	Monetary Component ICP Levy Summary .....	1
Table 2	ICP Land Contribution Percentage.....	1
Table 3	Land Credit and Equalisation Amounts .....	2
Table 4	Development Classes & Areas.....	4
Table 5	Standard Levy Transport Construction Projects .....	8
Table 6	Supplementary Levy Transport Construction Projects .....	10
Table 7	Standard Levy Community & Recreation Construction Projects.....	12
Table 8	Inner public purpose land .....	15
Table 9	Public Purposes Land Summary .....	17
Table 10	ICP Land Equalisation Rate .....	18
Table 11	Public Purpose Land Credit & Equalisation Amounts .....	19
Table 12	Classes of Development & Standard Levy Rates.....	21
Table 13	Classes of Development & Supplementary Levy Rates .....	21
Table 14	Classes of Development & Monetary Component Total Levy Rates .....	21



Table 15 Indices .....	24
Table 16 Summary Land Use Budget .....	28
Table 17 Parcel Specific Land Use Budget .....	29



# 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	144.70	\$213,862	\$30,944,820
Commercial and Industrial	65.44	\$124,344	\$8,137,544
Subtotal	210.14		\$39,082,364
SUPPLEMENTARY LEVY			
Residential	144.70	\$105,267	\$15,231,668
Commercial and Industrial	65.44	\$105,267	\$6,889,087
Subtotal	210.14		\$22,120,754
TOTAL MONETARY COMPONENT			
Residential	144.70	\$319,129	\$46,176,488
Commercial and Industrial	65.44	\$229,611	\$15,026,630
Total	210.14		\$61,203,118

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

## 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	14.67%

<b>Commercial &amp; industrial</b>	7.73%
------------------------------------	-------

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-E	2.1498	\$4,335	\$0	\$0
1-R	0.0000	\$0	\$1,303,374	\$426,368
2	0.0000	\$0	\$0	\$0
3	0.7000	\$1,768,238	\$0	\$0
4-E	4.9241	\$3,164,598	\$0	\$0
4-R	13.3044	\$13,390,063	\$0	\$0
5	9.1531	\$0	\$17,023,860	\$182,740
6	0.0000	\$0	\$0	\$0
SUB-TOTAL	30.2314	\$18,327,233	\$18,327,233	\$0
Road Reserve	0.0000	\$0	\$0	\$0
Grices Road Reserve	0.0000	\$0	\$0	\$0
R2	0.0000	\$0	\$0	\$0
R3	0.0000	\$0	\$0	\$0
R4	0.0000	\$0	\$0	\$0
R5	0.0000	\$0	\$0	\$0
SUB-TOTAL	0.0000	\$0	\$0	\$0
TOTALS PSP Minta Farm	30.2314	\$18,327,233	\$18,327,233	\$0

## 2 INTRODUCTION

The Minta Farm Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Casey City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Casey 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 Minta Farm 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 Minta Farm PSP;
- Lists the individual infrastructure projects identified in the Minta Farm 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	<ul style="list-style-type: none"><li>• Summarises the key details of this ICP</li><li>• Describes the strategic basis for this ICP</li></ul>
Section 3	<ul style="list-style-type: none"><li>• Identifies the monetary component projects to be contributed to by this ICP</li></ul>
Section 4	<ul style="list-style-type: none"><li>• Identifies the public purpose land provision for this ICP</li></ul>
Section 5	<ul style="list-style-type: none"><li>• Discusses the administration and implementation of this ICP</li></ul>
Sections 6 & Above	<ul style="list-style-type: none"><li>• Provides additional detailed information</li></ul>

### 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 Casey 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 Casey Planning Scheme through Schedule 2 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 Minta Farm PSP.

The Minta Farm 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 Minta Farm 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 Casey 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 Casey 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 Casey 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 240.37 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.

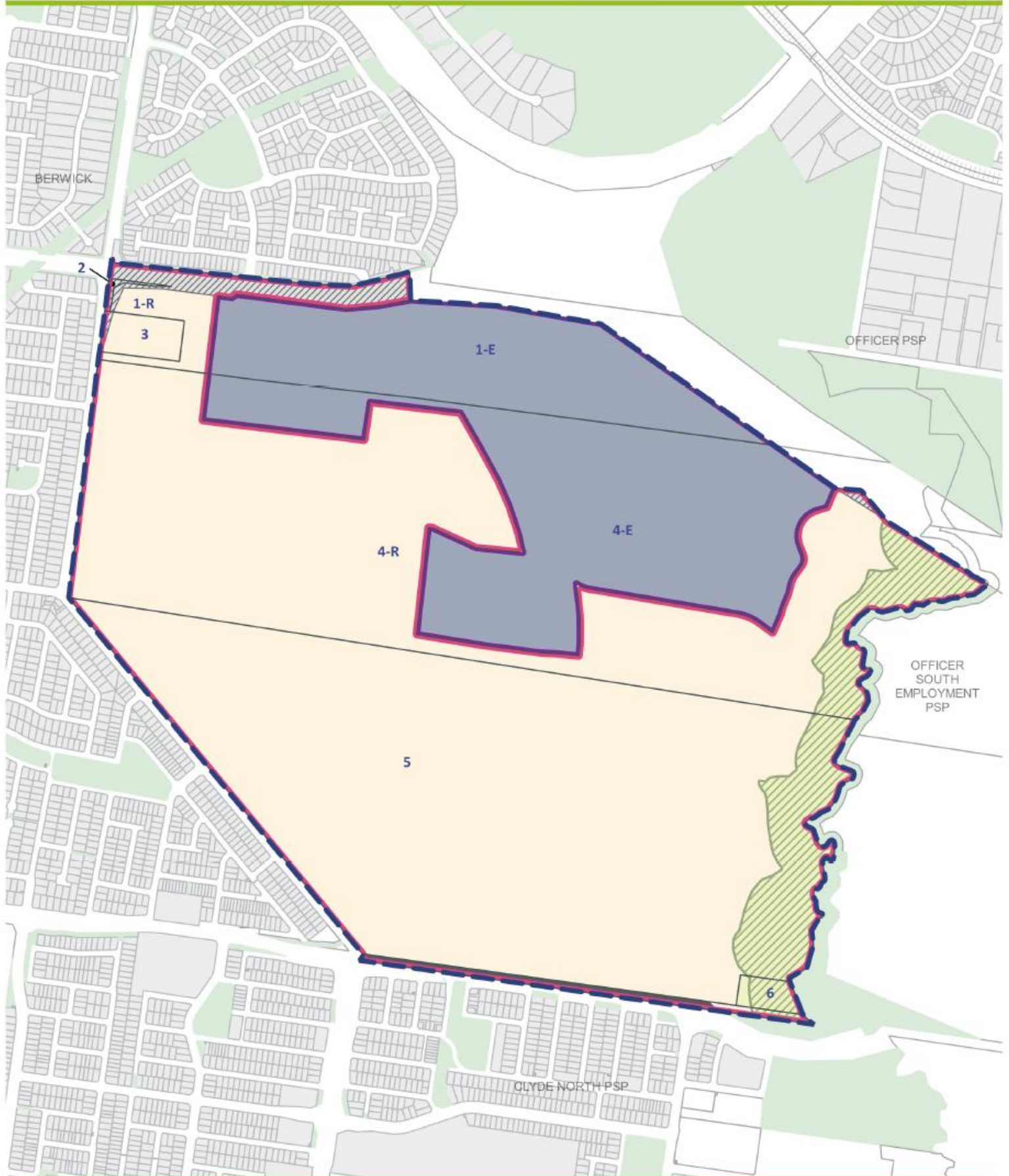
**Table 4 Development Classes & Areas**

Class of development	Net developable area (hectares)	Contribution land (hectares)
<b>Residential</b>	144.70	167.85
<b>Commercial &amp; Industrial</b>	65.44	72.52
<b>Total</b>	210.14	240.37

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.



- |  |                          |                  |
|--|--------------------------|------------------|
| precinct boundary                          | conservation area        | residential land |
| employment                                 | crown land               | employment land  |
| residential                                | existing road reserve    |                  |
| arterial road - public acquisition overlay | parcel boundary & number |                  |



## 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 Minta Farm 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, 3 and 5 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.





- |                               |                        |        |
|-------------------------------|------------------------|--------|
| ICP plan area                 | intersection project   | ICP ID |
| early-works financing         | road project           |        |
| pedestrian signal centrepoint | bridge/culvert project |        |

As a result of detailed design, RD-03, as shown in the Minta Farm PSP, has been incorporated as part of IN-03 and IN-04 within this ICP.

## 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 Minta Farm 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 levy apportionment	Apportionment funding source	Estimated cost	Cost apportioned to ICP	Cost per hectare (NDHA)
<b>Road Projects</b>							
RD 01-04	<b>North-South Arterial Road</b> Construction of 1 through lanes in each direction (Interim treatment)	S	100%	N/A	\$5,634,000	\$5,634,000	\$26,811
RD-01	<b>North-South Arterial Road</b> Construction of 1 additional southbound through lanes to support IN-01 and IN-02 (Interim treatment)	S-M	100.00%	N/A	\$917,000	\$917,000	\$4,364
RD-02	<b>North-South Arterial Road</b> Construction of 1 additional southbound through lanes to support IN-02 and IN-03 (Interim treatment)	S-M	100%	N/A	\$931,000	\$931,000	\$4,430
RD-04	<b>North-South Arterial Road</b> Construction of 1 additional southbound through lanes to support IN-04 and IN-05 (Interim treatment)	S-M	100%	N/A	\$1,494,000	\$1,494,000	\$7,110
<b>Sub-Total</b>					\$8,976,000	\$8,976,000	\$42,715
<b>Intersection Projects</b>							
IN-01	<b>Intersection: O'Shea Road/North-South Arterial Road</b> Construction of a primary arterial to primary arterial T-signalised intersection (interim treatment)	S	100%	N/A	\$6,799,000	\$6,799,000	\$32,355
IN-03	<b>Intersection: North-South Arterial Road/East-West Connector (Central)</b> Construction of an arterial to connector signalised 4-way intersection (interim treatment) (Incorporates RD-03 as shown in PIP)	S-M	65.58%	Remaining balance covered by Minta Farm ICP Supplementary levy	\$5,170,000	\$3,390,533	\$16,135
IN-05	<b>Intersection: North South Arterial Road/Grices Road</b> Construction of a modification to an existing intersection, including truncation of Soldiers Road and addition of new	S	100%	N/A	\$6,789,000	\$6,789,000	\$32,307



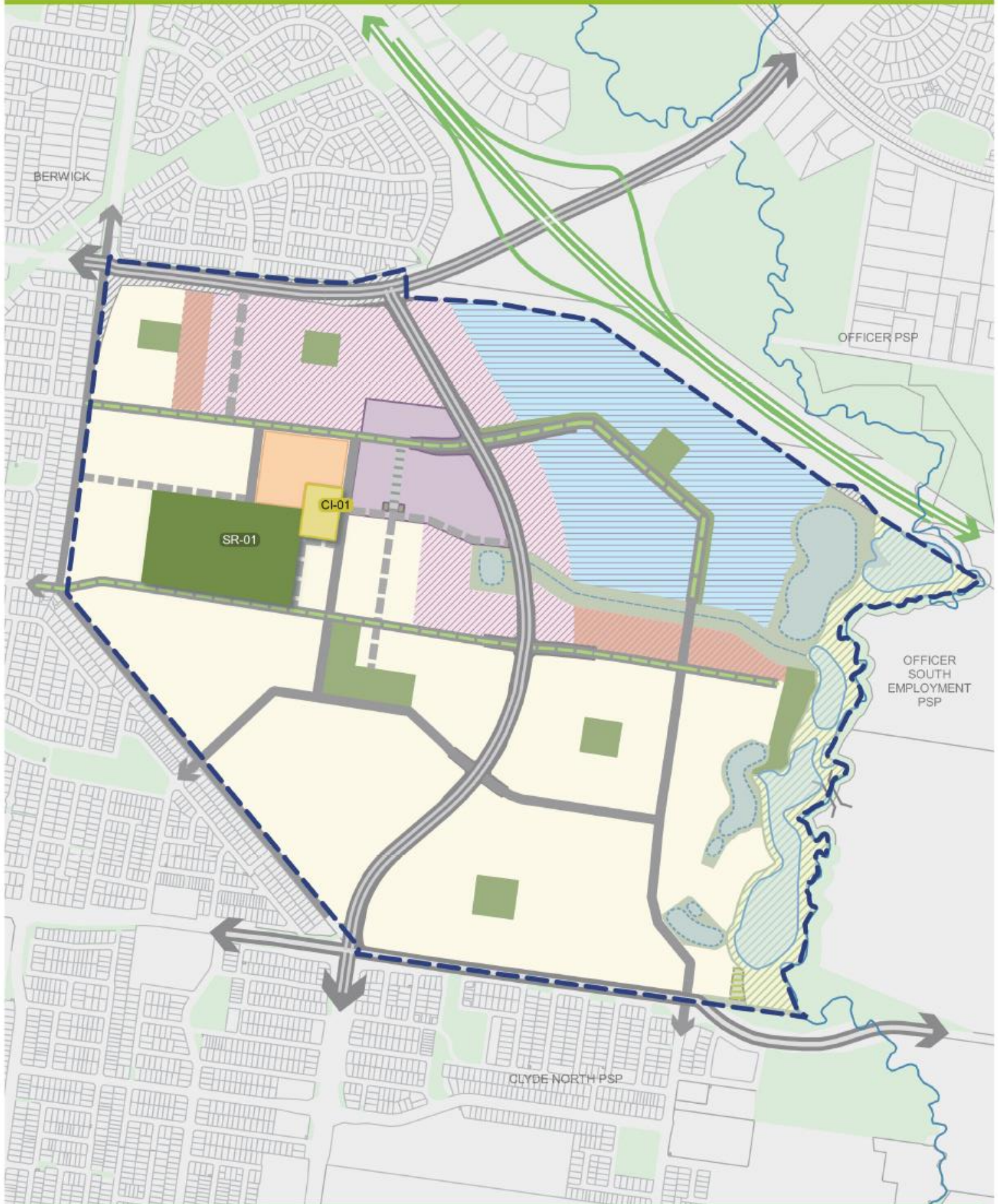
	northern leg (interim treatment), to connect to the north south arterial road						
Sub-Total					\$18,758,000	\$16,978,533	\$80,797
Pedestrian Signals							
PS-01	Pedestrian Signals Construction of pedestrian operated signals along O'Shea Road at Wordsworth Drive	M-L	50%	External apportionment 50% to Casey City Council	\$276,614	\$138,307	\$658
Total					\$28,010,614.00	\$26,129,532.52	\$124,344.00

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 (NDHA)
<b>Intersection Projects</b>							
IN-02	<b>Intersection: North-South Arterial Road/ East-West Connector (North)</b> Construction of a primary arterial to connector signalised 4-way intersection (interim treatment).	S-M	100%	N/A	\$6,575,000	\$6,575,000	\$31,289
IN-03	<b>Intersection: North-South Arterial Road/ East-West Connector (Central)</b> Construction of an arterial to connector signalised 4-way intersection (interim treatment)	S-M	34%	Remaining balance covered by Minta Farm ICP standard levy	\$5,170,000	\$1,779,467	\$8,468
IN-04	<b>Intersection: North-South Arterial Road/ East-West Connector (South)</b> Construction of an arterial to connector signalised 4-way intersection (interim treatment)	S-M	100.00%	N/A	\$4,187,000	\$4,187,000	\$19,925
<b>Culvert Projects</b>							
CU-01	<b>Culvert</b> Construction of culvert crossing over the constructed waterway	S	100%	N/A	\$717,500	\$717,500	\$3,414
<b>Bridge Projects</b>							
BR-01	<b>Bridge</b> Construction of a shared pedestrian and cyclist bridge over Cardinia Creek	M-L	50%	External apportionment 50% to the (future) Officer South Employment Precinct ICP	\$1,766,100	\$883,050	\$4,202
<b>Early Delivery of Works</b>							
EDW-01	<b>Early Delivery of Works (EDW)</b> Financing first two lanes of North-South Arterial Road from IN-01 to IN-05 including: - IN-01 (EDW) - RD-01-04 (EDW) - IN-05 (EDW)	S	100%	N/A	\$8,015,430	\$8,015,430	\$38,143
<b>TOTAL</b>					<b>\$26,431,030</b>	<b>\$22,120,754</b>	<b>\$105,267</b>





precinct boundary



local sports reserve



local community facility

### 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 Minta Farm 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 precinct	Cost per hectare (NDHA)
<b>Community Building Projects</b>							
CI-01	<b>Community Centre</b> Construction of a Level 1 multi-purpose community centre (including 3 x kindergartens, community rooms and additional facilities to cater for childcare and maternal child health)	S-M	100%	N/A	\$7,606,000	\$7,606,000	\$52,566
<b>Open Space Projects</b>							
SR-01	<b>Sports Reserve</b> Construction of a local sports reserve (comprising 2x cricket ovals with 3x soccer fields overlaid, 2x netball courts, 1x cricket/soccer/netball pavilion, car parking and basic landscaping)	S-M	100%	N/A	\$13,108,000	\$13,108,000	\$90,590
<b>Total:</b>					<b>\$20,714,000</b>	<b>\$20,714,000</b>	<b>\$143,156</b>
<b>Total capped community and recreation levy per hectare:</b>							<b>\$89,518</b>

## 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.





ICP plan area



land for recreation and open space



land for community



land for transport



land for intersection



intersection project



road project



bridge/culvert project



ICP ID

As a result of detailed design, RD-03, as shown in the Minta Farm PSP, has been incorporated as part of IN-03 and IN-04 within this ICP.



## 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 Minta Farm 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 4 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**

IPPL ID	Infrastructure Project Description	IPPL area (ha)	Staging
<b>Transport (Inner Public Purpose land)</b>			
RD-01	<b>North-South Arterial Road</b> Provision of land for a 6-lane arterial 41 m wide road reserve (ultimate treatment)	0.47	S
RD-02	<b>North-South Arterial Road</b> Provision of land for a 6-lane arterial 41 m wide road reserve (ultimate treatment)	0.94	S
RD-04	<b>North-South Arterial Road</b> Provision of land for a 6-lane arterial 41 m wide road reserve (ultimate treatment)	1.11	S
IN-01	<b>Intersection: O'Shea Road/North-South Arterial Road</b> Provision of land within the Minta Farm ICP area for an intersection (ultimate treatment)	0.56	S
IN-02	<b>Intersection: North-South Arterial Road/ East-West Connector (North)</b> Provision of land for an intersection (ultimate treatment)	3.33	S-M
IN-03	<b>Intersection: North-South Arterial Road/ East-West Connector (Central)</b> Provision of land for an intersection (ultimate treatment)	1.67	S-M
IN-04	<b>Intersection: North-South Arterial Road/ East-West Connector (South)</b> Provision of land for an intersection (ultimate treatment)	2.12	S-M
IN-05	<b>Intersection: North South Arterial Road/ Grices Road</b> Provision of land within the Minta Farm	0.75	S

	ICP area for an intersection (ultimate treatment)		
Sub-Total		10.94	
<b>Community &amp; Recreation (Inner Public Purpose Land)</b>			
CI-01	<b>Community Centre</b> Provision of land	1.20	S-M
Sub-Total		1.20	
<b>Open Space (Inner Public Purpose Land)</b>			
SR-01	<b>Sports Reserve</b> Provision of land for a future sports reserve	9.00	S-M
LP-01	<b>Local Park</b> Purchase of land	0.70	M-L
LP-02	<b>Local Park</b> Purchase of land	0.70	M-L
LP-03	<b>Local Park</b> Purchase of land	0.70	M-L
LP-04	<b>Local Park</b> Purchase of land	1.71	M-L
LP-05	<b>Local Park</b> Purchase of land	0.90	M-L
LP-06	<b>Local Park</b> Purchase of land	1.00	S-M
LP-07	<b>Local Park</b> Purchase of land	2.52	S-M
LP-08	<b>Local Park</b> Purchase of land	0.80	S-M
UP-01	<b>Urban Plaza</b> Purchase of land	0.06	M-L
Sub-Total		18.09	
Total		30.23	

#### Public Open Space Contributions

The overall open space contribution for this ICP is identified in Land Budget at Table 16 and Table 17. 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)	Class of Development Proportion of Precinct	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
<b>Residential (Ha)</b>	167.85	70%	7.6398	16.9878	24.6276	0.0000	24.6276	14.67%
<b>Commercial and Industrial (Ha)</b>	72.52	30%	3.3006	2.3032	5.6038	0.0000	5.6038	7.73%
<b>Total</b>	240.37	-	10.9404	19.2910	30.2314	0.0000	30.2314	-

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 purposes land), each development class share of the public purposes land is equal to its proportion of the total contribution land.

As public purposes land cannot be evenly distributed across all parcels, 6.3068ha (4.8367ha residential and 1.4701ha 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)	18.32	4.84	\$15,158,300.85	\$0.00	\$15,158,300.85	\$2,905,971.94
Commercial and Industrial (Ha)	5.60	1.47	\$3,168,932.55	\$0.00	\$3,168,932.55	
<b>Total</b>	<b>23.92</b>	<b>6.31</b>	<b>\$18,327,233.40</b>	<b>\$0.00</b>	<b>\$18,327,233.40</b>	-

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

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 (Hectares)	Land Credit Amount		Land Equalisation Amount		
				Transport (Hectares)	Residential Community and Recreation & Open Space(Hectares)	Commercial & Industrial Community and Recreation & Open Space (Hectares)	Parcel Contribution - Total (Hectares)		Hectares	Total \$	Hectares	Total \$	\$ per NDHA
1-E	27.7995	Employment	2.1482	1.3786	0.0000	0.7712	2.1498	7.73%	0.0016	\$4,334.51	0.0000	\$0	\$0
1-R	3.0569	Residential	0.4485	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.4485	\$1,303,373.79	\$426,368
2	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.0000	\$0	\$0
3	1.9353	Residential	0.2839	0.0000	0.7000	0.0000	0.7000	36.17%	0.4161	\$1,768,238	0.0000	\$0	\$0
4-E	44.7183	Employment	3.4556	3.3922	0.0000	1.5320	4.9241	11.01%	1.4685	\$3,164,598	0.0000	\$0	\$0
4-R	60.5488	Residential	8.8838	2.1064	11.1981	0.0000	13.3044	21.97%	4.4206	\$13,390,063	0.0000	\$0	\$0
5	102.3118	Residential	15.0113	4.0634	5.0897	0.0000	9.1531	8.95%	0.0000	\$0	5.8582	\$17,023,859.61	\$182,740
6	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.0000	\$0	\$0
<b>SUB-TOTAL</b>	<b>240.3705</b>		<b>30.2314</b>	<b>10.9404</b>	<b>16.9878</b>	<b>2.3032</b>	<b>30.2314</b>		<b>6.3067</b>	<b>\$18,327,233</b>	<b>6.3067</b>	<b>\$18,327,233</b>	
<b>Road Reserve</b>													
Grices Road Reserve	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0
R2	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0
R3	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0
R4	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0
R5	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0
<b>SUB-TOTAL</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>\$0</b>	<b>0.0000</b>	<b>\$0</b>	
<b>TOTALS PSP Minto Farm</b>	<b>240.3705</b>		<b>30.2314</b>	<b>10.9404</b>	<b>16.9878</b>	<b>2.3032</b>	<b>30.2314</b>		<b>6.3067</b>	<b>\$18,327,233</b>	<b>6.3067</b>	<b>\$18,327,233</b>	
Residential Total	167.8528		24.6276	7.6398	16.9878		24.6276	<b>14.67%</b>	4.8367	\$15,158,300.85	6.3067	\$18,327,233	
Commercial & Industrial Total	72.5177		5.6038	3.3006		2.3032	5.6038	<b>7.73%</b>	1.4701	\$3,168,932.55	0.0000	\$0	
Equalisation Rate										\$2,905,971.94			

## 5 CONTRIBUTIONS & ADMINISTRATION

### 5.1 COLLECTING AGENCY

Casey 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, Casey 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

Casey 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, Casey 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 Table 16 and Table 17. Table 16 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 17 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 16 and Table 17.

### 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	\$124,344.00	\$89,518.00	\$213,862.00
Commercial and Industrial	\$124,344.00	\$0	\$124,344.00

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	\$105,267	\$0	\$105,267
Commercial and Industrial	\$105,267	\$0	\$105,267

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	\$229,611	\$89,518	\$319,129
Commercial and Industrial	\$229,611	\$0	\$229,611

## 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 15.

**Table 15 Indices**

Class of infrastructure	Index
<b>Community and recreation construction</b>	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)
<b>Transport construction</b>	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 the same as those in Table 11.

## 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	<p>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.</p> <p>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</p>
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**

---



- |                                       |  |  |  |
|---------------------------------------|--|--|--|
| ICP plan area                         | arterial road - public aquisition overlay              | waterway & drainage reserve (uncredited) | urban plaza (IPPL)                               |
| parcel boundary & number              | arterial road - widening/intersection flaring          | crown land                               | local park (commercial and industrial land/IPPL) |
| residential land                      | future government school                               | redundant road reserve (uncredited)      | NDA - residential                                |
| commercial and industrial land        | local community facility                               | local sports reserve (IPPL)              | NDA - commercial and industrial                  |
| arterial road - existing road reserve | BCS growling grass frog conservation area (uncredited) | local park (residential land/IPPL)       |  |

**Table 16 Summary Land Use Budget**

Description	PSP 11		
	HECTARES	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>284.49</b>		
<b>Transport</b>			
Arterial Road - Existing Road Reserve	1.67	0.59%	0.80%
Arterial Road - Public Acquisition Overlay	4.75	1.67%	2.26%
Arterial Road - New / Widening / Intersection Flaring (Public purpose land)	10.94	3.85%	5.21%
Sub-total Transport	17.36	6.10%	8.26%
<b>Community &amp; Education</b>			
Government School	3.50	1.23%	1.67%
Local Community Facility (Public purpose land)	1.20	0.42%	0.57%
Sub-total Education	4.70	1.65%	2.24%
<b>Open Space</b>			
<b>Uncredited Open Space</b>			
Conservation Reserve	17.29	6.08%	8.23%
Waterway and Drainage Reserve	16.34	5.75%	7.78%
Crown Land	0.22	0.08%	0.11%
Redundant Road Reserve	0.34	0.12%	0.16%
Sub-total Service Open Space	34.20	12.02%	16.27%
<b>Credited Open Space</b>			
Local Sports Reserve (Public purpose land)	9.00	3.16%	4.28%
Local Network Park (Public purpose land)	9.03	3.17%	4.30%
Urban Plaza (Public purpose land)	0.06	0.02%	0.03%
Sub-total Credited Open Space	18.09	6.36%	8.61%
Total All Open Space	52.29	18.38%	24.88%
<b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>	<b>210.14</b>	<b>73.86%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>	<b>144.70</b>	<b>50.86%</b>	
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha</b>	<b>65.44</b>	<b>23.00%</b>	
<b>TOTAL CONTRIBUTION LAND - Ha</b>	<b>240.37</b>	<b>84.49%</b>	
<b>Residential Local Open Space (expressed as % of NDAR)</b>	Hectares	% of NDAR	
Local Sports Reserve (Public purpose land)	9.00	6.22%	
Local Network Park (Public purpose land)	6.73	4.65%	
Urban Plaza (Public purpose land)	0.06	0.04%	
Sub-total	15.79	10.91%	
<b>Employment Local Open Space (expressed as % of NDAE)</b>	Hectares	% of NDAE	
Local Network Park (Public purpose land)	2.30	3.52%	
Sub-total	2.30	3.52%	
<b>Total Open Space</b>	<b>18.09</b>	<b>8.61%</b>	



**Table 17 Parcel Specific Land Use Budget**

PSP PARCEL ID	TOTAL AREA (HECTARES)	Transport		Community & Education			Open Space							Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Net Developable Area % of Property
		Arterial Road					Uncredited Open Space				Credited Open Space					
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (Public purpose land)	Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Crown Land	Redundant Road Reserve	Local Sports Reserve (Public purpose land)	Local Network Park (Public purpose land)	Urban Plaza (Public purpose land)			
1-E	27.7995	0.0000	0.0000	1.3786	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.7712	0.0000	25.6497	27.7995	0.9227
1-R	7.2374	0.0000	4.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	3.0569	3.0569	0.4224
2	0.2052	0.0000	0.2052	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3	2.0785	0.0000	0.1432	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.7000	0.0000	1.2353	1.9353	0.5943
4-E	46.8151	0.0000	0.0000	3.3922	0.0000	0.0000	0.0000	2.0968	0.0000	0.0000	0.0000	1.5320	0.0000	39.7941	44.7183	0.8500
4-R	80.8402	0.0000	0.2226	2.1064	3.5000	1.2000	6.4043	10.1645	0.0000	0.0000	9.0016	0.9365	0.0600	47.2444	60.5488	0.5844
5	116.2131	0.0000	0.0000	4.0634	0.0000	0.0000	9.8184	4.0829	0.0000	0.0000	0.0000	5.0897	0.0000	93.1587	102.3118	0.8016
6	1.1396	0.0000	0.0000	0.0000	0.0000	0.0000	0.9155	0.0000	0.2241	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SUB-TOTAL	282.3284	0.0000	4.7515	10.9404	3.5000	1.2000	17.1381	16.3442	0.2241	0.0000	9.0016	9.0294	0.0600	210.1391	240.3705	0.7443
Road Reserve																
Grices Road Reserve	2.1637	1.6730	0.0000	0.0000	0.0000	0.0000	0.1519	0.0000	0.0000	0.3388	0.0000	0.0000		0.0000	0.0000	0.0000
SUB-TOTAL	2.1637	1.6730	0.0000	0.0000	0.0000	0.0000	0.1519	0.0000	0.0000	0.3388	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
TOTALS PSP Minta Farm	284.4921	1.6730	4.7515	10.9404	3.5000	1.2000	17.2901	16.3442	0.2241	0.3388	9.0016	9.0294	0.0600	210.1391	240.3705	0.7386

## 8 APPENDIX 3 DESIGNS AND COSTS

The Transport Designs and Costing Sheets are provided in the following order:

- Miscellaneous
- Early Delivery of Works (Borrowing Costs)
- Road and Intersections – Designs and Costings
- Community Facilities – Designs and Costings

### **Miscellaneous**

#### Pedestrian Bridge

BR-01 – Benchmark Cost item 24 is for 80m long bridge. A 42m long bridge is required therefore the cost is  $42/80 \times$  the benchmark cost for item 24 = \$1,766,100.

#### Major Culvert

CU-01 – Benchmark Cost item 31 provides for 2 x 1.2m diameter pipes. Melbourne Water advice is that 5 x 1.2m diameter pipes is required. Therefore cost is for 2.5 x the benchmark cost of item 31 = \$717,500

#### Pedestrian Signals

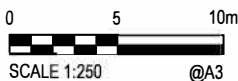
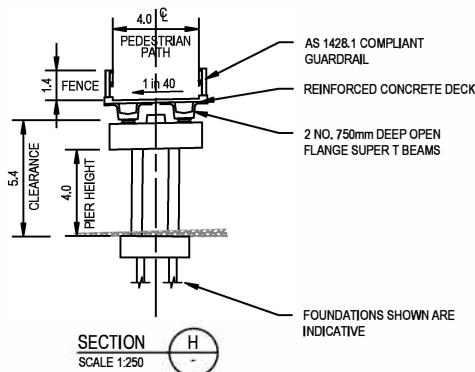
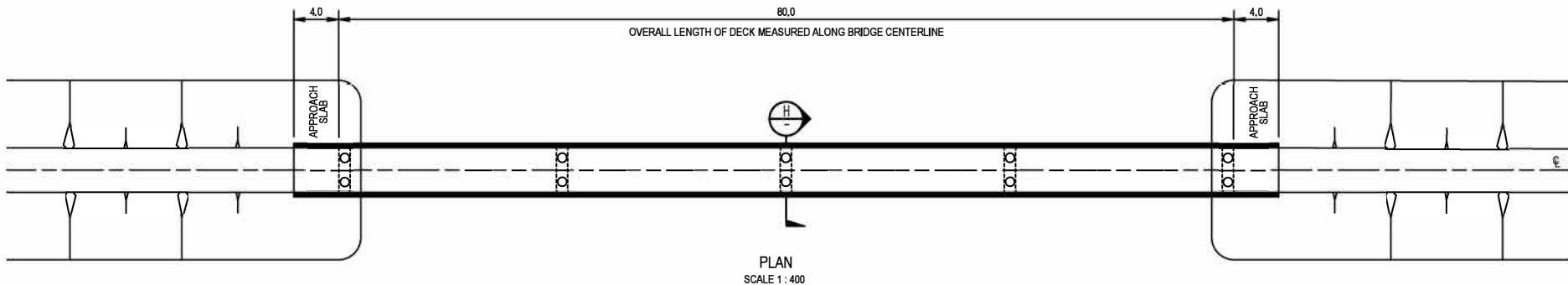
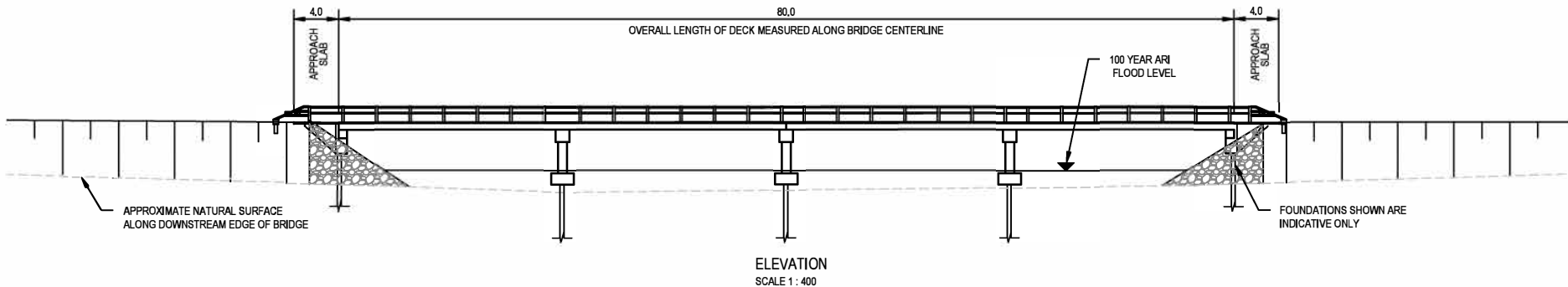
PS-01 – Based off Mt Atkinson ICP – \$276,614

### **Early Delivery of Works**

Financing Costs cover the interest payments for IN01 (EDW) RD01-04 (EDW) & IN05 (EDW) until the costs are reimbursed by the ICP contributions paid with the development of the land. Breakdown of costs detailed in Urban Enterprise Borrowing Cost Advice dated 29 April 2019.



PEDESTRIAN BRIDGE



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1	14/12/2017	PRELIMINARY ISSUE	VA		

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

**Cardno**  
Shaping the Future

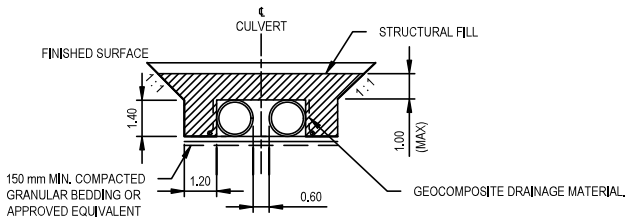
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	NPV	Date	14/12/2017
Checked	ME	Date	14/12/2017
Designed	RVK	Date	
Verified		Date	
Approved		Date	

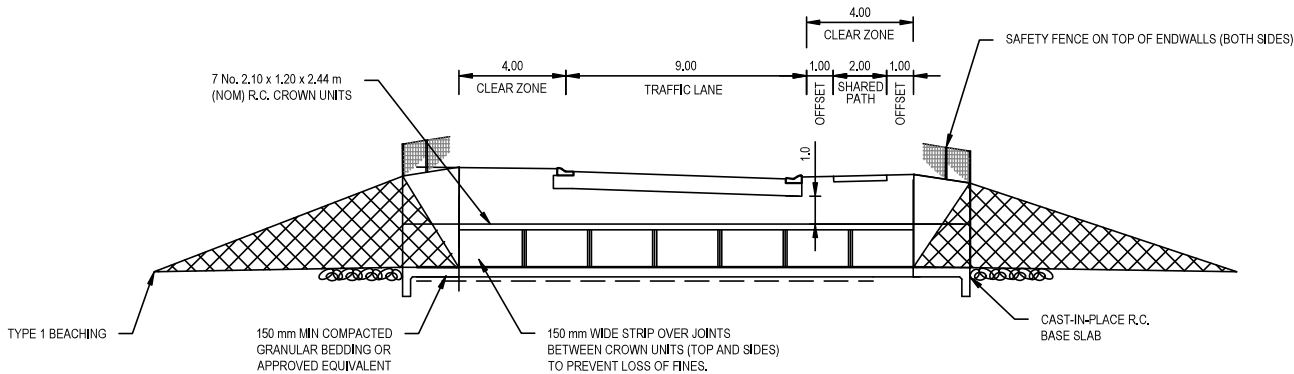
Client	VICTORIAN PLANNING AUTHORITY
Project	BENCH MARK INFRASTRUCTURE COSTING
Title	ITEM "24 PEDESTRIAN 80m LONG SUPER T BRIDGE ULTIMATE

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Drawing Number	V181544-CI-DG-2036
Scale	AS SHOWN
Size	A3
Revision	3

CULVERT

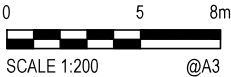


SECTION ELEVATION  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200

NOTE: REFER TO DRAWING NO. V170524-CI-DG-2002 FOR SECTION DETAILS



Rev	Date	Description	Des.	Verif.	Appd.
5	28/02/2019	ADDRESS STAKEHOLDER COMMENTS V.2.	CM		
4	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
3	05/07/2018	ADDRESS VPA COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1	14/12/2017	PRELIMINARY ISSUE	RVR		

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	NPV	Date	14/12/2017
Checked	MEA	Date	14/12/2017
Designed	RVR	Date	
Verified		Date	
Approved		Date	

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCH MARK INFRASTRUCTURE COSTING
Title	ITEM 31 RCP 1200DN SECONDARY ARTERIAL INTERIM

Status	PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Drawing Number	V181544-CI-DG-2043
Scale	1:200
Size	A3
Revision	5

# PEDESTRIAN BRIDGE AND CULVERT

Appendix C	
Description:	BRIDGE - 80m - Pedestrian
Civil Component Number:	Item 24

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Earthworks	Site Preparation	5248	m2	3.68	19,312.64	6.62	34,741.76
	Earthworks	2994	m3	50.07	149,909.58	54.62	163,532.28
On-Structure Works	Retaining Walls, abutments, footings	incl	No	369,439.34	0.00	415,928.97	0.00
	Bridge Deck	incl	m2	1,258.48	0.00	2,060.14	0.00
	Guard Rails/ Balustrade	incl	m	2,355.21	0.00	3,032.46	0.00
	Transition Slab	2	No	33,425.31	66,850.62	38,439.11	76,878.22
	Overall Super T Cost	384	m2	4,425.57	1,699,418.88	5,226.40	2,006,937.60
Off Structure	Pedestrian Guard Rails/ Balustrade	80	m	187.10	14,968.00	224.54	17,963.20
	GREAT Terminal	0	No	8,767.42	0.00	13,875.66	0.00
	Off structure barrier	0	Item	1,565.45	0.00	2,311.95	0.00
Other							
Delivery	Council Fees	1	%	3.25	62,762.28	3.25	73,622.62
	VicRoads Fees	1	%	1.00	19,311.47	1.00	22,653.11
	Traffic Management	1	%	5.00	96,557.35	5.00	113,265.57
	Environmental Management	1	%	0.50	23,388.06	0.50	11,326.56
	Surveying and Design	1	%	5.00	96,557.35	5.00	113,265.57
	Supervision and Project management	1	%	9.00	173,803.24	9.00	203,878.02
	Site Establishment	1	%	2.50	48,278.68	2.50	56,632.78
	Contingency	1	%	20.00	386,229.42	20.00	453,062.26
Total	Excluding Delivery				1,950,460		2,300,053
	Including Delivery				2,852,547		3,363,828

Appendix C	
Description:	Culvert Option 7
Civil Component Number:	Item 31

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sitework and Earthwork	Site Preparation	118	m2	3.68	434.24	4.23	499.38
	Diversion works (Item)	1	Item	9000.00	9000.00	10350.00	10350.00
	Waterway re-shaping	1	Item	3000.00	3000.00	3450.00	3450.00
	Stripping of topsoil	302	m2	3.90	1177.80	4.49	1354.47
	Excavation (m3)	602	m3	37.00	22274.00	42.55	25615.10
	Formation of batters (m3)	144	m3	15.00	2160.00	17.25	2484.00
Drainage Structure	Circular Pipes 1200 dia (m)	34	No.	1487.50	50575.00	1710.63	58161.25
	Foundation Slab 1200 dia (250 mm)	183	No.	212.00	38796.00	243.80	44615.40
	Granular Bedding 150 mm thick crushed	183	m2	17.25	3156.75	19.84	3630.26
	Apron Slab (m2)	24	m2	220.25	5286.00	253.29	6078.90
	Wing wall (m2)	19	m2	700.00	13300.00	805.00	15295.00
	Endwall (m2)	12	m2	700.00	8400.00	805.00	9660.00
On Structure	Structural Fill (m3)	170	m2	75.00	12750.00	86.25	14662.50
	Vehicle Barrier	17	m2	247.50	4207.50	284.63	4838.63
	Signs (Item)	1	m3	1800.00	1800.00	2070.00	2070.00
Delivery	Council Fees	1	%	3.25	5730.31	3.25	6589.86
	Authority Fees	1	%	1.00	1763.17	1.00	2027.65
	Traffic Management	1	%	5.00	8815.86	5.00	10138.24
	Environmental Management	1	%	0.50	881.59	0.50	1013.82
	Surveying and Design	1	%	5.00	8815.86	5.00	10138.24
	Supervision and Project management	1	%	9.00	15868.56	9.00	18248.84
	Site Establishment	1	%	2.50	4407.93	2.50	5069.12
	Contingency	1	%	15.00	26447.59	15.00	30414.73
Total	Excluding Delivery				176,317		202,765
	Including Delivery				249,048		286,405

Result Application – Minta Farm

## APPENDIX

# A

DETAILED COST SHEETS  
(STAGES 1-4)

Appendix B	
Description:	Road 01 -04 - 1222m EDW-01
Civil Component Number:	Item 1

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	53878	m2	3.68	198271.04	4.96	267234.88
	Earthworks	12884.25	m3	34.07	438966.38	40.52	522069.79
Road Pavement	Primary Arterial Pavement	8554	m2	169.62	1450929.48	186.26	1593268.04
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1710.8	m2	14.22	24327.58	16.16	27646.53
	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	2444	m	54.81	133955.64	60.90	148839.60
	Cycle Path	3666	m2	76.59	280778.94	91.94	337052.04
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	153	m	179.85	27517.05	197.96	30287.88
	Drainage Pipe 375mm CR Bfilled	535	m	259.10	138618.50	282.96	151383.60
	Drainage Pipe 450mm CR Bfilled	535	m	299.43	160195.05	334.33	178866.55
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	24	No.	2565.39	61569.36	2806.10	67346.40
	Drainage – Sub-soil drainage	2224	m	33.88	75349.12	43.40	96521.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals	0	Item	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	244	No.	303.34	74014.96	363.01	88574.44
	Landscaping	4324	m2	21.61	93441.64	25.16	108791.84
	Topsoil Seeding	4324	m2	7.21	31176.04	8.44	36494.56
Street Lighting	Street Lighting (roads)	1222	m	216.34	264367.48	225.67	275768.74
	Street Lighting (intersections)	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc	Landscape maintenance	4324	m2	2.90	12539.60	2.96	12799.04
	Linemarking	8554	m2 of Pavement	3.11	26602.94	4.09	34985.86
	Regulatory Signage	27	Item	338.43	9137.61	380.39	10270.53
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Kerb Removal	0	m	52.00	0.00	57.20	0.00
	Landscape Reinstatement	0	Item	14500.00	0.00	15950.00	0.00
Delivery	Council Fees	1	%	3.25	113807.15	3.25	129616.56
	VicRoads Fees	1	%	1.00	35017.58	1.00	39882.02
	Traffic Management	1	%	5.00	175087.92	5.00	199410.10
	Environmental Management	1	%	0.50	17508.79	0.50	19941.01
	Surveying and Design	1	%	5.00	175087.92	5.00	199410.10
	Supervision and Project management	1	%	9.00	315158.26	9.00	358938.17
	Site Establishment	1	%	2.50	87543.96	2.50	99705.05
	Contingency	1	%	15.00	525263.76	15.00	598230.29
Total	Excluding Delivery				3,501,758		3,988,202
	Including Delivery				4,946,234		5,633,335

Appendix A	
Description:	INTERSECTION 01 - EDW-01
Civil Component Number:	Item 2

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	33059	m2	3.68	121657.12	4.96	163972.64
	Earthworks	1887	m3	34.07	64290.09	40.52	76461.24
Road Pavement	Primary Arterial Pavement	4234	m2	169.62	718171.08	186.26	788624.84
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	10293	m2	105.15	1082308.95	112.44	1157344.92
	Subgrade Preparation	2905.4	m2	14.22	41314.79	16.16	46951.26
	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	3166	m	54.81	173528.46	60.90	192809.40
	Cycle Path	3644	m2	76.59	279093.96	91.94	335029.36
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Island	1605	m2	77.60	124548.00	84.07	134932.35
Drainage	Drainage Pipe 300mm CR Bfilled	620	m	179.85	111507.00	197.96	122735.20
	Drainage Pipe 375mm CR Bfilled	0	m	259.10	0.00	282.96	0.00
	Drainage Pipe 450mm CR Bfilled	740	m	299.43	221578.20	334.33	247404.20
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	30	No.	2565.39	76961.70	2806.10	84183.00
	Drainage – Sub-soil drainage	3166	m	33.88	107264.08	43.40	137404.40
	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	13	No.	303.34	3943.42	363.01	4719.13
	Landscaping	14072	m2	21.61	304095.92	25.16	354051.52
	Topsoil Seeding	14072	m2	7.21	101459.12	8.44	118767.68
Street Lighting	Street Lighting (roads)	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	Landscape maintenance	14527	m2	2.90	42128.30	2.96	42999.92
	Linemarking	14527	m2 of Pavement	3.11	45178.97	4.09	59415.43
	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Tactile Pavers (Hazard only)	12	Item	292.43	3509.16	319.78	3837.36
Other	Kerb Removal	0	m	52.00	0.00	57.20	0.00
	Landscape Reinstatement	0	Item	14500.00	0.00	15950.00	0.00
				0.00		0.00	
Delivery	Council Fees	1	%	3.25	138408.38	3.25	156424.58
	VicRoads Fees	1	%	1.00	42587.19	1.00	48130.64
	Traffic Management	1	%	5.00	212935.97	5.00	240653.20
	Environmental Management	1	%	0.50	21293.60	0.50	24065.32
	Surveying and Design	1	%	5.00	212935.97	5.00	240653.20
	Supervision and Project management	1	%	9.00	383284.75	9.00	433175.77
	Site Establishment	1	%	2.50	106467.99	2.50	120326.60
	Contingency	1	%	15.00	638807.92	15.00	721959.61
Total	Excluding Delivery				4,258,719		4,813,064
	Including Delivery				6,015,441		6,798,453

Appendix A	
Description:	INTERSECTION 05 - EDW-01
Civil Component Number:	Item 3

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	14958	m2	3.68	55045.44	4.96	74191.68
	Earthworks	3896	m3	34.07	132736.72	40.52	157865.92
Road Pavement	Primary Arterial Pavement	6215	m2	169.62	1054188.3	186.26	1157605.9
	Secondary Arterial Pavement	4736	m2	127.01	601519.36	133.78	633582.08
	Connector Arterial Pavement	0	m2	105.15	0	112.44	0
	Subgrade Preparation	2774.6	m2	14.22	39454.81	16.16	44837.54
	Pavement Rehab	3896	m2	51.58	200955.68	59.32	231110.72
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	4254	m	54.81	233161.74	60.90	259068.6
	Cycle Path	2973	m2	76.59	227702.07	91.94	273337.62
	SUP/ Footpath	0	m2	63.51	0	73.63	0
	Traffic Island	2296	m2	77.60	178169.6	84.07	193024.72
Drainage	Drainage Pipe 300mm CR Bfilled	480	m	179.85	86328	197.96	95020.8
	Drainage Pipe 375mm CR Bfilled	0	m	259.10	0	282.96	0
	Drainage Pipe 450mm CR Bfilled	680	m	299.43	203612.4	334.33	227344.4
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0	448.03	0
	Drainage - pits	24	No.	2565.39	61569.36	2806.10	67346.4
	Drainage – Sub-soil drainage	4254	m	33.88	144125.52	43.40	184623.6
	Drainage Culvert	0	No.	0.00	0	0	0
Traffic	Traffic Signals (all inclusive)	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	11	No.	303.34	3336.74	363.01	3993.11
	Landscaping	9009	m2	21.61	194684.49	25.16	226666.44
	Topsoil Seeding	9009	m2	7.21	64954.89	8.44	76035.96
Street Lighting	Street Lighting (roads)	0	m	216.34	0	225.67	0
	Street Lighting (intersections)	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc	Landscape maintenance	9009	m2	2.90	26126.1	2.96	26666.64
	Linemarking	14847	m2 of Pavement	3.11	46174.17	4.09	60724.23
	Regulatory Signage	12	Item	338.43	4061.16	380.39	4564.68
	Tactile Pavers (Hazard only)	14	Item	292.43	4094.02	319.78	4476.92
Other	Demolition	1	Item	66000	66000	66000	66000
	Kerb Removal	0	m	52	0	57.20	0
	Landscape Reinstatement	0	Item	14500	0	15950	0
Delivery	Council Fees	1	%	3.25	138475.92	3.25	156185.39
	VicRoads Fees	1	%	1.00	42607.97	1.00	48057.04
	Traffic Management	1	%	5.00	213039.87	5.00	240285.21
	Environmental Management	1	%	0.50	21303.99	0.50	24028.52
	Surveying and Design	1	%	5.00	213039.87	5.00	240285.21
	Supervision and Project management	1	%	9.00	383471.77	9.00	432513.38
	Site Establishment	1	%	2.50	106519.94	2.50	120142.61
	Contingency	1	%	15.00	639119.61	15.00	720855.64
Total	Excluding Delivery				4,260,797		4,805,704
	Including Delivery				6,018,376		6,788,057

Appendix B	
Description:	Road 04 - 370m - STAGE 2
Civil Component Number:	Item 4

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sitemworks and Earthworks	Site Preparation	0	m2	3.68	0.00	4.96	0.00
	Earthworks	2364	m3	34.07	80541.48	40.52	95789.28
Road Pavement	Primary Arterial Pavement	1470	m2	169.62	249341.40	186.26	273802.20
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	294	m2	14.22	4180.68	16.16	4751.04
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Removal	395	m3	265.00	104675.00	291.50	115142.50
Concrete Works	Kerb and Channel	740	m	54.81	40559.40	60.90	45066.00
	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 Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	45	m	179.85	8093.25	197.96	8908.20
	Drainage Pipe 375mm CR Bfilled	150	m	259.10	38865.00	282.96	42444.00
	Drainage Pipe 450mm CR Bfilled	150	m	299.43	44914.50	334.33	50149.50
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	6	No.	2565.39	15392.34	2806.10	16836.60
	Drainage – Sub-soil drainage	740	m	33.88	25071.20	43.40	32116.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals	0	Item	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	22	No.	303.34	6673.48	363.01	7986.22
	Landscaping	6358	m2	21.61	137396.38	25.16	159967.28
	Topsoil Seeding	6358	m2	7.21	45841.18	8.44	53661.52
Street Lighting	Street Lighting (roads)	370	m	216.34	80045.80	225.67	83497.90
	Street Lighting (intersections)	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc	Landscape maintenance	6358	m2	2.90	18438.20	2.96	18819.68
	Linemarking	1470	m2 of Pavement	3.11	4571.70	4.09	6012.30
	Regulatory Signage	2	Item	338.43	676.86	380.39	760.78
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Kerb Removal	430	m	52.00	22360.00	57.20	24596.00
	Landscape Reinstatement	1	Item	14500.00	14500.00	15950.00	15950.00
		0		0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	30619.48	3.25	34328.35
	VicRoads Fees	1	%	1.00	9421.38	1.00	10562.57
	Traffic Management	1	%	5.00	47106.89	5.00	52812.85
	Environmental Management	1	%	0.50	4710.69	0.50	5281.29
	Surveying and Design	1	%	5.00	47106.89	5.00	52812.85
	Supervision and Project management	1	%	9.00	84792.41	9.00	95063.13
	Site Establishment	1	%	2.50	23553.45	2.50	26406.43
	Contingency	1	%	15.00	141320.68	15.00	158438.55
Total	Excluding Delivery				942,138		1,057,557
	Including Delivery				1,330,770		1,493,800



Appendix B	
Description:	INTERSECTION 04 - STAGE 2
Civil Component Number:	Item 5

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	6971	m2	3.68	25653.28	4.96	34576.16
	Earthworks	6647	m3	34.07	226463.29	40.52	269336.44
Road Pavement	Primary Arterial Pavement	4345	m2	169.62	736998.90	186.26	809299.70
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	3675	m2	105.15	386426.25	112.44	413217.00
	Subgrade Preparation	1604	m2	14.22	22808.88	16.16	25920.64
	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	1776	m	54.81	97342.56	60.90	108158.40
	Cycle Path	743	m2	76.59	56906.37	91.94	68311.42
	SUP/ Footpath	0	m2	63.51	0.00	73.63	0.00
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	210	m	179.85	37768.50	197.96	41571.60
	Drainage Pipe 375mm CR Bfilled	0	m	259.10	0.00	282.96	0.00
	Drainage Pipe 450mm CR Bfilled	265	m	299.43	79348.95	334.33	88597.45
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	10	No.	2565.39	25653.90	2806.10	28061.00
	Drainage – Sub-soil drainage	1776	m	33.88	60170.88	43.40	77078.40
	Drainage Culvert		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	5	No.	303.34	1516.70	363.01	1815.05
	Landscaping	5943	m2	21.61	128428.23	25.16	149525.88
	Topsoil Seeding	5943	m2	7.21	42849.03	8.44	50158.92
Street Lighting	Street Lighting (roads)	0	m	216.34	0.00	225.67	0.00
	Street Lighting (intersections)	4	Item	48468.93	193875.72	55617.74	222470.96
Misc	Landscape maintenance	5943	m2	2.90	17234.70	2.96	17591.28
	Linemarking	8020	m2 of Pavement	3.11	24942.20	4.09	32801.80
	Regulatory Signage	6	Item	338.43	2030.58	380.39	2282.34
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Kerb Removal	140	m	52.00	7280.00	57.20	8008.00
	Landscape Reinstatement	0	Item	14500.00	0.00	15950.00	0.00
				0.00		0.00	
Delivery	Council Fees	1	%	3.25	84910.15	3.25	96327.65
	VicRoads Fees	1	%	1.00	26126.20	1.00	29639.28
	Traffic Management	1	%	5.00	130631.00	5.00	148196.39
	Environmental Management	1	%	0.50	13063.10	0.50	14819.64
	Surveying and Design	1	%	5.00	130631.00	5.00	148196.39
	Supervision and Project management	1	%	9.00	235135.80	9.00	266753.50
	Site Establishment	1	%	2.50	65315.50	2.50	74098.20
	Contingency	1	%	15.00	391893.01	15.00	444589.17
Total	Excluding Delivery				2,612,620		2,963,928
	Including Delivery				3,690,326		4,186,548

Appendix B	
Description:	INTERSECTION 03 - STAGE 3
Civil Component Number:	Item 6

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	7726	m2	3.68	28431.68	4.96	38320.96
	Earthworks	9087	m3	34.07	309594.09	40.52	368205.24
Road Pavement	Primary Arterial Pavement	4783	m2	169.62	811292.46	186.26	890881.58
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	3247	m2	105.15	341422.05	112.44	365092.68
	Subgrade Preparation	1606	%	14.22	22837.32	16.16	25952.96
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Removal	200	m3	265.00	53000.00	291.50	58300.00
Concrete Works	Kerb and Channel	2298	m	54.81	125953.38	60.90	139948.20
	Cycle Path	716	m2	76.59	54838.44	91.94	65829.04
	SUP/ Footpath	1011	m2	63.51	64208.61	73.63	74439.93
	Traffic Island	1025	m2	77.60	79540.00	84.07	86171.75
Drainage	Drainage Pipe 300mm CR Bfilled	445	m	179.85	80033.25	197.96	88092.20
	Drainage Pipe 375mm CR Bfilled	0	m	259.10	0.00	282.96	0.00
	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	2298	m	33.88	77856.24	43.40	99733.20
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	7	No.	303.34	2123.38	363.01	2541.07
	Landscaping	9226	m2	21.61	199373.86	25.16	232126.16
	Topsoil Seeding	9226	m2	7.21	66519.46	8.44	77867.44
Street Lighting	Street Lighting (roads)	0	m	216.34	0.00	225.67	0.00
	Street Lighting (intersections)	4	Item	48468.93	193875.72	55617.74	222470.96
Misc	Landscape maintenance	9226	m2	2.90	26755.40	2.96	27308.96
	Linemarking	1606	m2 of Pavement	3.11	4994.66	4.09	6568.54
	Regulatory Signage	12	Item	338.43	4061.16	380.39	4564.68
	Tactile Pavers (Hazard only)	16	Item	292.43	4678.88	319.78	5116.48
Other	Kerb Removal	360	m	52.00	18720.00	57.20	20592.00
	Landscape Reinstatement	1	Item	14500.00	14500.00	15950.00	15950.00
Delivery	Council Fees	1	%	3.25	104964.75	3.25	118953.85
	VicRoads Fees	1	%	1.00	32296.85	1.00	36601.19
	Traffic Management	1	%	5.00	161484.24	5.00	183005.93
	Environmental Management	1	%	0.50	16148.42	0.50	18300.59
	Surveying and Design	1	%	5.00	161484.24	5.00	183005.93
	Supervision and Project management	1	%	9.00	290671.63	9.00	329410.67
	Site Establishment	1	%	2.50	80742.12	2.50	91502.96
	Contingency	1	%	15.00	484452.71	15.00	549017.79
Total	Excluding Delivery				3,229,685		3,660,119
	Including Delivery				4,561,930		5,169,918

Appendix B	
Description:	Road 01 - 150m - STAGE 4
Civil Component Number:	Item 7

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	0	m2	3.68	0.00	4.96	0.00
	Earthworks	1352	m3	34.07	46062.64	40.52	54783.04
Road Pavement	Primary Arterial Pavement	1050	m2	169.62	178101.00	186.26	195573.00
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	210	m2	14.22	2986.20	16.16	3393.60
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Removal	420	m3	265.00	111300.00	291.50	122430.00
Concrete Works	Kerb and Channel	300	m	54.81	16443.00	60.90	18270.00
	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 Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	20	m	179.85	3597.00	197.96	3959.20
	Drainage Pipe 375mm CR Bfilled	65	m	259.10	16841.50	282.96	18392.40
	Drainage Pipe 450mm CR Bfilled	65	m	299.43	19462.95	334.33	21731.45
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	3	No.	2565.39	7696.17	2806.10	8418.30
	Drainage – Sub-soil drainage	300	m	33.88	10164.00	43.40	13020.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	0	Item	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	30	No.	303.34	9100.20	363.01	10890.30
	Landscaping	2962	m2	21.61	64008.82	25.16	74523.92
	Topsoil Seeding	2962	m2	7.21	21356.02	8.44	24999.28
Street Lighting	Street Lighting (roads)	110	m	216.34	23797.40	225.67	24823.70
	Street Lighting (intersections)	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc	Landscape maintenance	2962	m2	2.90	8589.80	2.96	8767.52
	Linemarking	1050	m2 of Pavement	3.11	3265.50	4.09	4294.50
	Regulatory Signage	4	Item	338.43	1353.72	380.39	1521.56
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Kerb Removal	410	m	52.00	21320.00	57.20	23452.00
	Landscape Reinstatement	1	Item	14500.00	14500.00	15950.00	15950.00
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	18848.24	3.25	21098.80
	VicRoads Fees	1	%	1.00	5799.46	1.00	6491.94
	Traffic Management	1	%	5.00	28997.30	5.00	32459.69
	Environmental Management	1	%	0.50	2899.73	0.50	3245.97
	Surveying and Design	1	%	5.00	28997.30	5.00	32459.69
	Supervision and Project management	1	%	9.00	52195.13	9.00	58427.44
	Site Establishment	1	%	2.50	14498.65	2.50	16229.84
	Contingency	1	%	15.00	86991.89	15.00	97379.07
Total	Excluding Delivery				579,946		649,194
	Including Delivery				819,174		916,986

Appendix B	
Description:	Road 02- 180m - STAGE 4
Civil Component Number:	Item 8

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	0	m2	3.68	0.00	4.96	0.00
	Earthworks	1267	m3	34.07	43166.69	40.52	51338.84
Road Pavement	Primary Arterial Pavement	785	m2	169.62	133151.70	186.26	146214.10
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	157	m2	14.22	2232.54	16.16	2537.12
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Removal	340	m3	265.00	90100.00	291.50	99110.00
Concrete Works	Kerb and Channel	360	m	54.81	19731.60	60.90	21924.00
	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 Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	25	m	179.85	4496.25	197.96	4949.00
	Drainage Pipe 375mm CR Bfilled	80	m	259.10	20728.00	282.96	22636.80
	Drainage Pipe 450mm CR Bfilled	80	m	299.43	23954.40	334.33	26746.40
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	4	No.	2565.39	10261.56	2806.10	11224.40
	Drainage – Sub-soil drainage	360	m	33.88	12196.80	43.40	15624.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals (all inclusive)	0	Item	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	38	No.	303.34	11526.92	363.01	13794.38
	Landscaping	4540	m2	21.61	98109.40	25.16	114226.40
	Topsoil Seeding	4540	m2	7.21	32733.40	8.44	38317.60
Street Lighting	Street Lighting (roads)	180	m	216.34	38941.20	225.67	40620.60
	Street Lighting (intersections)	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc	Landscape maintenance	4540	m2	2.90	13166.00	2.96	13438.40
	Linemarking	785	m2 of Pavement	3.11	2441.35	4.09	3210.65
	Regulatory Signage	2	Item	338.43	676.86	380.39	760.78
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Kerb Removal	285	m	52.00	14820.00	57.20	16302.00
	Landscape Reinstatement	1	Item	14500.00	14500.00	15950.00	15950.00
		0		0.00		0.00	
Delivery	Council Fees	1	%	3.25	19075.38	3.25	21415.08
	VicRoads Fees	1	%	1.00	5869.35	1.00	6589.25
	Traffic Management	1	%	5.00	29346.73	5.00	32946.27
	Environmental Management	1	%	0.50	2934.67	0.50	3294.63
	Surveying and Design	1	%	5.00	29346.73	5.00	32946.27
	Supervision and Project management	1	%	9.00	52824.12	9.00	59303.29
	Site Establishment	1	%	2.50	14673.37	2.50	16473.14
	Contingency	1	%	15.00	88040.20	15.00	98838.82
Total	Excluding Delivery				586,935		658,925
	Including Delivery				829,045		930,732

Appendix B	
Description:	INTERSECTION 02 - STAGE 4
Civil Component Number:	Item 9

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	14610	m2	3.68	53764.80	4.96	72465.60
	Earthworks	16317	m3	34.07	555920.19	40.52	661164.84
Road Pavement	Primary Arterial Pavement	5269	m2	169.62	893727.78	186.26	981403.94
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Connector Arterial Pavement	5513	m2	105.15	579691.95	112.44	619881.72
	Subgrade Preparation	2156.4	%	14.22	30664.01	16.16	34847.42
	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	2485	m	54.81	136202.85	60.90	151336.50
	Cycle Path	1125	m2	76.59	86163.75	91.94	103432.50
	SUP/ Footpath	1130	m2	63.51	71766.30	73.63	83201.90
	Traffic Island	1185	m2	77.60	91956.00	84.07	99622.95
Drainage	Drainage Pipe 300mm CR Bfilled	670	m	179.85	120499.50	197.96	132633.20
	Drainage Pipe 375mm CR Bfilled	0	m	259.10	0.00	282.96	0.00
	Drainage Pipe 450mm CR Bfilled	700	m	299.43	209601.00	334.33	234031.00
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	30	No.	2565.39	76961.70	2806.10	84183.00
	Drainage – Sub-soil drainage	2485	m	33.88	84191.80	43.40	107849.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic	Traffic Signals	4	Item	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	12	No.	303.34	3640.08	363.01	4356.12
	Landscaping	12818	m2	21.61	276996.98	25.16	322500.88
	Topsoil Seeding	12818	m2	7.21	92417.78	8.44	108183.92
Street Lighting	Street Lighting (roads)	0	m	216.34	0.00	225.67	0.00
	Street Lighting (intersections)	4	Item	48468.93	193875.72	55617.74	222470.96
Misc	Landscape maintenance	12818	m2	2.90	37172.20	2.96	37941.28
	Linemarking	10782	m2 of Pavement	3.11	33532.02	4.09	44098.38
	Regulatory Signage	12	Item	338.43	4061.16	380.39	4564.68
	Tactile Pavers (Hazard only)	16	Item	292.43	4678.88	319.78	5116.48
Other	Kerb Removal	140	m	52.00	7280.00	57.20	8008.00
	Landscape Reinstatement	1	Item	14500.00	14500.00	15950.00	15950.00
				0.00		0.00	
Delivery	Council Fees	1	%	3.25	133191.10	3.25	151267.66
	VicRoads Fees	1	%	1.00	40981.88	1.00	46543.90
	Traffic Management	1	%	5.00	204909.38	5.00	232719.48
	Environmental Management	1	%	0.50	20490.94	0.50	23271.95
	Surveying and Design	1	%	5.00	204909.38	5.00	232719.48
	Supervision and Project management	1	%	9.00	368836.88	9.00	418895.07
	Site Establishment	1	%	2.50	102454.69	2.50	116359.74
	Contingency	1	%	15.00	614728.14	15.00	698158.45
Total	Excluding Delivery				4,098,188		4,654,390
	Including Delivery				5,788,690		6,574,325

APPENDIX

B

DRAWINGS

## GENERAL NOTES

SCHEDULE OF DRAWINGS	
DRAWING No.	DESCRIPTION
V181544-CI-DG-0100	GENERAL NOTES & SCHEDULE OF DRAWINGS
V181544-CI-DG-0101	ALIGNMENT PLAN - STAGE 1 - SHEET 1 OF 2
V181544-CI-DG-0102	ALIGNMENT PLAN - STAGE 1 - SHEET 1 OF 2
V181544-CI-DG-0201	ALIGNMENT PLAN - STAGE 2 - SHEET 1 OF 2
V181544-CI-DG-0202	ALIGNMENT PLAN - STAGE 2 - SHEET 2 OF 2
V181544-CI-DG-0301	ALIGNMENT PLAN - STAGE 3 - SHEET 1 OF 2
V181544-CI-DG-0302	ALIGNMENT PLAN - STAGE 3 - SHEET 2 OF 2
V181544-CI-DG-0401	ALIGNMENT PLAN - STAGE 4 - SHEET 1 OF 2
V181544-CI-DG-0402	ALIGNMENT PLAN - STAGE 4 - SHEET 2 OF 2
V181544-CI-DG-1001	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 1 OF 6
V181544-CI-DG-1002	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 2 OF 6
V181544-CI-DG-1003	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 3 OF 6
V181544-CI-DG-1004	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 4 OF 6

V181544-CI-DG-1005	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 5 OF 6
V181544-CI-DG-1006	LONGITUDINAL SECTIONS - STAGE 1 - SHEET 6 OF 6
V181544-CI-DG-1021	CROSS SECTIONS - STAGE 1 - SHEET 1 OF 5
V181544-CI-DG-1022	CROSS SECTIONS - STAGE 1 - SHEET 2 OF 5
V181544-CI-DG-1023	CROSS SECTIONS - STAGE 1 - SHEET 3 OF 5
V181544-CI-DG-1024	CROSS SECTIONS - STAGE 1 - SHEET 4 OF 5
V181544-CI-DG-1025	CROSS SECTIONS - STAGE 1 - SHEET 5 OF 5
V181544-CI-DG-1026	CROSS SECTIONS - STAGE 2 - SHEET 1 OF 2
V181544-CI-DG-1027	CROSS SECTIONS - STAGE 2 - SHEET 2 OF 2
V181544-CI-DG-1028	CROSS SECTIONS - STAGE 3 - SHEET 1 OF 3
V181544-CI-DG-1029	CROSS SECTIONS - STAGE 3 - SHEET 2 OF 3
V181544-CI-DG-1030	CROSS SECTIONS - STAGE 3 - SHEET 3 OF 3
V181544-CI-DG-1031	CROSS SECTIONS - STAGE 4 - SHEET 1 OF 4
V181544-CI-DG-1032	CROSS SECTIONS - STAGE 4 - SHEET 2 OF 4
V181544-CI-DG-1033	CROSS SECTIONS - STAGE 4 - SHEET 3 OF 4
V181544-CI-DG-1034	CROSS SECTIONS - STAGE 4 - SHEET 4 OF 4

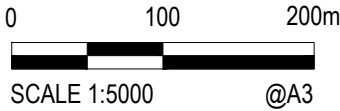
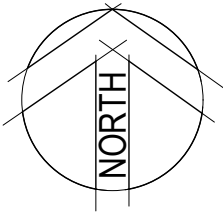
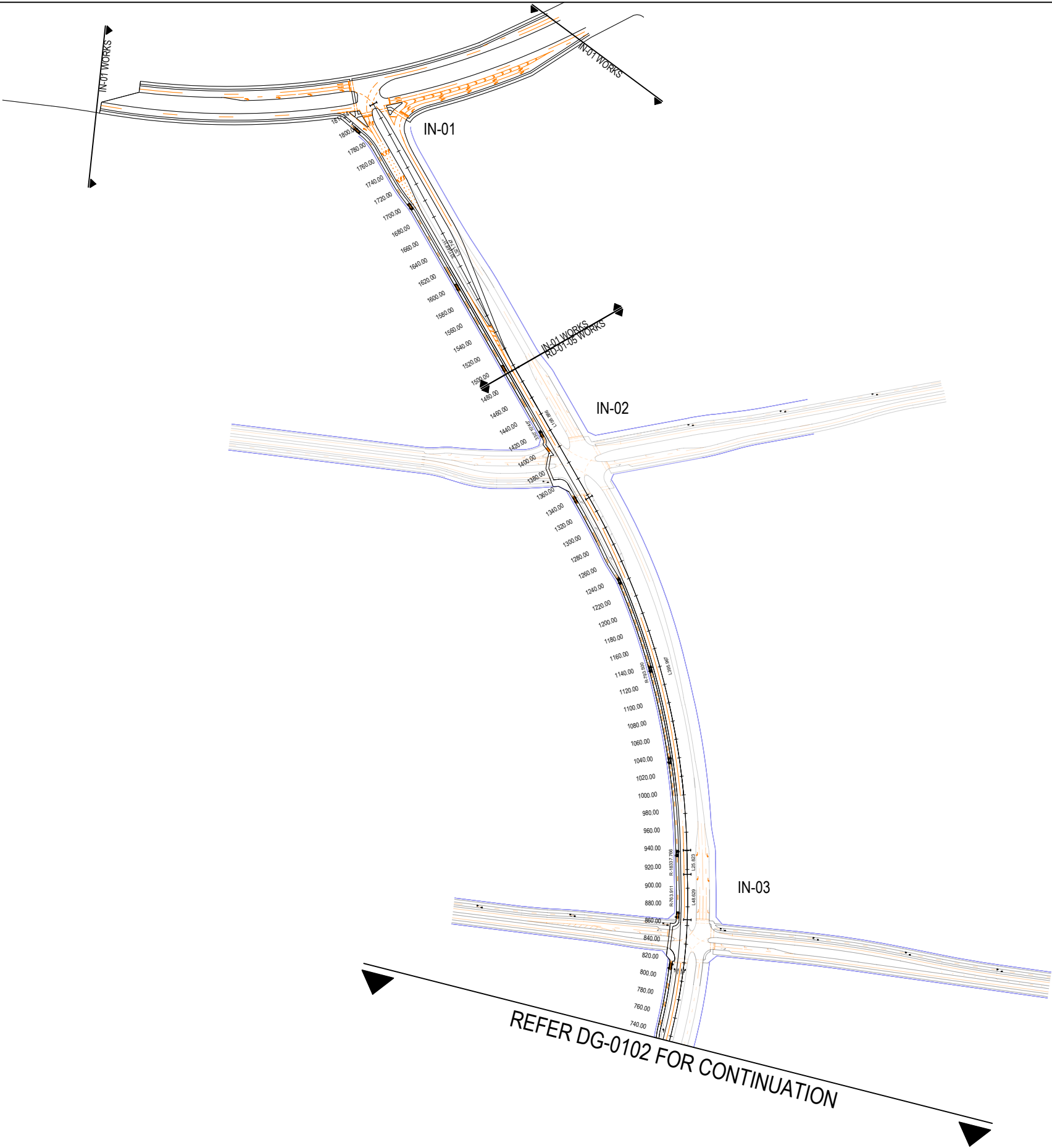
[illegible]



DATE PLOTTED: 19 February 2019 11:05 AM BY: SAMUEL BECKHAM

XREF's: Minta Farm - Stage 4 XREF: V181544\_CTRN\_DESIGN  
CAD File: M:20181501\_2000V181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minta Farm\SB working\DWGs\Working layouts\V181544-CI-DG-0101-0102.dwg

- NOTES:
1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

**Cardno**  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

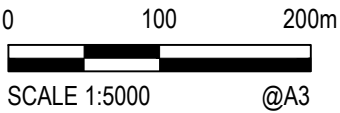
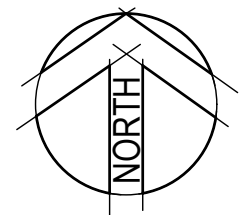
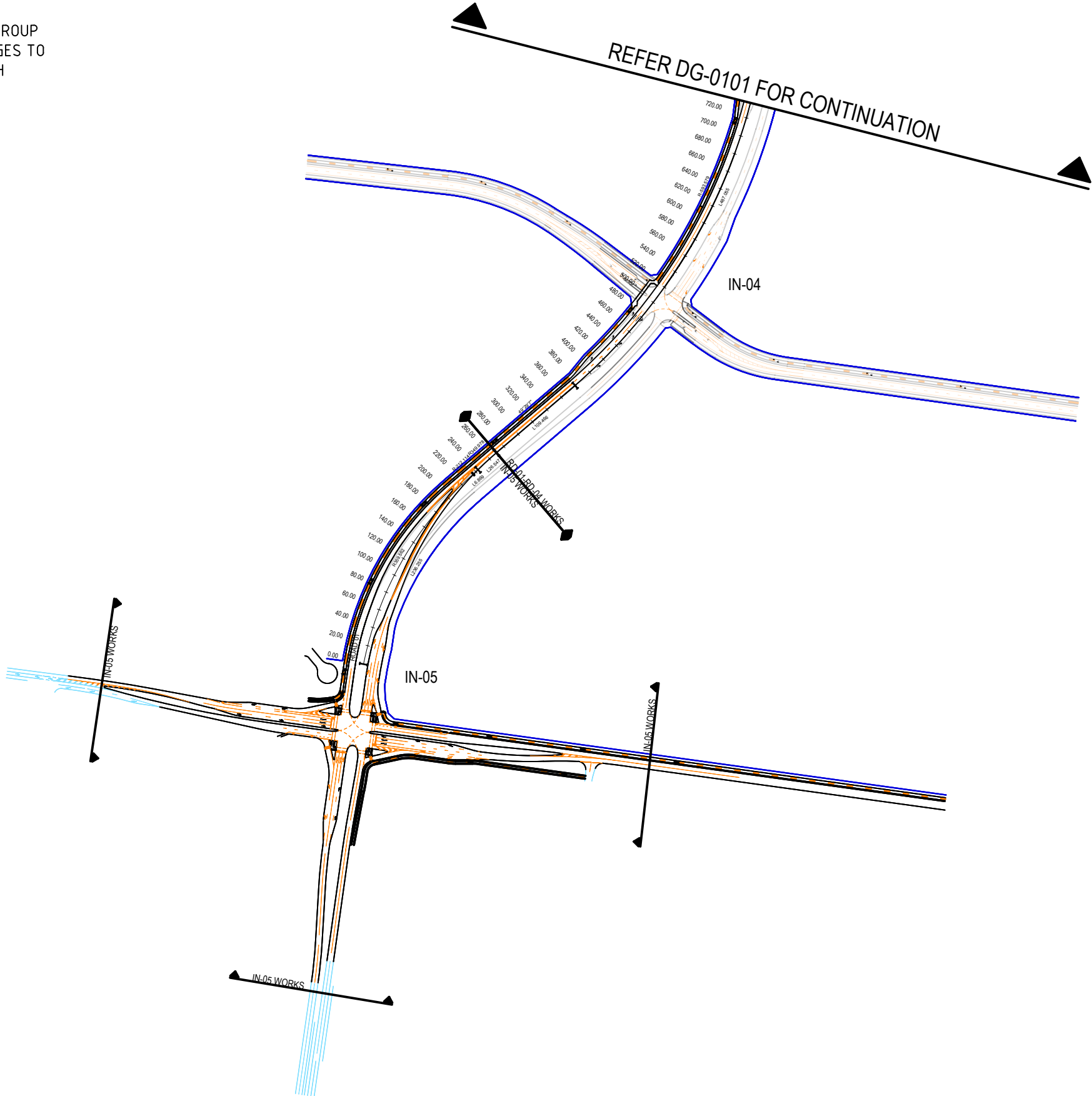
Drawn	Date
SB	4/02/2019
Checked	Date
VA	15/02/2019
Designed	Date
SB	4/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title	ALIGNMENT PLAN - EARLY DEVELOPMENT WORKS SHEET 1 OF 2

Status	<b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number	V181544-CI-DG-0101		Size
			A3
			Revision
			1

DATE PLOTTED: 19 February 2019 11:05 AM BY: SAMUEL BECKHAM  
XREF's: Mnta Farm- Stage 4 XREF: V181544\_CTRL\_DESIGN  
CAD File: K:\2018\1501\_200\181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Mnta Farm\SB\_working\DWGs\Working layouts\V181544-CI-DG-0101-0102.dwg

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	Date
SB	4/02/2019
Checked	Date
VA	15/02/2019
Designed	Date
SB	4/02/2019
Verified	Date
Approved	Date

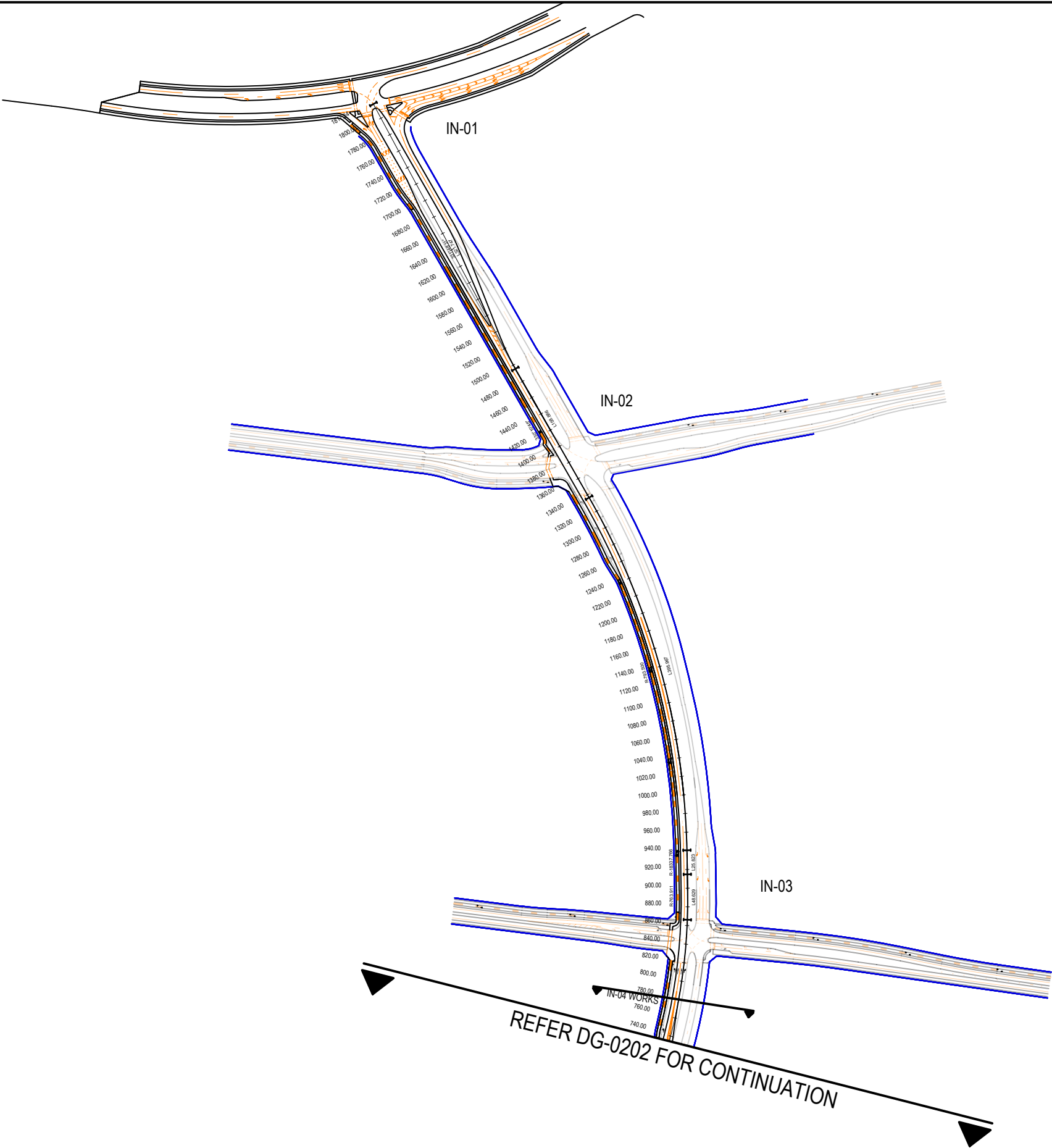
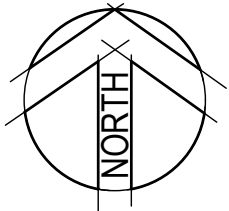
Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION
	MINTA FARM
	CIVIL DESIGN
Title	ALIGNMENT PLAN - EARLY DEVELOPMENT WORKS
	SHEET 2 OF 2

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-0102			1

DATE PLOTTED: 19 February 2019 11:10 AM BY: SAMUEL BECKHAM

XREF's: Minta Farm - Stage 4 XREF: V181544\_CTRL\_DESIGN  
CAD File: M20181501\_2000V181544\_VPA\_ICP\_Program\_Implementation\Civil\Drawing\Minta Farm\SB working\DWG\Working Layouts\V181544-CI-DG-0201-0202.dwg

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

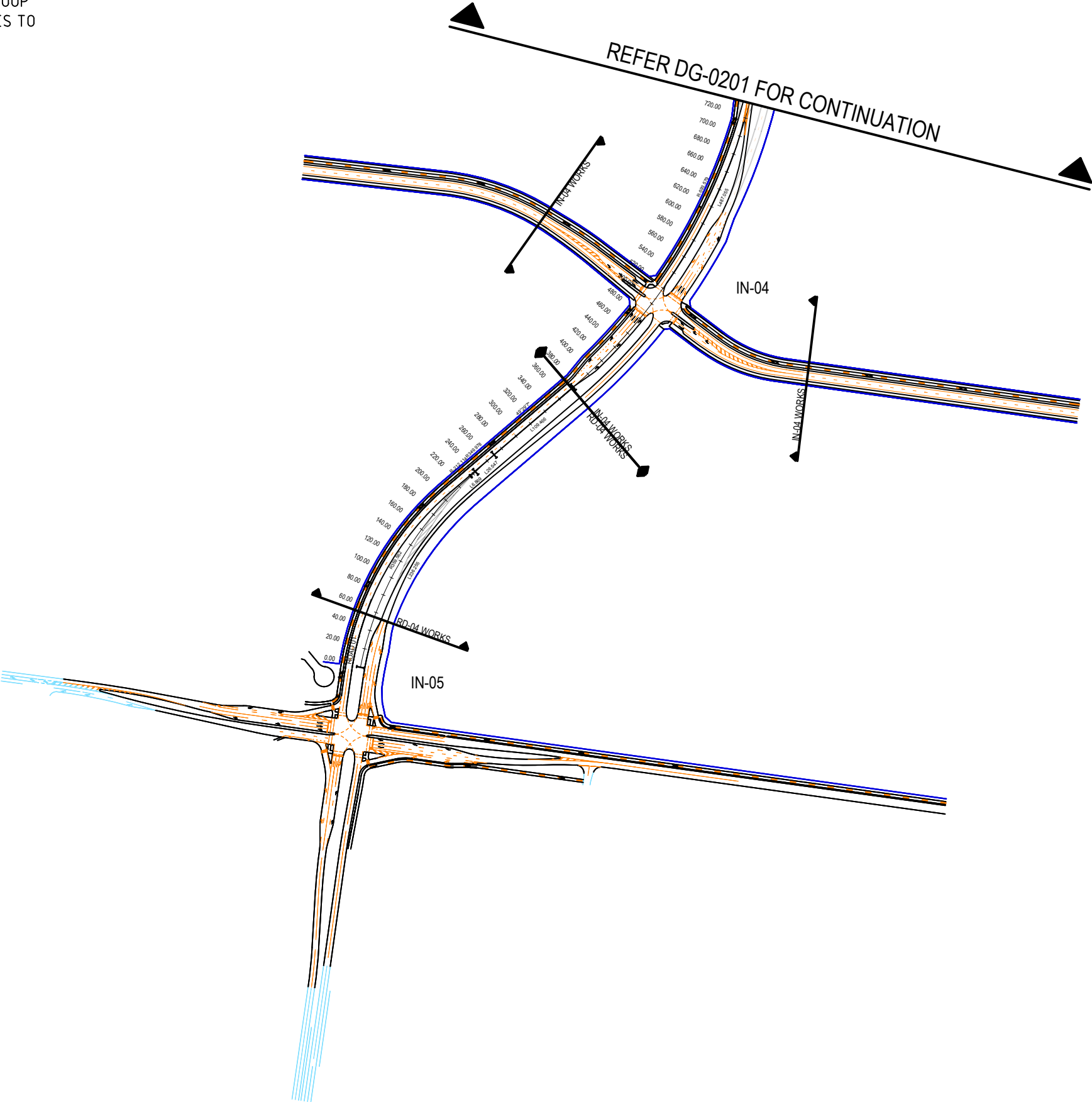
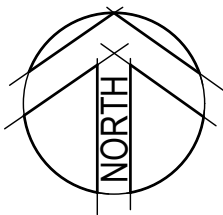
Client VICTORIAN PLANNING AUTHORITY
Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title ALIGNMENT PLAN - STAGE 2 SHEET 1 OF 2

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-0201			1

DATE PLOTTED: 19 February 2019 11:10 AM BY: SAMUEL BECKHAM

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH

 REMOVE REDUNDANT PAVEMENT AND KERB



XREF's: Minta Farm - Stage 4 XREF: V181544\_CTRM\_DESIGN  
CAD File: M20181501\_2000V181544\_VPA\_ICP\_Program\_Implementation\Civil\Drawings\Minta Farm\SB working\DWG\Working layouts\V181544-CI-DG-0201-0202.dwg

Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

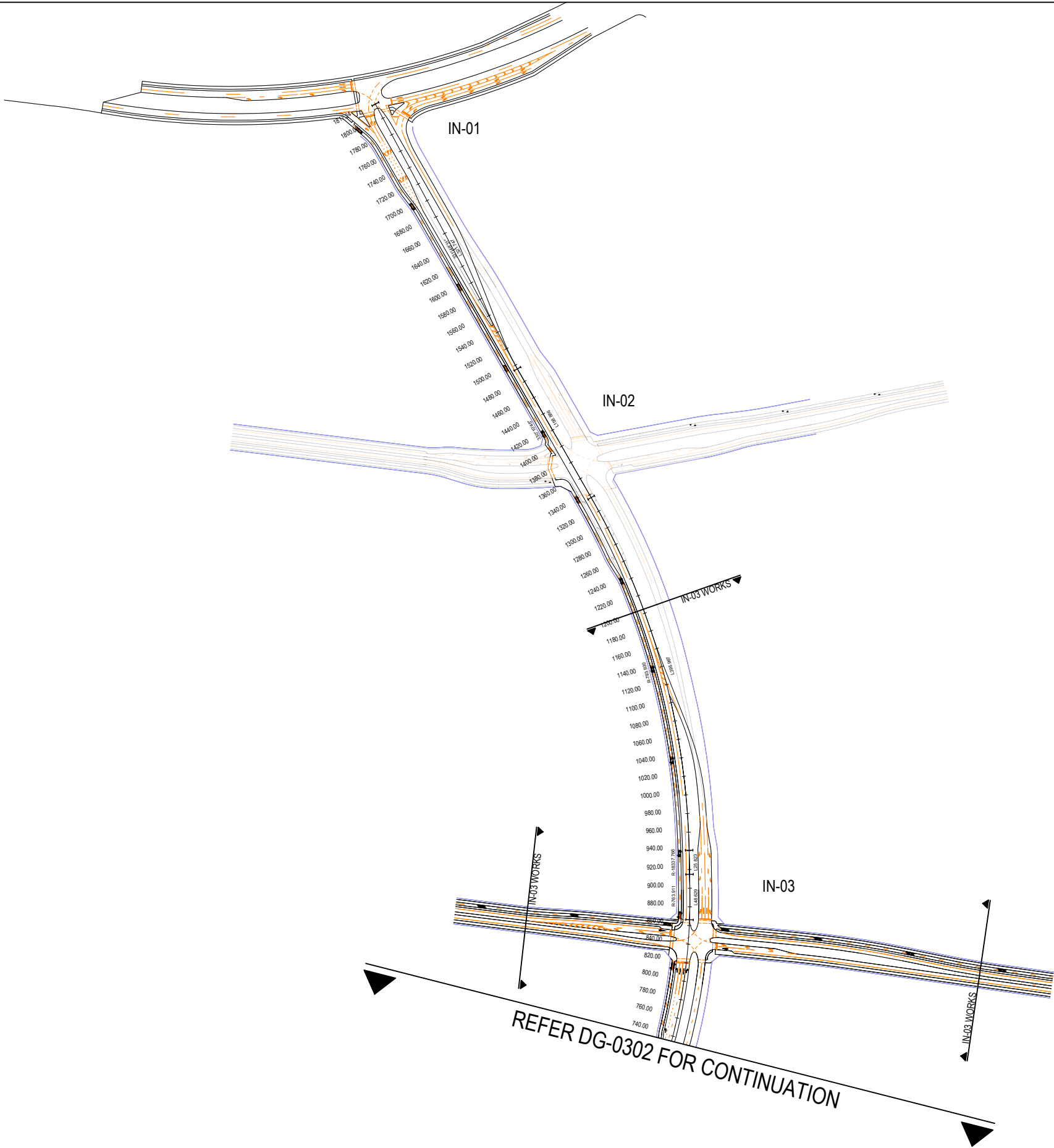
Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title	ALIGNMENT PLAN - STAGE 2 SHEET 2 OF 2

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number	V181544-CI-DG-0202		Size A3
			Revision 1

DATE PLOTTED: 19 February 2019 1:57 PM BY: SAMUEL BECHAM

XREF's: Minta Farm Stage 4 XREF: V181544\_CTRLA\_DESIGN  
CAD File: M20181501\_2000V181544\_VPA\_ICP\_Program\_Implementation/Civil/Drafting/Minta Farm/SB working/DWG/Working Layouts/V181544-CI-DG-0301-0302.dwg

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

**Cardno**  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

Client VICTORIAN PLANNING AUTHORITY
Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title ALIGNMENT PLAN - STAGE 3 SHEET 1 OF 2

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM MGA/AHD		Scale AS SHOWN	Size A3
Drawing Number V181544-CI-DG-0301			Revision 1



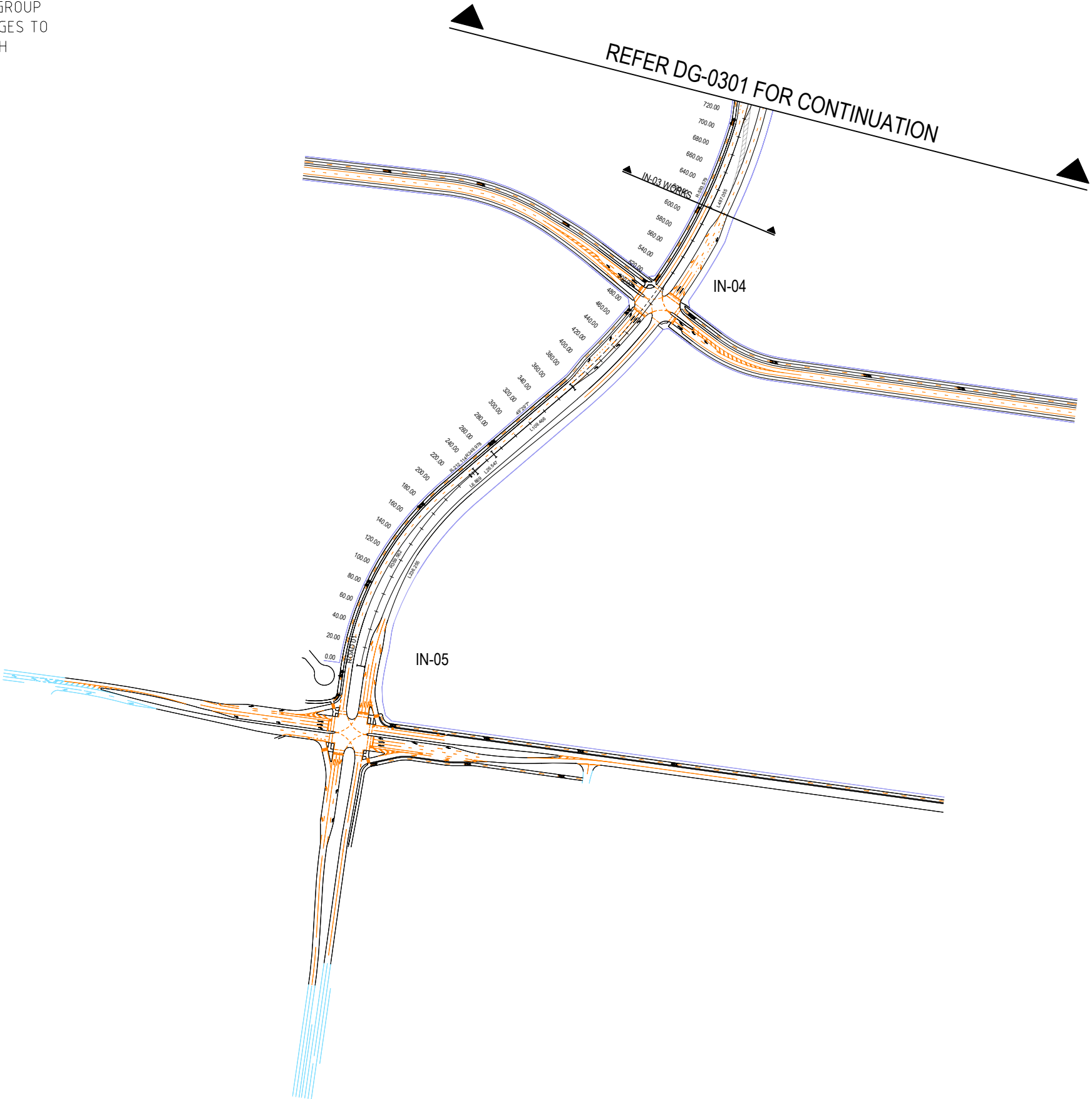
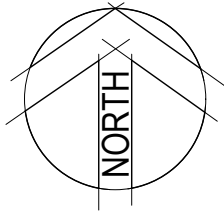
DATE PLOTTED: 19 February 2019 1:57 PM BY: SAMUEL BECHHAM

XREF's: Minta Farm Stage 4 XREF: V181544\_CTRLA\_DESIGN  
CAD File: M20181501\_2000V181544\_VPA\_LCP\_Program\_ImplementationCivilDraftingMinta FarmSB workingDWGsWorking LayoutsV181544-C-DG-0301-0302.dwg

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



REMOVE REDUNDANT  
PAVEMENT AND KERB



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: [www.cardno.com.au](http://www.cardno.com.au)

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title	ALIGNMENT PLAN - STAGE 3 SHEET 2 OF 2

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number	V181544-CI-DG-0302		Size A3
			Revision 1

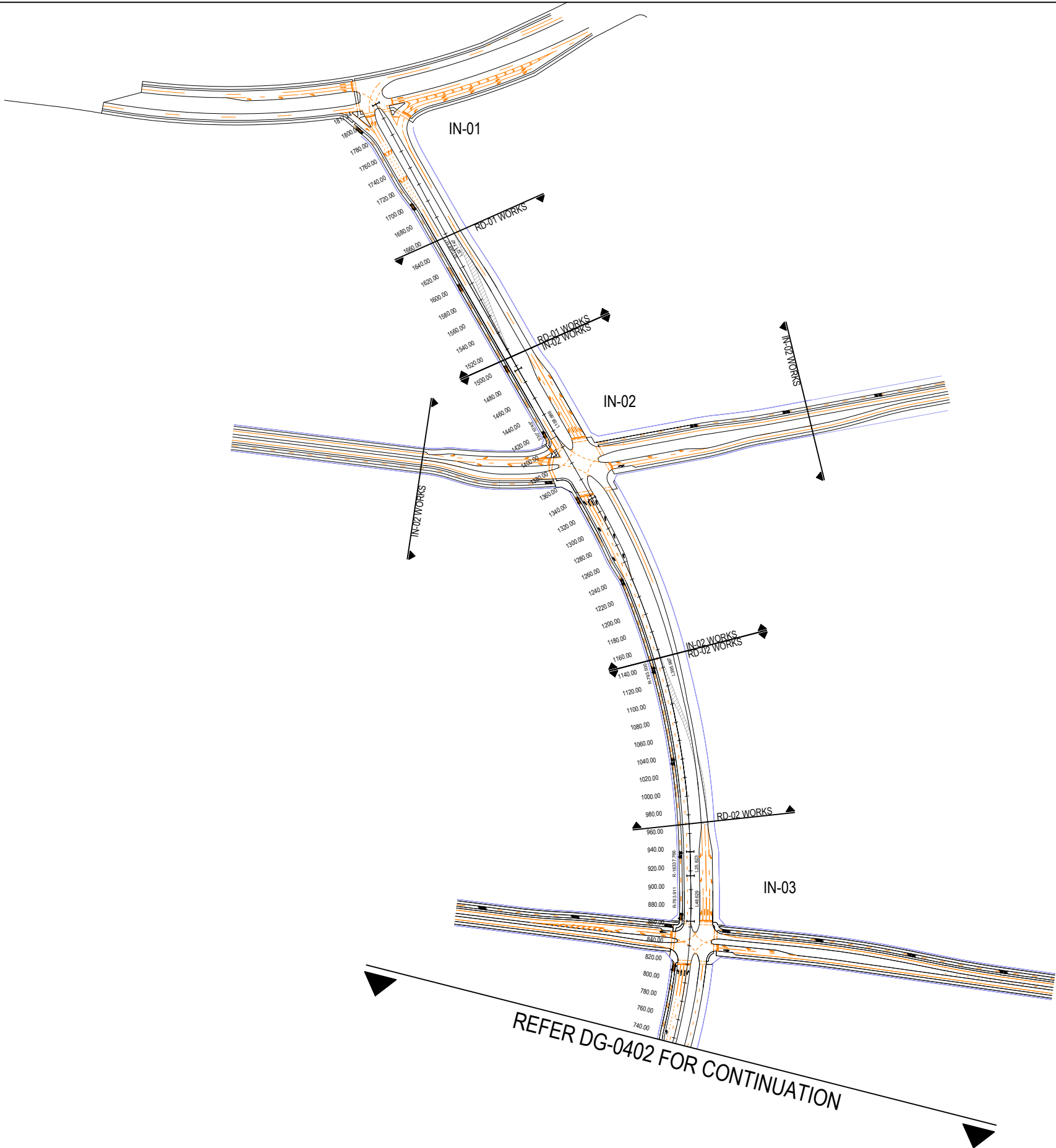
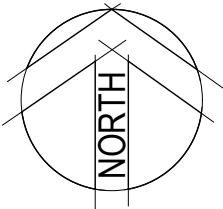


DATE PLOTTED: 19 February 2019 11:22 AM BY: SAMUEL BECKHAM

XREF's: V181544\_CTRL DESIGN  
CAD File: M:20181501\_2000/V181544\_VPA\_ICP\_Program\_Implementation/Civil/Drafting/Minta Farm/ISB working/DWG's/Working layouts/V181544-CI-DG-0401-0402.dwg

- NOTES:
1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH

 REMOVE REDUNDANT PAVEMENT AND KERB



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

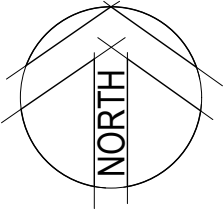
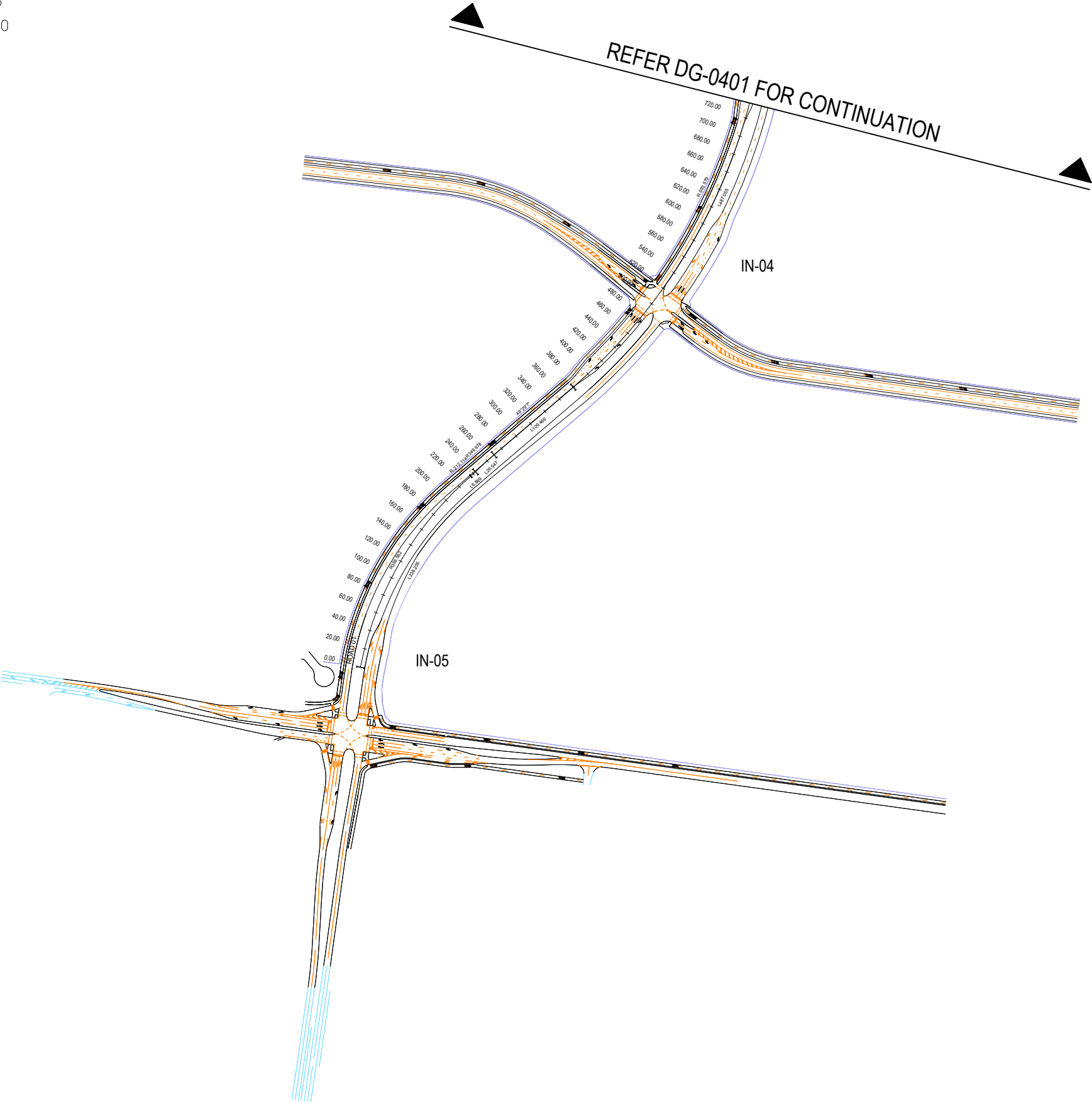
Client VICTORIAN PLANNING AUTHORITY
Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title ALIGNMENT PLAN - STAGE 4 SHEET 1 OF 2

Status			
<div>PRELIMINARY</div>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-0401			1

DATE PLOTTED: 19 February 2019 11:22 AM BY: SAMUEL BECKHAM

XREF's: V181544\_CTRLD DESIGN  
CAD File: M:\2018\1501\_2000\181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minta Farm\SB working\DWG\Working layouts\V181544-CI-DG-0401-0402.dwg

- NOTES:
- 1. ORIGINAL DESIGNS BY TRAFFIX GROUP
  - 2. CARDNO HAS MADE MINOR CHANGES TO REFLECT THE STAGED APPROACH



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	SB	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

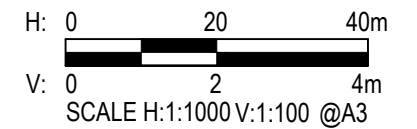


Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: [www.cardno.com.au](http://www.cardno.com.au)

Drawn SB	Date 4/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 4/02/2019
Verified	Date
Approved	Date

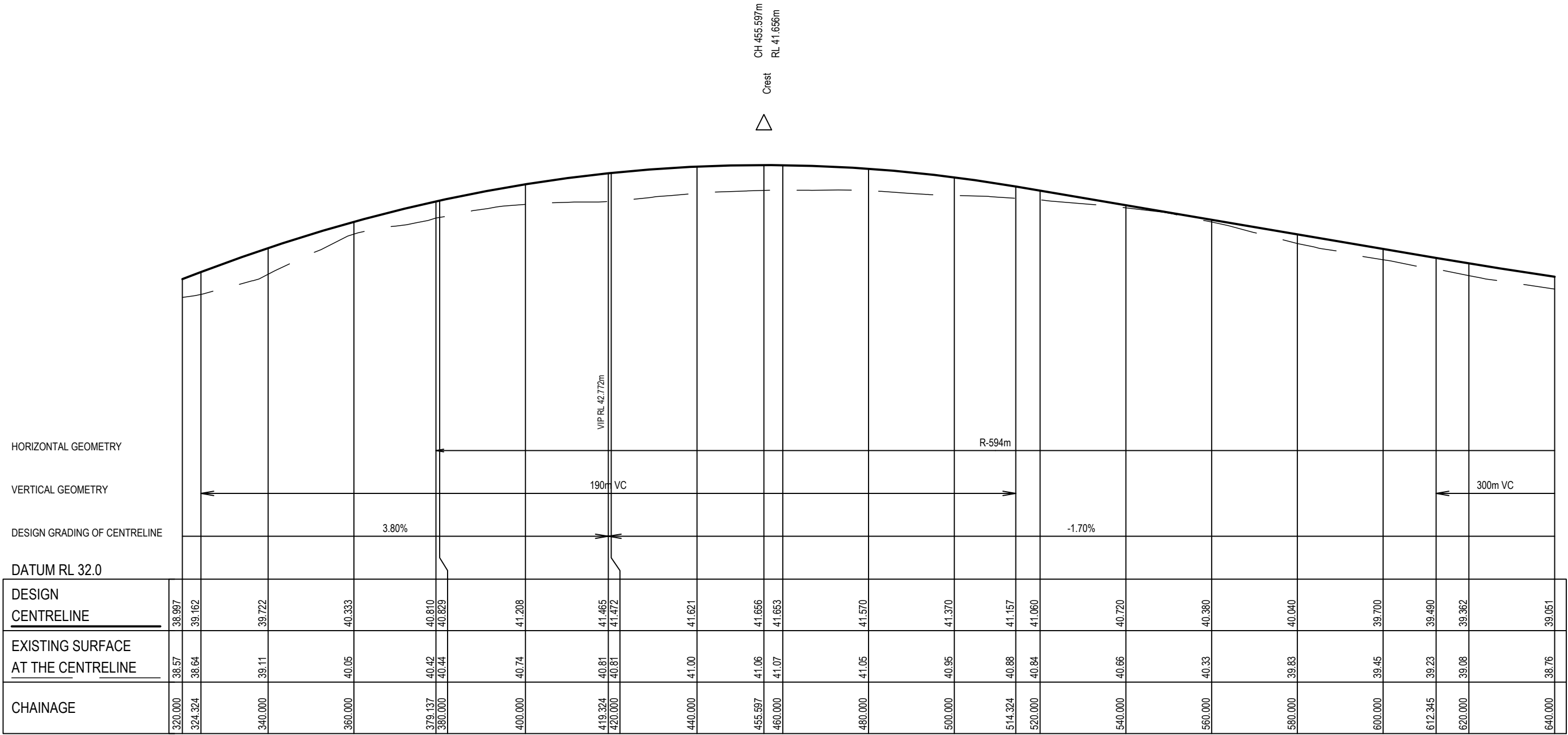
Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title	ALIGNMENT PLAN - STAGE 4 SHEET 2 OF 2

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number	V181544-CI-DG-0402		Size A3
Revision	1		

[illegible]

DATE PLOTTED: 19 February 2019 9:43 AM BY: SAMUEL BECKHAM

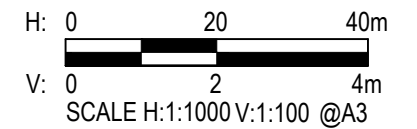
XREF's: PLS-RS01  
CAD File: N:\2018\1501\_200\N181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minia Farm\SB\_working\DWGs\Working sections\N181544-CI-DG-1001-1006.dwg



ROAD 01-04 - LONGITUDINAL SECTION

Scale H: 1:1000

V: 1:100



1	19.02.19	PRELIMINARY ISSUE	CM	VA		
Rev	Date	Description	Des.	Verif.	Appd.	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

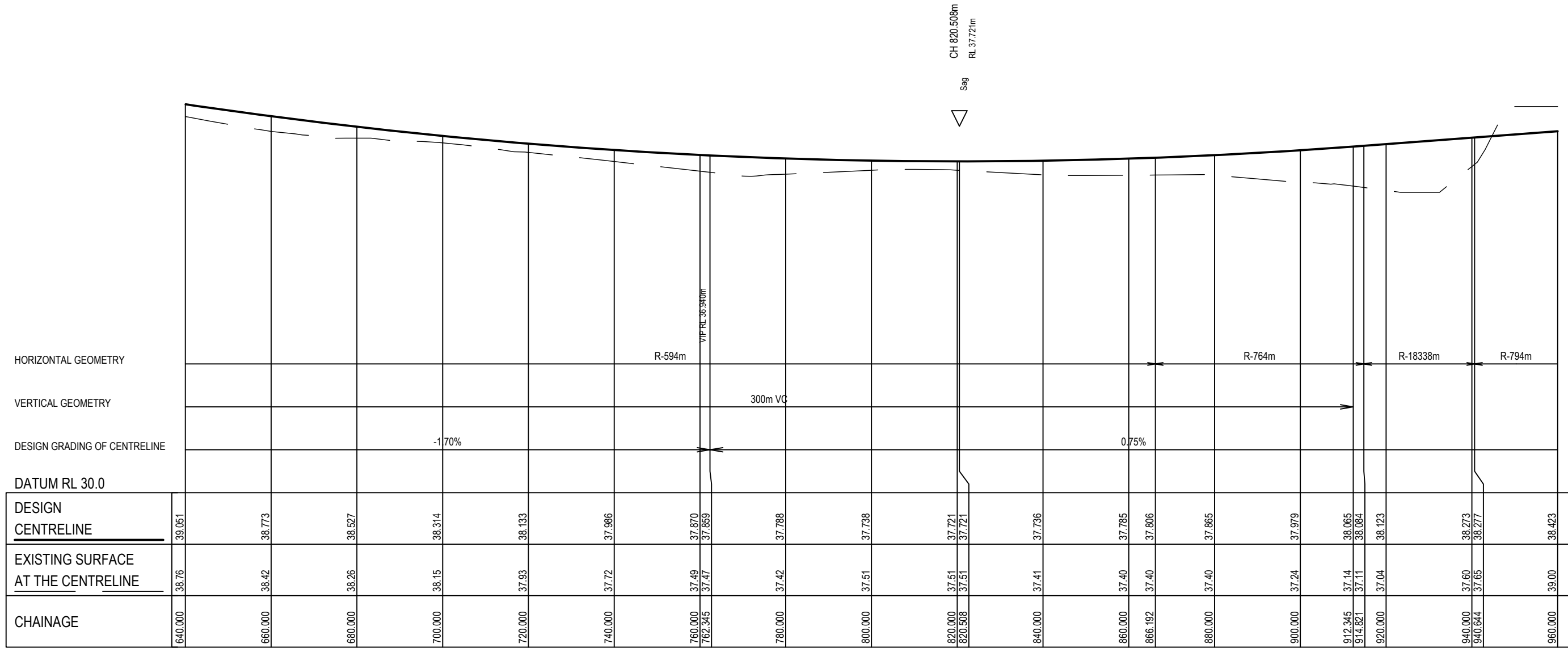


Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 14/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 14/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION
	MINTA FARM
	CIVIL DESIGN
Title	LONGITUDINAL SECTIONS - EARLY DEVELOPMENT WORKS
	SHEET 2 OF 6

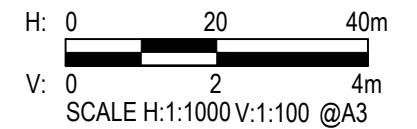
Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-1002			1



# ROAD 01-04 - LONGITUDINAL SECTION

Scale H: 1:1000

V: 1:100



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	CM	VA	

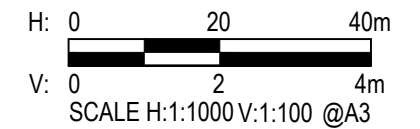
© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

**Cardno**  
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	Date
SB	14/02/2019
Checked	Date
VA	15/02/2019
Designed	Date
SB	14/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION
	MINTA FARM
	CIVIL DESIGN
Title	LONGITUDINAL SECTIONS - EARLY DEVELOPMENT WORKS
	SHEET 3 OF 6

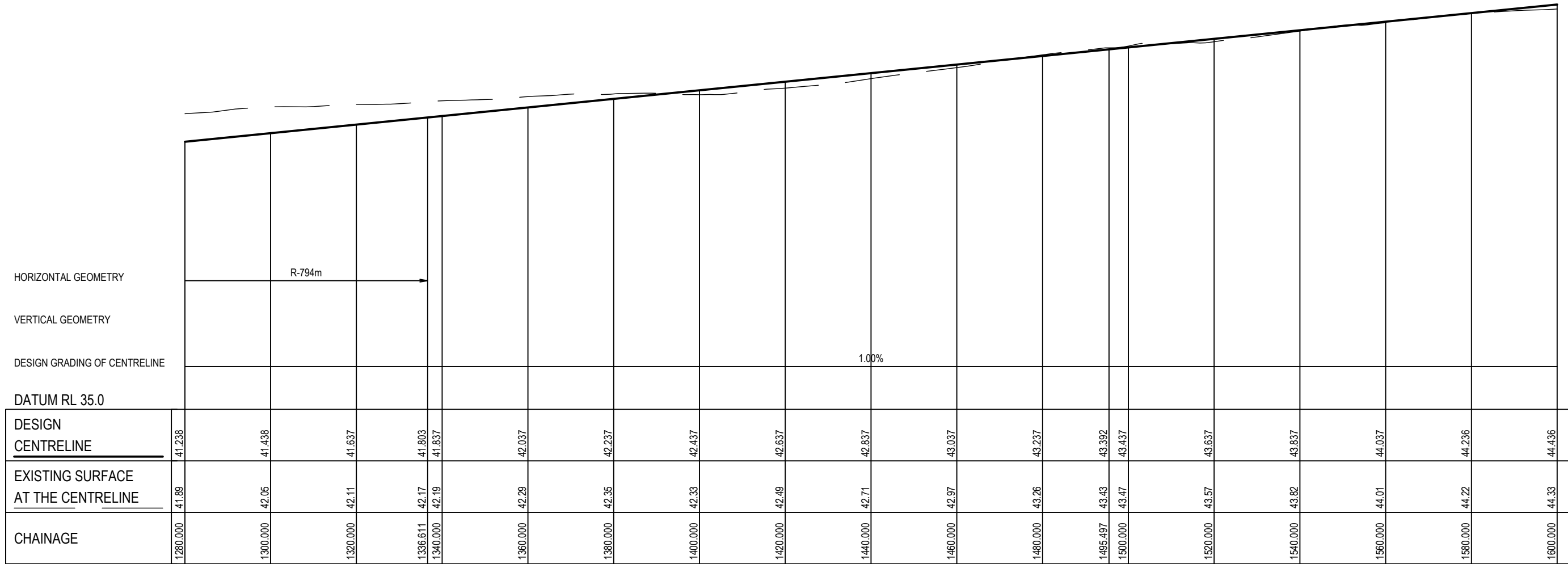
Status	PRELIMINARY		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number	V181544-CI-DG-1003		Size
			A3
Revision	1		

[illegible]



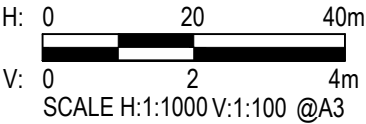
DATE PLOTTED: 19 February 2019 9:43 AM BY: SAMUEL BECKHAM

XREF's: P.LS-RS01  
CAD File: K:\2018\1501\_200\N\181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minta Farm\SB\_working\DWGs\Working sections\181544-CI-DG-1001-1006.dwg



ROAD 01-04 - LONGITUDINAL SECTION

Scale H: 1:1000  
V: 1:100



1	19.02.19	PRELIMINARY ISSUE	CM	VA		
Rev	Date	Description	Des.	Verif.	Appd.	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

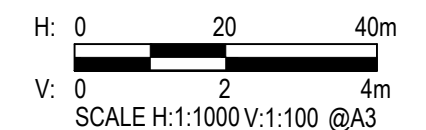


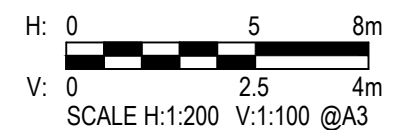
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

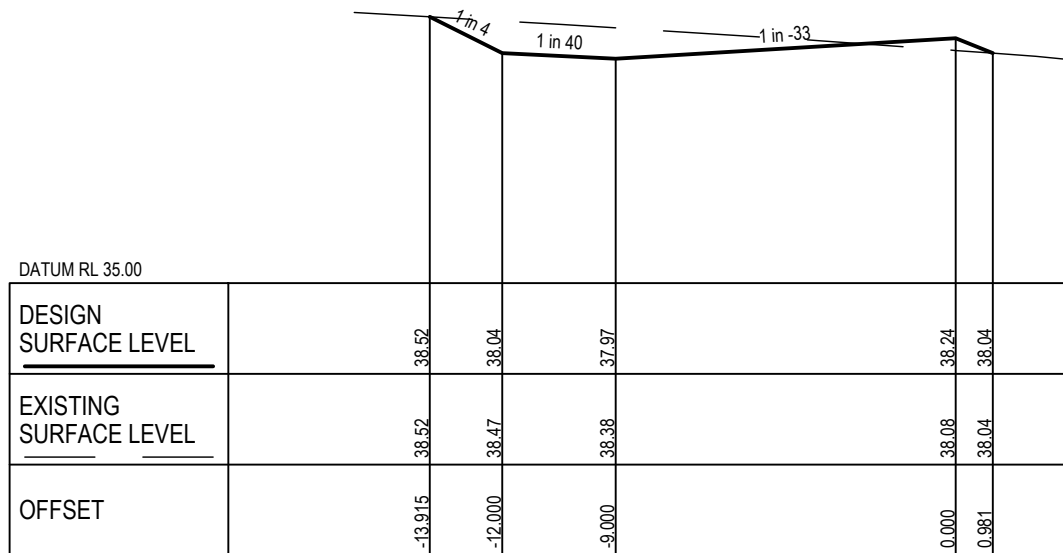
Drawn SB	Date 14/02/2019
Checked VA	Date 15/02/2019
Designed SB	Date 14/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCHMARK COSTING IMPLEMENTATION
	MINTA FARM
	CIVIL DESIGN
Title	LONGITUDINAL SECTIONS - EARLY DEVELOPMENT WORKS
	SHEET 5 OF 6

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-1005			1

[illegible]

[illegible]



DATUM RL 38.00

DESIGN SURFACE LEVEL	EXISTING SURFACE LEVEL	OFFSET
41.59	41.59	-19.465
41.02	41.52	-17.168
40.95	41.42	-14.168
41.37	40.95	0.000
40.87	40.87	2.499

	STATION	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00
DESIGN SURFACE LEVEL		34.42	34.75	34.68		35.05	34.94		34.00
EXISTING SURFACE LEVEL		34.42	34.36	34.22		34.00	34.00		34.00
OFFSET		-16.673	-15.331	-12.331		0.000	3.486		8.190

DATUM RL 38.00	
DESIGN SURFACE LEVEL	41.43 40.94 40.87 41.21 40.61
EXISTING SURFACE LEVEL	41.43 41.35 41.22 40.74 40.61
OFFSET	-16.351 -14.411 -11.411 0.000 2.995

1	19.02.19	PRELIMINARY ISSUE	CM	VA	
Rev	Date	Description	Des.	Verif.	Appd.

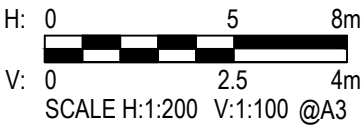
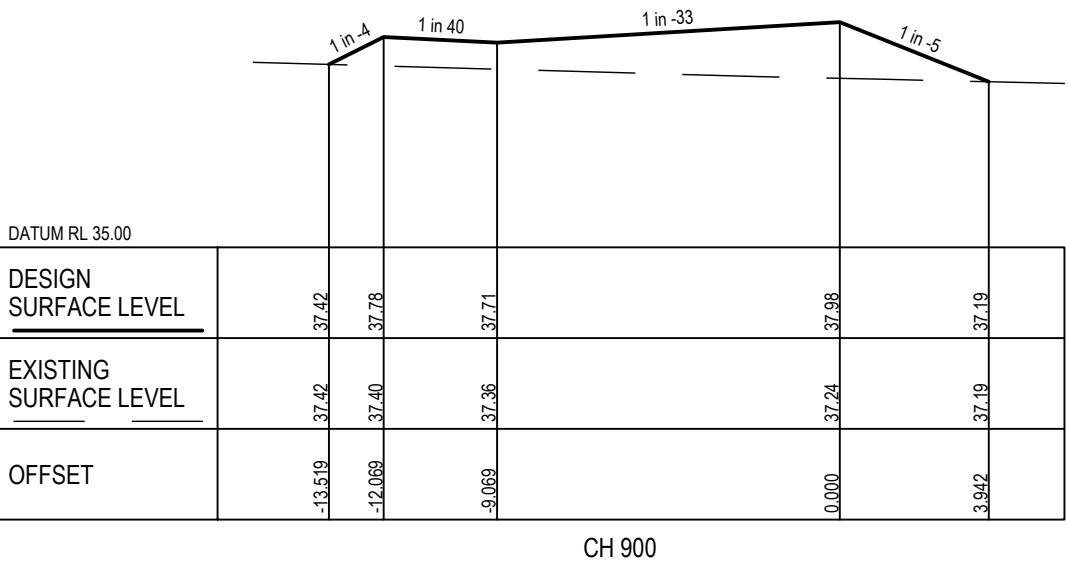
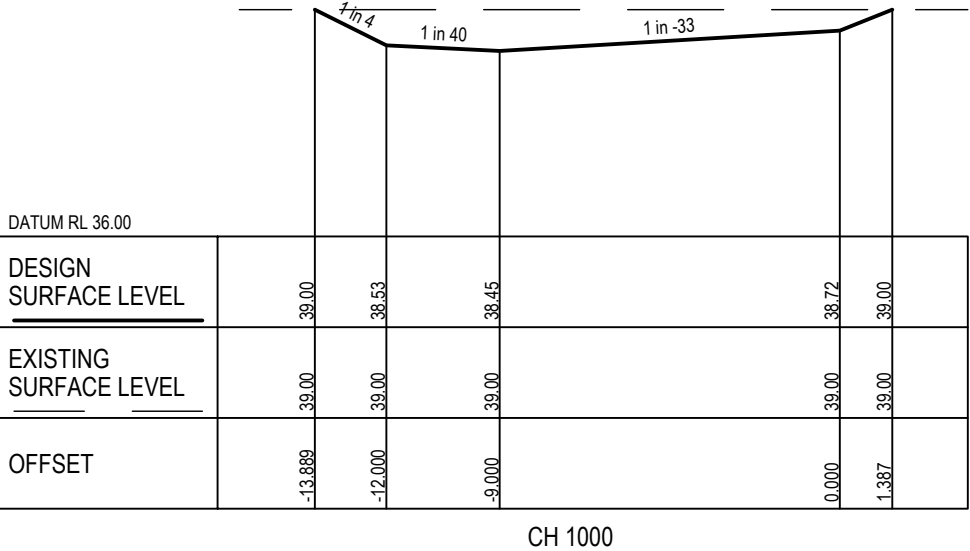
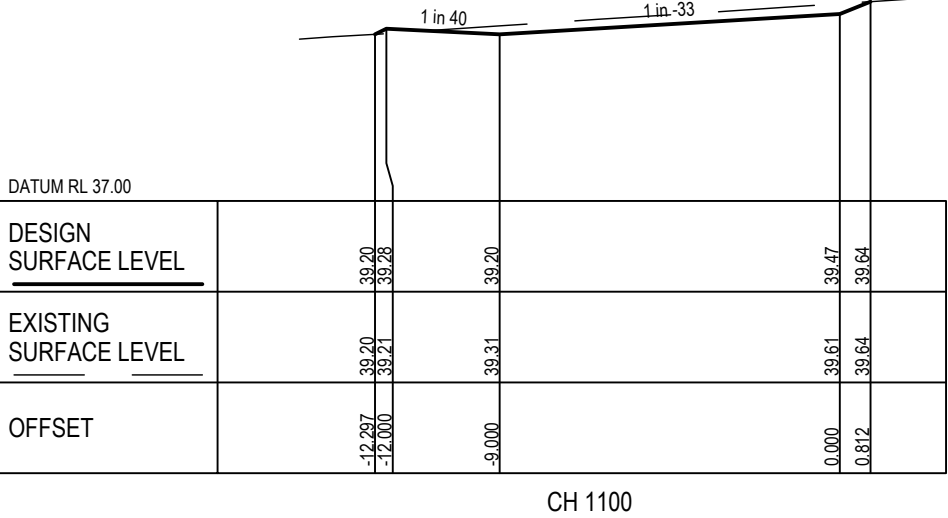
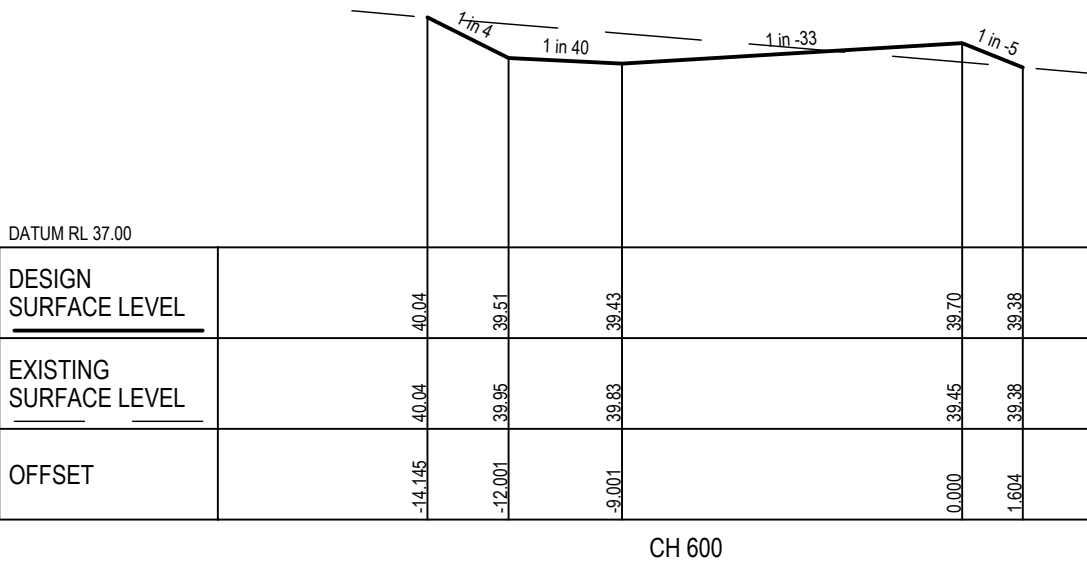
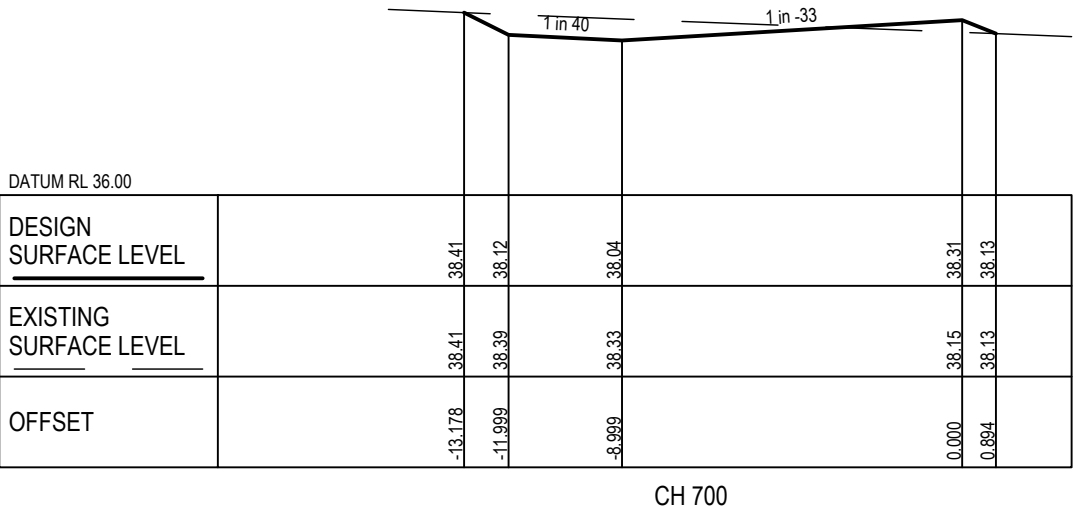
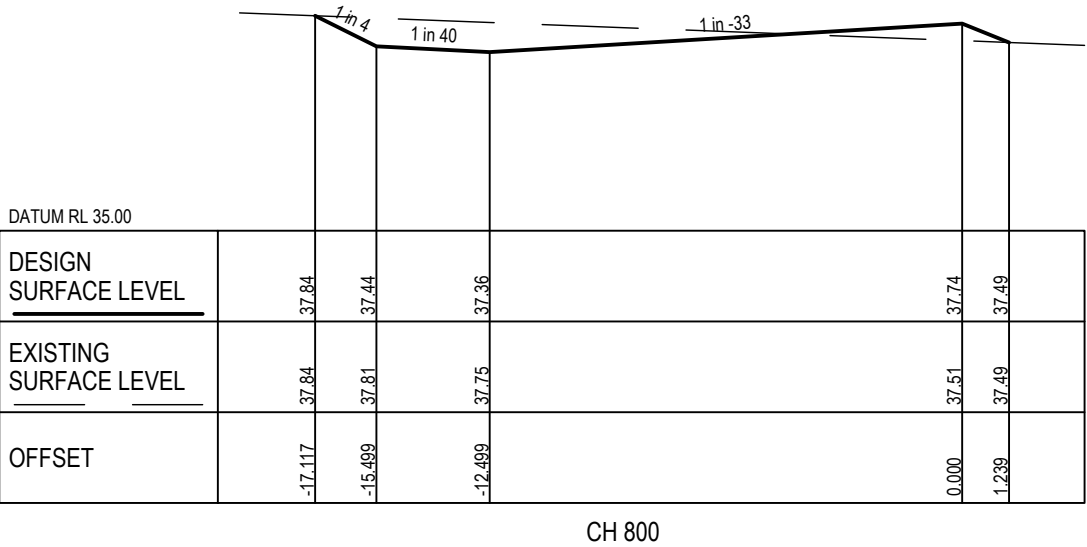
 **Cardno®**

Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: [www.cardno.com.au](http://www.cardno.com.au)

Drawn SB	Date 14/02/2019	Client VICTORIAN PLANNING AUTHORITY			
Checked VA	Date 15/02/2019	Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN	Status <b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed CM	Date 14/02/2019				
Verified	Date				
Approved	Date	Title CROSS SECTIONS - EARLY DEVELOPMENT WORKS SHEET 2 OF 5	DATUM MGA/AHD	Scale AS SHOWN	Size A3
			Drawing Number V181544-CI-DG-1022		Revision 1

DATE PLOTTED: 19 February 2019 9:44 AM BY: SAMUEL BECKHAM

XREF's: P:\S-RS01-STG1  
CAD File: M:\2018\1501\_2000\181544\_VPA\_ICP\_Program\_Implementation\Civil\Drawing\Minta Farm\SB working\DWG\Working sectional\181544-CI-DG-1021-1025.dwg



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	CM	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer.  
Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

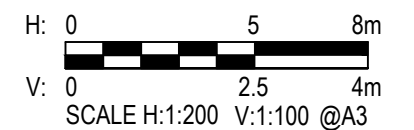
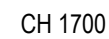
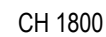
Drawn SB	Date 14/02/2019
Checked VA	Date 15/02/2019
Designed CM	Date 14/02/2019
Verified	Date
Approved	Date

Client VICTORIAN PLANNING AUTHORITY
Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN
Title CROSS SECTIONS - EARLY DEVELOPMENT WORKS SHEET 3 OF 5

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
MGA/AHD		AS SHOWN	A3
Drawing Number			Revision
V181544-CI-DG-1023			1

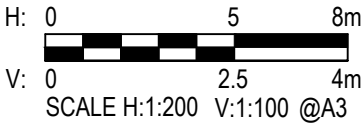
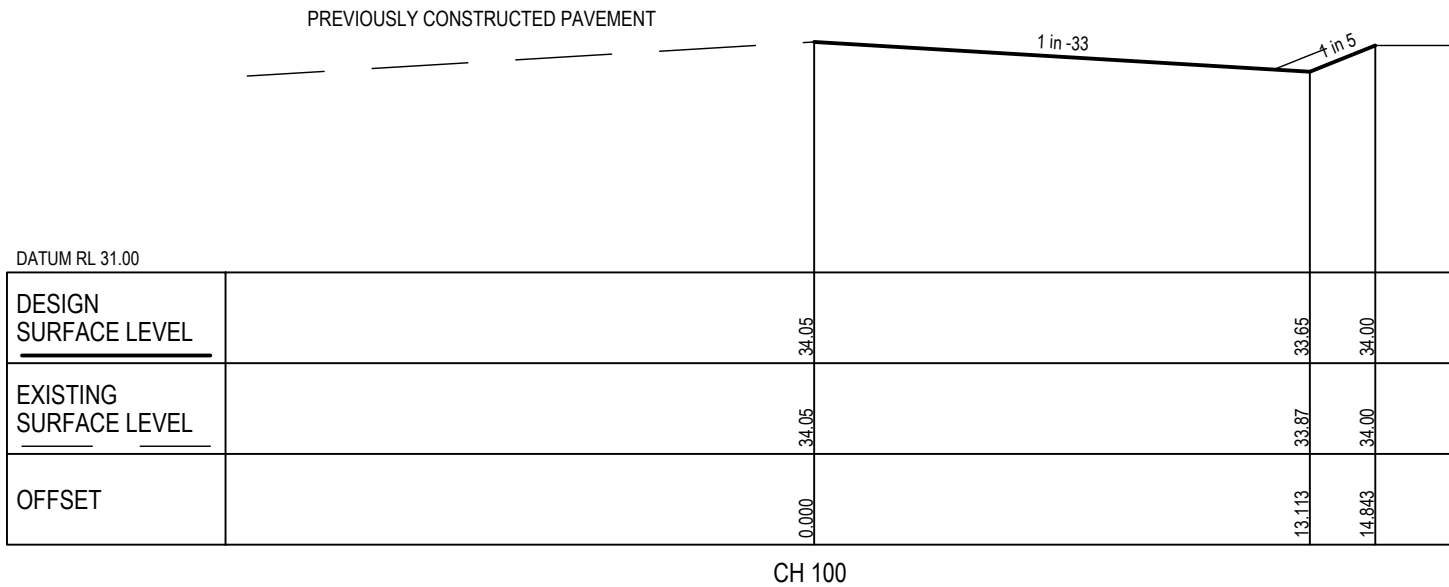
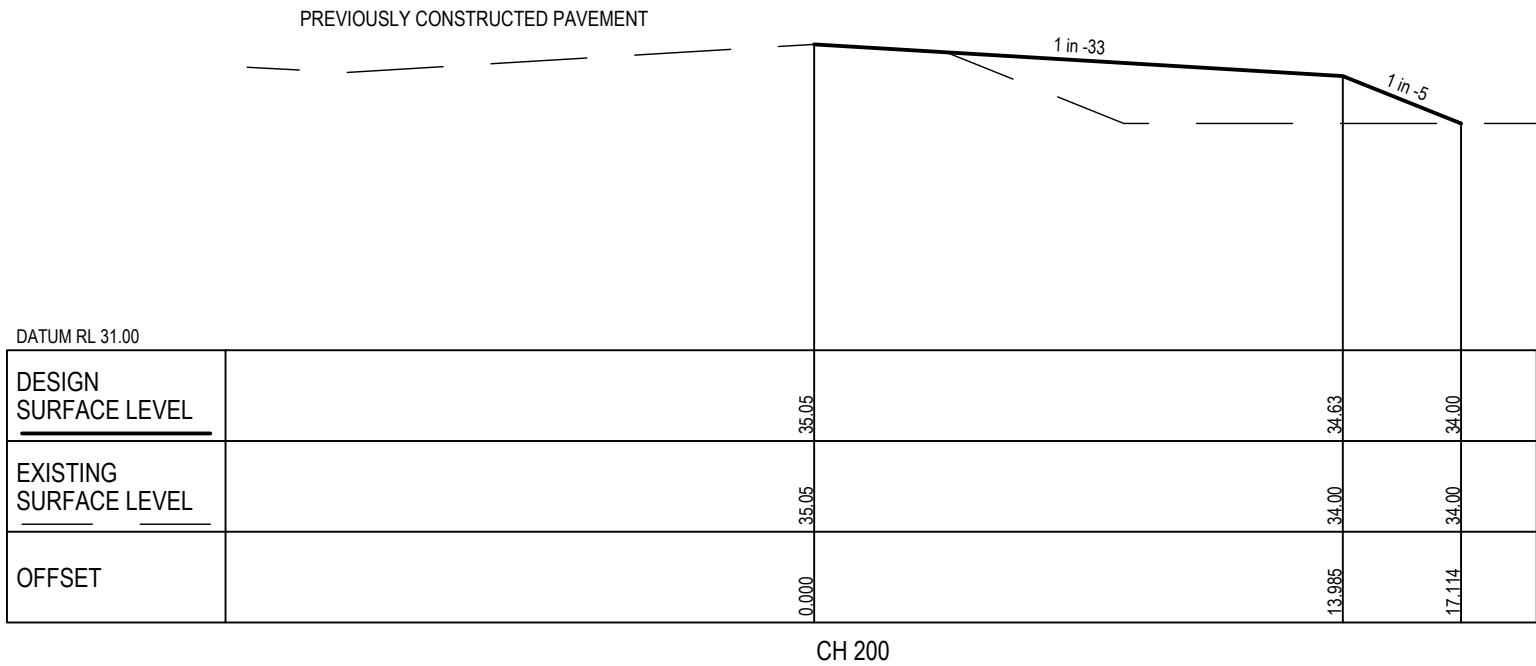




[illegible]

DATE PLOTTED: 19 February 2019 9:47 AM BY: SAMUEL BECKHAM

XREF's: P:\S-RS01-ST02  
CAD File: M20181501\_2000V181544\_VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minta Farm\SB\_working\DWGs\Working sections\Y181544-CI-DG-1026-1027.dwg



1	19.02.19	PRELIMINARY ISSUE	CM	VA	
Rev	Date	Description	Des.	Verif.	Appd.

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	SB	Date	14/02/2019
Checked	VA	Date	15/02/2019
Designed	CM	Date	14/02/2019
Verified		Date	
Approved		Date	

Client

VICTORIAN PLANNING AUTHORITY

Project

BENCHMARK COSTING IMPLEMENTATION

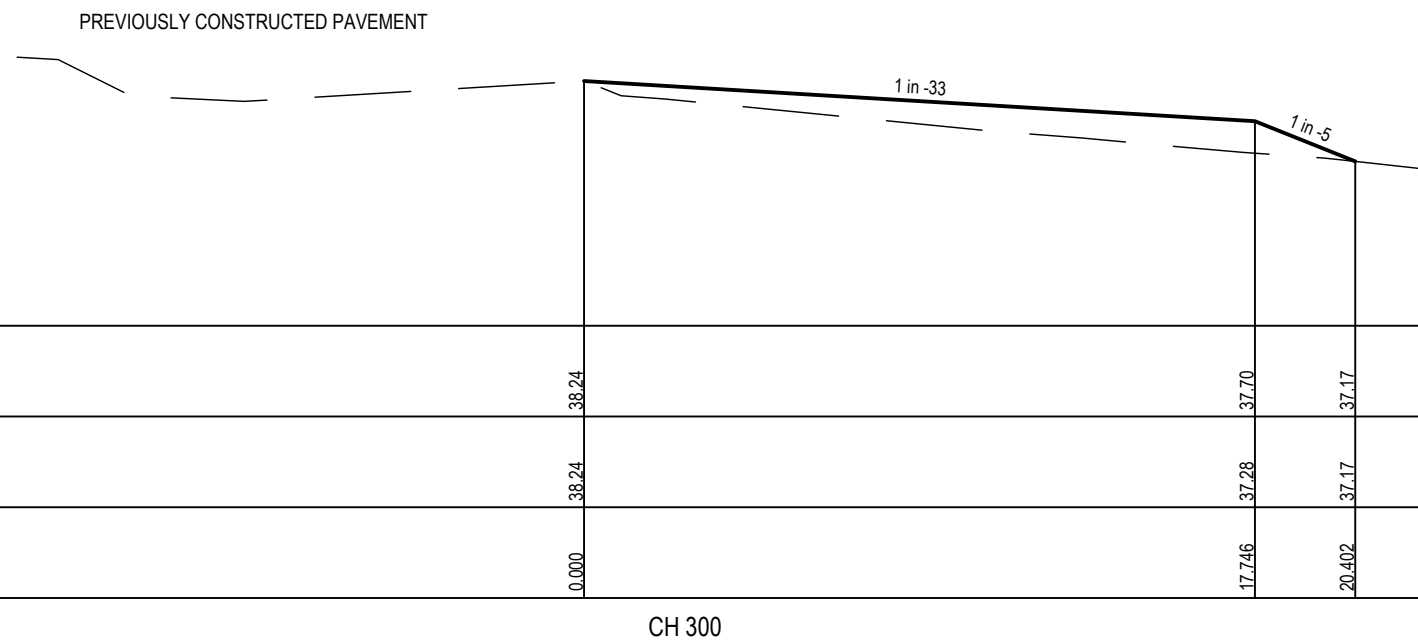
Title

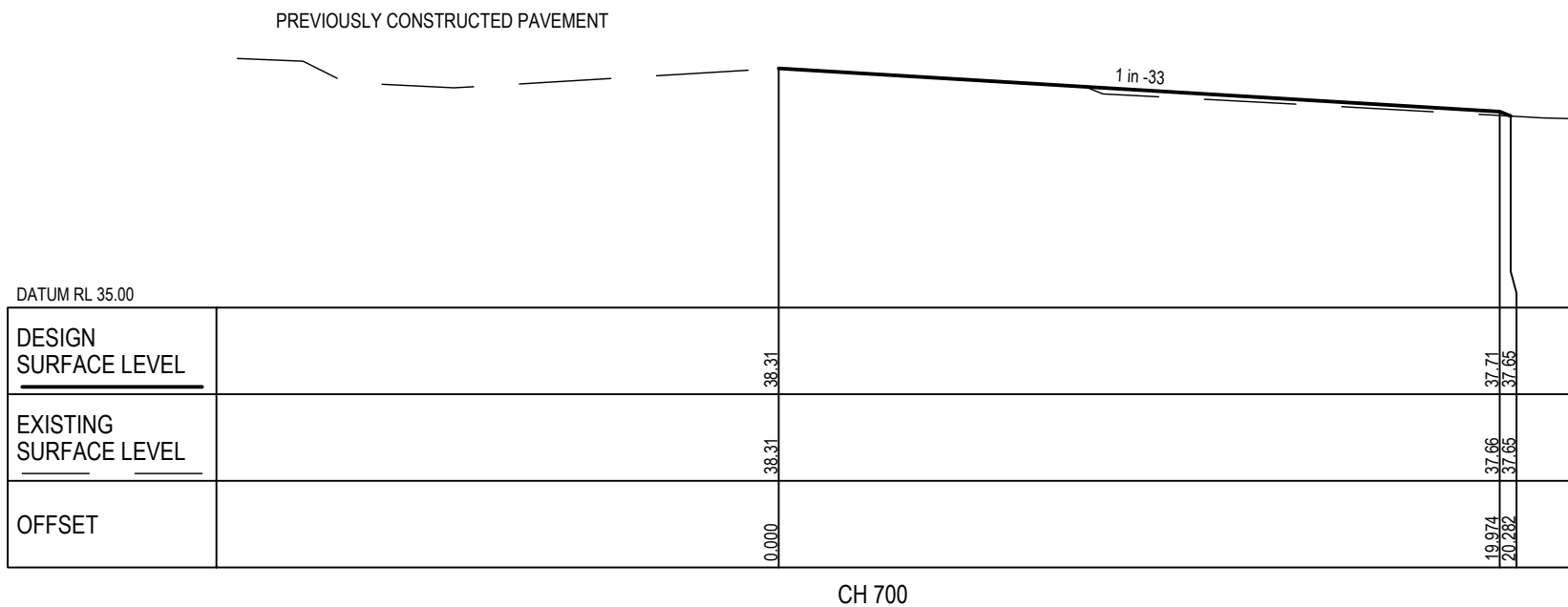
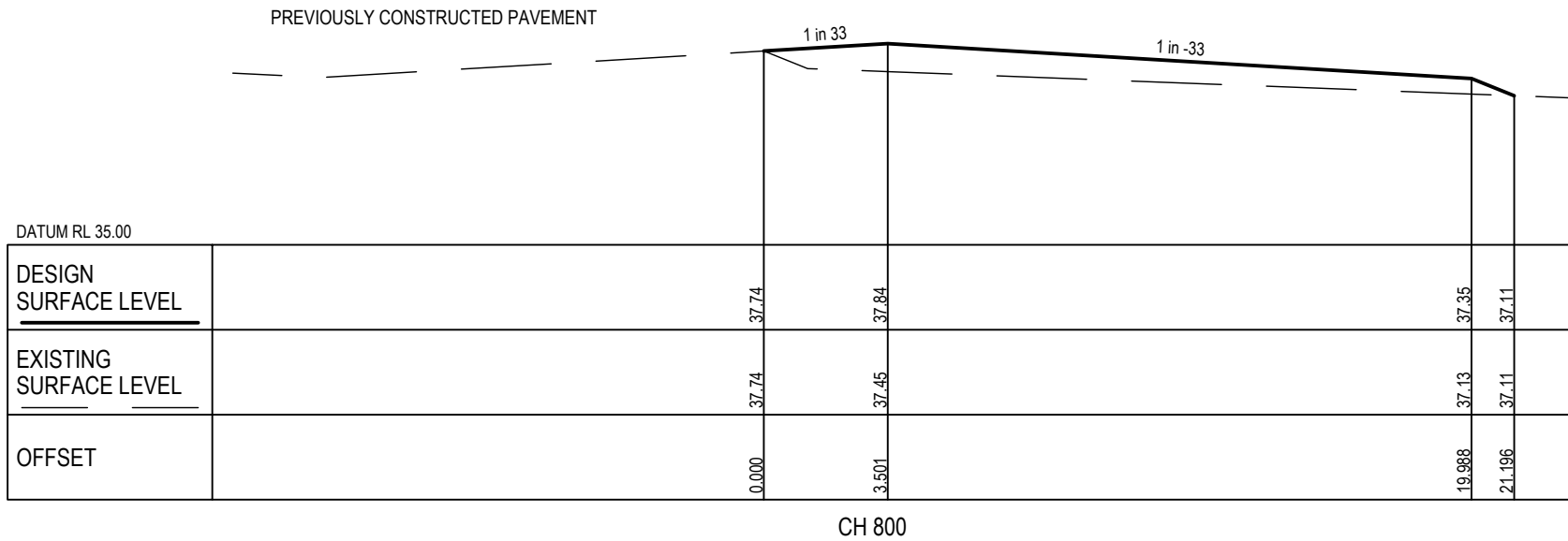
CROSS SECTIONS - STAGE 2  
SHEET 1 OF 2

Status

PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION PURPOSES

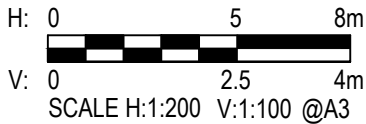
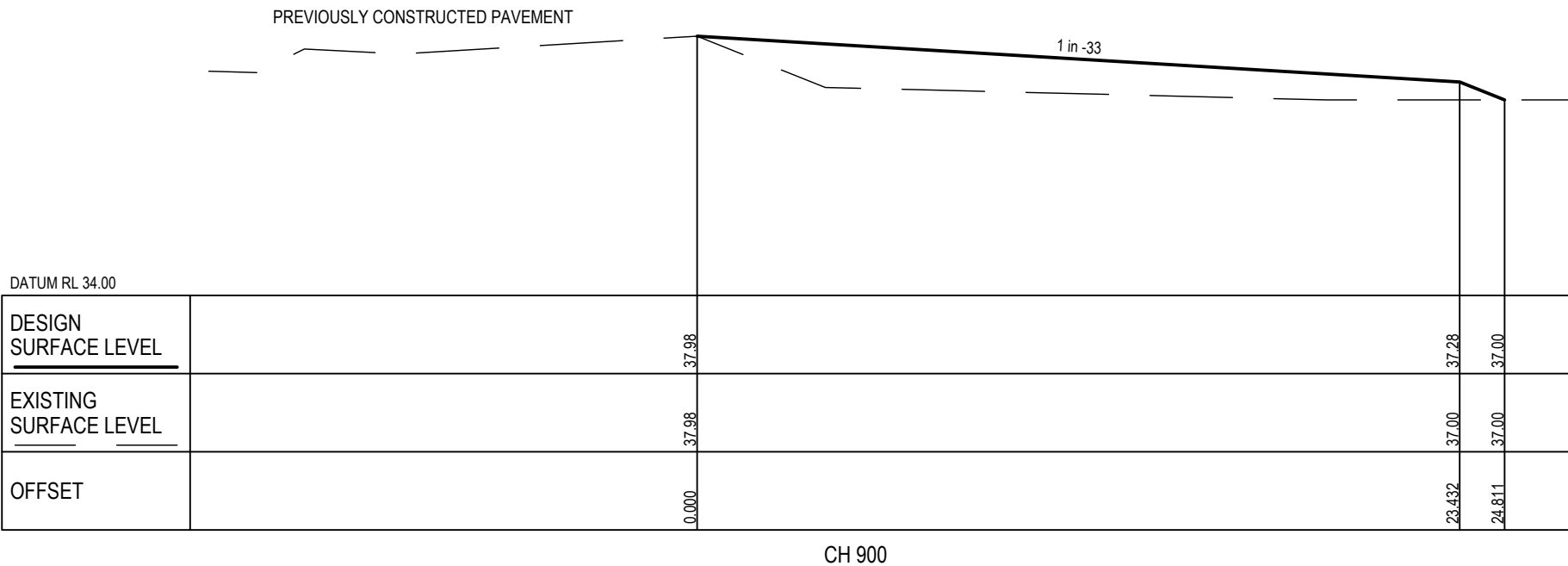
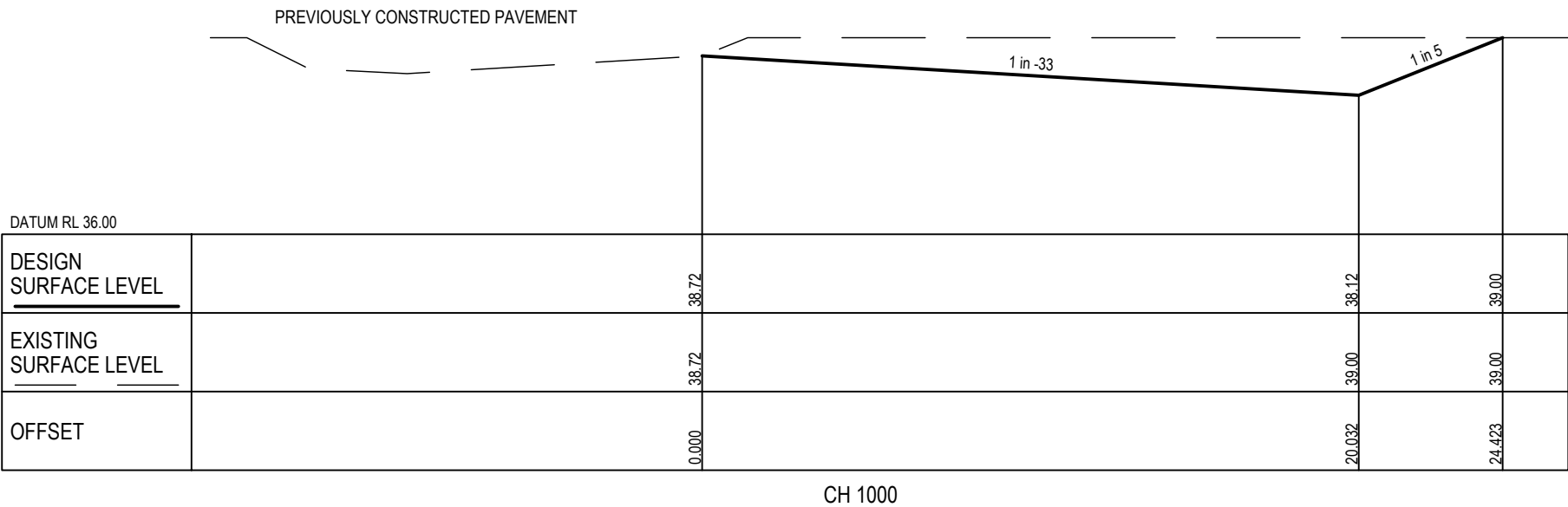
DATUM	MGA/AHD	Scale	AS SHOWN	Size	A3
Drawing Number				Revision	
V181544-CI-DG-1026				1	



[illegible]

DATE PLOTTED: 19 February 2019 9:48 AM BY: SAMUEL BECKHAM

XREF's: P:\S-RS01-STC3  
CAD File: V181544-VPA\_ICP\_Program\_Implementation\Civil\Drafting\Minta Farm\SB\_working\DWGs\Working sections\V181544-CI-DG-1028-1030.dwg



1	19.02.19	PRELIMINARY ISSUE	CM	VA	
Rev	Date	Description	Des.	Verif.	Appd.

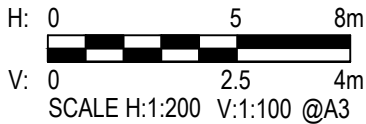
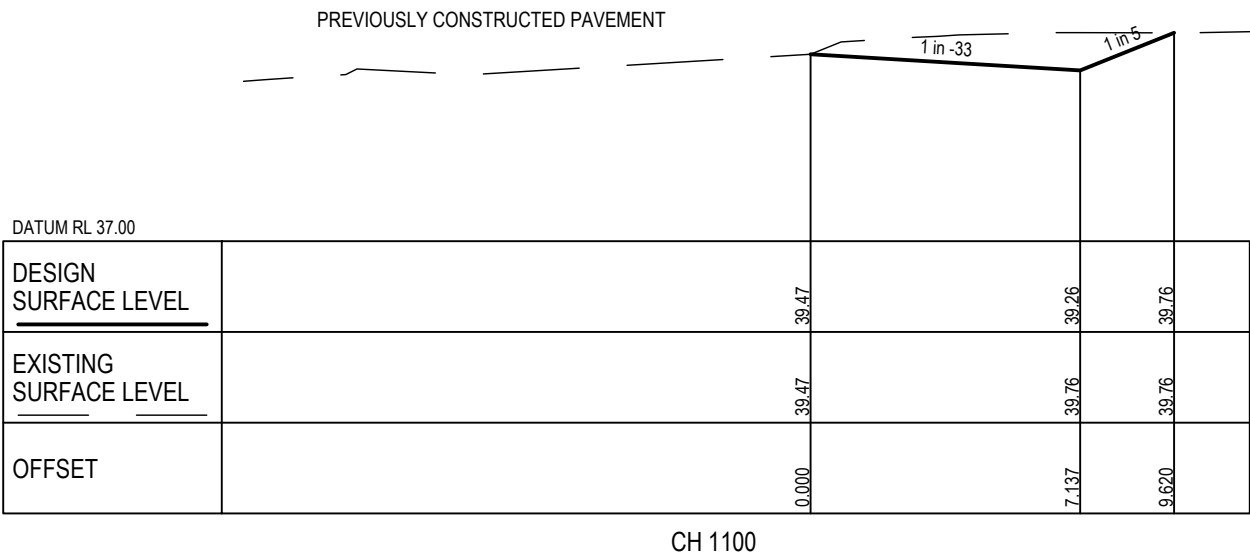
© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn	SB	Date	14/02/2019
Checked	VA	Date	15/02/2019
Designed	CM	Date	14/02/2019
Verified		Date	
Approved		Date	

Client	VICTORIAN PLANNING AUTHORITY		
Project	BENCHMARK COSTING IMPLEMENTATION		
MINTA FARM		Status	
CIVIL DESIGN		PRELIMINARY	
Title		DATUM	NOT TO BE USED FOR CONSTRUCTION PURPOSES
CROSS SECTIONS - STAGE 3 SHEET 2 OF 3		MGA/AHD	
		Scale	AS SHOWN
		Size	A3
		Drawing Number	Revision
		V181544-CI-DG-1029	1



1	19.02.19	PRELIMINARY ISSUE	CM	VA	
Rev	Date	Description	Des.	Verif.	Appd.

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

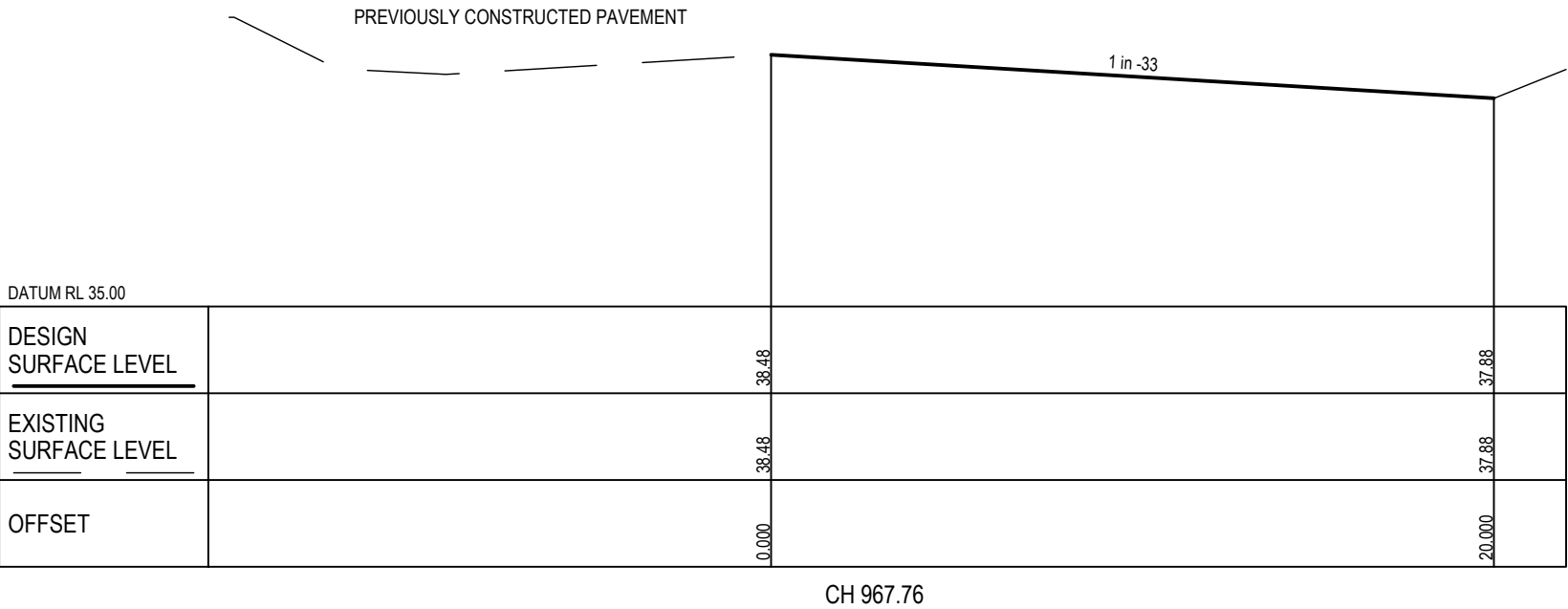
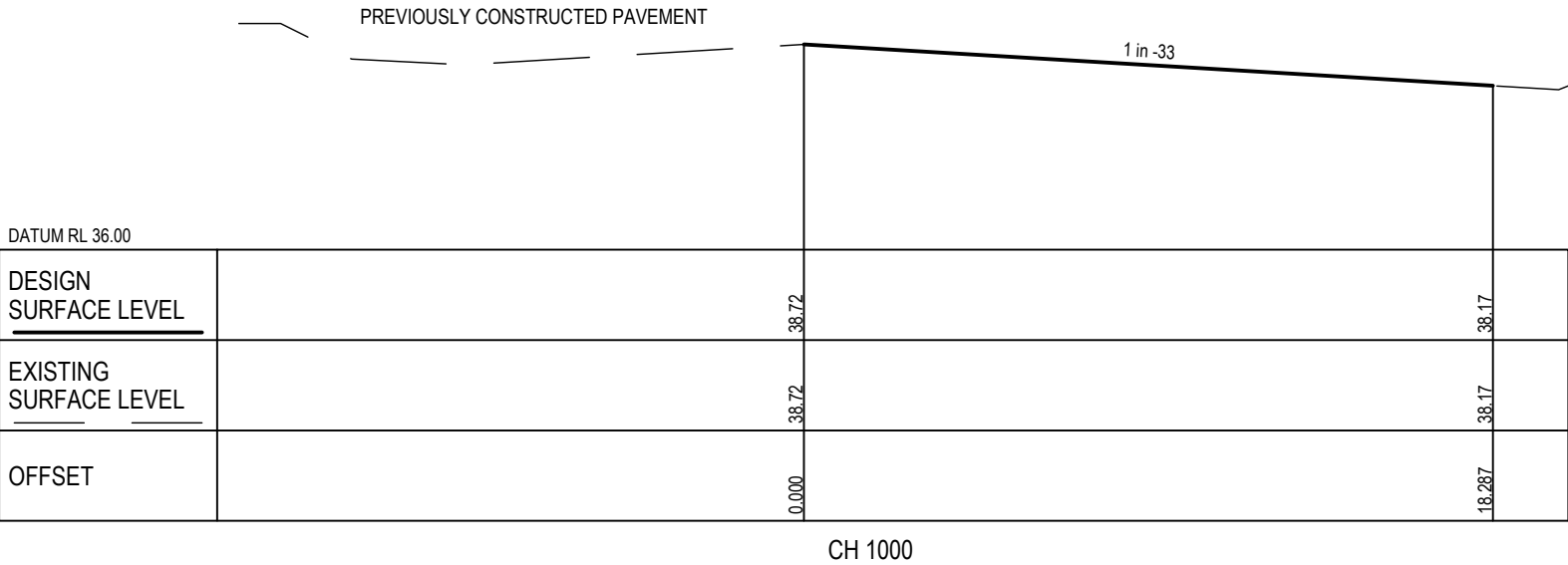
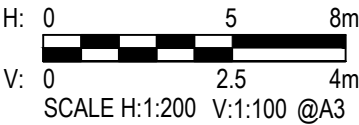
Drawn	Date
SB	14/02/2019
Checked	Date
VA	15/02/2019
Designed	Date
CM	14/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY		
Project	BENCHMARK COSTING IMPLEMENTATION		
Title		CROSS SECTIONS - STAGE 3 SHEET 3 OF 3	
Status		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DATUM	MGA/AHD	Scale	AS SHOWN
Drawing Number		Size	A3
V181544-CI-DG-1030		Revision	1



DATE PLOTTED: 19 February 2019 9:50 AM BY: SAMUEL BECKHAM

XREF's: P:\S-RS01-ST04  
CAD File: V181544-VPA\_10P\_Program\_Implementation\Civil\Drafting\Minta Farm\SB\_working\DWGs\Working sections\V181544-CI-DG-1031-1034.dwg



1	19.02.19	PRELIMINARY ISSUE	CM	VA		
Rev	Date	Description	Des.	Verif.	Appd.	

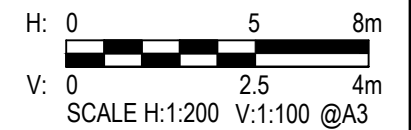
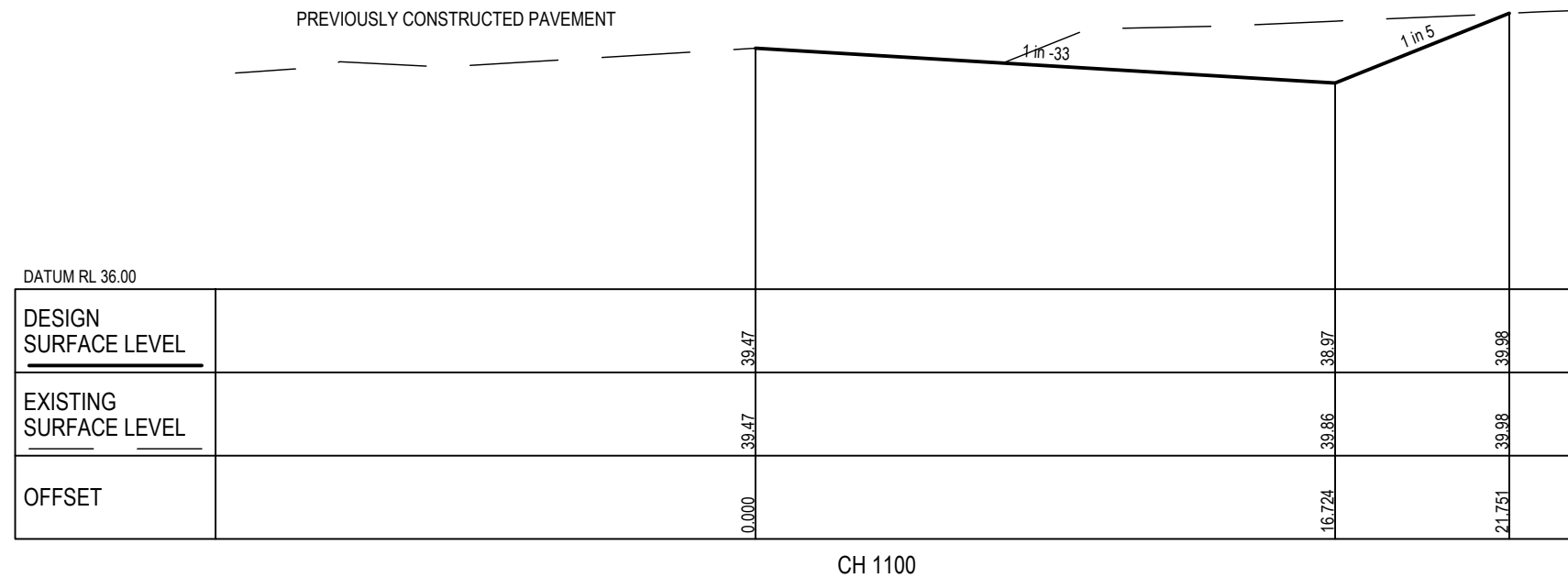
© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

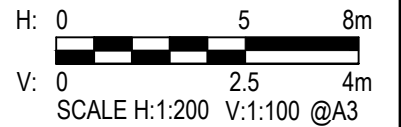
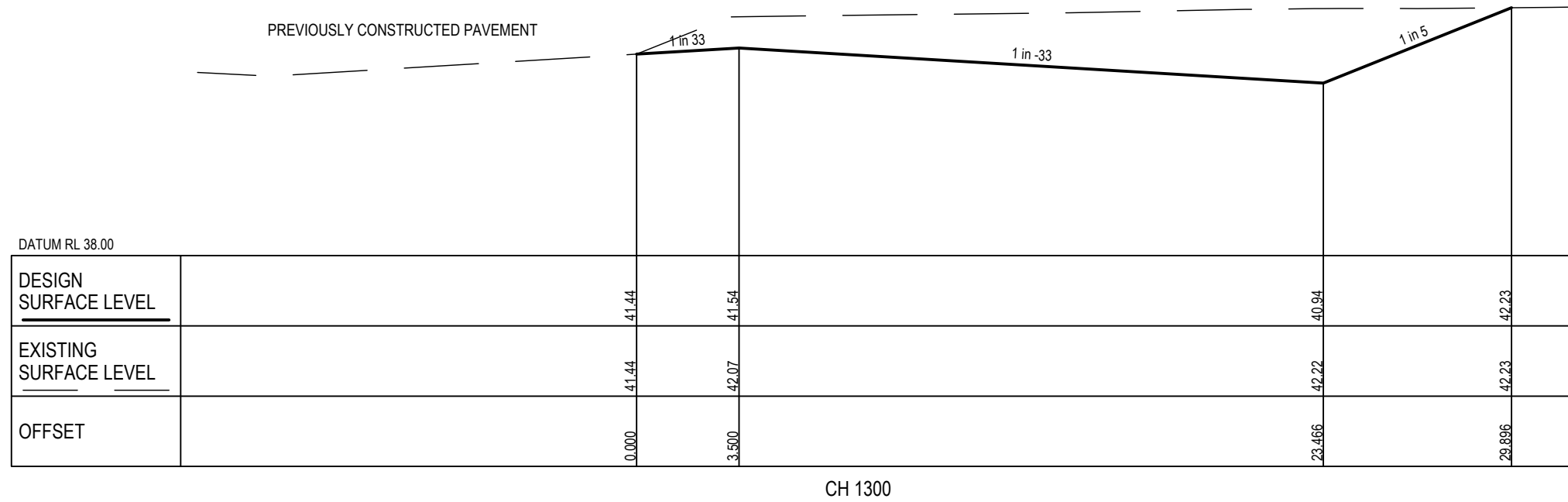


Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 14/02/2019
Checked VA	Date 15/02/2019
Designed CM	Date 14/02/2019
Verified	Date
Approved	Date

Client	VICTORIAN PLANNING AUTHORITY		
Project	BENCHMARK COSTING IMPLEMENTATION		Status
MINTA FARM		PRELIMINARY	
CIVIL DESIGN		NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Title	DATUM	Scale	Size
	MGA/AHD	AS SHOWN	A3
CROSS SECTIONS - STAGE 4 SHEET 1 OF 4		Drawing Number	Revision
		V181544-CI-DG-1031	1

[illegible]

[illegible]

DATE PLOTTED: 19 February 2019 9:50 AM BY: SAMUEL BECKHAM

REF: P-XS-RS01-STC4  
C:\Users\181544\_VPA\_ICP\_Program\Implementation\Civil\Drafting\Minta Farm\SB\_working\DWGs\Working sections\Y181544-CI-DG-1031-1034.dwg

PREVIOUSLY CONSTRUCTED PAVEMENT

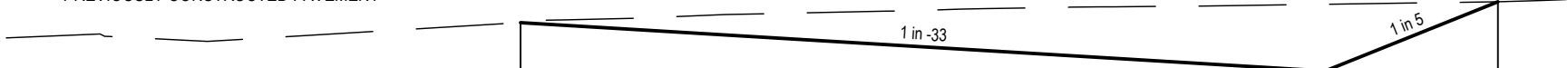


DATUM RL 41.00

DESIGN SURFACE LEVEL	44.44	43.83	44.37
EXISTING SURFACE LEVEL	44.44	44.37	44.37
OFFSET	0.000	20.137	22.845

CH 1600

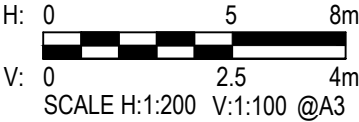
PREVIOUSLY CONSTRUCTED PAVEMENT



DATUM RL 40.00

DESIGN SURFACE LEVEL	43.44	42.73	43.74
EXISTING SURFACE LEVEL	43.44	43.71	43.74
OFFSET	0.000	23.471	28.514

CH 1500



Rev	Date	Description	Des.	Verif.	Appd.
1	19.02.19	PRELIMINARY ISSUE	CM	VA	

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

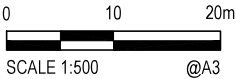
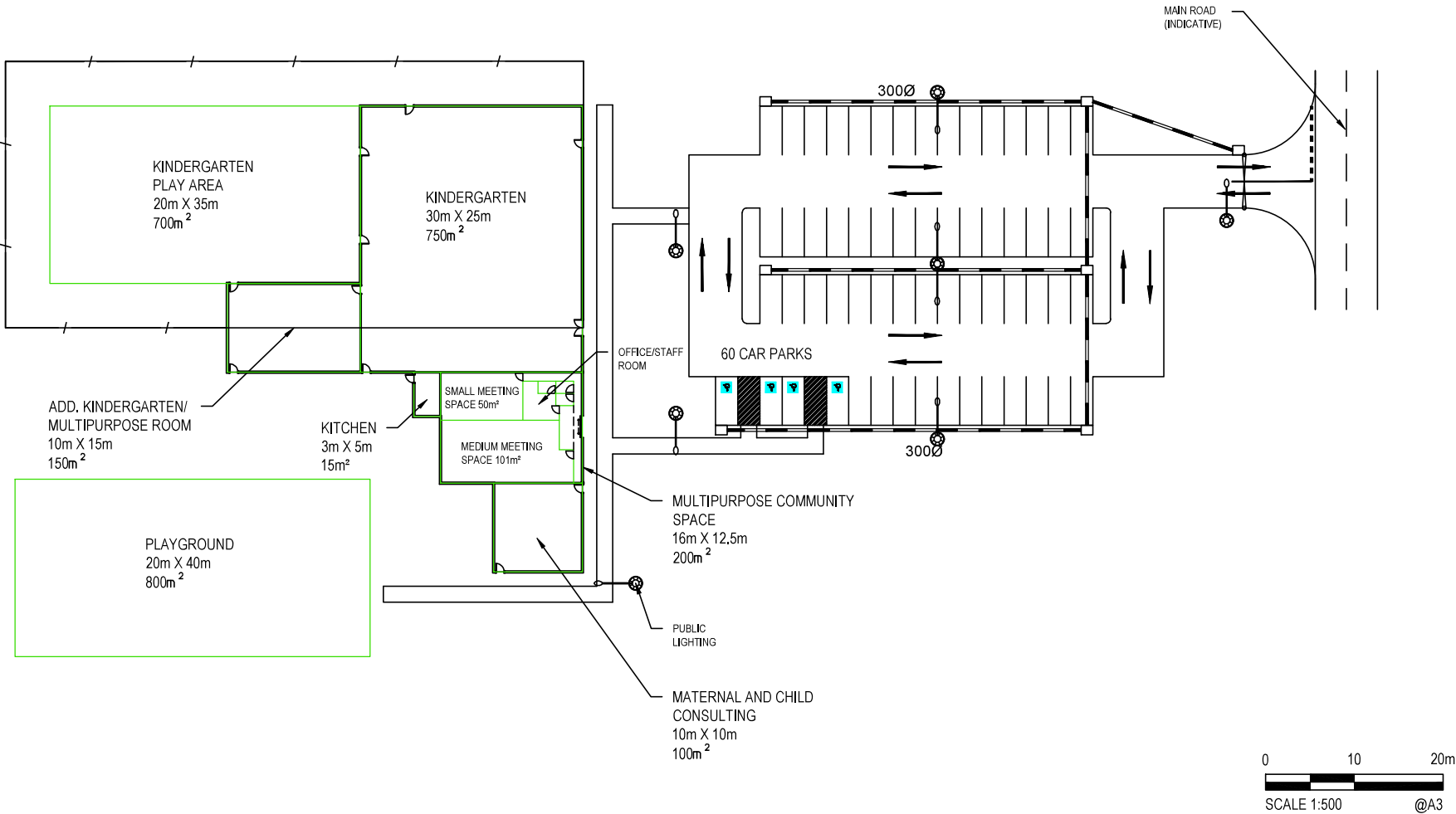


Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn SB	Date 14/02/2019
Checked VA	Date 15/02/2019
Designed CM	Date 14/02/2019
Verified	Date
Approved	Date

Client VICTORIAN PLANNING AUTHORITY	Status <b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES
Project BENCHMARK COSTING IMPLEMENTATION MINTA FARM CIVIL DESIGN	DATUM MGA/AHD
Title CROSS SECTIONS - STAGE 4 SHEET 4 OF 4	Scale AS SHOWN
	Size A3
	Drawing Number V181544-CI-DG-1034
	Revision 1

COMMUNITY FACILITIES DESIGN AND COSTINGS



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			

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



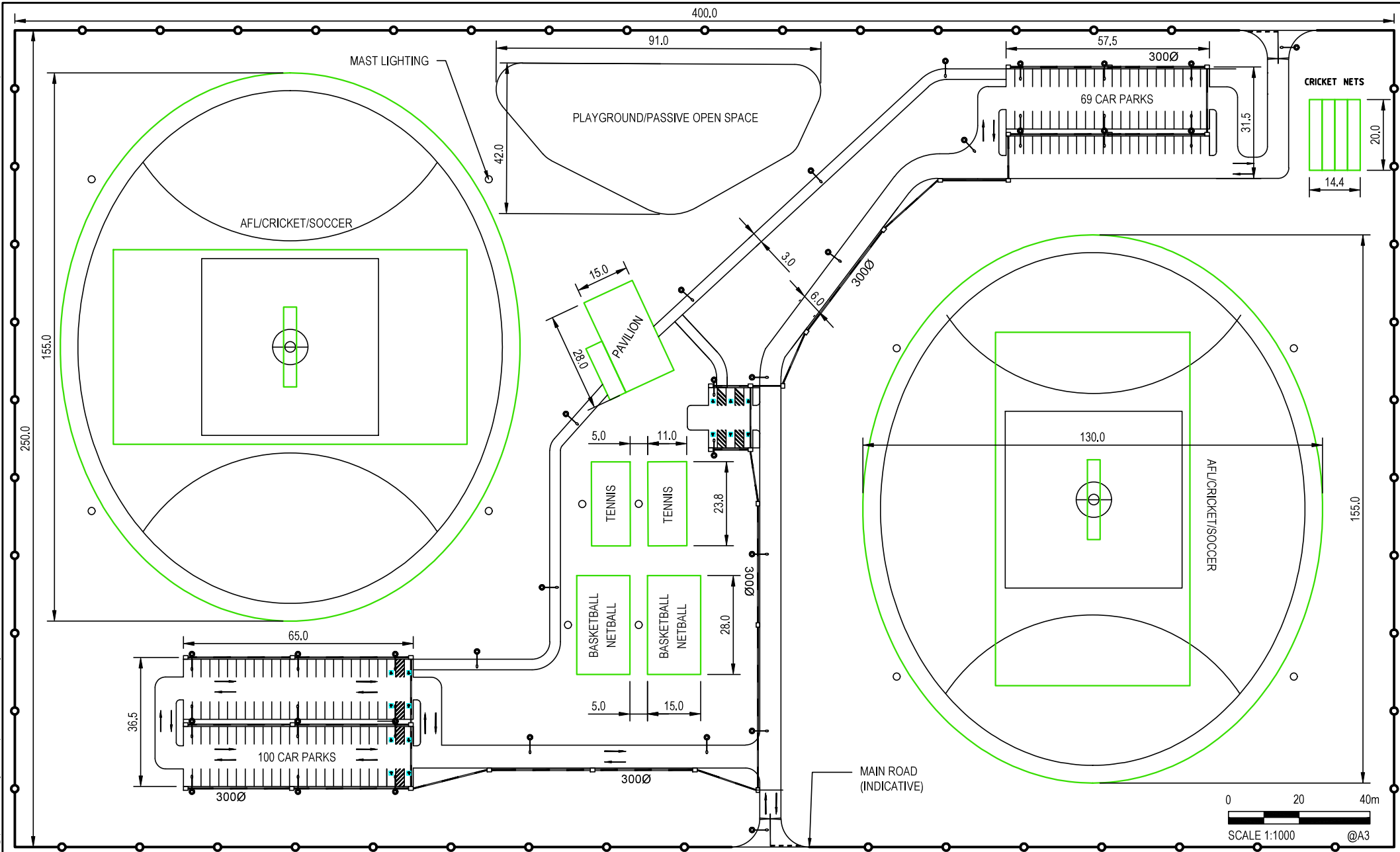
Cardno  
Shaping the Future

Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

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

Client	VICTORIAN PLANNING AUTHORITY
Project	BENCH MARK INFRASTRUCTURE COSTING
Title	ITEM 37 COMMUNITY FACILITIES - LEVEL 1 ULTIMATE

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Number	Scale	Size	Revision
V181544-CI-DG-2049	1:500	A3	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			

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

**Cardno**  
Shaping the Future

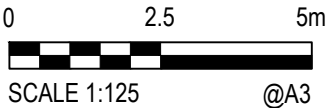
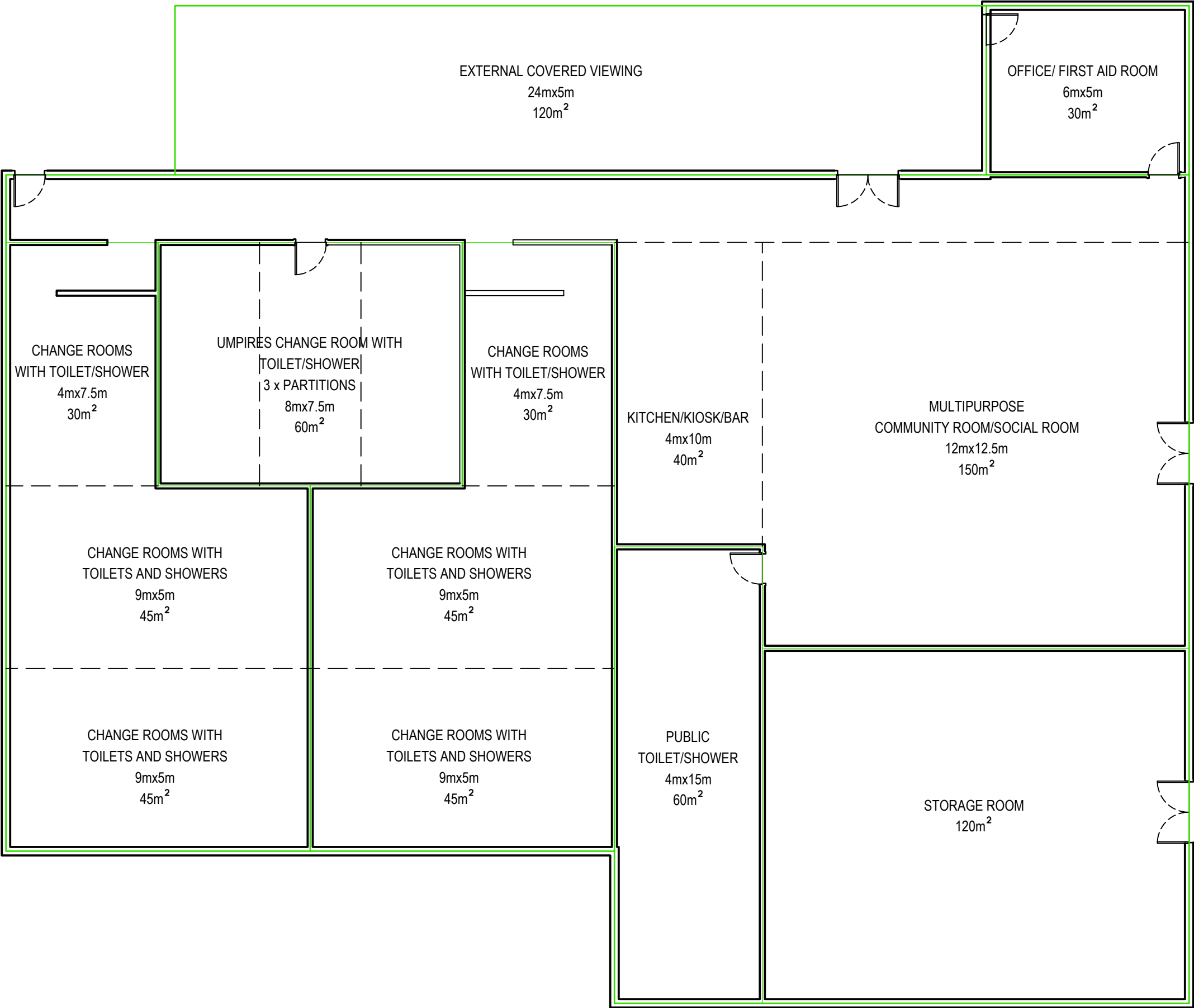
Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

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	V181544-CI-DG-2055	Scale	1:1000
Revision	4	Size	A3

DATE PLOTTED: 28 February 2019 6:49 PM BY: SAMUEL BECKHAM  
XREF's: V17024-CI-DG-2009-2010  
CAD File: V17024-CI-DG-2009-2010.dwg  
JCP: Program Implementation/Civil/Drafting/Benchmark Project/V181544-CI-DG-2052-2055.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			

© Cardno Limited  
All Rights Reserved.  
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



Cardno  
Shaping the Future

Cardno Victoria Pty Ltd | ABN 47 106 610 913  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel: 03 8415 7777 Fax: 03 8415 7788  
Web: www.cardno.com.au

Drawn YG	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 41 SPORTING PAVILION - SERVICING THREE PLAYING AREAS ULTIMATE

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Scale	1:1000	Size	A3
Drawing Number	V181544-CI-DG-2053		Revision 3



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:	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

Appendix C	
Description:	Sporting Pavillions - 2
Civil Component Number:	Item 41

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Site Preparation	1048	m2	3.68	3,856.64	5.18	5,428.64
	Change Rooms With Toilets and Showers X 6	240	m2	2,408.05	577,932.00	2,445.18	586,843.20
	Umpire Change Rooms with Toilets	60	m2	2,519.24	151,154.40	2,594.83	155,689.80
	Storage Rooms	120	m2	2,414.15	289,698.00	2,406.11	288,733.20
	Multipurpose Room/ Social Room	150	m2	2,365.43	354,814.50	2,330.09	349,513.50
	Office/ First Aid Room	30	m2	2,351.62	70,548.60	2,360.28	70,808.40
	Canteen and Kitchen	40	m2	2,514.88	100,595.20	2,524.88	100,995.20
	Public Toilet	60	m2	1,238.63	74,317.80	1,585.83	95,149.80
Canopy & Veranda	Canopy & Veranda	120	m2	761.83	91,419.60	862.50	103,500.00
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	56,573.11	3.30	57,969.84
	Sewer	1	%	2.03	34,801.04	2.03	35,660.23
	Water	1	%	1.98	33,943.87	1.98	34,781.90
	Gas	1	%	0.88	15,086.16	0.88	15,458.62
	Fire Protection	1	%	0.66	11,314.62	0.66	11,593.97
	Light & Power	1	%	2.38	40,801.21	2.38	41,808.55
	Communication	1	%	0.50	8,571.68	0.50	8,783.31
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	62,251.42	3.25	63,788.34
	Authority Fees	1	%	1.00	19,154.28	1.00	19,627.18
	Traffic Management	1	%	2.00	38,308.57	2.00	39,254.36
	Environmental Management	1	%	0.50	9,577.14	0.50	9,813.59
	Survey/Design	1	%	5.00	95,771.42	5.00	98,135.91
	Supervision & Project Management	1	%	9.00	172,388.56	9.00	176,644.63
	Site Establishment	1	%	2.50	47,885.71	2.50	49,067.95
	Envioronmentally Sustainable Design	1	%	2.00	38,308.57	2.00	39,254.36
	Contingency	1	%	15.00	287,314.27	15.00	294,407.72
Total	Excluding Delivery				1,915,428		1,962,718
	Including Delivery				2,686,388		2,752,712



Minta Farm  
Infrastructure Contributions Plan – July 2019