



Arden Transport Precinct

Public Spaces Design and Costing Report

Victorian Planning Authority

02 July 2021

GHD Pty Ltd | ABN 39 008 488 373

180 Lonsdale Street, Level 9

Melbourne, Victoria 3000, Australia

T 61-3-8687 8000 | **F** 8687 8522 | **E** melmail@ghd.com | **ghd.com**

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1. Introduction

1.1 Purpose of this report

GHD has been engaged by The Victorian Planning Authority (VPA) to prepare concept level designs and associated cost estimates for public realm projects and infrastructure projects to service the Arden Structure Plan area and inform the preparation of the draft Arden Development Contributions Plan (DCP).

1.2 Scope and limitations

This report: has been prepared by GHD for Victorian Planning Authority and may only be used and relied on by Victorian Planning Authority for the purpose agreed between GHD and Victorian Planning Authority as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Victorian Planning Authority arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility nor obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 6 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared the preliminary cost estimates set out in section 3 of this report ("Cost Estimate") using information reasonably available to the GHD employee(s) who prepared this report; and based on assumptions and judgments made by GHD as detailed within section 6 of this report.

The Cost Estimate has been prepared for the purpose of informing the preparation of the draft Arden Development Contributions Plan and must not be used for any other purpose.

The Cost Estimate is a preliminary estimate only. Actual prices, costs and other variables may be different to those used to prepare the Cost Estimate and may change. Unless as otherwise specified in this report, no detailed quotation has been obtained for actions identified in this report. GHD does not represent, warrant or guarantee that the [works/project] can or will be undertaken at a cost which is the same or less than the Cost Estimate.

2. Design Scope

GHD was engaged by the VPA to undertake an infrastructure study in the Arden Transport Precinct. The scope of the project was to:

- Prepare 2D concept designs for the:
 - Design of 14 road upgrades (RD-01 to RD-18)
 - Design of 13 intersection upgrades (IN-01 to IN-14)
 - Design of 4 bike paths (CC-02, CC-03, CC-04, CC-05)
 - Design of a signalised pedestrian crossing PED-01
 - Design of 9 open spaces (LP-01 to LP-06, SR-01, MPC-01, MPC-02)
- Develop a concept design for a pedestrian bridge (BR-01)
- Prepare a summary of costs associated with recoating of a high-pressure gas main

During the project several scope elements were amended, including addition of new scope, a summary table has been provided below which summarises the final scope of works depicted in the drawings included in Appendix A.

Table 1 *Scope summary*

Referenece	Project	Comments
RD-01	Macaulay Road - Boundary Road	
RD-02	Boundary Road between Macaulay Road and Henderson Street	
RD-03	Henderson Street - Gracie to Fogarty	
RD-04	Fogarty Street - Henderson to Arden	
RD-05	Arden Street- MPC to Fogarty	
RD-06	Arden Street between Fogarty Street and Laurens Street	
RD-07	Arden Street - Laurens to Munster	
RD-08	Fogarty Street - Arden to Barwise	
RD-09	Barwise Street - Fogarty to Laurens	
RD-10	Laurens Street - Arden to Barwise	
RD-11	Laurens Street - Queensberry to Fogarty	Road reserve width was reduced from original cross section by integrating proposed transport and vehicle lanes into a shared zone
RD-12	Laurens Street - Fogarty to Millar	Road reserve width was reduced from original cross section by integrating proposed transport and vehicle lanes into a shared zone
RD-13	Munster Terrace - Arden to Queensberry	
RD-14	Munster Terrace - Queensberry to Victoria	
IN-01	Macaulay Road and Boundary Road intersection	
IN-02	Boundary Road / Henderson Street / Gracie Street	
IN-03	Fogarty Street / Henderson Street	
IN-04	Fogarty Street / Arden Street	
IN-05	Arden Street / Laurens Street	
IN-06	Arden Street / Munster Terrace	
IN-07	Fogarty Street / Barwise Street	

Referenece	Project	Comments
IN-08	Fogarty Street / Queensberry Street	Updated intersection based on revised Laurens Street cross section
IN-09	Laurens Street / Queensberry Street	
IN-10	Munster Terrace / Queensberry Street	Updated intersection based on revised Laurens Street cross section
IN-11	Laurens Street / Fogarty Street	
IN-12	Munster Terrace / Victoria Street	Updated intersection based on revised Laurens Street cross section
IN-13	Arden Street / Langford Street	New project, design of a staggered T signalised intersection which will include PED-02 and include an extension of Langford Street Sth of Arden
CC-02	Western cycling Path – full extent of western precinct boundary from Laurens Street to Macaulay Road	
CC-03	North Melbourne Recreation Reserve,	
CC-04	Queensberry Street cycling path between Abbotsford Street and Laurens Street.	
CC-05	Victoria Street cycling path between Munster Terrace and Dryburgh Street	
PED-01	Signalised pedestrian crossing on Arden 100m west of Fogarty	
BR-01	Pedestrian bridge between Chelmsford Street and Straker Street	
LP-01	Fogarty Street (south of Arden Street) open space (LP-01), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
LP-02	Laurens Street, the corner of Arden and Laurens Street (LP-02), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
LP-03	Queensberry Street open space (LP-03), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
LP-04	Arden Central Neighbourhood Open Space (LP-04), as per the 'Arden Open Spaces' document prepared by City of Melbourne	Scope of works area amended from Arden Open Spaces, Development Contributions Plan
LP-05	Arden North open space (DR-01), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
LP-06	Arden Central western edge (DR-03), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
SR-01	Arden North open space (DR-02), as per the 'Arden Open Spaces' document prepared by City of Melbourne	
MPC-01	Moonee Ponds Creek	
MPC-02	Moonee Ponds Creek	

3. Cost summary

GHD has prepared high level cost estimates for the road, intersection, bike path, open space, bridge and gas protection projects as per the plans shown in Appendix A.

A summary of the proposed development costs is captured below in Table 3 below. Individual project cost sheets have been included in Appendix B which provide further detail and splits between DCP and non-DCP cost items.

Each cost estimate consists of 2 components, Construction and Other Project Costs. Construction Cost provides for the delivery of the hard infrastructure whereas the Other Project Costs include items such as authority fees, design fees and contingencies.

Table 2 Cost Estimate Summary

Project	Construction Cost (excl GST)	Other Project Costs (excl GST)	Total (excl GST)
ROAD			
RD-01	\$ 2,677,000	\$ 1,292,000	\$ 3,969,000
RD-02	\$ 1,563,000	\$ 754,000	\$ 2,317,000
RD-03	\$ 2,308,000	\$ 1,114,000	\$ 3,422,000
RD-04	\$ 2,071,000	\$ 999,000	\$ 3,070,000
RD-05	\$ 1,629,000	\$ 786,000	\$ 2,415,000
RD-06	\$ 2,538,000	\$ 1,225,000	\$ 3,763,000
RD-07	\$ 1,446,000	\$ 698,000	\$ 2,144,000
RD-08	\$ 807,000	\$ 389,000	\$ 1,196,000
RD-09	\$ 1,919,000	\$ 926,000	\$ 2,845,000
RD-10	\$ 1,475,000	\$ 712,000	\$ 2,187,000
RD-11	\$ 2,029,000	\$ 979,000	\$ 3,008,000
RD-12	\$ 1,383,000	\$ 667,000	\$ 2,050,000
RD-13	\$ 2,963,000	\$ 1,430,000	\$ 4,393,000
RD-14	\$ 3,033,000	\$ 1,464,000	\$ 4,497,000
INTERSECTION			
IN-01	\$ 1,704,000	\$ 822,000	\$ 2,526,000
IN-02	\$ 1,068,000	\$ 515,000	\$ 1,583,000
IN-03	\$ 1,374,000	\$ 663,000	\$ 2,037,000
IN-04	\$ 2,006,000	\$ 968,000	\$ 2,974,000
IN-05	\$ 1,407,000	\$ 679,000	\$ 2,086,000
IN-06	\$ 1,192,000	\$ 575,000	\$ 1,767,000
IN-07	\$ 552,000	\$ 266,000	\$ 818,000
IN-08	\$ 1,181,000	\$ 570,000	\$ 1,751,000
IN-09	\$ 1,375,000	\$ 664,000	\$ 2,039,000
IN-10	\$ 878,000	\$ 624,000	\$ 1,302,000
IN-11	\$ 931,000	\$ 449,000	\$ 1,380,000
IN-12	\$ 827,000	\$ 399,000	\$ 1,226,000
IN-13	\$ 3,250,000	\$ 1,588,000	\$ 4,818,000

Project	Construction Cost (excl GST)	Other Project Costs (excl GST)	Total (excl GST)
CYCLE PATH			
CC-02	\$ 359,000	\$ 173,000	\$ 532,000
CC-03	\$ 180,000	\$ 87,000	\$ 267,000
CC-04	\$ 137,000	\$ 68,000	\$ 203,000
CC-05	\$ 74 ,000	\$ 36,000	\$ 110 ,000
PEDESTRIAN CROSSING			
PED-01	\$ 253,000	\$ 122,000	\$ 375 ,000
BRIDGE			
BR-01	\$ 2,457,000	\$ 1,357,500	\$ 3,814,500
GAS RECOATING			
	\$ 13,970,000	\$ 6,740,600	\$ 20,710,600
OPEN SPACE			
LP-01	\$ 1,924,000	\$ 1,025,000	\$ 2,949,000
LP-02	\$ 928,000	\$ 494,000	\$ 1,422,000
LP-03	\$ 5,796,000	\$ 3,086,000	\$ 8,882,000
LP-04	\$ 3,164,000	\$ 1,685,000	\$ 4,849,000
LP-05	\$ 6,975,000	\$ 3,715,000	\$ 10,690,000
LP-06	\$ 4,866,000	\$ 2,591,000	\$ 7,457,000
SR-01	\$ 15,628,000	\$ 8,322,000	\$ 23,950,000
MPC-01&02	\$ 1,469,000	\$ 782,000	\$ 2,251,000

4. Supplied information

Table 4 provides a summary of information provided by the VPA including drawings, reports and other sources of information that has informed GHD during the preparation of the concept designs and cost estimated within this report. GHD has also been provided additional information verbally, digitally and through meetings that have been utilised in the preparation of this report.

Table 3 *Summary of Supplied Information*

Title	Author	Date
Arden Public Realm Open Space Strategy	AECOM	April 2020
Arden Open Spaces, Development Contributions Plan (RFQ Version)	City of Melbourne	November 2020
Arden Macaulay Precinct Working Drainage Strategy	Engeny Water Management	19 June 2020
Arden Vision	Victorian Planning Authority	2018
Draft Arden Structure Plan	Victorian Planning Authority, City of Melbourne	June 2020
Arden and Macaulay Precinct – IWM Strategy	Rain Consulting	September 2020
Moonee Ponds Creek Trail & Open Spaces, Development Contributions Plan (RFQ Version)	City of Melbourne	December 2020
Docklands Design and Construction Standards	City of Melbourne	June 2013
Arden Macaulay Precinct Stages 1 & 2	Engeny Water Management	February 2016

5. Standards

The following standards were used for the preparation of the road and intersection concept designs:

- Austroads Guide to Road Design (AGRD) – Part 3: Geometric Design
- Austroads Guide to Road Design (AGRD) – Part 4: Intersections and Crossings - General
- Austroads Guide to Road Design (AGRD) – Part 4A: Unsignalised and Signalised Intersections
- Austroads Guide to Road Design (AGRD) – Part 6A: Pedestrian and Cyclist Paths
- Austroads Guide to Road Design (AGRD) – Part 5B: Drainage – Open Channels, Culverts and Floodways
- VicRoads Supplement to the Austroads Guide to Road Design: Part 3 – Geometric Design
- VicRoads Supplement to the Austroads Guide to Road Design: Part 3 – Geometric Design
- VicRoads Supplement to the Austroads Guide to Road Design: Part 4 – Intersections & Crossings –
- VicRoads Supplement to the Austroads Guide to Road Design: Part 6A – Pedestrian and Cyclist Paths
- VicRoads Traffic Engineering Manual Volume 2 – Chapter 16: Longitudinal Lines
- VicRoads Traffic Engineering Manual Volume 2 – Chapter 17: Transverse Lines
- VicRoads Road Design Note RDN03-07 Raised Safety Platforms (RSPs)
- CoM Bike Lane Design Guidelines
- CoM Engineering Standard Drawings
- CoM Design Standards
- Docklands Design and Construction Standards June 2013
- AS2890.05 On-street Parking
- AS1742.10 Pedestrian control and protection
- AS1742.12 Bus, Transit and Truck lanes

6. Assumptions

GHD has made a number of assumptions with the preparation of the concept designs and cost estimates contained within this report as summarised below.

- All soil has been assumed to be contaminated and classed as Category C for disposal in accordance with EPA guidelines
- Cross sections are based on the sections detailed in the Draft Arden structure plan and updated as per direction from VPA
- All civil works are completed in accordance with City of Melbourne Technical Specification Civil Works, September 2019
- Landscape works are completed in accordance with Docklands Design and Construction Standards Public Infrastructure Works June 2013
- Bluestone kerbs are in accordance with CoM standard 1P 50401A
- Pavement makeup is Detail 2 from CoM standard 1P 50405A
- Transmission pipeline works are limited to pipeline recoating with a 2 layer fusion bonded epoxy coating and the installation of a protection slab in accordance with APA drawing S91-7-3 Standard – Protection - Concrete Slab Installation – High Pressure Pipelines – Details
- Cost Estimates assume a tradition lump sum competitively tendered procurement method.
- The rates used in the cost estimates are based on recent project data and benchmarked rates for concept cost estimates for projects of a similar nature in the Melbourne region.

Appendices

Appendix A

Drawings

VICTORIA PLANNING AUTHORITY

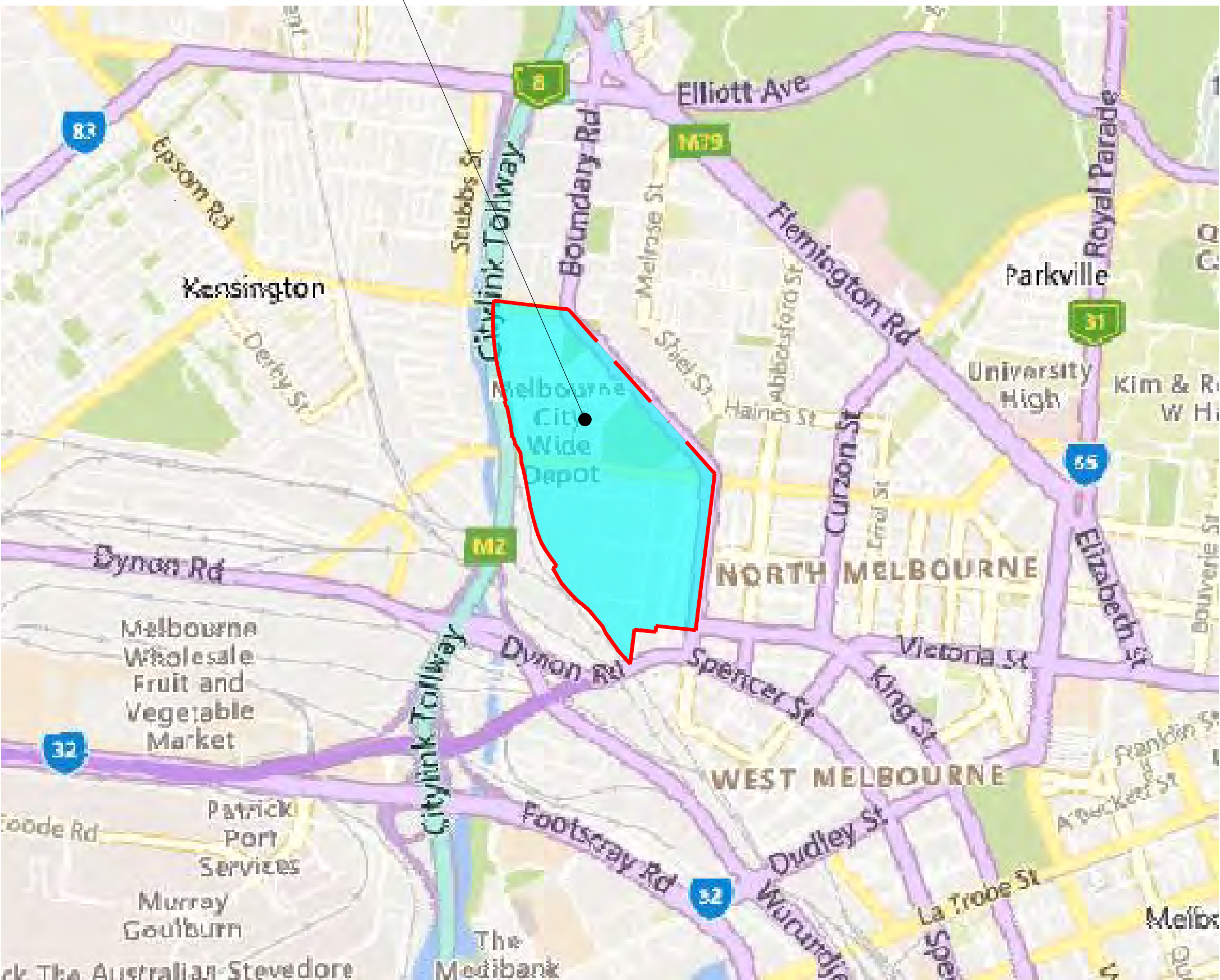
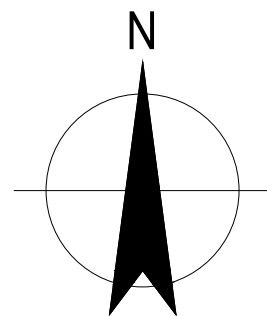
ARDEN URBAN RENEWAL PRECINCT

PUBLIC SPACES - DESIGN AND COSTING

12544116



SITE WORKS



LOCALITY PLAN
NTS

DRAWING LIST

DRG No.	DRAWING TITLE
31-36710-C001	TITLE SHEET, LOCALITY PLAN AND DRAWING LIST
31-36710-C003	SITE LAYOUT & KEY PLAN
31-36710-C010	ROAD CROSS SECTIONS - SHEET 1 OF 9
31-36710-C011	ROAD CROSS SECTIONS - SHEET 2 OF 9
31-36710-C012	ROAD CROSS SECTIONS - SHEET 3 OF 9
31-36710-C013	ROAD CROSS SECTIONS - SHEET 4 OF 9
31-36710-C014	ROAD CROSS SECTIONS - SHEET 5 OF 9
31-36710-C015	ROAD CROSS SECTIONS - SHEET 6 OF 9
31-36710-C016	ROAD CROSS SECTIONS - SHEET 7 OF 9
31-36710-C017	ROAD CROSS SECTIONS - SHEET 8 OF 9
31-36710-C018	ROAD CROSS SECTIONS - SHEET 9 OF 9
31-36710-C101	ROAD LAYOUT PLAN - SHEET 1 OF 9
31-36710-C102	ROAD LAYOUT PLAN - SHEET 2 OF 9
31-36710-C103	ROAD LAYOUT PLAN - SHEET 3 OF 9
31-36710-C104	ROAD LAYOUT PLAN - SHEET 4 OF 9
31-36710-C105	ROAD LAYOUT PLAN - SHEET 5 OF 9
31-36710-C106	ROAD LAYOUT PLAN - SHEET 6 OF 9
31-36710-C107	ROAD LAYOUT PLAN - SHEET 7 OF 9
31-36710-C108	ROAD LAYOUT PLAN - SHEET 8 OF 9
31-36710-C109	ROAD LAYOUT PLAN - SHEET 9 OF 9
31-36710-C201	INTERSECTION LAYOUT PLAN - MACAULAY RD / BOUNDARY RD
31-36710-C202	INTERSECTION LAYOUT PLAN - BOUNDARY RD / HENDERSON ST / GRACIE ST
31-36710-C203	INTERSECTION LAYOUT PLAN - FOGARTY ST / HENDERSON ST
31-36710-C204	INTERSECTION LAYOUT PLAN - FOGARTY ST / ARDEN ST

DRAWING LIST

DRG No.	DRAWING TITLE
31-36710-C205	INTERSECTION LAYOUT PLAN - ARDEN ST / LAURENS ST
31-36710-C206	INTERSECTION LAYOUT PLAN - ARDEN ST / MUNSTER TERRACE
31-36710-C207	INTERSECTION LAYOUT PLAN - FOGARTY ST / BARWISE ST
31-36710-C208	INTERSECTION LAYOUT PLAN - LAURENS ST / QUEENSBERRY ST
31-36710-C209	INTERSECTION LAYOUT PLAN - MUNSTER TERRACE / QUEENSBERRY ST
31-36710-C210	INTERSECTION LAYOUT PLAN - LAURENS ST / FOGARTY ST
31-36710-C211	INTERSECTION LAYOUT PLAN - MUNSTER TERRACE / VICTORIA ST
31-36710-C212	INTERSECTION LAYOUT PLAN - LAURENS ST / MILLER ST
31-36710-C214	INTERSECTION LAYOUT PLAN - ARDEN ST / LANGFORD ST
31-36710-C301	CYCLING PATH LAYOUT PLAN - SHEET 1 OF 9
31-36710-C302	CYCLING PATH LAYOUT PLAN - SHEET 2 OF 9
31-36710-C303	CYCLING PATH LAYOUT PLAN - SHEET 3 OF 9
31-36710-C304	CYCLING PATH LAYOUT PLAN - SHEET 4 OF 9
31-36710-C305	CYCLING PATH LAYOUT PLAN - SHEET 5 OF 9
31-36710-C306	CYCLING PATH LAYOUT PLAN - SHEET 6 OF 9
31-36710-C307	CYCLING PATH LAYOUT PLAN - SHEET 7 OF 9
31-36710-C308	CYCLING PATH LAYOUT PLAN - SHEET 8 OF 9
31-36710-C309	CYCLING PATH LAYOUT PLAN - SHEET 9 OF 9
31-36710-C401	PEDESTRIAN IMPROVEMENT PLAN- SHEET 1 OF 2
31-36710-C402	PEDESTRIAN IMPROVEMENT PLAN - SHEET 2 OF 2
31-36710-C501	BRIDGE LAYOUT PLAN

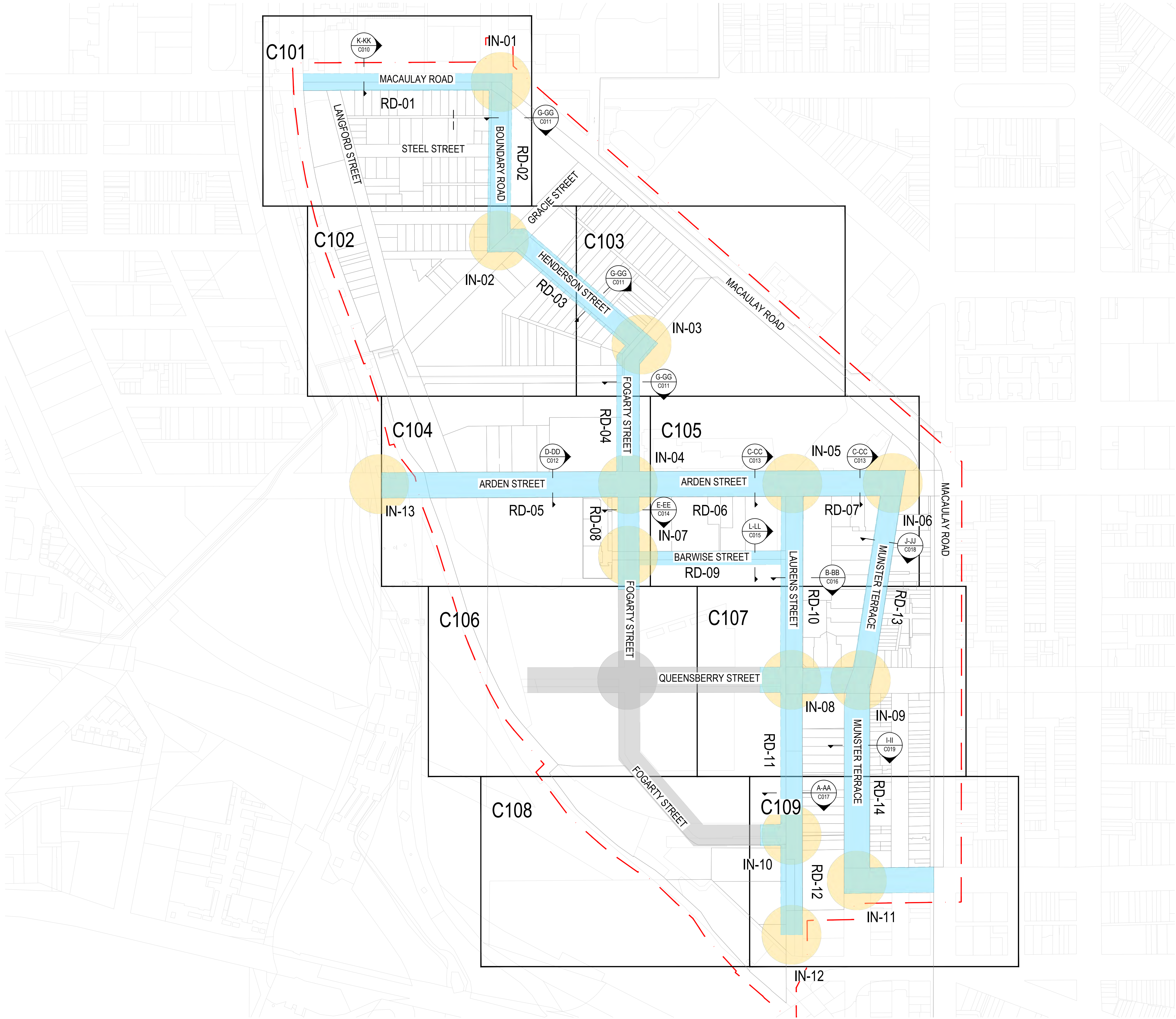
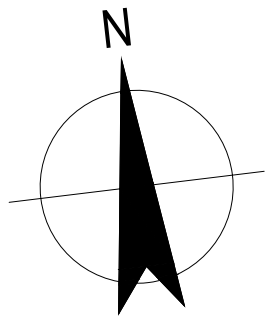
PRELIMINARY

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					Date
					26.02.21



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	Drafting Check		Design Check	TITLE SHEET, LOCALITY PLAN & DRAWING LIST	
	Approved (Project Director)		Date		
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LEGEND

ROAD PROJECT

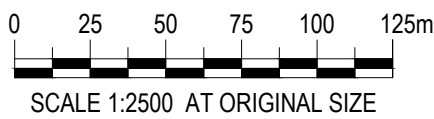
INTERSECTION PROJECT

PROJECT NOT INCLUDED IN DCP

SCALE 1:2500

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Drawn J. BUSTAMANTE Designer D. EWERT

Drafting Check Design Check

Approved
(Project Director)
Date

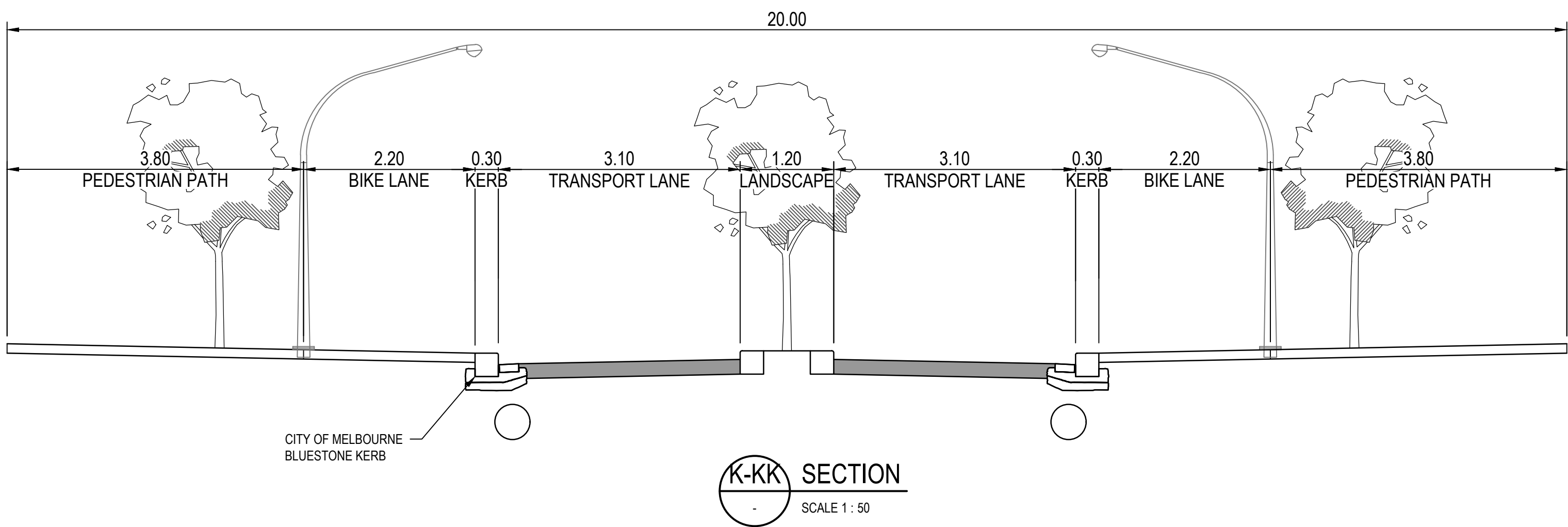
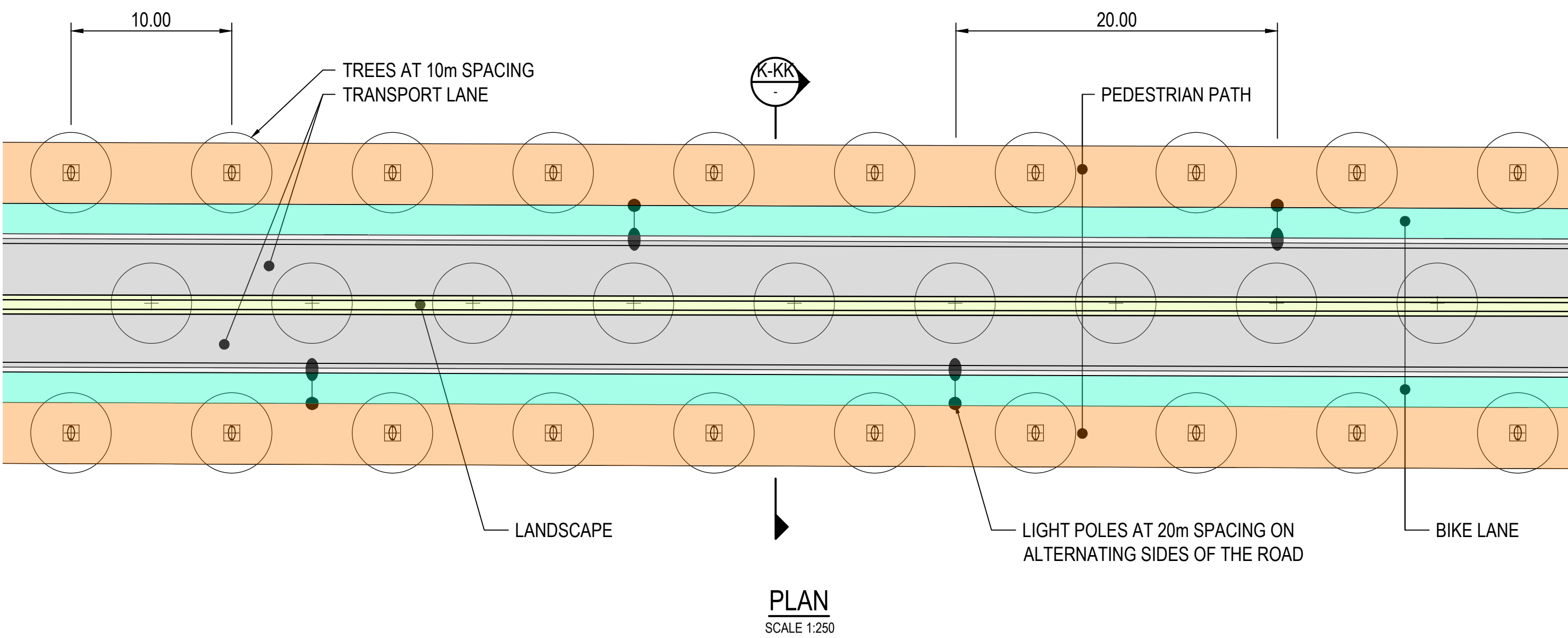
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Project ARDEN PUBLIC SPACES
Title KEY PLAN

Original Size
A1 Drawing No: 12544116-C003

Rev: C



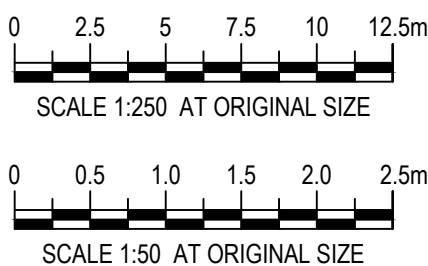
RD-01 - MACAULAY ROAD- BOUNDARY ROAD

PRELIMINARY

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Plot Date: 28 April 2021 - 8:38 AM
Plotted by: Bill Ypelaan

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Drawn J. BUSTAMANTE

Designer D. EWERT

Drafting Check

Design Check

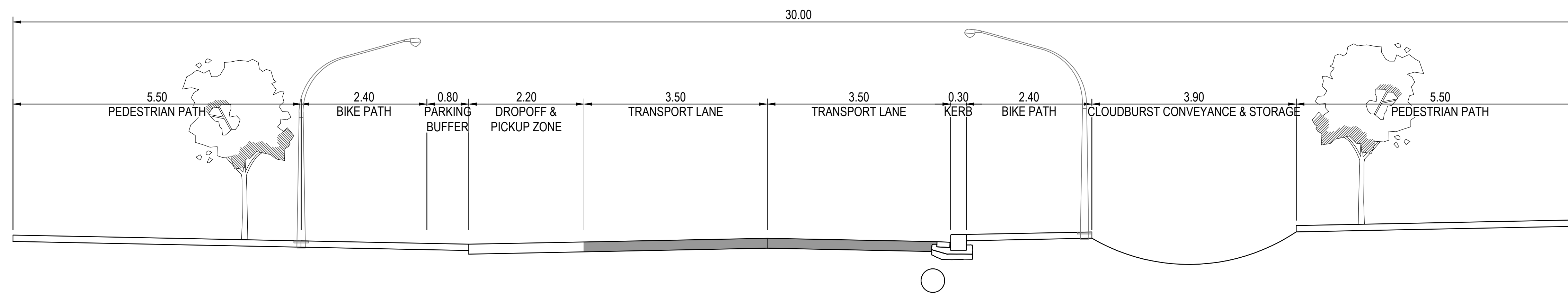
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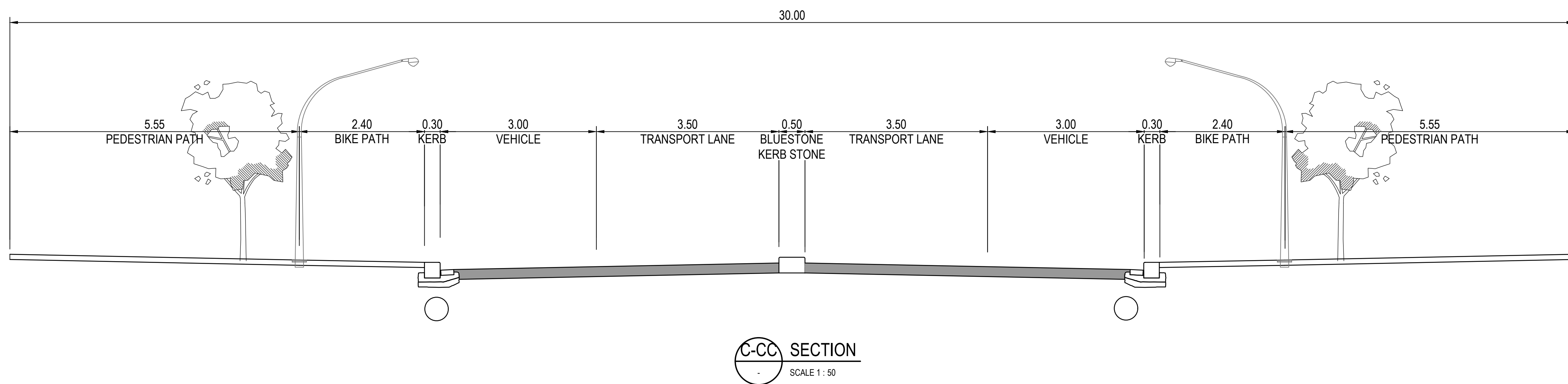
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Project	ARDEN PUBLIC SPACES		
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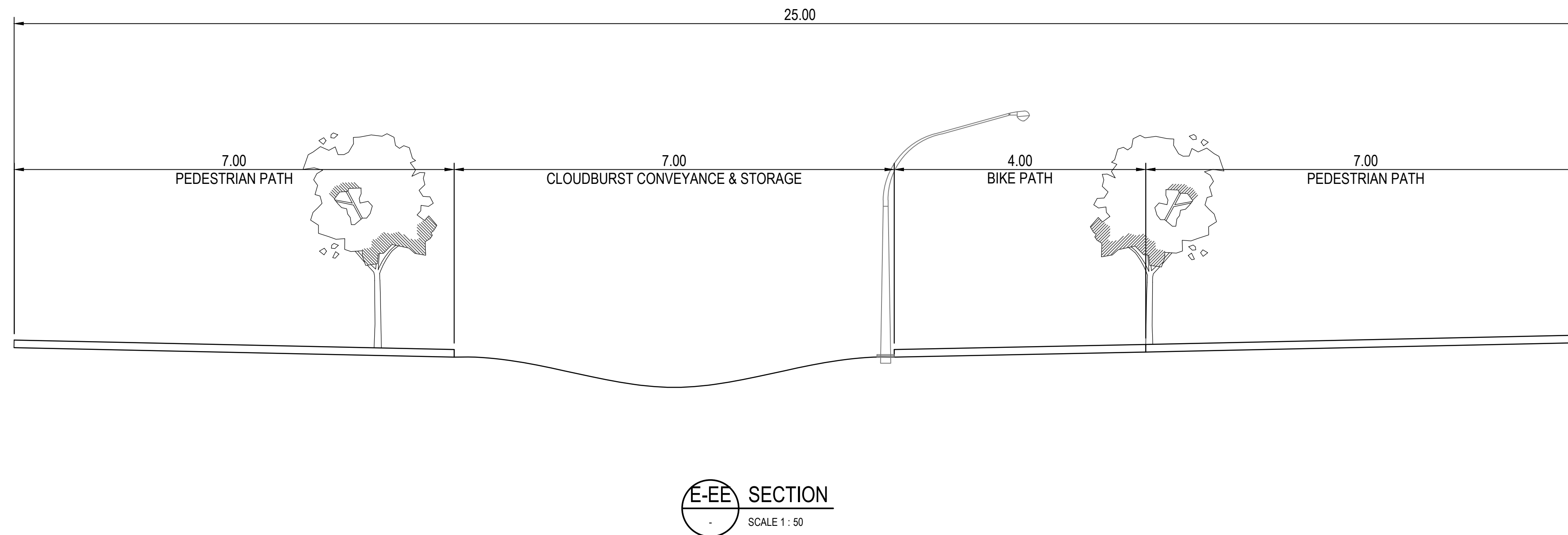
RD-05 - ARDEN STREET BETWEEN MOONEE PONDS CREEK AND FOGARTY STREET

				 SCALE 1:250 AT ORIGINAL SIZE				 Level 9, 180 Lonsdale Street, Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E emlmail@ghd.com.au W www.ghd.com				DO NOT SCALE				Drawn J. BUSTAMANTE		Designer D. EWERT		Client VICTORIA PLANNING AUTHORITY	
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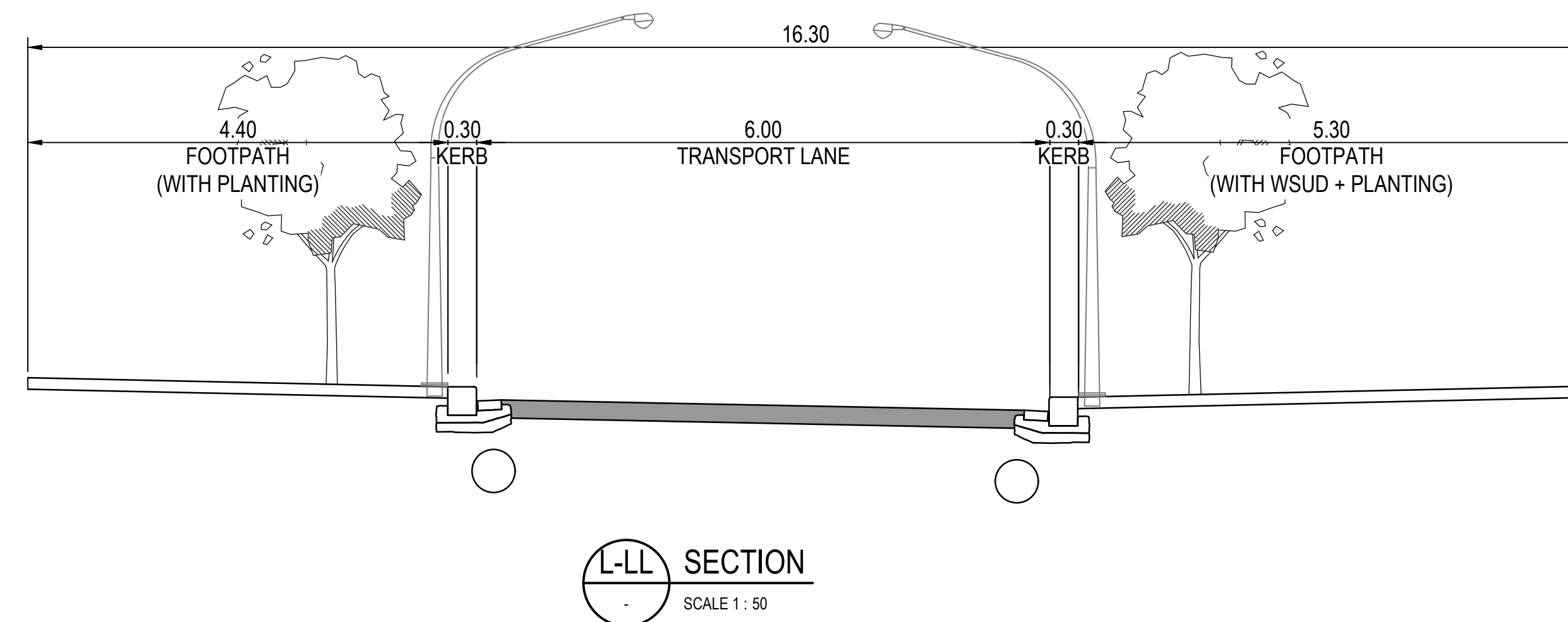
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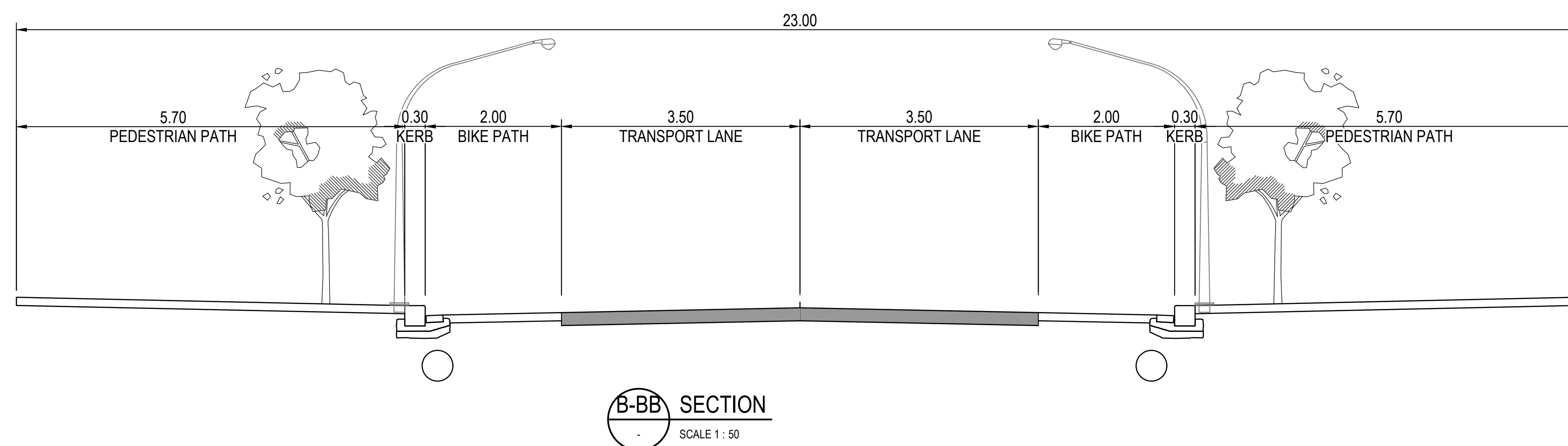
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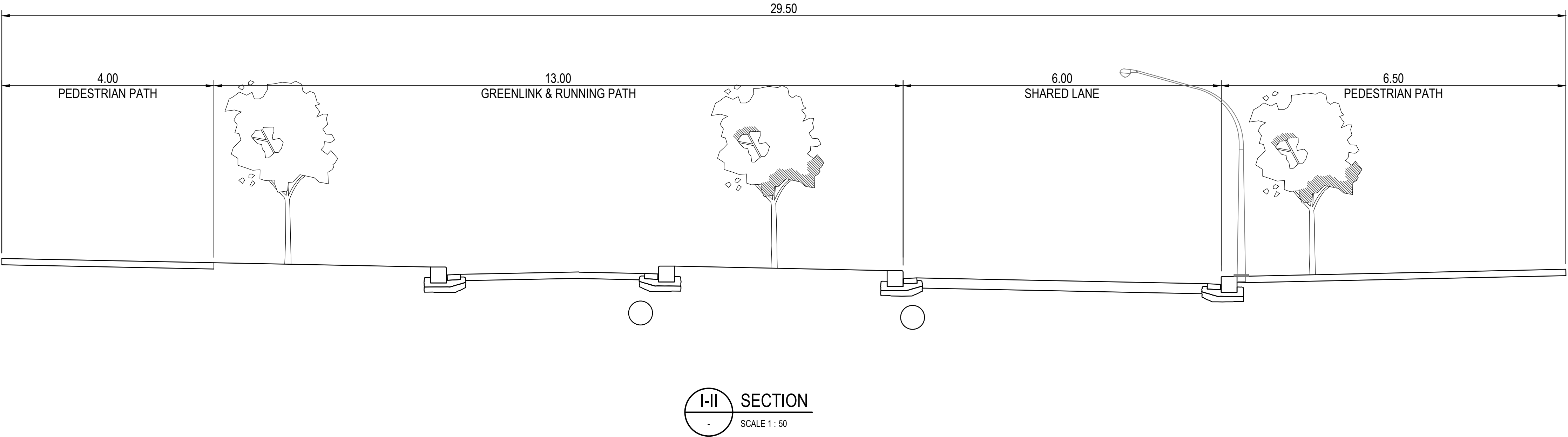
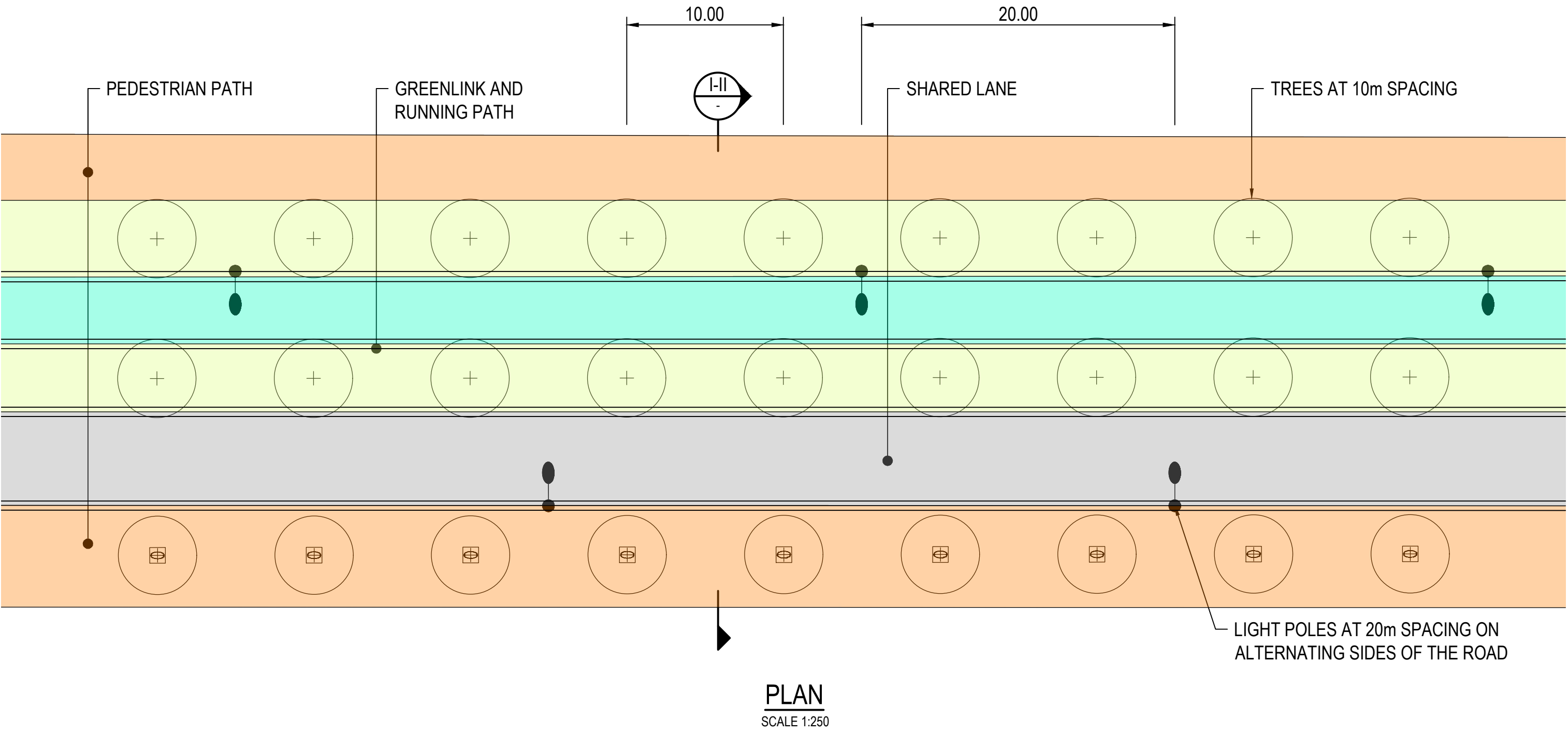
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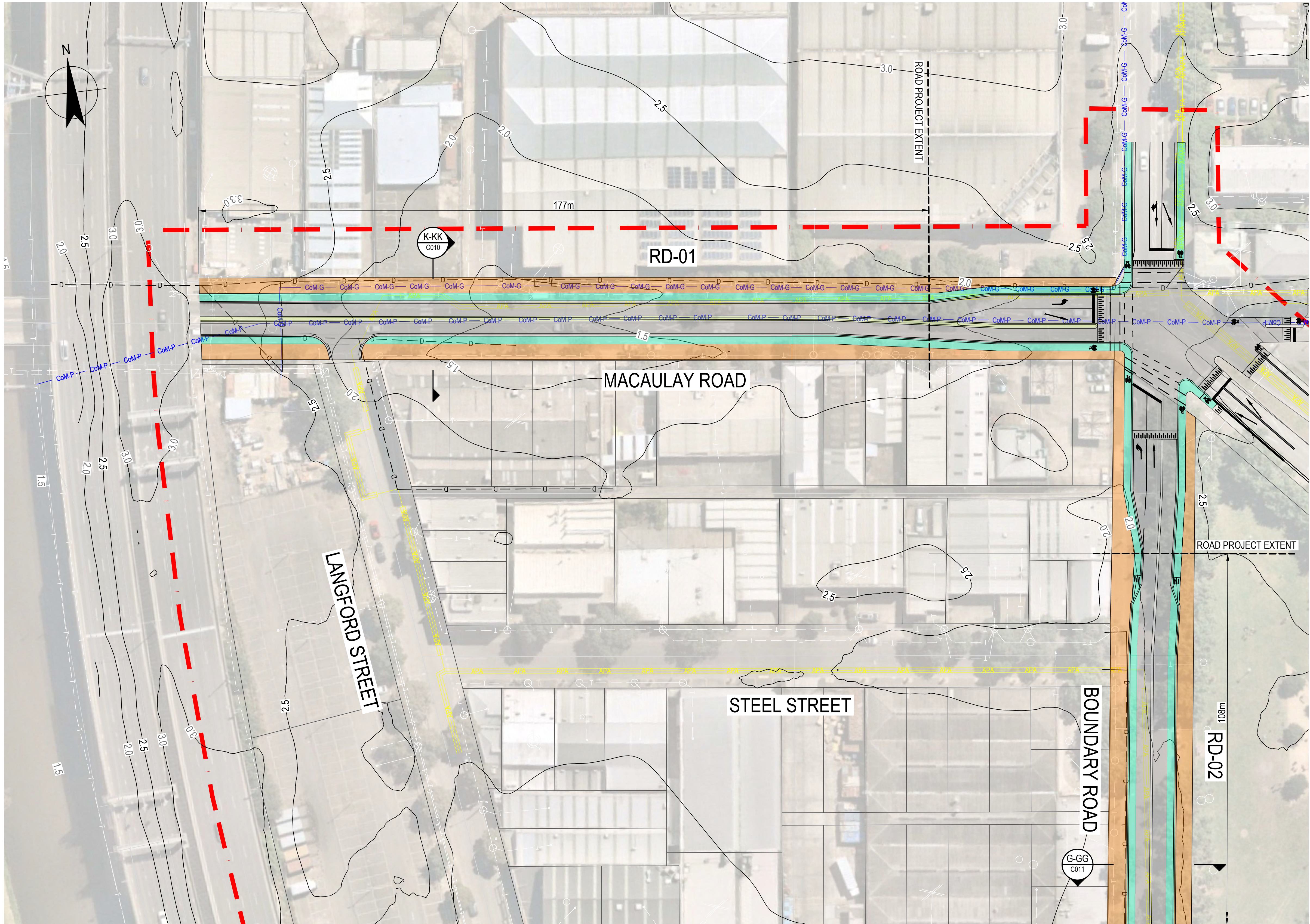
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RD-14 - MUNSTER TERRACE BETWEEN VICTORIA STREET AND QUEENSBERRY STREET

PRELIMINARY

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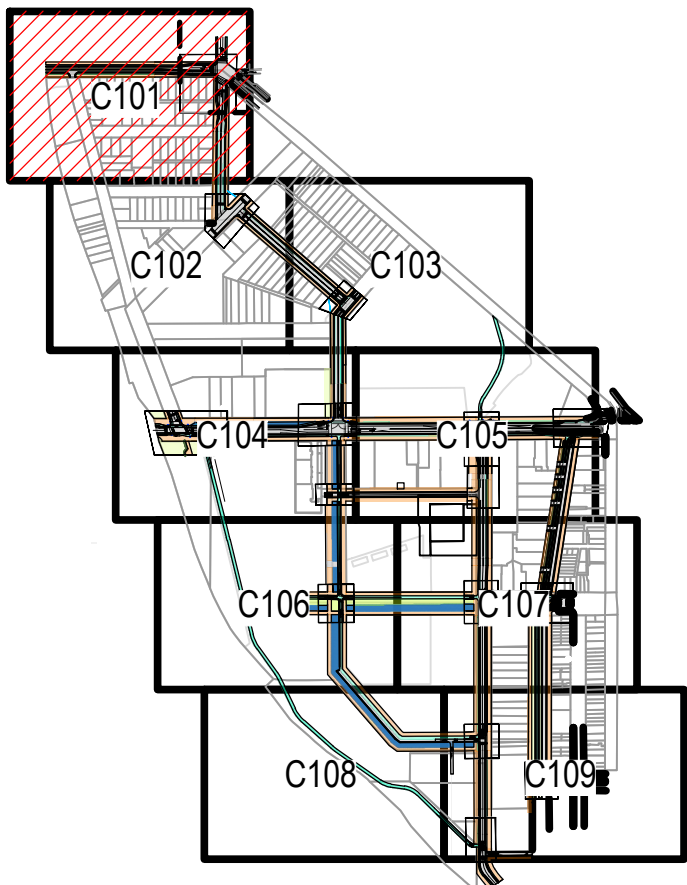
REFER TO DRAWING C102 FOR CONTINUATION

ROAD LAYOUT PLAN
SCALE 1:500

- LEGEND:**
- PROJECT BOUNDARY
 - ROAD PROJECT EXTENT
 - PEDESTRIAN PATH
 - BIKE PATH
 - BUFFER/KERB
 - ROAD PAVEMENT
 - VEGETATION
 - CLOUDBURST STORAGE
 - GAS TRANSMISSION MAIN PROTECTION

EXISTING SERVICES

- APA ASSETS
- AUSNET ASSETS
- AGL ASSETS
- CoM-G CoM-G CITY OF MELBOURNE - GRAVITY
- CoM-P CoM-P CITY OF MELBOURNE - PRESSURE
- MW-G MELBOURNE WATER - GRAVITY
- MW-P MELBOURNE WATER - PRESSURE
- D DRAINAGE
- S SEWERAGE
- T SUPERLOOP ASSETS
- S CITY WEST WATER - SEWER
- W CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN

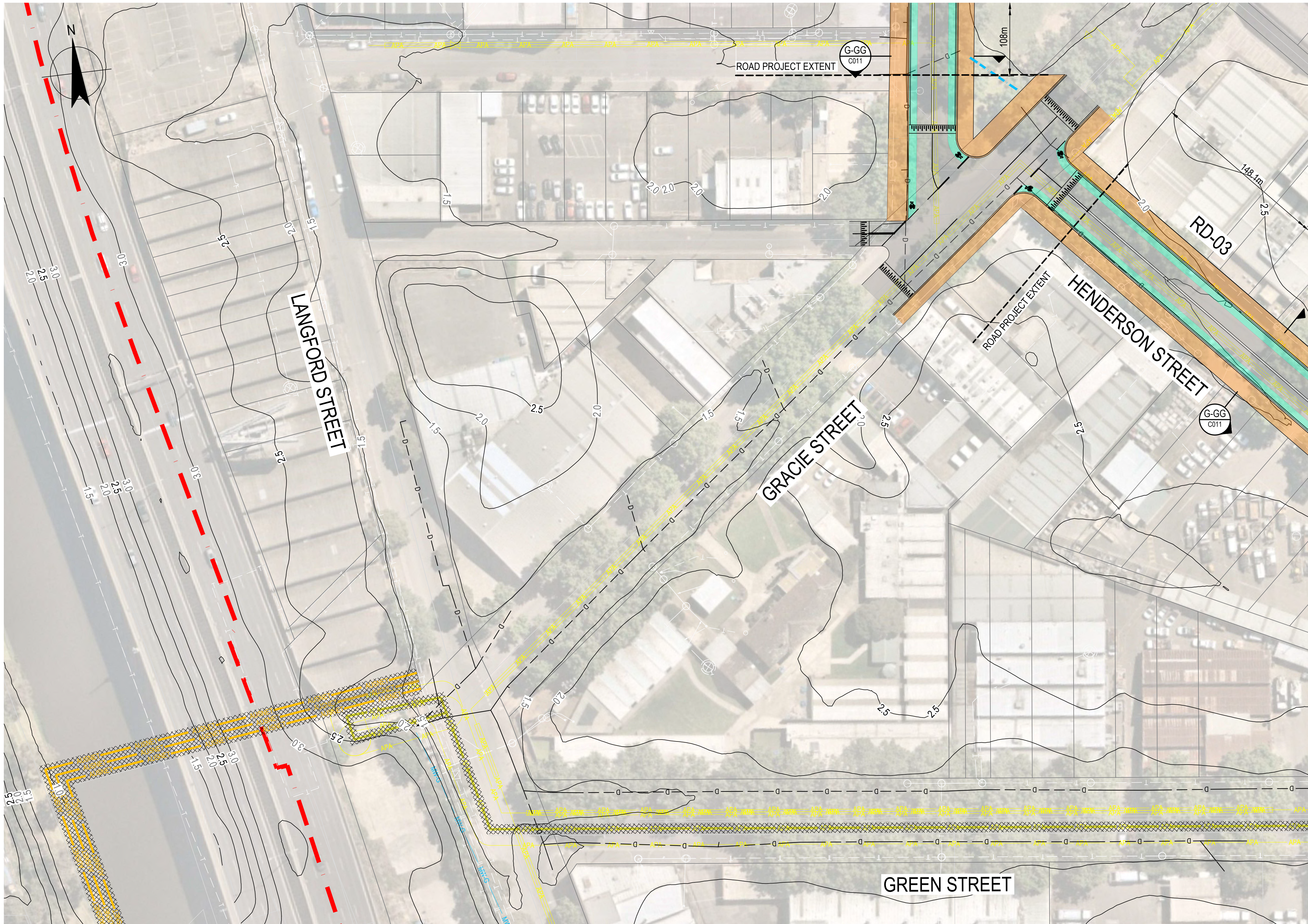


KEYPLAN
SCALE 1:10000

PRELIMINARY

					<div><div><div>0510152025m</div><div>SCALE 1:500 AT ORIGINAL SIZE</div></div><div><div><div>0100200300400500m</div><div>SCALE 1:10,000 AT ORIGINAL SIZE</div></div><div><div><div>Vpa</div><div>Victorian Planning Authority</div></div></div></div></div>					<div><div><div><div>GHD</div></div><div>Level 9, 180 Lonsdale Street, Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com.au W www.ghd.com</div></div></div>		<div><div><div>DO NOT SCALE</div><div>Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</div></div></div>		<div><div><div>Drawn J. BUSTAMANTE</div><div>Designer D. EWERT</div></div><div><div>Drafting Check</div><div>Design Check</div></div><div><div>Approved (Project Director)</div><div>Date</div></div><div><div>Scale 1:500</div><div>This Drawing must not be used for Construction unless signed as Approved</div></div></div>		<div><div><div>Client</div><div>Project</div><div>Title</div><div>Original Size</div></div><div><div>VICTORIA PLANNING AUTHORITY</div><div>ARDEN PUBLIC SPACES</div><div>ROAD LAYOUT PLAN</div><div>SHEET 1 OF 9</div><div>A1</div><div>Drawing No: 12544116-C101</div><div>Rev: C</div></div></div>	
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B	REVISED ISSUE	JB	LM	MW	04.03.21												
A	PRELIMINARY ISSUE	JB	LM	MW	04.02.21												
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing			Drawn	Job Manager	Project Director	Date									

REFER TO DRAWING C101 FOR CONTINUATION



REFER TO DRAWING C104 FOR CONTINUATION

ROAD LAYOUT PLAN
SCALE 1:500

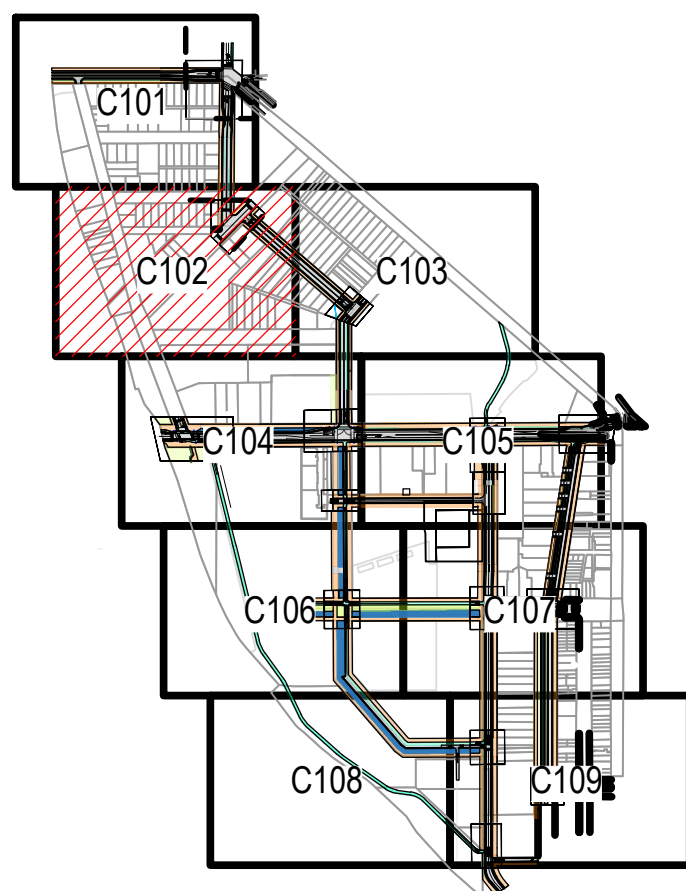
LEGEND:

- PROJECT BOUNDARY
- ROAD PROJECT EXTENT
- PEDESTRIAN PATH
- BIKE PATH
- BUFFER/KERB
- ROAD PAVEMENT
- VEGETATION
- CLOUDBURST STORAGE
- GAS TRANSMISSION MAIN PROTECTION

EXISTING SERVICES

- APA ASSETS
- AUSNET ASSETS
- AGL ASSETS
- CITY OF MELBOURNE - GRAVITY
- CITY OF MELBOURNE - PRESSURE
- MELBOURNE WATER - GRAVITY
- MELBOURNE WATER - PRESSURE
- DRAINAGE
- SEWERAGE
- SUPERLOOP ASSETS
- CITY WEST WATER - SEWER
- CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN

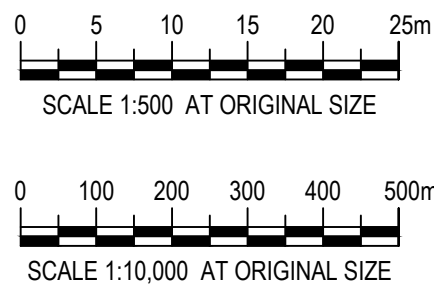
REFER TO DRAWING C103 FOR CONTINUATION



KEYPLAN
SCALE 1:10000

PRELIMINARY

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C	REVISED ISSUE		JB	LM	MW	19.04.21
B	REVISED ISSUE		JB	LM	MW	04.03.21
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Drawn J. BUSTAMANTE Designer D. EWERT

Drafting Check Design Check

Approved (Project Director) Date

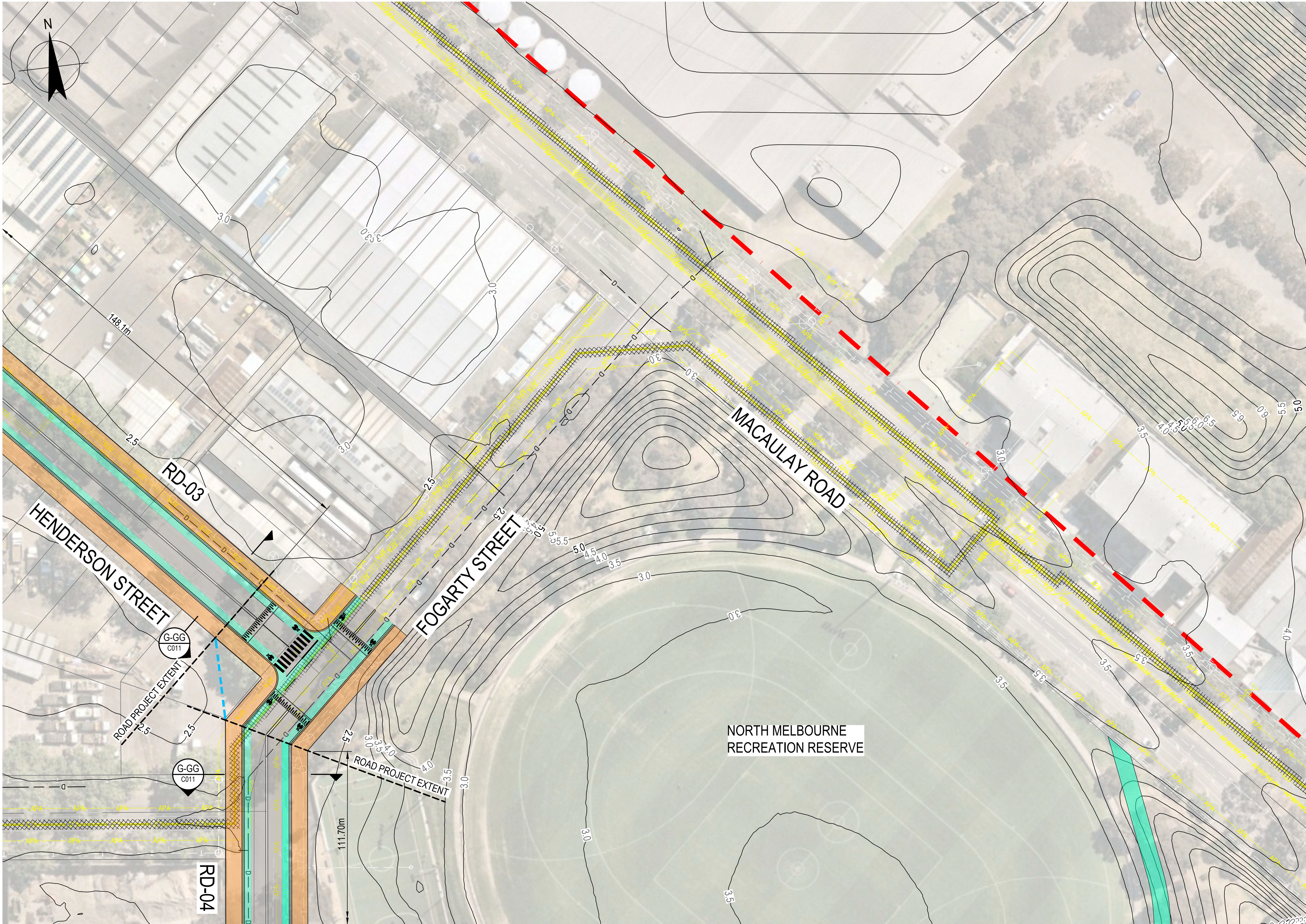
Scale 1:500

This Drawing must not be
used for Construction unless
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Client VICTORIA PLANNING AUTHORITY
Project ARDEN PUBLIC SPACES
Title ROAD LAYOUT PLAN
SHEET 2 OF 9

Original Size
A1 Drawing No: 12544116-C102

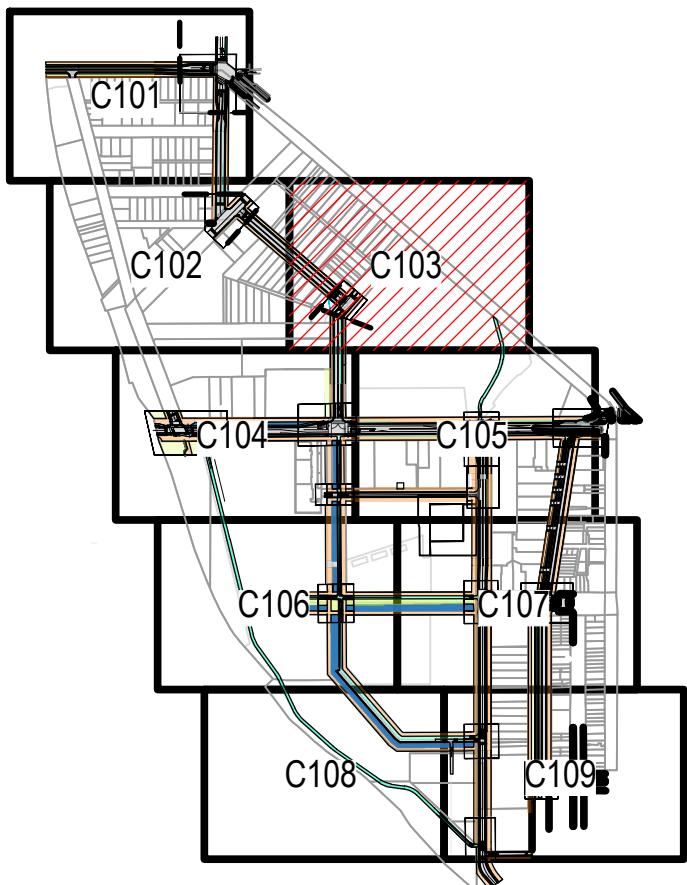
Rev: C



- LEGEND:**
- PROJECT BOUNDARY
 - ROAD PROJECT EXTENT
 - PEDESTRIAN PATH
 - BIKE PATH
 - BUFFER/KERB
 - ROAD PAVEMENT
 - VEGETATION
 - CLOUDBURST STORAGE
 - GAS TRANSMISSION MAIN PROTECTION

EXISTING SERVICES

- APA - APA ASSETS
- AUSNET - AUSNET ASSETS
- G - AGL ASSETS
- CoM-G - CoM-G - CITY OF MELBOURNE - GRAVITY
- CoM-P - CoM-P - CITY OF MELBOURNE - PRESSURE
- MW-G - MELBOURNE WATER - GRAVITY
- MW-P - MELBOURNE WATER - PRESSURE
- D - DRAINAGE
- S - SEWERAGE
- T - SUPERLOOP ASSETS
- S - CITY WEST WATER - SEWER
- W - CITY WEST WATER - WATER
- W - CITY WEST WATER - TRANSMISSION MAIN



KEYPLAN
SCALE 1:10000

REFER TO DRAWING C104 FOR CONTINUATION

REFER TO DRAWING C105 FOR CONTINUATION

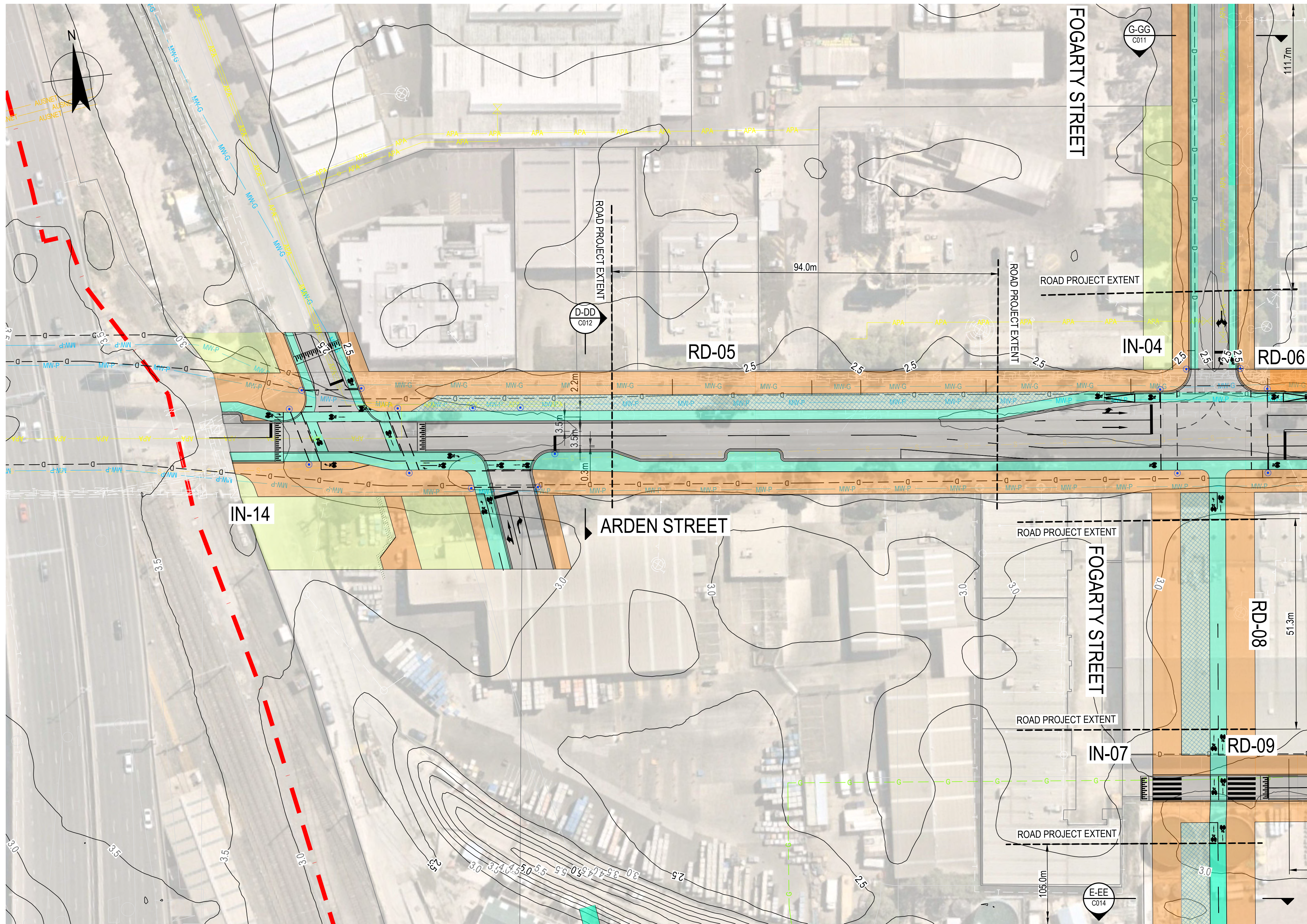
ROAD LAYOUT PLAN
SCALE 1:500

PRELIMINARY

						<div><div><div>0510152025m</div><div>SCALE 1:500 AT ORIGINAL SIZE</div></div><div><div><div>0100200300400500m</div><div>SCALE 1:10,000 AT ORIGINAL SIZE</div></div><div><div><div><div><div></div><div>VPA</div><div>Victorian Planning Authority</div></div></div></div></div><div><div><div><div><div></div><div>GHD</div></div><div><div>Level 9, 180 Lonsdale Street, Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com.au W www.ghd.com</div></div></div></div></div><div><div><div><div><div>DO NOT SCALE</div><div>Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</div></div></div><div><div><div>Drawn J. BUSTAMANTE</div><div>Designer D. EWERT</div></div><div><div>Drafting Check</div><div>Design Check</div></div><div><div>Approved (Project Director)</div><div>Date</div></div><div><div>Scale 1:500</div><div>This Drawing must not be used for Construction unless signed as Approved</div></div></div><div><div><div>Client</div><div>Project</div><div>Title</div><div>Original Size</div></div><div><div>VICTORIA PLANNING AUTHORITY</div><div>ARDEN PUBLIC SPACES</div><div>ROAD LAYOUT PLAN</div><div>SHEET 3 OF 9</div><div>A1</div><div>Drawing No: 12544116-C103</div><div>Rev: C</div></div></div></div></div></div></div>					
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REFER TO DRAWING C102 FOR CONTINUATION

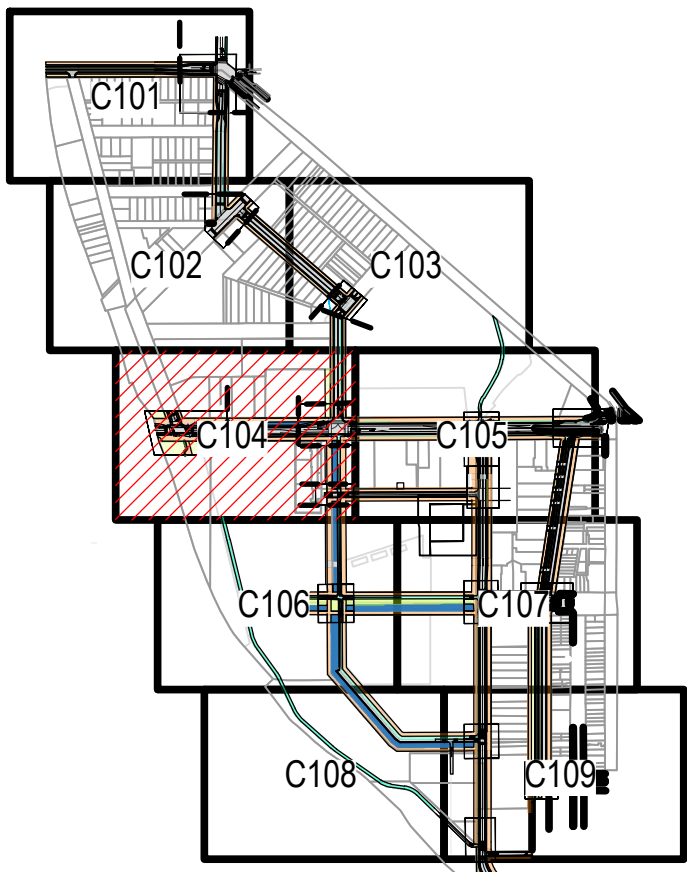
REFER TO DRAWING C103 FOR CONTINUATION



- LEGEND:**
- PROJECT BOUNDARY
 - ROAD PROJECT EXTENT
 - PEDESTRIAN PATH
 - BIKE PATH
 - BUFFER/KERB
 - ROAD PAVEMENT
 - VEGETATION
 - CLOUDBURST STORAGE
 - GAS TRANSMISSION MAIN PROTECTION

EXISTING SERVICES

- APA ASSETS
- AUSNET ASSETS
- AGL ASSETS
- CITY OF MELBOURNE - GRAVITY
- CITY OF MELBOURNE - PRESSURE
- MELBOURNE WATER - GRAVITY
- MELBOURNE WATER - PRESSURE
- DRAINAGE
- SEWERAGE
- SUPERLOOP ASSETS
- CITY WEST WATER - SEWER
- CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN

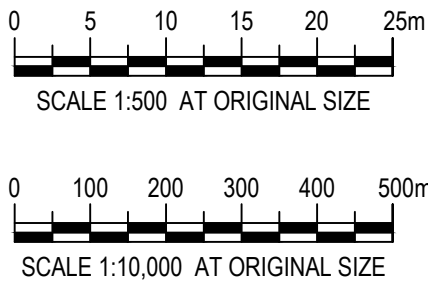


KEYPLAN
SCALE 1:10000

REFER TO DRAWING C106 FOR CONTINUATION

ROAD LAYOUT PLAN
SCALE 1:500

C	REVISED ISSUE	JB	LM	MW	19.04.21	
B	REVISED ISSUE	JB	LM	MW	04.03.21	
A	PRELIMINARY ISSUE	JB	LM	MW	04.02.21	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date



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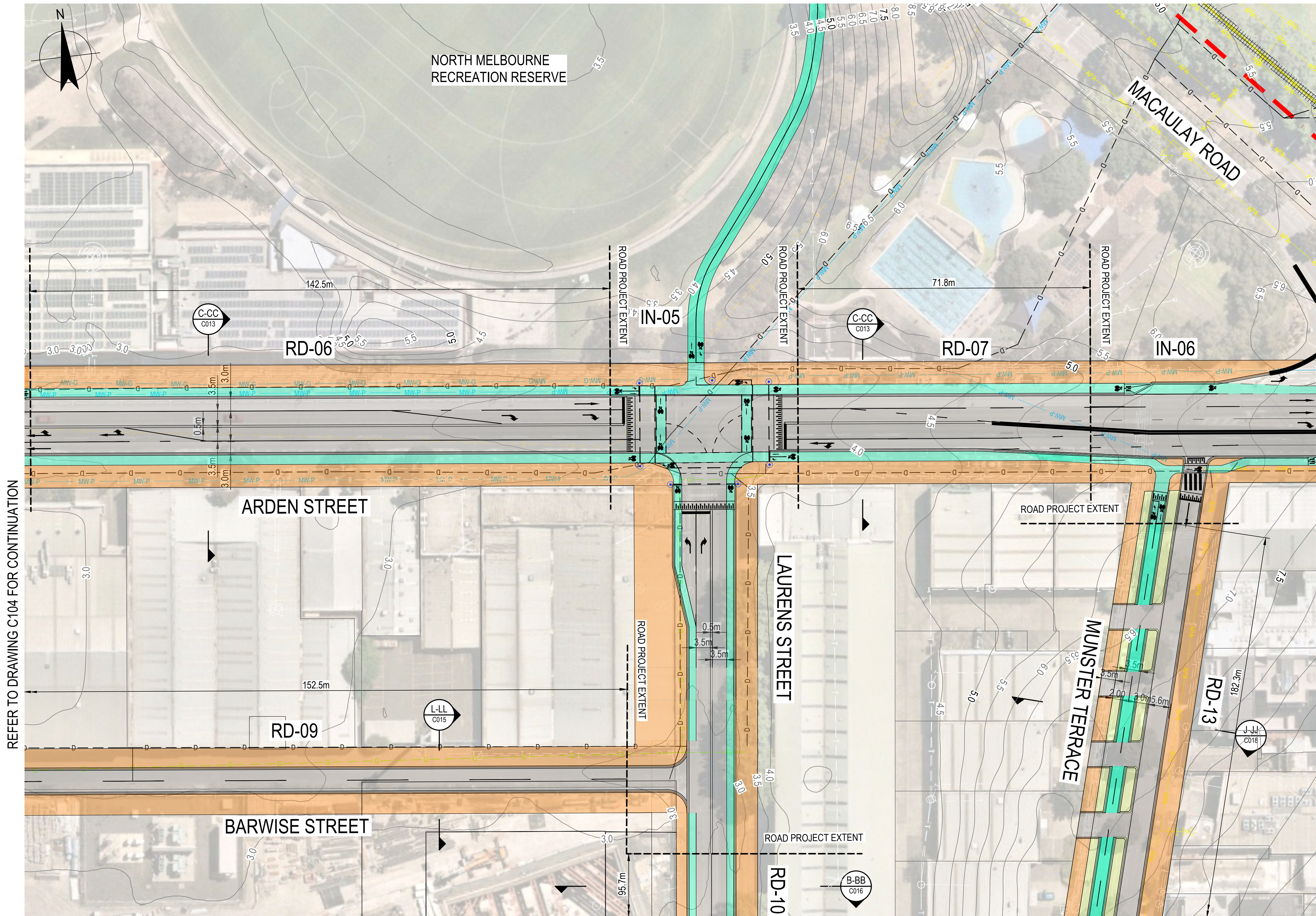
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Drawn J. BUSTAMANTE	Designer D. EWERT
Drafting Check	Design Check
Approved (Project Director)	
Date	
Scale 1:500	This Drawing must not be used for Construction unless signed as Approved

Client	VICTORIA PLANNING AUTHORITY
Project	ARDEN PUBLIC SPACES
Title	ROAD LAYOUT PLAN SHEET 4 OF 9
Original Size	A1
Drawing No:	12544116-C104
Rev:	C

REFER TO DRAWING C103 FOR CONTINUATION



LEGEND:

- PROJECT BOUNDARY
- ROAD PROJECT EXTENT
- PEDESTRIAN PATH
- BIKE PATH
- BUFFER/KERB
- ROAD PAVEMENT
- VEGETATION
- CLOUDBURST STORAGE
- GAS TRANSMISSION MAIN PROTECTION

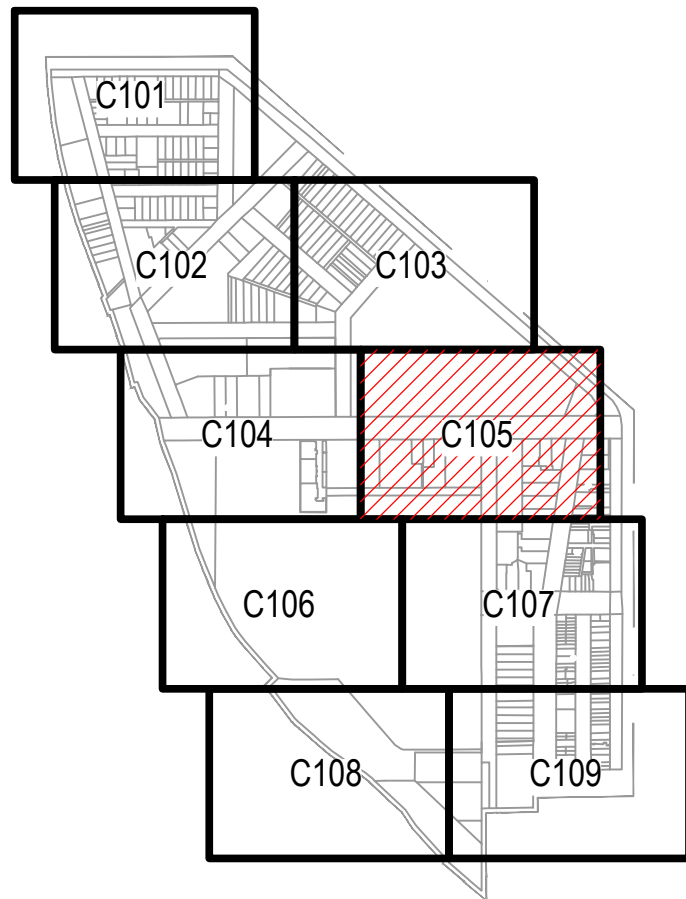
EXISTING SERVICES

- APA ASSETS
- AUSNET ASSETS
- AGL ASSETS
- CITY OF MELBOURNE - GRAVITY
- CITY OF MELBOURNE - PRESSURE
- MELBOURNE WATER - GRAVITY
- MELBOURNE WATER - PRESSURE
- DRAINAGE
- SEWERAGE
- SUPERLOOP ASSETS
- CITY WEST WATER - SEWER
- CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN

REFER TO DRAWING C104 FOR CONTINUATION

REFER TO DRAWING C106
FOR CONTINUATION

REFER TO DRAWING C107 FOR CONTINUATION

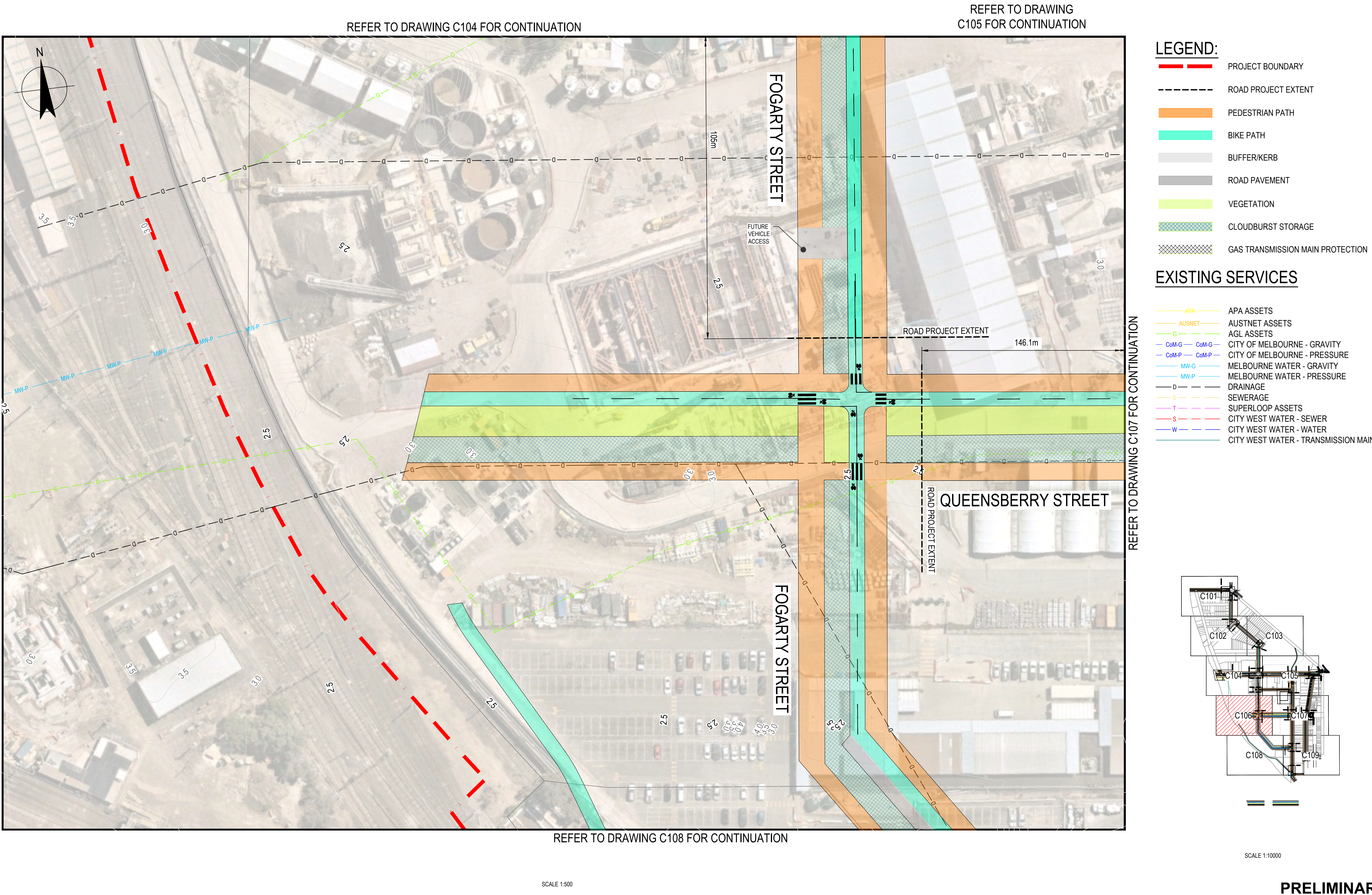


KEYPLAN
SCALE 1:10000

ROAD LAYOUT PLAN
SCALE 1:500

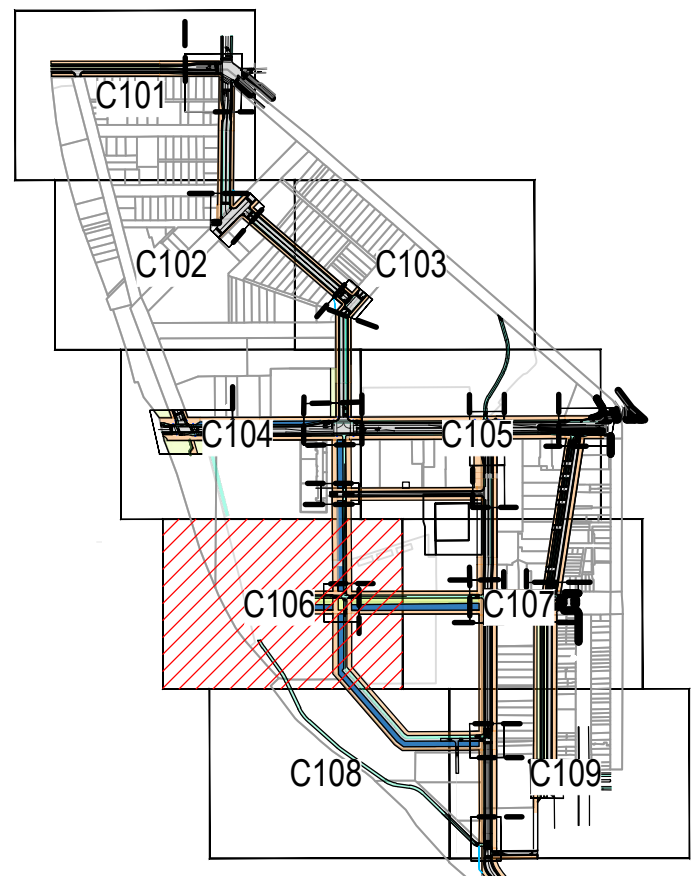
PRELIMINARY

							 SCALE 1:500 AT ORIGINAL SIZE		 SCALE 1:10,000 AT ORIGINAL SIZE		 Victorian Planning Authority		 Level 9, 180 Lonsdale Street, Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmair@ghd.com.au W www.ghd.com		DO NOT SCALE Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drawn J. BUSTAMANTE Drafting Check Approved (Project Director) Date	Designer D. EWERT Design Check	Client Project Title Original Size	VICTORIA PLANNING AUTHORITY ARDEN PUBLIC SPACES ROAD LAYOUT PLAN SHEET 5 OF 9 A1 Drawing No: 12544116-C105		Rev: C
C	REVISED ISSUE		JB	LM	MW	19.04.21																
B	REVISED ISSUE		JB	LM	MW	04.03.21																
A	PRELIMINARY ISSUE		JB	LM	MW	04.02.21																
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date																



- LEGEND:**
- PROJECT BOUNDARY
 - ROAD PROJECT EXTENT
 - PEDESTRIAN PATH
 - BIKE PATH
 - BUFFER/KERB
 - ROAD PAVEMENT
 - VEGETATION
 - CLOUDBURST STORAGE
 - GAS TRANSMISSION MAIN PROTECTION

- EXISTING SERVICES**
- APA ASSETS
 - AUSNET ASSETS
 - AGS ASSETS
 - CITY OF MELBOURNE - GRAVITY
 - CITY OF MELBOURNE - PRESSURE
 - MELBOURNE WATER - GRAVITY
 - MELBOURNE WATER - PRESSURE
 - DRAINAGE
 - SEWERAGE
 - SUPERLOOP ASSETS
 - CITY WEST WATER - SEWER
 - CITY WEST WATER - WATER
 - CITY WEST WATER - TRANSMISSION MAIN



SCALE 1:10000

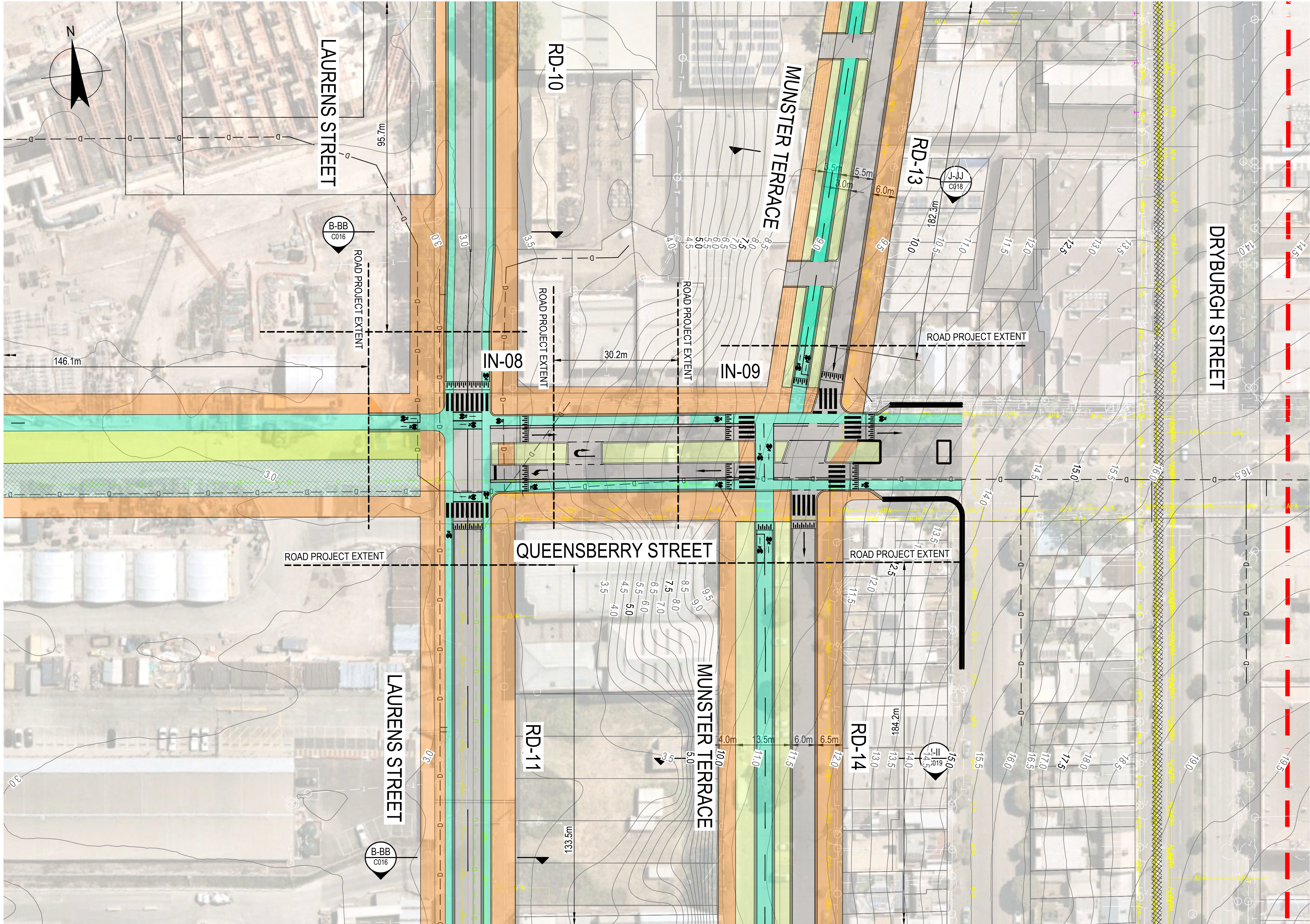
REFER TO DRAWING C108 FOR CONTINUATION

SCALE 1:500

							 SCALE 1:500 AT ORIGINAL SIZE		 Victorian Planning Authority	 Level 9, 180 Lonsdale Street, Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E mel@mail@ghd.com.au W www.ghd.com	DO NOT SCALE		Drawn J. BUSTAMANTE	Designer D. EWERT	Client VICTORIA PLANNING AUTHORITY Project ARDEN PUBLIC SPACES Title ROAD LAYOUT PLAN SHEET 5 OF 9
C	REVISED ISSUE		JB	LM	MW	19.04.21	 SCALE 1:10,000 AT ORIGINAL SIZE					Drafting Check	Design Check	Approved (Project Director) Date	
B	REVISED ISSUE		JB	LM	MW	04.03.21			Scale 1:500						
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REFER TO DRAWING C105 FOR CONTINUATION

REFER TO DRAWING C106 FOR CONTINUATION



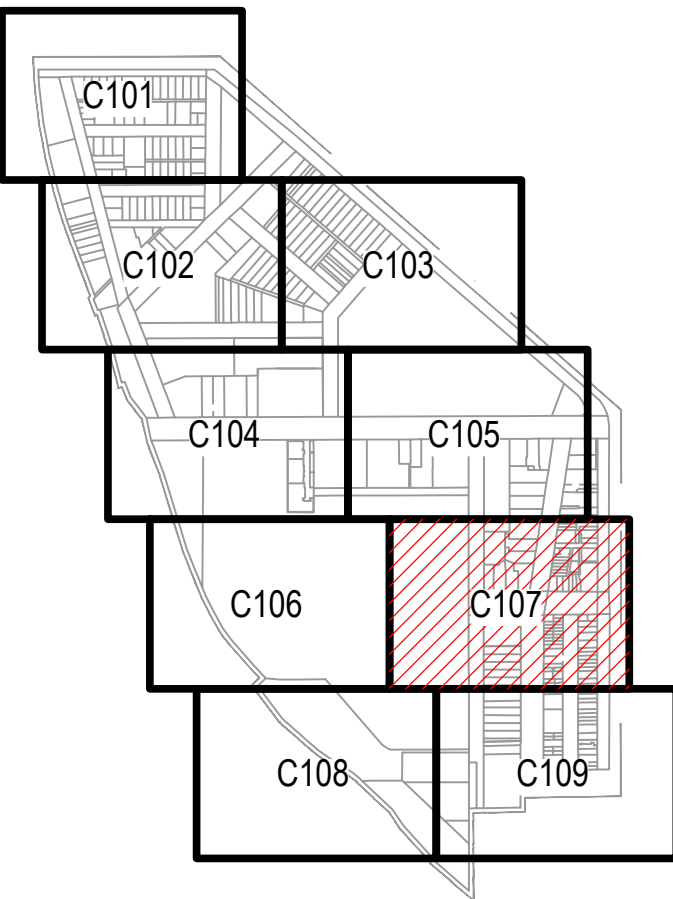
REFER TO DRAWING C108
FOR CONTINUATION

REFER TO DRAWING C109 FOR CONTINUATION

- LEGEND:**
- PROJECT BOUNDARY
 - ROAD PROJECT EXTENT
 - PEDESTRIAN PATH
 - BIKE PATH
 - BUFFER/KERB
 - ROAD PAVEMENT
 - VEGETATION
 - CLOUDBURST STORAGE
 - GAS TRANSMISSION MAIN PROTECTION

EXISTING SERVICES

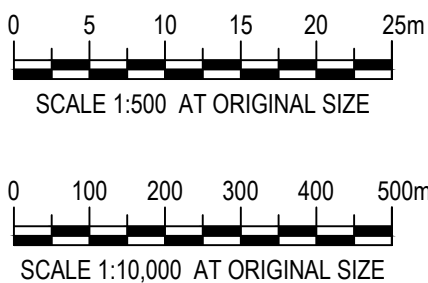
- APA ASSETS
- AUSNET ASSETS
- AGL ASSETS
- CITY OF MELBOURNE - GRAVITY
- CITY OF MELBOURNE - PRESSURE
- MELBOURNE WATER - GRAVITY
- MELBOURNE WATER - PRESSURE
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- SEWERAGE
- SUPERLOOP ASSETS
- CITY WEST WATER - SEWER
- CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN



KEYPLAN
SCALE 1:10000

PRELIMINARY

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ROAD LAYOUT PLAN
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Drawn J. BUSTAMANTE Designer D. EWERT

Drafting Check Design Check

Approved
(Project Director)
Date

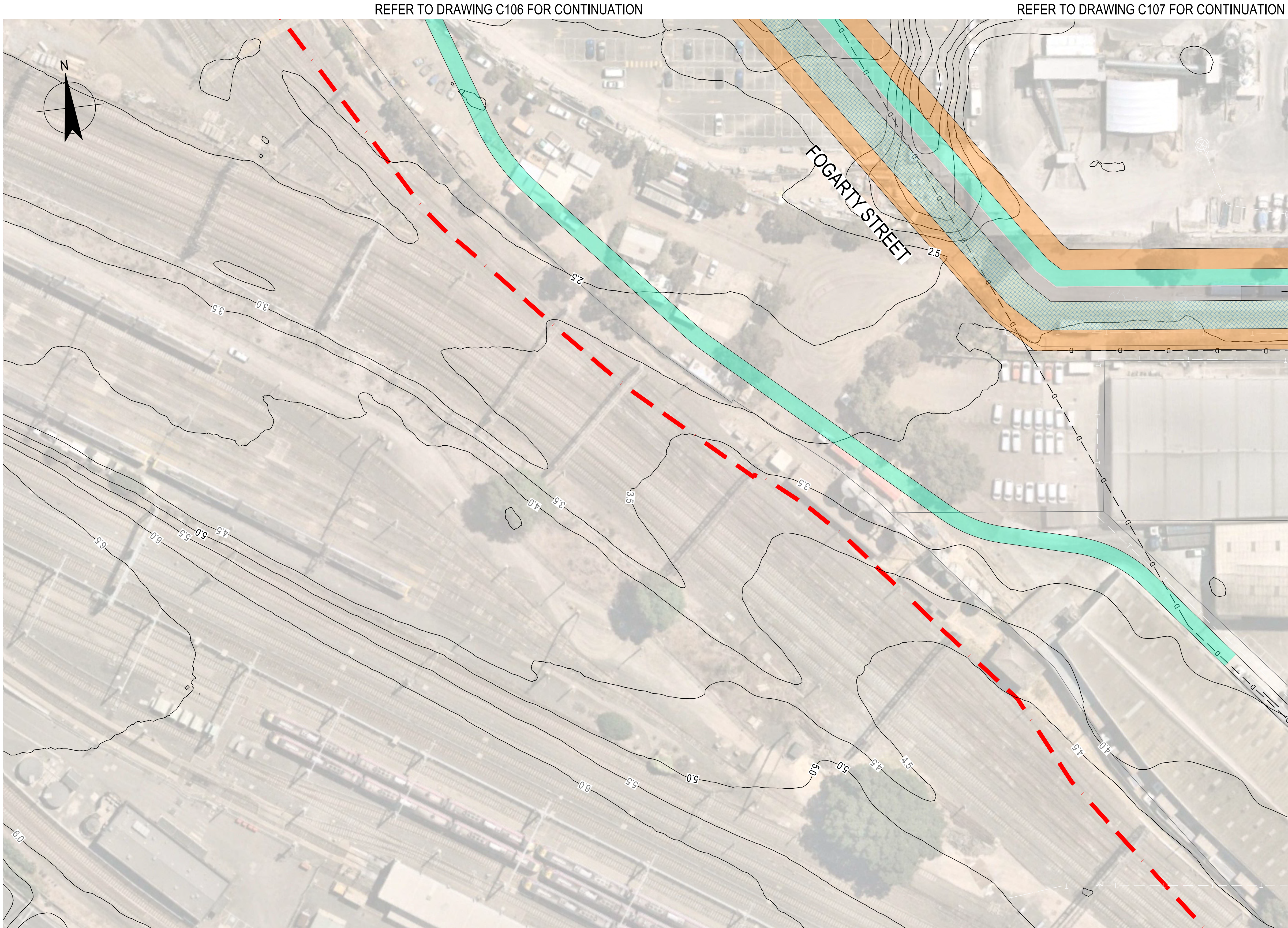
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Client **VICTORIA PLANNING AUTHORITY**
Project **ARDEN PUBLIC SPACES**
Title **ROAD LAYOUT PLAN**
SHEET 7 OF 9

Original Size
A1 Drawing No: 12544116-C107

Rev: C

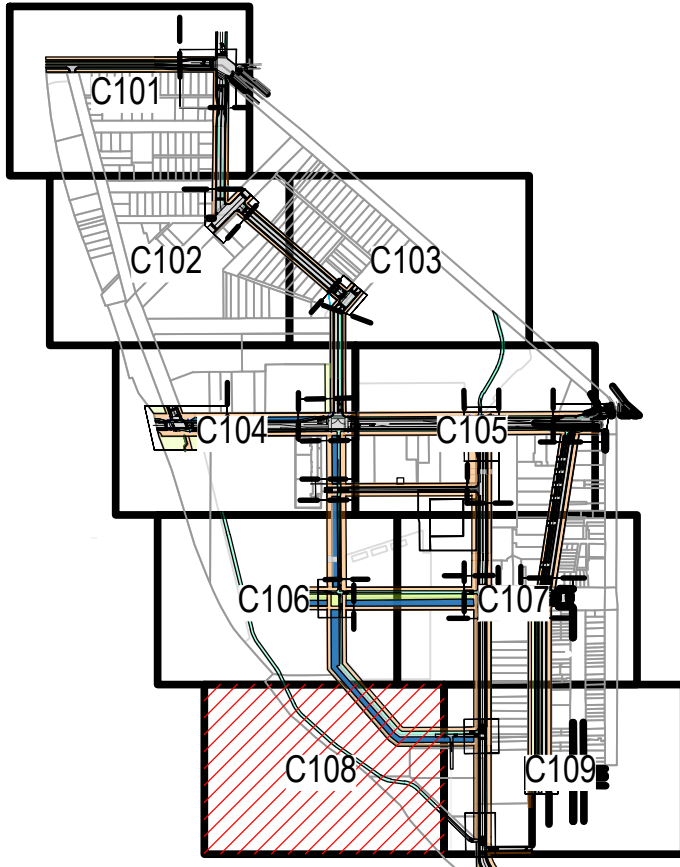


- LEGEND:**
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- SUPERLOOP ASSETS
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- CITY WEST WATER - WATER
- CITY WEST WATER - TRANSMISSION MAIN

REFER TO DRAWING C109 FOR CONTINUATION

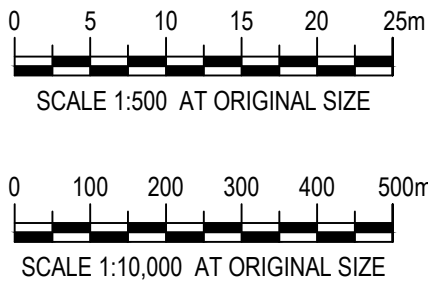


KEYPLAN
SCALE 1:10000

ROAD LAYOUT PLAN
SCALE 1:500

PRELIMINARY

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B	REVISED ISSUE	JB	LM	MW	04.03.21
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Drawn J. BUSTAMANTE Designer D. EWERT

Drafting Check Design Check

Approved (Project Director)
Date

Scale 1:500

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Client **VICTORIA PLANNING AUTHORITY**
Project **ARDEN PUBLIC SPACES**
Title **ROAD LAYOUT PLAN**
SHEET 8 OF 9

Original Size
A1 Drawing No: 12544116-C108

Rev: C