

Suzanne
Cory School

Heritage
Area

East Werribee
Town Centre

ES ROAD

PRINCES FREEWAY

HOP
S LANE

EAST WERRIBEE EMPLOYMENT PRECINCT

DEVELOPMENT CONTRIBUTIONS PLAN

September 2013 (Amended December 2023)

List of Plans

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- Plan 2: Charge Areas
- Plan 3: Road Projects
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Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	October 2012	C179	N/A
2	July 2017	GC75	N/A
3	December 2021	GC192	Correction of minor errors to Sections 1, 1.3 and 1.6. Sections 4.5, 4.6, 5 and 5.2 amended to specify Wyndham City Council as the Collecting Agency, rather than the Growth Areas Authority.
4	December 2023	VC249	Incorporate changes associated with small second dwelling exemption

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The following table provides an overview of the project categories and changes included in this DCP. A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included later in the document.

Table 1 Summary of Charge

SUMMARY - NET DEVELOPABLE AREA (NDA) BY CHARGE AREA			
CHARGE AREA		HECTARES	PROPORTION OF TOTAL
1	East Werribee Town Centre & Commercial Hub	104.2	24%
2	Health & Learning Hub	45.3	10%
3	Interchange Business and Enterprise Hubs excl GAIC contribution area	102.5	23%
4	GAIC contribution area	52.1	12%
5	Residential communities	139.0	31%
TOTAL		443.1	100%

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY BY TYPE OF PROJECT		
PROJECTS	TOTAL COST OF PROJECTS	CHARGE AREAS CONTRIBUTING
Road	\$35,096,581	All
Intersection	\$51,188,498	All
Bridge & Drainage	\$39,171,190	All
Community Facilities	\$8,606,054	Areas 1 & 5
Recreation	\$15,334,348	Varies (see Calculation of Costs)
Shared Trail	\$4,652,197	All
TOTAL	\$154,048,867	

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY BY CHARGE AREA			
CHARGE AREA		TOTAL COST OF CONIRBUTION	CONTRIBUTION PER NET DEVELOPABLE HA
1	East Werribee Town Centre & Commercial Hub	\$41,001,431	\$393,488
2	Health & Learning Hub	\$13,700,984	\$302,450
3	Interchange Business and Enterprise Hubs excl GAIC contribution area	\$31,001,123	\$302,450
4	GAIC contribution area	\$13,650,521	\$262,006
5	Residential communities	\$54,694,807	\$393,488
TOTAL		\$154,048,867	

SUMMARY - COMMUNITY INFRASTRUCTURE LEVY			
CHARGE AREA		TOTAL COST OF CONIRBUTION	CONTRIBUTION PER DWELLING
1	East Werribee Town Centre & Commercial Hub	\$1,980,000	\$1,150
2	Health & Learning Hub	\$720,000	\$1,150
3	Interchange Business and Enterprise Hubs excl GAIC contribution area	\$0	\$0
4	GAIC contribution area	\$0	\$0
5	Residential communities	\$3,690,000	\$1,150
TOTAL		\$6,390,000	

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by GC75

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by GC75

1. Introduction

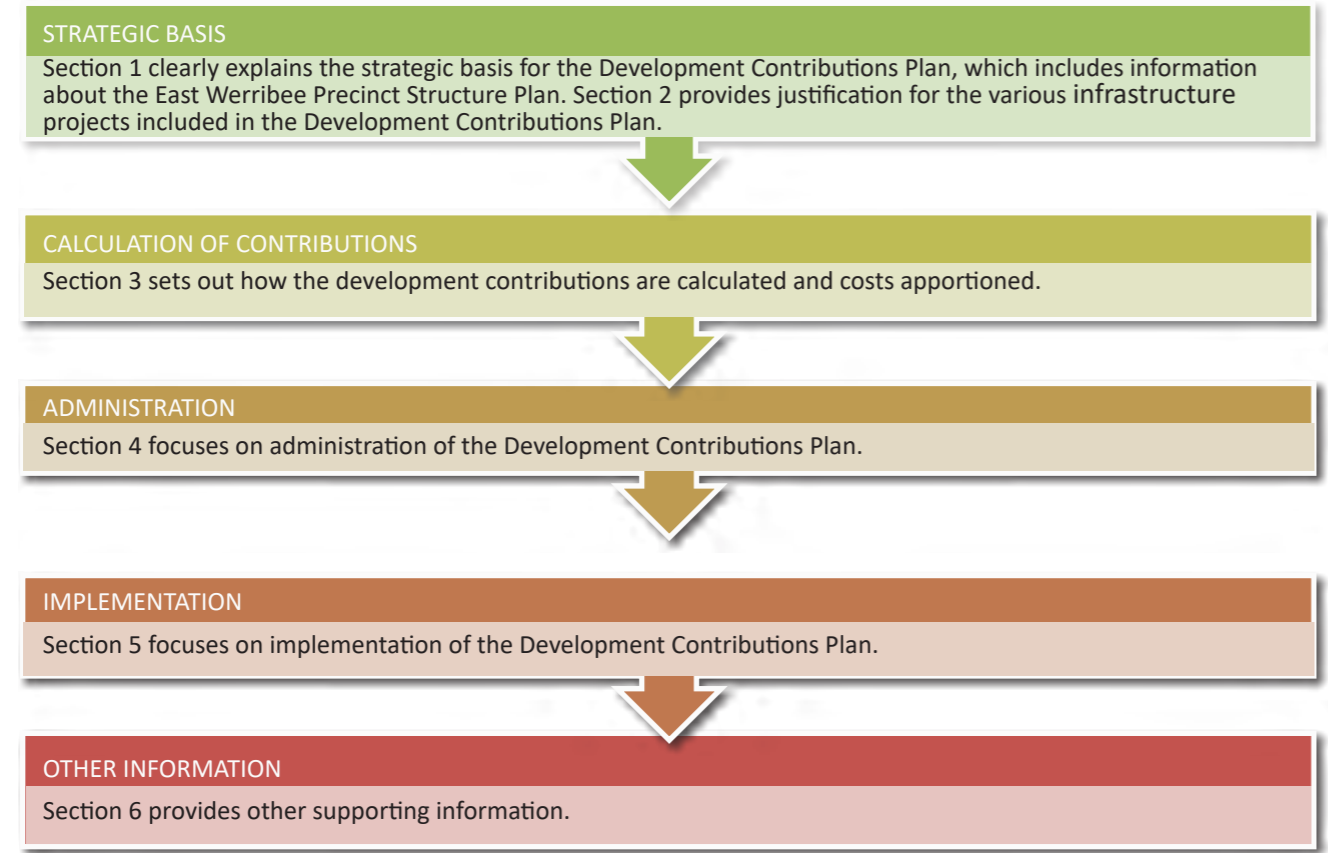
The East Werribee Employment Precinct Development Contributions Plan (the ‘DCP’) has been prepared by the Growth Areas Authority with the assistance of the Wyndham City Council, service authorities and major stakeholders.

The East Werribee Employment Precinct DCP:

- Outlines projects required to ensure that future residents, visitors and workers in the area can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle.
- Establishes a framework for development proponents to make a financial contribution towards the cost of the identified infrastructure projects. It ensures that the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community.
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects. In this way, it provides developers, investors and local communities with certainty about development contributions requirements and how these will be administered.

1.1 Report Structure

This document comprises five parts:



1.2 Strategic Basis

The strategic basis for the DCP is established by the State and Local Planning Policy Framework of the Wyndham Planning Scheme. Key documents are:

- the Growth Corridor Plans
- the Municipal Strategic Statement
- the East Werribee Employment Precinct Structure Plan
- the Point Cook West Precinct Structure Plan
- the Point Cook West Development Contributions Plan
- the Precinct Structure Plan supporting documents.

These documents set out a broad, long term vision for the sustainable development of the East Werribee Employment Precinct DCP area and its surrounds.

The Growth Corridor Plans illustrate the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services such as the regional open space network, the location of public transport networks, freeways and arterial roads.

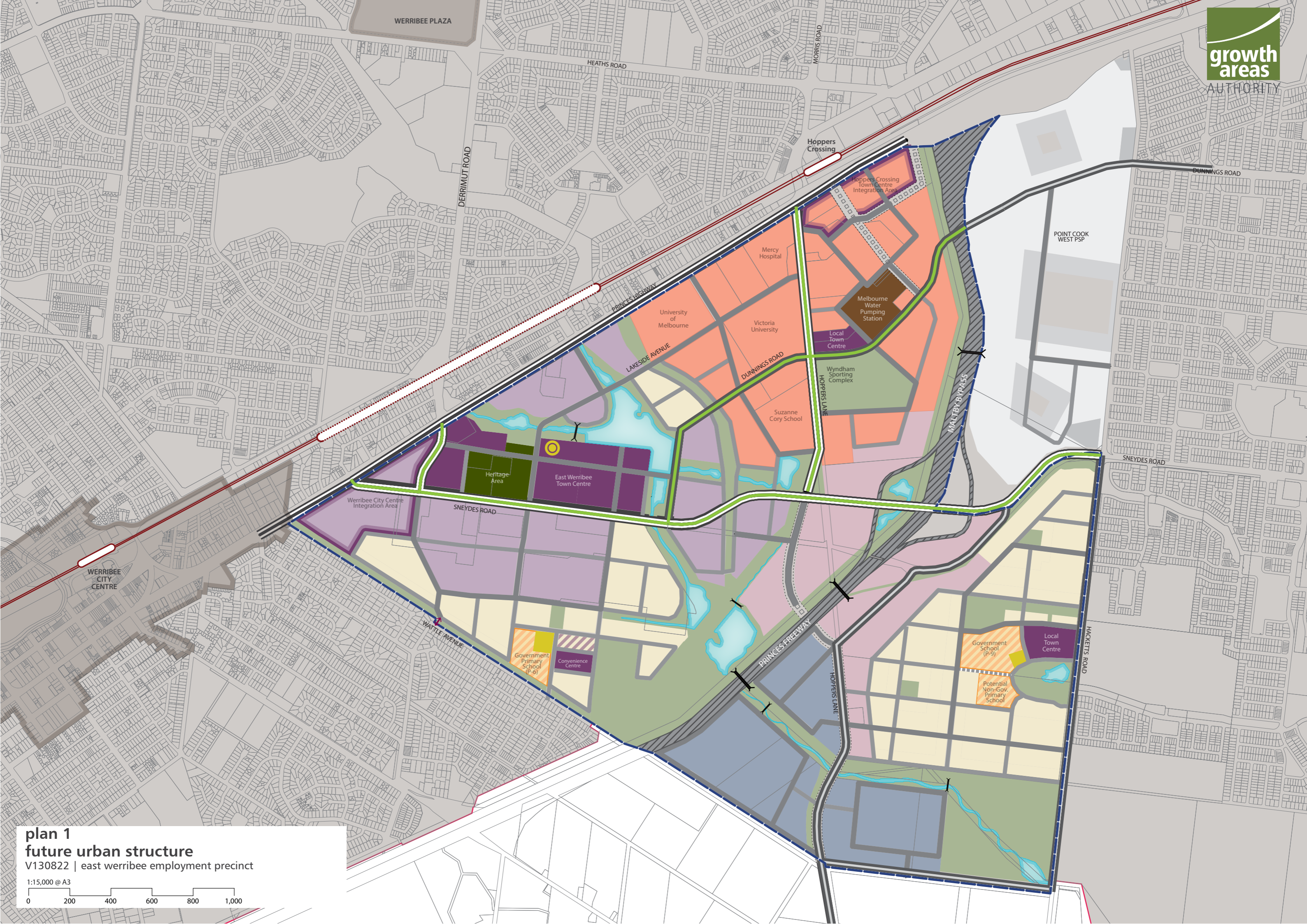
1.3 Planning and Environment Act 1987

This DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the State and Local Planning Policy Framework of the Wyndham Planning Scheme. This DCP is consistent with the Minister for Planning’s Direction on Development Contributions made under section 46M(1) of the Act and has had regards to the Victorian Government’s Development Contributions Guidelines (the ‘DCP Guidelines’).

The DCP provides for the charging of a Development Infrastructure Levy pursuant to section 46J(a) of the Act towards works, services and facilities. It also provides for the charging of a Community Infrastructure Levy pursuant to section 46J(b) of the Act as some items are classified as community infrastructure by reference to the Act, the Minister’s Direction on Development Contributions and the DCP guidelines.

This DCP forms part of the Wyndham Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 72.04 of the Wyndham Planning Scheme.

The DCP is implemented in the Wyndham Planning Scheme through Schedule 14 to the Development Contributions Plan Overlay which applies to the area shown in Plan 1.



plan 1
future urban structure
V130822 | east werribee employment precinct
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1.4 Strategic Planning for East Werribee Employment Precinct

The East Werribee Employment Precinct is located to the east of the Werribee City Centre. The East Werribee Precinct Structure Plan area is expected to provide opportunities for approximately 58,000 new jobs and 7,000 new dwellings.

The East Werribee Precinct Structure Plan establishes the future urban structure of the new employment and residential community which includes a range of networks including transport, town centres, residential neighbourhoods and a diverse range of places for employment.

The need for the infrastructure has been determined according to the anticipated development scenario for East Werribee as described in the East Werribee Employment Precinct Structure Plan. The Development Contributions Plan has a strong relationship to the East Werribee Employment Precinct Structure Plan, as the East Werribee Employment Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions Plan.

Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.5 East Werribee Employment Precinct Structure Plan

The East Werribee Employment PSP sets out the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development. The PSP also outlines projects required to ensure that future residents, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality affordable lifestyle.

The PSP enables urban development and the future urban structure of the new employment precinct is depicted through a number of networks, including employment, housing, transport, open space, stormwater management, town centres and social infrastructure.

1.6 The Area to Which the Development Contributions Plan Applies

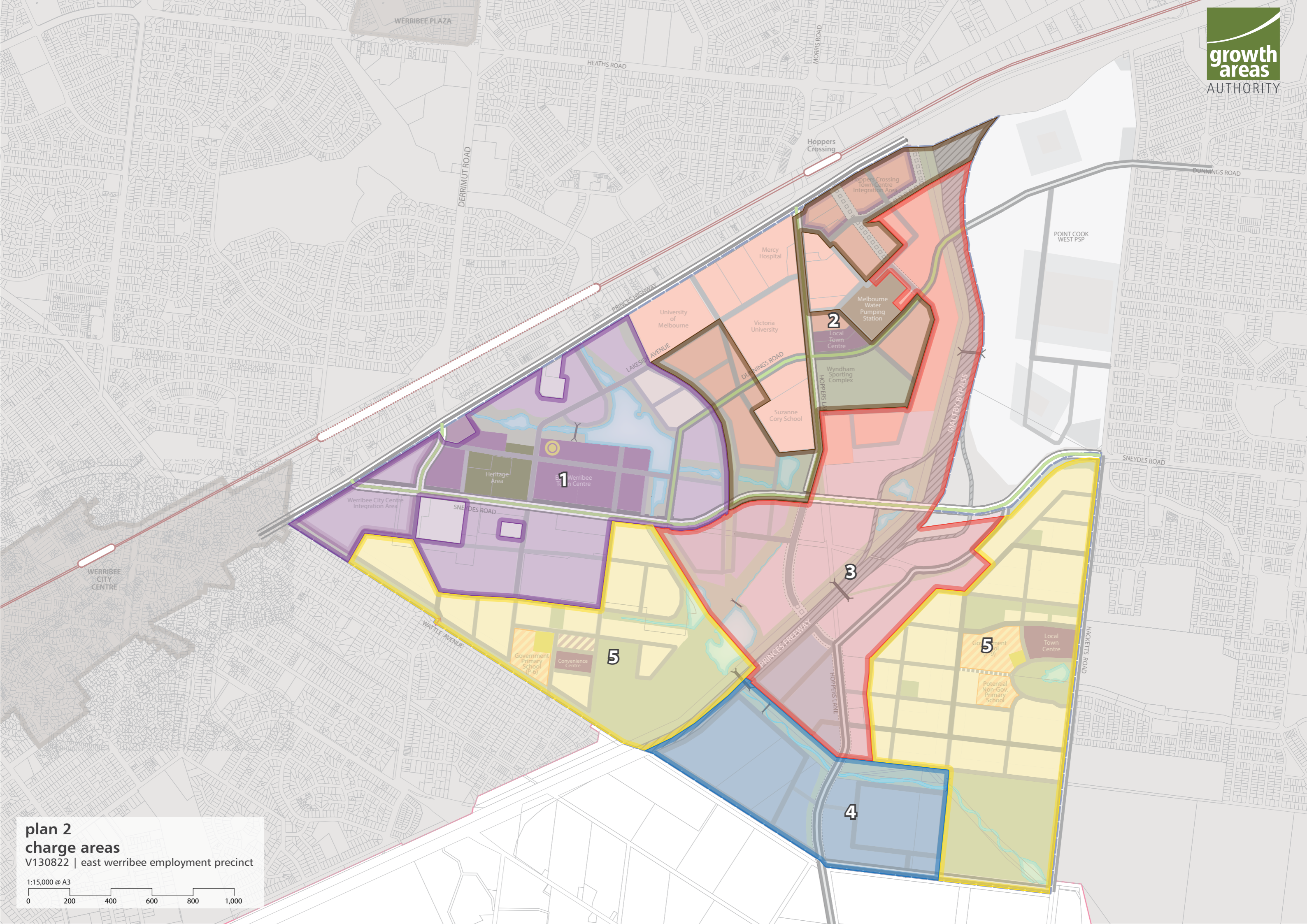
In accordance with section 46K(1)(a) of the Planning and Environment Act 1987 the East Werribee Employment Precinct DCP applies to land shown in Plan 1. The area is also shown on Development Contributions Plan Overlay Schedule 14 in the Wyndham Planning Scheme.

The East Werribee Employment Precinct DCP applies to a total site area of approximately 775 hectares, and a net developable area of 443.1 hectares. The precinct is divided into five charge areas as shown in Plan 2.

Table 2 Charge Areas

CHARGE AREA		NET DEVELOPABLE HECTARES
1	East Werribee Town Centre & Commercial Hub	104.2
2	Health & Learning Hub	45.3
3	Interchange Business and Enterprise Hubs excl GAIC contribution area	102.5
4	GAIC contribution area	52.1
5	Residential communities	139.0
TOTAL		443.1

The East Werribee Employment Precinct Structure Plan clearly demonstrates that the future urban structure has been designed as an integrated whole. The five charge areas also define the Main Catchment Area (‘MCA’) for the various infrastructure projects. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.



2. Infrastructure Project Justification

The need for infrastructure included in this DCP has been determined according to the anticipated development scenario for the East Werribee Employment Precinct as described in the PSP and its supporting documents.

Items can be included in a development contributions plan if they will be used by the future community of an area. New development does not have to trigger the need for new items in its own right. The development is charged in line with its projected share of use. An item can be included in a development contributions plan regardless of whether it is within or outside the DCP area.

Before inclusion in this DCP, all items set out in the DCP have been assessed to ensure they have a relationship or nexus to proposed development in the DCP area. The cost apportionment methodology adopted in this DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item.

A summary of how each item is related to proposed development within the DCP area is set out below and individual item apportionments are identified in Table 9.

The items that have been included in the DCP all have the following characteristics:

- They are essential to the health, safety and well being of the community.
- They will be used by a broad cross-section of the community.
- They reflect the vision and objectives expressed in the East Werribee Employment Precinct PSPs.
- They are not recurrent items.

2.1 Items not Included in the Development Contributions Plan

The following items are not included in the DCP, as they are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in this DCP and must be provided by developers as a matter of course and in implementing the PSPs:

- Internal streets and connector streets, creek crossings and associated traffic management measures (except where nominated in this DCP).
- Waterway management works and drainage systems (except where nominated in this DCP).
- Intersections connecting the development to the existing road network, except where specified as development contributions plan projects.
- Water, sewerage, underground power, gas and telecommunications services.
- Local pathways and connections to the regional and / or district pathway network.
- Shared path networks, including nominated crossings of waterways (except where nominated in this DCP).
- Basic levelling, provision of biodiversity offsets, water tapping and landscaping of local active and passive open space.

- Passive public open space reserve master plans and any agreed associated works required by the PSPs.
- Council's plan checking and supervision (except where nominated in this DCP).
- Bus stops.

Except where the land is in private ownership, land items have not been included in this DCP. The land area that is required for DCP projects that is currently in public ownership will be transferred directly to Wyndham City or to the relevant State Government agency.

These items may be further addressed and defined by an agreement under s173 of the Act and / or conditions in planning permits.

2.2 Infrastructure Projects

The following types of projects are included in the DCP (refer to Plans 3-4):

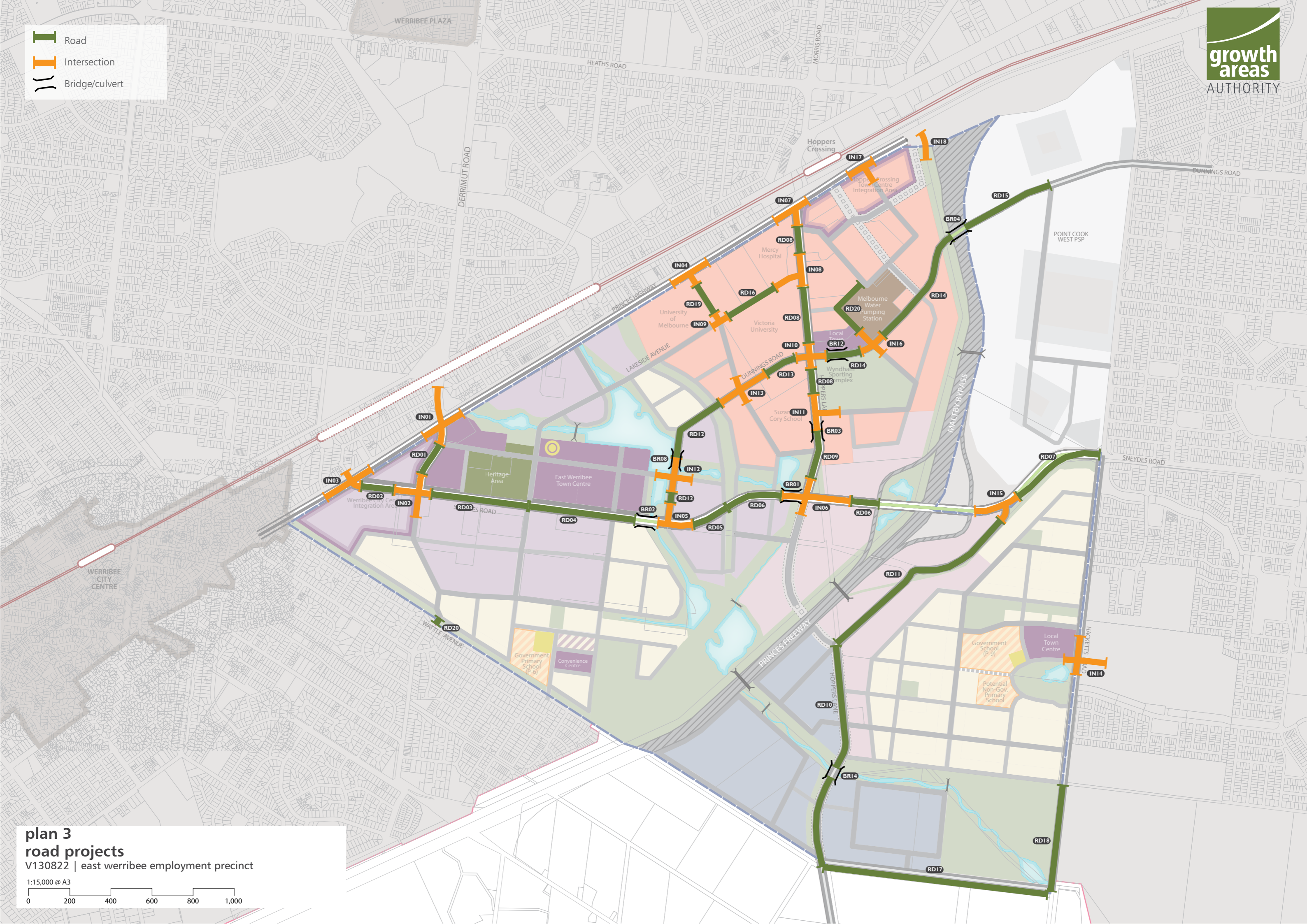
- Transport
 - Road Projects
 - Intersection Projects
 - Bridge and Drainage Projects
 - Shared Trails
- Community Facilities and Recreation
 - Community Facilities
 - Recreation

2.2.1 Transport Projects

The transport related projects in the DCP are based on the transport network depicted in Plan 3 which is supported by the West Growth Area Corridor Plan and the East Werribee Employment Precinct Structure Plan. The transport projects include a combination of:

- Road construction of arterial roads(including land and waterway crossing requirements)
- Construction of major controlled intersections and associated works
- Construction of shared paths.
- Construction of pedestrian / cycle bridges.

- Road
- Intersection
- Bridge/culvert



plan 3
road projects
V130822 | east werribee employment precinct

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The road projects shown in Plan 3 and listed in Table 3 are funded by the DCP.

Table 3 Road Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
RD-01	Derrimut Road Extension	Construction of 6 lane duplicated carriageway for 77m including shared bike/pedestrian paths, and landscaping (3 rows of tree planting) (ultimate treatment)	All	At time of subdivision
RD-02	Sneydes Road - Princes Hwy to Heritage Park	Construction of 4 lane duplicated carriageway for 374m including access lanes, two way bike paths, pedestrian paths and landscaping (5 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-03	Sneydes Road - Heritage Park	Construction of 4 lane carriageway for 224m including access lane, two way bike paths, pedestrian paths and landscaping (5 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-04	Sneydes Road - Town Centre	Construction of 4 lane carriageway for 331m including access lane, two way bike paths, pedestrian paths and landscaping (5 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-05	Sneydes Road - D1 Drain to N-S Access Link	Construction of 4 lane carriageway for 265m including access lane, two way bike paths, pedestrian paths and landscaping (5 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-06	Sneydes Road - N-S Access Link to Fwy	Construction of 4 lane carriageway for 399m including two way bike paths, pedestrian paths and landscaping (5 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-07	Sneydes Road - Fwy to Hacketts Rd	Construction of 4 lane carriageway for 479m including two way bike paths, pedestrian paths and landscaping (3 rows of tree planting) (interim treatment)	All	At time of subdivision
RD-08	Hoppers Lane - Princes Hwy to Suzanne Cory School	Construction of 2 lane carriageway for 533m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-09	Hoppers Lane - realigned section north of Sneydes Rd	Construction of 2 lane carriageway for 157m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-10	Hoppers Lane - east of Fwy - southern section	Construction of 2 lane carriageway for 1,132m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-11	Hoppers Lane - east of Fwy - northern section	Construction of 2 lane carriageway for 749m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-12	Dunnings Road - Sneydes Rd to Victoria University	Construction of 2 lane carriageway for 492m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-13	Dunnings Road - Victoria University	Purchase of land to create road reserve 40m wide and 262m long, and construction of 2 lane carriageway for 232m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-14	Dunnings Road - Hoppers Ln to Fwy	Construction of 2 lane carriageway for 719m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-15	Dunnings Road - East of Fwy	Construction of 2 lane carriageway for 446m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-16	Lakeside Avenue - Victoria University	Purchase of land to create road reserve 24.6m wide and 432m long, and construction of 2 lane carriageway for 285m including one way bike paths, pedestrian paths and landscaping (4 rows of trees) (ultimate treatment)	All	At time of subdivision
RD-17	Secondary Arterial - southern boundary	Construction of 2 lane carriageway for 1,042m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision

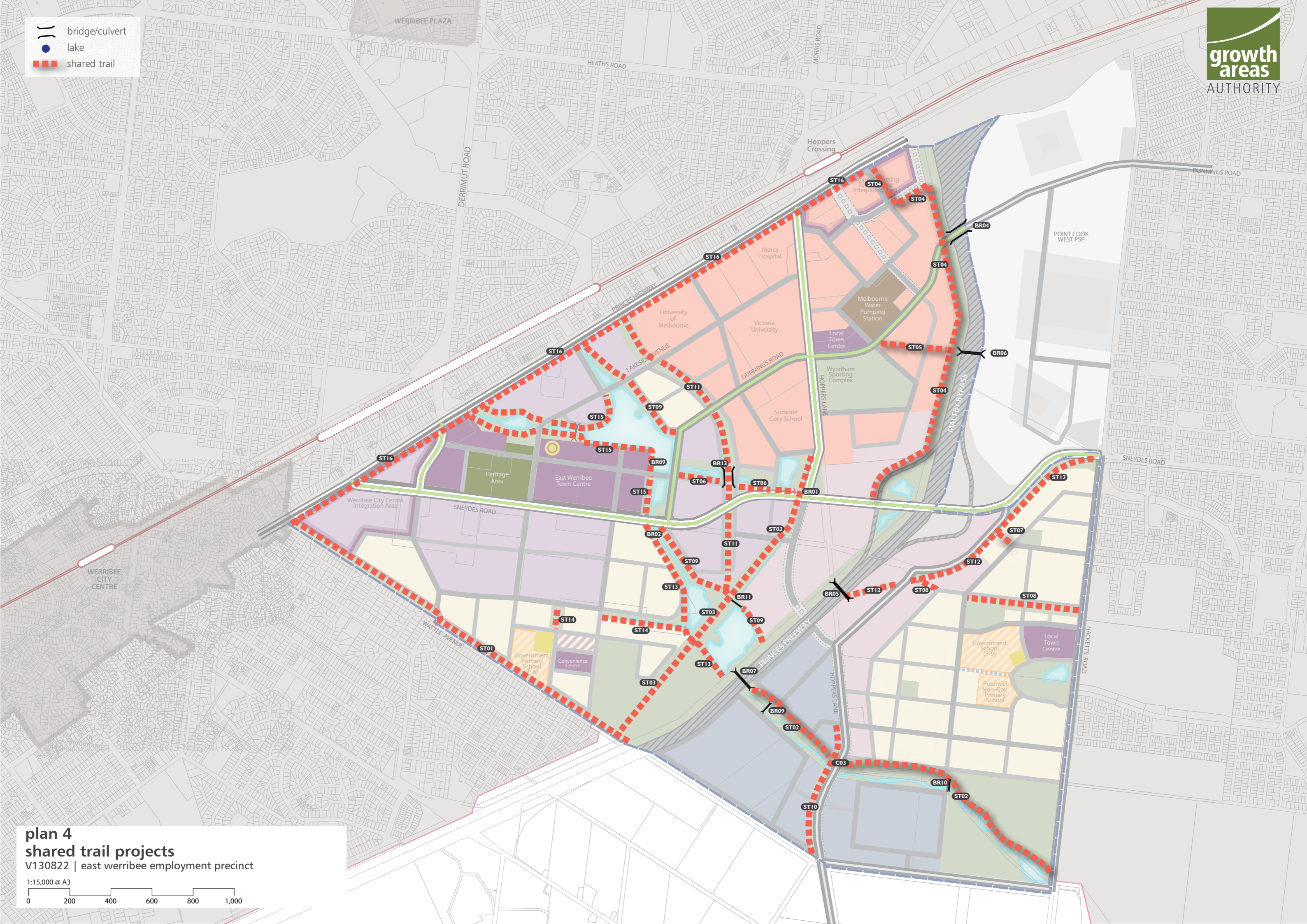
DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
RD-18	Hacketts Road - Grassland Dr/ Research Farm Rd to RD-18	Construction of 2 lane carriageway for 530m including one way bike paths, pedestrian paths and landscaping (interim treatment)	All	At time of subdivision
RD-19	Boulevard Connector Road - University of Melbourne	Purchase of land to create road reserve 24.6m wide and 260m long, and construction of 2 lane carriageway for 96m including one way bike paths, pedestrian paths and landscaping (4 rows of trees) (ultimate treatment)	All	At time of subdivision
RD-20	Bus gate from Wattle Avenue	Construction of bus only road and provision of bus gate/bollards	All	At time of subdivision

The intersection projects shown in Plan 3 and listed in Table 4 are funded by the DCP:

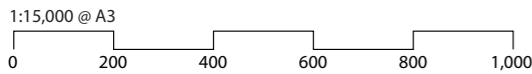
Table 4 Intersection Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
IN-01	Princess Highway / Derrimut Road	Upgrade of existing arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-02	Derrimut Road Extension / Sneydes Road	Construction of arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-03	Princess Highway / Sneydes Road	Upgrade of existing arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-04	Princes Highway / RD-19	Construction of arterial to connector signalised T intersection (ultimate treatment)	All	At time of subdivision
IN-05	Sneydes Road / Dunnings Road	Construction of arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-06	Sneydes Road / Hoppers Lane	Construction of arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-07	Princes Highway / Hoppers Lane	Upgrade of existing arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-08	Hoppers Lane / Lakeside Ave	Construction of arterial to boulevard connector signalised T intersection (interim treatment)	All	At time of subdivision
IN-09	Lakeside Avenue / RD-19	Construction of boulevard connector to boulevard connector 4-way roundabout intersection (ultimate treatment)	All	At time of subdivision
IN-10	Hoppers Lane / Dunnings Road	Construction of arterial to arterial 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-11	Hoppers Lane / Connector Opp. Suzanne Cory High School	Construction of arterial to connector 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-12	Dunnings Road / E-W Town Centre Main Street	Construction of arterial to connector 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-13	Dunnings Road / Connector along west of Suzanne Cory High School	Construction of arterial to connector 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-14	Hacketts Road / Connector (North of Point Cook SW Local Town Centre)	Construction of arterial to connector 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-15	New Sneydes Road / RD-12 (east of interchange)	Construction of arterial to connector 3-way signalised intersection (interim treatment)	All	At time of subdivision
IN-16	Dunnings Road / Connector (West of Pumping Station)	Construction of arterial to connector 4-way signalised intersection (interim treatment)	All	At time of subdivision
IN-17	Princes Hwy / Gateway Collector	Construction of arterial to connector 3-way signalised intersection (interim treatment)	All	At time of subdivision
IN-18	Freeway Off Ramp Works associated with IN-17	Realignment of freeway off-ramp.	All	At time of subdivision

- bridge/culvert
- lake
- shared trail



plan 4
shared trail projects
V130822 | east werribee employment precinct



The Shared trail projects shown in Plan 4 and listed in Table 5 are funded by the DCP.

Table 5 Shared Trail Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
ST-01	Shared Trail 1 - Wattle Village south	Construction of a 1,956m shared pedestrian/cycle trail (including landscaping) along southern edge of Wattle Village Community	All	At time of subdivision
ST-02	Shared Trail 2 - D1 Drain east of Fwy	Construction of a 1,811m shared pedestrian/cycle trail (including landscaping) along D1 Drain east of freeway	All	At time of subdivision
ST-03	Shared Trail 3 - trunk sewer	Construction of a 1,703m shared pedestrian/cycle trail (including landscaping) along trunk sewer	All	At time of subdivision
ST-04	Shared Trail 4 - realigned Federation Trail	Construction of a 1,998m shared pedestrian/cycle trail (including landscaping) to realign Federation Trail along interchange western ramps and along historic outfall sewer easement to Princes Hwy	All	At time of subdivision
ST-05	Shared Trail 5 - Health and Learning Hub	Construction of a 387m shared pedestrian/cycle trail (including landscaping) from realigned Federation Trail and pedestrian/cycle bridge to University Village Centre	All	At time of subdivision
ST-06	Shared Trail 6 - Dunnings Rd to Hoppers Ln	Construction of a 477m shared pedestrian/cycle trail (including landscaping) along waterway from Dunnings Road to Hoppers Lane	All	At time of subdivision
ST-07	Shared Trail 7 - north of Point Cook SW	Construction of a 103m shared pedestrian/cycle trail (including landscaping) from northern passive park in Point Cook South West to Sneydes Road	All	At time of subdivision
ST-08	Shared Trail 8 - Point Cook SW linear park	Construction of a 757m shared pedestrian/cycle trail (including landscaping) from Hacketts Road to WAG Pipeline easement	All	At time of subdivision
ST-09	Shared Trail 9 - east of lake and D1 Drain	Construction of a 1,368m shared pedestrian/cycle trail (including landscaping) along eastern edge of lake and waterway west of freeway	All	At time of subdivision
ST-10	Shared Trail 10 - Hoppers Lane	Construction of a 664m shared pedestrian/cycle trail (including landscaping) west of Hoppers Lane from southern arterial to Point Cook South West east-west connector	All	At time of subdivision
ST-11	Shared Trail 11 - North-South Access Link	Construction of a 1,377m shared pedestrian/cycle trail (including landscaping) along North-South Access Link	All	At time of subdivision
ST-12	Shared Trail 12 - WAG Pipeline easement	Construction of a 1,388m shared pedestrian/cycle trail (including landscaping) along WAG Pipeline easement	All	At time of subdivision
ST-13	Shared Trail 13 - west of D1 Drain	Construction of a 841m shared pedestrian/cycle trail (including landscaping) along western edge of D1 Drain between Sneydes Road and freeway	All	At time of subdivision
ST-14	Shared Trail 14 - Wattle Village waterway	Construction of a 504m shared pedestrian/cycle trail (including landscaping) along waterway in Wattle Village Community	All	At time of subdivision
ST-15	Shared Trail 15 - western lake	Construction of a 1,961m shared pedestrian/cycle trail (including landscaping) around southern, western and northern side of Wattle Village Community	All	At time of subdivision
ST-16	Shared Trail 16 - Princes Hwy	Construction of a 3,005m shared pedestrian/cycle trail (including landscaping) along Princes Highway	All	At time of subdivision

The bridge and culvert projects shown in Plans 3 and 4, and included in Table 6 are funded by the DCP

Table 6 Bridge & Culvert Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
BR-01	Sneydes Road - Trunk Sewer bridge	Construction of bridging structure to carry Sneydes Road over existing trunk sewer (interim treatment)	All	At time of subdivision
BR-02	Sneydes Road - D1 Drain bridge	Construction of a bridge to carry Sneydes Road over D1 drain (interim treatment)	All	At time of subdivision
BR-03	Hoppers Lane - Trunk Sewer bridge	Construction of bridging structure to carry Hoppers Lane over existing trunk sewer (interim treatment)	All	At time of subdivision
BR-04	Dunnings Road - Fwy overpass bridge	Construction of overpass bridge to carry Dunnings Road over freeway (ultimate treatment)	All	At time of subdivision
BR-05	Pedestrian/cycle Fwy bridge - south of interchange	Construction of pedestrian/cycle bridge across freeway south of interchange (ultimate treatment)	All	At time of subdivision
BR-06	Pedestrian/cycle Fwy bridge - btwn Dunnings Rd and interchange	Construction of pedestrian/cycle bridge across freeway between Dunnings Road and Sneydes Rd interchange (ultimate treatment)	All	At time of subdivision
BR-07	Pedestrian/cycle Fwy bridge - D1 Drain	Construction of pedestrian/cycle bridge across freeway at D1 Drain (ultimate treatment)	All	At time of subdivision
BR-08	Dunnings Road - D1 Drain culvert	Construction of a culvert to carry Dunnings Road over D1 drain (interim treatment)	All	At time of subdivision
BR-09	Pedestrian/cycle bridge - D1 Drain - east of freeway	Construction of timber and steel pedestrian / cycle bridge across D1 Drain east of freeway (ultimate treatment)	All	At time of subdivision
BR-10	Pedestrian/cycle bridge - D1 Drain - east of Hoppers Lane	Construction of timber and steel pedestrian / cycle bridge across D1 Drain east of Hoppers Lane (ultimate treatment)	All	At time of subdivision
BR-11	Pedestrian/cycle bridge - D1 Drain - west of freeway	Construction of timber and steel pedestrian/cycle bridge across drainage line next to trunk sewer (ultimate treatment)	All	At time of subdivision
BR-12	Dunnings Road - Trunk Sewer bridge	Construction of bridging structure to carry Dunnings Road over existing trunk sewer (interim treatment)	All	At time of subdivision
BR-13	North-South Access Link - waterway culvert	Construction of culvert under North-South Access Link (ultimate treatment)	All	At time of subdivision
BR-14	Hoppers Lane - D1 Drain culvert	Construction of culvert to carry Hoppers Lane over D1 Drain (interim treatment)	All	At time of subdivision

2.2.2 Recreation & Community Centre Projects

The recreation and community centre contributions include:

- Contribution towards construction of sports facilities in open space reserves.
- Contribution towards construction of pavilions for future sports fields.
- Contribution towards construction of community centres.

This DCP has provided a contribution per net developable hectare for charge areas one and five that will be used to construct sports fields, pavilions and community centres throughout the Precinct.

This will allow the Development Agency to have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and construct facilities that will best suit the needs of the future community.

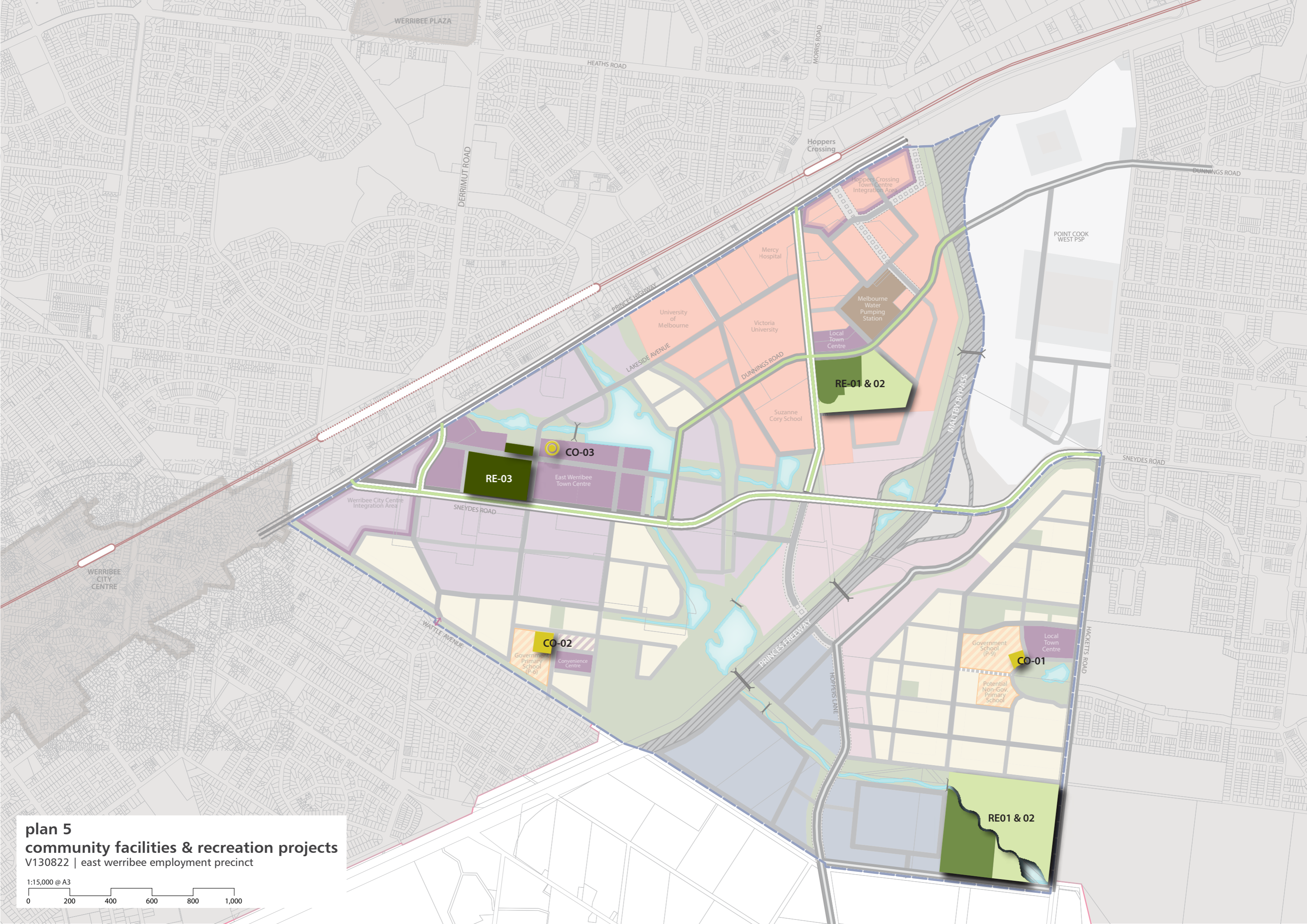
The community facilities and recreation projects shown in Plan 5 and included in Tables 7 and 8 are funded by the DCP.

Table 7 Community Facilities Projects

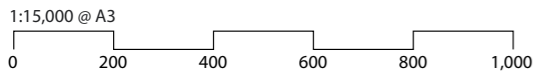
DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
CO-01	Point Cook South West Level 1 children’s centre	Construction of level 1 children’s centre in Point Cook South West	East Werribee Town Centre, Commercial Hub, Residential Communities	At time of subdivision
CO-02	Wattle Village Level 2 multi-purpose community centre	Construction of level 2 community centre in Wattle Village	East Werribee Town Centre, Commercial Hub, Residential Communities	At time of subdivision
CO-03	East Werribee Town Centre Level 3 library	Construction of level 3 community centre in East Werribee Town Centre, which includes a library but not a kindergarten or maternal childhood health	East Werribee Town Centre, Commercial Hub, Residential Communities	At time of subdivision

Table 8 Recreation Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
RE-01	Active Recreation - reserves	Contribution towards construction of sporting reserves	East Werribee Town Centre, Commercial Hub, Residential Communities	At time of subdivision
RE-02	Active Recreation - pavilions etc	Contribution towards construction of sporting pavilions	East Werribee Town Centre, Commercial Hub, Residential Communities	At time of subdivision
RE-03	Heritage Park	Contribution towards improvements to Heritage Park	All	At time of subdivision



plan 5
community facilities & recreation projects
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2.3 Project Timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 3 to 6. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared. The Development Agency will monitor and access the required timing for individual items and have regard to its capital works program, the staging of the PSP and areas external to the DCP Area and the indicative provision trigger within Tables 3 to 6. The Development Agency may seek an amendment to the Wyndham Planning Scheme to adjust indicative provision triggers as part of the five year review (or earlier if justified). Any adjustment would also need to be consistent with any implementation agreement entered into under Section 173 of the Planning and Environment Act 1987.

Indicative provision triggers are provided in Tables 3 to 6. Despite the indicative trigger, the Collecting Agency, in consultation with the relevant development agency, may consider alternatives to the priority delivery of works or land where:

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

All items in this DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 4.1 and acknowledging the Development Agency’s capacities to provide the balance of funds not attributable to the Main Catchment Area (as outlined in Table 11).

All items included in the DCP will be provided within 30 years from the date upon which this DCP was first incorporated in to the Wyndham Planning Scheme.

2.4 Distinction between Development and Community Infrastructure

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions, the DCP makes a distinction between ‘development’ and ‘community’ infrastructure.

The timing of payment of contributions is linked to the type of infrastructure in question.

The community infrastructure levy contributions are made by the home builder at the time of building approval (unless an alternative time is agreed between the collecting agency and a development proponent). Community infrastructure levy contributions will be paid for at a ‘per-dwelling’ rate. The Planning and Environment Act 1987 currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

Amended
by GC75

Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

Inserted
by GC75

The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

Inserted
by GC75

The projects listed in Table 9 are deemed to be community infrastructure levy projects.

All other infrastructure projects are considered to be development infrastructure projects.

Contributions relating to development infrastructure are to be made by developers at the time of subdivision. If subdivision is not applicable payments must be made prior to construction works.

Table 9 Community Infrastructure Levy Projects

DCP PROJECT NUMBER	PROJECT TITLE	PROJECT DESCRIPTION
CO-03	East Werribee Town Centre Level 3 library	Construction of level 3 community centre in East Werribee Town Centre, which includes a library but not a kindergarten or maternal childhood health
RE-02	Active Recreation - pavilions etc	Contribution towards construction of sporting pavilions

3. Calculation of Contributions

The general cost apportionment method includes the following steps:

- Calculation of the Net Developable Area ('NDA') and demand units (refer Tables 1 and 2).
- Calculation of project costs (refer Table 11).
- Identification and allowance for external use (refer Table 11).
- Cost apportionment and catchments (refer Table 11).
- Identification of development types required to pay the levy (refer Table 11).
- Summary of costs payable for each infrastructure project (refer Table 11).
- The development infrastructure charge per hectare for each development type and the community infrastructure levy per dwelling (refer Table 11).

3.1 Calculation of Net Developable Area and Demand Units

The following section sets out how NDA is calculated, provides a detailed land budget for every property within the East Werribee Employment Precinct DCP Area and outlines the development projections anticipated for the area.

3.1.1 Net Developable Area

In this DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site.

For the purposes of this DCP the NDA is defined as the total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, all connector (except for the boulevards) and local streets. It is the total precinct area minus some existing uses, community facilities, schools and educational facilities and open space, encumbered land and arterial roads. Any additional small local parks defined at the subdivision stage are included in the NDA.

The NDA for the DCP has been calculated in Table 10 to ensure the levies are properly apportioned.

Table 10 Summary Land Use Budget

DESCRIPTION	Hectares	
TOTAL PRECINCT AREA	775.1	
Princes Freeway (incl proposed interchange off-ramps)	32.2	
Existing uses expected to remain ¹ :	62.6	
Agrifoods	3.1	
CSIRO (F&NS)	4.3	
Dairy Innovation	0.6	
Goulburn Ovens TAFE	1.2	
Incitec Pivot	0.7	
Melbourne Water Pumping Station	6.5	
Wyndham Private Medical Centre (242 Hoppers Lane)	1.2	
South Stone Lodge (276-290 Princes Hwy)	3.8	
Suzanne Corey Select Entry School	6.6	
University of Melbourne Vet School	9.1	
Proposed Private Hospital Site (incl part of 242 Hoppers Lane)	5.0	
Victoria University (west of Hoppers Lane)	14.0	
Werribee Mercy Hospital/ University of Notre Dame (300-310 Princes Hwy)	5.0	
Werribee Police Station	1.2	
GROSS DEVELOPABLE AREA	680.3	100%

DESCRIPTION	Hectares	% of Gross Developable Area	% of NDA
GROSS DEVELOPABLE AREA	680.3	100%	
TRANSPORT			
Arterial Roads/Reservations for Future Arterials	55.4	8.1%	12.5%
Key Collectors (funded through DCP)	1.7	0.3%	0.4%
SUB-TOTAL - TRANSPORT	57.1	8.4%	12.9%
COMMUNITY FACILITIES			
Community Services Facilities ²	1.2	0.2%	0.3%
SUB-TOTAL - COMMUNITY FACILITIES	1.2	0.2%	0.3%
EDUCATION			
Government Education	8.9	1.3%	2.0%
Non-Government Education	2.6	0.4%	0.6%
SUB-TOTAL - EDUCATION	11.5	1.7%	2.6%
OPEN SPACE			
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space - District	29.1	4.3%	6.6%
Active Open Space - Regional - Proposed	7.7	1.1%	1.7%
Active Open Space - Regional - Existing	3.9	0.6%	0.9%
Regional Indoor Sports Facility	1.8	0.3%	0.4%
Passive Open Space	13.1	1.9%	3.0%
SUB-TOTAL - UNENCUMBERED OPEN SPACE	55.6	8.2%	12.5%
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Waterway/ Drainage Line/ Wetland/ Retarding	66.1	9.7%	14.9%
Easements (Melbourne Water Trunk Sewer, APA Gasnet high pressure pipeline, Shell WAG Pipeline)	17.9	2.6%	4.0%
Heritage (Former State Research Farm)	6.8	1.0%	1.5%
Heritage (Historic Sewer)	13.2	1.9%	3.0%
Other encumbered open space ³	7.9	1.2%	1.8%
SUB-TOTAL - ENCUMBERED OPEN SPACE	111.8	16.4%	25.2%
SUB-TOTAL - OPEN SPACE	167.3	24.6%	37.8%
NET DEVELOPABLE AREA (NDA)	443.1	65.1%	100.0%

Notes:

1 These uses include only those expected to remain in the long-term. Other existing uses are expected to remain for the short to medium-term.

2 Excludes level 3 centre proposed to be integrated within the East Werribee Town Centre rather than delivered as a stand alone building.

3 North-South Access Link

3.1.2 Land Budget and Demand Units

Net developable hectare is the demand unit for this DCP.

Based on the East Werribee Employment PSP, there is one development type included in this DCP: Urban Development. Urban Development is defined broadly to include all forms of development, including residential subdivision, development within the local town centres, convenience centres and employment areas. Urban Development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, child care centre, medical centre of convenience store or any other approved use. There is a total of 443.1 Net Developable Hectares in the DCP area.

3.2 Calculations of Contributions Charges

3.2.1 Calculation of Costs

Each project has been assigned a land and / or construction cost. These costs are listed in Table 11. The costs are expressed in 2012 dollars and will be indexed in accordance with the indexation method specified in Section 4.3.

3.2.2 Road Construction and Intersection Works

Detailed cost estimates for the road and intersection projects will be prepared based on the results of the traffic report prepared by AECOM.

Road construction and intersection costs will be derived from concept functional designs overlaid only topographical data and existing conditions in an accurate AutoCAD system. This enables the provision of accurate and detailed component costing as shown on the data sheets in Section 7.0.

The intersection layout will be agreed with the relevant road authority with the scope of works expected to be:

- No land acquisition costs have been allowed for unless stated (these are separately identified in each DCP project costing in Table 11).
- No trunk services have been allowed for.
- Drainage allowance is for 'road reserve or project land' areas i.e. no external catchments. However, major drainage such as culverts or bridges consistent with the East Werribee Employment PSP has been included as separate projects.
- A standard excavation depth has been allowed for. Final pavement requirements will be determined at construction stage responding to actual ground conditions.
- Where required an allowance has been made for existing services adjustment or relocation (e.g. electricity poles, water fittings, manholes etc)
- Additional percentage based costs tailored to each individual project have been included for:
 - Traffic management.
 - Field survey and detail design fees.
 - Construction overheads and supervision.
 - Contingency.

The level of contingency for each project reflects the level of design resolution achieved at the time the DCP was prepared.

With respect to road / intersection construction along existing road alignments:

- Most difficulties along the alignment will have been dealt with or built around due to the existing road or in the case of Sneydes Road, the upgrade funded in 2013, therefore upgrading of the pavement will have no effect or only a minor effect on in-ground or underground assets.
- Similar vertical alignments have been allowed for following natural terrain which removes the possibility of extra earthworks being required.
- Higher levels of traffic management and service relocation have been allowed for.

With respect to road / intersection construction for green field alignments:

- Design generally follows natural terrain
- Existing service alterations have been included and would be minimal
- Major cost items such as Melbourne Water drainage culverts have been allowed for as separate items

Where possible, arterial road works as funded by this DCP have been designed to minimise any redundant works that are required in the ultimate delivery of future arterial roads.

3.2.3 Interim and Temporary works

Temporary works (i.e. works to a lower standard than specified in this DCP) are not allowed as costs against this DCP unless expressly listed in the DCP or to the satisfaction of the Collecting Agency in consultation with the development agency.

3.3 Cost Apportionment

The DCP apportions a charge to new development according to its projected share of use of identified infrastructure items. Since development contribution charges are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore costs must be shared in accordance with the estimated share of use.

This DCP calculates what each new development should pay towards provision of the identified infrastructure items. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total (existing and proposed) demand units within its catchment, then aggregated for all items used by a new development.

Similarly, this DCP area will add to demands on infrastructure in nearby areas. Some allowance is made in this DCP for contributions to a share of the cost to address those demands.

If a new development is not in the catchment for a particular item, it does not pay towards the cost of that item. The balance of the cost of the items not recovered under this DCP will be funded from alternative sources.

To support this approach, a main catchment area has been determined for each item.

3.3.1 Main Catchment Areas

The Main Catchment Area (‘MCA’) is the geographic area from which a given item of infrastructure will draw most of its use. The DCP MCA has been divided into five areas. These areas form logical charge areas to which the usage of local infrastructure has been apportioned.

For each infrastructure project, the areas that make up the MCA have been nominated.

The charges for new development are different in each of these areas as they ensure new development puts an appropriate share towards the items it will use.

It is important to note that the number of Net Developable Hectares (that is the demand units) in each area is based on the land budgets in Table 10.

The ‘per Net Developable Hectare’ contributions will not and must not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other work, the DCP is permanently linked to the calculation of Net Developable Area set out in the detailed land budget in Appendix 1.

For the purposes of the DCP, the number of developable hectares will only change if the Collecting Agency, in consultation with the responsible authority, agrees to a variation to the Precinct and detailed land budget and associated tables. Appendix 1 should be used to determine the number of developable hectares (for DCP purposes) on individual parcels.

3.3.2 Charge Areas

The DCP contains five charge areas. Charge Areas 1 and 5 apply to land where residential development is to be located under the Future Urban Structure (refer Plan 2).

Charge Areas 2 and 3 apply to land designated for predominantly employment use; Charge Area 4 also applies to land designated for dedicated employment use and is also the only part of the Precinct that is liable for a GAIC contribution.

The variation between the charge area rates reflects the fact that employment land with little or no housing (i.e. charge areas 2, 3 and 4) does not contribute towards community and active recreation items. In addition Charge Area 4 does not contribute to any State items.

For each infrastructure project, the charge area that is to make the contribution is specified (refer Table 11).

3.3.3 Non-Government Schools

The development of land for a non government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under this Development Contribution Plan.

3.3.4 Total Contributions Payable by MCA and Development Type

Table 11 provides the dollar contribution per Net Developable Hectare for the respective infrastructure items.

3.3.5 Schedule of Costs

Table 11 calculates the amount of contributions payable by each charge area for each infrastructure category.

3.3.6 Summary of Charges per Hectare

Table 11 shows the quantum of funds to be contributed by each charge area towards each infrastructure project. This adds up to the total amount of funds recoverable under the DCP.

Amended by VC249 3.3.7 Small second dwelling

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

Table 11 Calculation of Costs

DCP Project No.	Project	Infrastructure Category	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Total Cost Recovered by DCP	Contribution per Charge Area				
								Area 1	Area 2	Area 3	Area 4	Area 5
ROAD PROJECTS												
RD-01	Derrimut Road Extension	Development	\$0	\$477,000	\$477,000	100%	\$477,000	\$112,172	\$48,766	\$110,342	\$56,086	\$149,634
RD-02	Sneydes Road - Princes Hwy to Heritage Park	Development	\$0	\$2,801,862	\$2,801,862	100%	\$2,801,862	\$658,890	\$286,446	\$648,140	\$329,445	\$878,941
RD-03	Sneydes Road - Heritage Park	Development	\$0	\$2,079,189	\$2,079,189	100%	\$2,079,189	\$488,945	\$212,564	\$480,968	\$244,472	\$652,239
RD-04	Sneydes Road - Town Centre	Development	\$0	\$4,457,761	\$4,457,761	100%	\$4,457,761	\$1,048,293	\$455,736	\$1,031,190	\$524,147	\$1,398,395
RD-05	Sneydes Road - D1 Drain to N-S Access Link	Development	\$0	\$2,152,920	\$2,152,920	100%	\$2,152,920	\$506,284	\$220,102	\$498,024	\$253,142	\$675,369
RD-06	Sneydes Road - N-S Access Link to Fwy	Development	\$0	\$2,228,231	\$2,228,231	100%	\$2,228,231	\$523,994	\$227,802	\$515,445	\$261,997	\$698,994
RD-07	Sneydes Road - Fwy to Hacketts Rd	Development	\$0	\$2,461,208	\$2,461,208	100%	\$2,461,208	\$578,781	\$251,620	\$569,338	\$289,390	\$772,078
RD-08	Hoppers Lane - Princes Hwy to Suzanne Cory School	Development	\$0	\$1,675,393	\$1,675,393	100%	\$1,675,393	\$393,988	\$171,283	\$387,560	\$196,994	\$525,569
RD-09	Hoppers Lane - realigned section north of Sneydes Rd	Development	\$0	\$500,637	\$500,637	100%	\$500,637	\$117,730	\$51,182	\$115,810	\$58,865	\$157,049
RD-10	Hoppers Lane - east of Fwy - southern section	Development	\$0	\$2,954,225	\$2,954,225	100%	\$2,954,225	\$694,720	\$302,023	\$683,385	\$347,360	\$926,737
RD-11	Hoppers Lane - east of Fwy - northern section	Development	\$0	\$1,666,097	\$1,666,097	100%	\$1,666,097	\$391,802	\$170,332	\$385,409	\$195,901	\$522,653
RD-12	Dunnings Road - Sneydes Rd to Victoria University	Development	\$0	\$1,288,778	\$1,288,778	100%	\$1,288,778	\$303,071	\$131,757	\$298,126	\$151,535	\$404,288
RD-13	Dunnings Road - Victoria University	Development	\$524,000	\$523,351	\$1,047,351	100%	\$1,047,351	\$246,297	\$107,075	\$242,278	\$123,148	\$328,553
RD-14	Dunnings Road - Hoppers Ln to Fwy	Development	\$0	\$2,368,483	\$2,368,483	100%	\$2,368,483	\$556,976	\$242,140	\$547,889	\$278,488	\$742,991
RD-15	Dunnings Road - East of Fwy	Development	\$0	\$996,364	\$996,364	100%	\$996,364	\$234,306	\$101,863	\$230,484	\$117,153	\$312,558
RD-16	Lakeside Avenue - Victoria University	Development	\$531,360	\$880,476	\$1,411,836	100%	\$1,411,836	\$332,009	\$144,338	\$326,593	\$166,005	\$442,891
RD-17	Secondary Arterial - southern boundary	Development	\$0	\$2,313,726	\$2,313,726	100%	\$2,313,726	\$544,099	\$236,542	\$535,222	\$272,049	\$725,813
RD-18	Hacketts Road - Grassland Dr/Research Farm Rd to RD-18	Development	\$0	\$1,392,895	\$1,392,895	100%	\$1,392,895	\$327,555	\$142,402	\$322,211	\$163,778	\$436,950
RD-19	Boulevard Connector Road - University of Melbourne	Development	\$319,800	\$302,826	\$622,626	100%	\$622,626	\$146,417	\$63,654	\$144,029	\$73,209	\$195,317
RD-20	Bus gate from Wattle Avenue	Development	\$0	\$200,000	\$200,000	100%	\$200,000	\$85,691	\$0	\$0	\$0	\$114,309
Sub-Total Roads			\$1,375,160	\$33,721,421	\$35,096,581		\$35,096,581	\$8,292,018	\$3,567,626	\$8,072,443	\$4,103,164	\$11,061,330
INTERSECTION PROJECTS												
IN-01	Princess Highway / Derrimut Road	Development	\$0	\$4,370,276	\$4,370,276	100%	\$4,370,276	\$1,164,662	\$506,326	\$1,145,661	\$0	\$1,553,628

DCP Project No.	Project	Infrastructure Category	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Total Cost Recovered by DCP	Contribution per Charge Area				
								Area 1	Area 2	Area 3	Area 4	Area 5
IN-02	Derrimut Road Extension / Sneydes Road	Development	\$0	\$4,791,009	\$4,791,009	100%	\$4,791,009	\$1,126,660	\$489,805	\$1,108,279	\$563,330	\$1,502,935
IN-03	Princess Highway / Sneydes Road	Development	\$0	\$2,056,897	\$2,056,897	100%	\$2,056,897	\$548,155	\$238,305	\$539,212	\$0	\$731,224
IN-04	Princes Highway / RD-19	Development	\$0	\$2,555,585	\$2,555,585	100%	\$2,555,585	\$600,975	\$261,268	\$591,170	\$300,487	\$801,684
IN-05	Sneydes Road / Dunnings Road	Development	\$0	\$2,905,236	\$2,905,236	100%	\$2,905,236	\$683,199	\$297,015	\$672,053	\$341,600	\$911,369
IN-06	Sneydes Road / Hoppers Lane	Development	\$0	\$4,791,898	\$4,791,898	100%	\$4,791,898	\$1,126,869	\$489,896	\$1,108,485	\$563,435	\$1,503,213
IN-07	Princes Highway / Hoppers Lane	Development	\$0	\$8,000,000	\$8,000,000	100%	\$8,000,000	\$2,131,969	\$926,854	\$2,097,187	\$0	\$2,843,990
IN-08	Hoppers Lane / Lakeside Ave	Development	\$0	\$2,021,904	\$2,021,904	100%	\$2,021,904	\$475,474	\$206,708	\$467,716	\$237,737	\$634,269
IN-09	Lakeside Avenue / RD-19	Development	\$0	\$1,456,612	\$1,456,612	100%	\$1,456,612	\$342,539	\$148,916	\$336,950	\$171,269	\$456,938
IN-10	Hoppers Lane / Dunnings Road	Development	\$0	\$1,886,701	\$1,886,701	100%	\$1,886,701	\$443,679	\$192,886	\$436,441	\$221,840	\$591,856
IN-11	Hoppers Lane / Connector Opp. Suzanne Cory High School	Development	\$0	\$1,654,351	\$1,654,351	100%	\$1,654,351	\$389,039	\$169,131	\$382,692	\$194,520	\$518,968
IN-12	Dunnings Road / E-W Town Centre Main Street	Development	\$0	\$2,089,201	\$2,089,201	100%	\$2,089,201	\$491,299	\$213,588	\$483,284	\$245,650	\$655,380
IN-13	Dunnings Road / Connector along west of Suzanne Cory High School	Development	\$0	\$2,098,235	\$2,098,235	100%	\$2,098,235	\$493,424	\$214,512	\$485,374	\$246,712	\$658,214
IN-14	Hacketts Road / Connector (North of Point Cook SW Local Town Centre)	Development	\$0	\$2,347,920	\$2,347,920	100%	\$2,347,920	\$552,140	\$240,038	\$543,132	\$276,070	\$736,540
IN-15	New Sneydes Road / RD-12 (east of interchange)	Development	\$0	\$2,904,545	\$2,904,545	100%	\$2,904,545	\$683,037	\$296,944	\$671,893	\$341,518	\$911,153
IN-16	Dunnings Road / Connector (West of Pumping Station)	Development	\$0	\$1,900,784	\$1,900,784	100%	\$1,900,784	\$446,991	\$194,325	\$439,698	\$223,496	\$596,274
IN-17	Princes Hwy / Gateway Collector	Development	\$0	\$2,413,473	\$2,413,473	100%	\$2,413,473	\$567,556	\$246,740	\$558,296	\$283,778	\$757,104
IN-18	Freeway Off Ramp Works associated with IN-17	Development	\$0	\$943,870	\$943,870	100%	\$943,870	\$251,538	\$109,354	\$247,434	\$0	\$335,545
Sub-Total Intersections			\$0	\$51,188,498	\$51,188,498		\$51,188,498	\$12,519,205	\$5,442,610	\$12,314,957	\$4,211,441	\$16,700,284
BRIDGE & DRAINAGE PROJECTS												
BR-01	Sneydes Road - Trunk Sewer bridge	Development	\$0	\$1,844,388	\$1,844,388	100%	\$1,844,388	\$433,729	\$188,560	\$426,653	\$216,864	\$578,583
BR-02	Sneydes Road - D1 Drain bridge	Development	\$0	\$3,067,787	\$3,067,787	100%	\$3,067,787	\$721,425	\$313,633	\$709,655	\$360,712	\$962,362
BR-03	Hoppers Lane - Trunk Sewer bridge	Development	\$0	\$6,894,498	\$6,894,498	100%	\$6,894,498	\$1,621,320	\$704,854	\$1,594,868	\$810,660	\$2,162,797
BR-04	Dunnings Road - Fwy overpass bridge	Development	\$0	\$5,387,066	\$5,387,066	100%	\$5,387,066	\$1,266,830	\$550,743	\$1,246,162	\$633,415	\$1,689,917
BR-05	Pedestrian/cycle Fwy bridge - south of interchange	Development	\$0	\$5,379,465	\$5,379,465	100%	\$5,379,465	\$1,265,042	\$549,966	\$1,244,403	\$632,521	\$1,687,532
BR-06	Pedestrian/cycle Fwy bridge - btwn Dunnings Rd and interchange	Development	\$0	\$5,379,465	\$5,379,465	100%	\$5,379,465	\$1,265,042	\$549,966	\$1,244,403	\$632,521	\$1,687,532
BR-07	Pedestrian/cycle Fwy bridge - D1 Drain	Development	\$0	\$5,379,465	\$5,379,465	100%	\$5,379,465	\$1,265,042	\$549,966	\$1,244,403	\$632,521	\$1,687,532

DCP Project No.	Project	Infrastructure Category	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Total Cost Recovered by DCP	Contribution per Charge Area				
								Area 1	Area 2	Area 3	Area 4	Area 5
BR-08	Dunnings Road - D1 Drain culvert	Development	\$0	\$2,550,495	\$2,550,495	100%	\$2,550,495	\$599,778	\$260,748	\$589,993	\$299,889	\$800,088
BR-09	Pedestrian/cycle bridge - D1 Drain - east of freeway	Development	\$0	\$105,148	\$105,148	100%	\$105,148	\$24,727	\$10,750	\$24,323	\$12,363	\$32,985
BR-10	Pedestrian/cycle bridge - D1 Drain - east of Hoppers Lane	Development	\$0	\$105,148	\$105,148	100%	\$105,148	\$24,727	\$10,750	\$24,323	\$12,363	\$32,985
BR-11	Pedestrian/cycle bridge - D1 Drain - west of freeway	Development	\$0	\$105,148	\$105,148	100%	\$105,148	\$24,727	\$10,750	\$24,323	\$12,363	\$32,985
BR-12	Dunnings Road - Trunk Sewer bridge	Development	\$0	\$1,844,388	\$1,844,388	100%	\$1,844,388	\$433,729	\$188,560	\$426,653	\$216,864	\$578,583
BR-13	North-South Access Link - waterway culvert	Development	\$0	\$192,140	\$192,140	100%	\$192,140	\$45,184	\$19,643	\$44,447	\$22,592	\$60,274
BR-14	Hoppers Lane - D1 Drain culvert	Development	\$0	\$936,590	\$936,590	100%	\$936,590	\$220,250	\$95,752	\$216,656	\$110,125	\$293,807
Sub-Total Bridges / Culverts			\$0	\$39,171,190	\$39,171,190		\$39,171,190	\$9,211,551	\$4,004,638	\$9,061,266	\$4,605,775	\$12,287,961
COMMUNITY FACILITIES												
CO-01	Point Cook South West Level 1 children's centre	Development	\$0	\$3,256,038	\$3,256,038	100%	\$3,256,038	\$1,395,062	\$0	\$0	\$0	\$1,860,976
CO-02	Wattle Village Level 2 multi-purpose community centre	Development	\$0	\$5,350,016	\$5,350,016	100%	\$5,350,016	\$2,292,235	\$0	\$0	\$0	\$3,057,781
CO-03	East Werribee Town Centre Level 3 library	Community	\$0	\$4,373,719	\$4,373,719	100%	\$4,373,719	\$1,873,937	\$0	\$0	\$0	\$2,499,782
Sub-Total Community Centres			\$0	\$12,979,773	\$12,979,773		\$12,979,773	\$5,561,235	\$0	\$0	\$0	\$7,418,538
RECREATION												
RE-01	Active Recreation - reserves	Development	\$0	\$13,334,348	\$13,334,348	100%	\$13,334,348	\$5,713,154	\$0	\$0	\$0	\$7,621,194
RE-02	Active Recreation - pavilions etc	Community	\$0	\$8,999,089	\$8,999,089	100%	\$8,999,089	\$3,855,695	\$0	\$0	\$0	\$5,143,394
RE-03	Heritage Park	Development	\$0	\$2,000,000	\$2,000,000	100%	\$2,000,000	\$470,323	\$204,469	\$462,650	\$235,161	\$627,398
Sub-Total Recreation			\$0	\$24,333,437	\$24,333,437		\$24,333,437	\$10,039,172	\$204,469	\$462,650	\$235,161	\$13,391,986
SHARED TRAIL PROJECTS												
ST-01	Shared Trail 1 - Wattle Village south	Development	\$0	\$433,765	\$433,765	100%	\$433,765	\$102,005	\$44,346	\$100,341	\$51,002	\$136,072
ST-02	Shared Trail 2 - D1 Drain east of Fwy	Development	\$0	\$403,648	\$403,648	100%	\$403,648	\$94,922	\$41,267	\$93,374	\$47,461	\$126,624
ST-03	Shared Trail 3 - trunk sewer	Development	\$0	\$381,217	\$381,217	100%	\$381,217	\$89,647	\$38,973	\$88,185	\$44,824	\$119,587
ST-04	Shared Trail 4 - realigned Federation Trail	Development	\$0	\$442,489	\$442,489	100%	\$442,489	\$117,922	\$51,265	\$115,998	\$0	\$157,304
ST-05	Shared Trail 5 - Health and Learning Hub	Development	\$0	\$107,881	\$107,881	100%	\$107,881	\$25,369	\$11,029	\$24,955	\$12,685	\$33,842
ST-06	Shared Trail 6 - Dunnings Rd to Hoppers Ln	Development	\$0	\$126,574	\$126,574	100%	\$126,574	\$29,765	\$12,940	\$29,280	\$14,883	\$39,706
ST-07	Shared Trail 7 - north of Point Cook SW	Development	\$0	\$48,893	\$48,893	100%	\$48,893	\$11,498	\$4,999	\$11,310	\$5,749	\$15,338

DCP Project No.	Project	Infrastructure Category	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Total Cost Recovered by DCP	Contribution per Charge Area				
								Area 1	Area 2	Area 3	Area 4	Area 5
ST-08	Shared Trail 8 - Point Cook SW linear park	Development	\$0	\$184,730	\$184,730	100%	\$184,730	\$43,441	\$18,886	\$42,733	\$21,721	\$57,950
ST-09	Shared Trail 9 - east of lake and D1 Drain	Development	\$0	\$311,636	\$311,636	100%	\$311,636	\$73,285	\$31,860	\$72,089	\$36,642	\$97,760
ST-10	Shared Trail 10 - Hoppers Lane	Development	\$0	\$161,260	\$161,260	100%	\$161,260	\$37,922	\$16,486	\$37,303	\$18,961	\$50,587
ST-11	Shared Trail 11 - North-South Access Link	Development	\$0	\$313,506	\$313,506	100%	\$313,506	\$73,724	\$32,051	\$72,522	\$36,862	\$98,346
ST-12	Shared Trail 12 - WAG Pipeline easement	Development	\$0	\$315,790	\$315,790	100%	\$315,790	\$74,262	\$32,285	\$73,050	\$37,131	\$99,063
ST-13	Shared Trail 13 - west of D1 Drain	Development	\$0	\$202,177	\$202,177	100%	\$202,177	\$47,544	\$20,669	\$46,769	\$23,772	\$63,423
ST-14	Shared Trail 14 - Wattle Village waterway	Development	\$0	\$132,182	\$132,182	100%	\$132,182	\$31,084	\$13,514	\$30,577	\$15,542	\$41,465
ST-15	Shared Trail 15 - western lake	Development	\$0	\$434,804	\$434,804	100%	\$434,804	\$102,249	\$44,452	\$100,581	\$51,125	\$136,397
ST-16	Shared Trail 16 - Princes Hwy	Development	\$0	\$651,645	\$651,645	100%	\$651,645	\$153,242	\$66,620	\$150,742	\$76,621	\$204,420
Sub-Total Trails			\$0	\$4,652,197	\$4,652,197		\$4,652,197	\$1,107,882	\$481,642	\$1,089,807	\$494,980	\$1,477,885
SUMMARY												
TOTAL COST All Projects							\$167,421,675	\$46,731,063	\$13,700,984	\$31,001,123	\$13,650,521	\$62,337,983
TOTAL COST Development Infrastructure Projects							\$154,048,867	\$41,001,431	\$13,700,984	\$31,001,123	\$13,650,521	\$54,694,807
TOTAL Development Infrastructure Levy Per Net Developable Hectare								\$393,488	\$302,450	\$302,450	\$262,006	\$393,488
TOTAL Community Infrastructure Levy Per Dwelling							\$1,150					
TOTAL Community Infrastructure Levy Estimated Raised via East Werribee Employment Precinct DCP							\$13,372,808	\$1,980,000	\$720,000	\$0	\$0	\$3,690,000

4. Development Contributions Plan Administration

This section sets out how the DCP will be administered and includes the timing of payment, provision of works and land in kind and how the DCP fund will be managed in terms of reporting, indexation and review periods.

The East Werribee Employment Precinct DCP Development Infrastructure Levy applies to subdivision and / or development of land.

The East Werribee Employment Precinct Community Infrastructure Levy applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

4.1 Payment of Contribution Levies and Payment Timing

4.1.1 Development Infrastructure

For subdivision of Land

- A development infrastructure levy must be paid to the Collecting Agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance with respect to that plan or included in an implementation agreement under Section 173 of the *Planning and Environment Act 1987*.
- Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed may only be 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 Development Contributions is submitted with each stage of plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency or included in an implementation agreements under Section 173 of the *Planning and Environment Act 1987*.

If the Collecting Agency, in consultation with the Responsible Authority and Development Agency, agrees to works or provision of land in lieu of the payment of the infrastructure levy, 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 to specific requirements.

For development of land where no subdivision is proposed

- Provided a development infrastructure levy has not already been paid on subject land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development Contributions Plan for each demand unit (Net Developable Hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways landscaping and ancillary components). The Collecting Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.

If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement or other suitable arrangement under Section 173 of the *Planning and Environment Act 1987* in relation to the proposed works or land in lieu.

Where no planning permit is required

The following requirements apply where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by the Collecting Agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the Collecting Agency in accordance with the provision of this approved Development Contributions Plan for the land.

If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, 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.

4.1.2 Community Infrastructure Levy

Contributions relating to community infrastructure are to be made by the home builder prior to the issue of a building permit. However, development proponents are strongly encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders.

Levies for 'residential buildings' will be calculated at the rate for a single dwelling. In all other forms of accommodation, the dwelling is the individual unit (such as each dwelling in a residential village, retirement village, serviced apartment and so on). Corrective institutions are exempt.

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this Development Contributions Plan was first incorporated into the Wyndham Planning Scheme.

4.1.3 Works in Kind

The Collecting Agency, in consultation with the Development Agency, may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute project(s) funded by this DCP;
- The Collecting Agency agrees that the timing of the works would be consistent with priorities in this DCP;
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions;
- The works are defined and agreed in a Section 173 agreement;
- Works must be provided to a standard that accords with this Development Contributions Plan to the satisfaction of the Development Agency, unless an alternative is agreed by both the Development Agency and the Collecting Agency;

- Detailed design must be approved by the Development Agency and the Collecting Agency and must generally accord with the expectations outlined in this Development Contributions Plan unless an alternative is agreed by both the Development Agency and the Collecting Agency.
- The construction of works must be completed to the satisfaction of the Development Agency and the Collecting Agency;
- There should be no negative financial impact on this Development Contributions Plan to the satisfaction of the Collecting Agency; and
- In particular, the works will only be accepted in lieu of a financial contribution required by this Development Contributions Plan to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the Collecting Agency's satisfaction. Temporary works will not be accepted as works in kind.

Where a Collecting Agency, in consultation with the Development Agency, agrees that works are to be provided by a development proponent in lieu of cash contributions (subject to the arrangements specified above):

- The credit for the works (unless an alternative approach is agreed with the Collecting Agency) provided shall equal the final cost of the works up to the maximum identified in this Development Contributions Plan, taking into account the impact of indexation, or to an alternative figure approved by the Collecting Agency;
- The value of the works provided in accordance with the principle outlined above, will be off-set against the development contributions liable to be paid by the development proponent; and
- No further financial contributions will be required until the agreed value of any credits is used.

4.1.4 Credit for Over Provision

Where the Collection Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land) the situation may arise where the developer makes a contribution with a value that exceeds that required by the Development Contributions Plan for the individual project.

In such a case the developer may be entitled to credits against other projects in the Development Contributions Plan to the extent that they 'over contributed'. Alternatively, a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project.

The details of credits and reimbursements will need to be negotiated with, and agreed to by the Collecting Agency.

4.1.5 Non Government Schools

Where land is subdivided or developed for the purpose of a non government school and the use of that land is subsequently for a purpose other than a non government school, the owner of that land must pay to the Collecting Agency development contributions in accordance with the provisions of this Development Contributions Plan. The development infrastructure levy and where applicable, the

community infrastructure 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.

4.2 Funds Administration

The administration of the contributions made under this DCP will be transparent and development contributions charges will be held in accounts for each class of infrastructure until required for provision of items in that class. Details of funds received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the *Planning and Environment Act 1987*.

The administration of contributions made under this DCP will be transparent and demonstrate:

- The amount and timing of funds collected.
- The source of the funds collected.
- The amount and timing of expenditure on specific projects.
- The project on which the expenditure was made.
- The account classes for individual project classes.
- Details of works-in-kind arrangements for project provision.
- Any pooling or quarantining of fund to deliver specific projects where applicable.

The Collecting Agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP.

The Collecting Agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as specified in this DCP, as required under Section 46QB(2) of the *Planning and Environment Act 1987*.

Should the Development Agency achieve savings on any project, or resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for alternative works in the same infrastructure class as specified by this DCP. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the *Planning and Environment Act*, or will be refunded to developers and / or owners of land subject to these infrastructure charges.

4.3 Construction and Land Value Costs Indexation

Capital costs of all infrastructure items are in 2012 dollars and will be indexed by the Collecting Agency quarterly for inflation in the following way.

In relation to the costs associated with infrastructure items other than land, the cost must be adjusted according to the following methods:

- Roads, intersections and bridges – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.

- All other infrastructure items - indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

In relation to the cost of land, the land value must be adjusted by applying the Australian Bureau of Statistics Consumer Price Index.

Within 14 days of the adjustments being made, the Collecting Agency will publish the amended capital costs for each infrastructure item on the Collecting Agency’s website.

Inserted by GC75
If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

Inserted by GC75
The collecting agency must publish the adjusted amount of the DIL payable under this DCP on its website.

4.4 Development Contributions Plan Review Period

This DCP adopts a long-term outlook for development. It takes into account planned future development in East Werribee Employment Precinct. A ‘full development’ horizon of land within the current Urban Growth Boundary to the year 2037 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Wyndham Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2037 or when the DCP is removed from the Planning Scheme.

The DCP is expected to be revised and updated every 5 years (or more frequently if required). This will require an amendment to the Wyndham Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (for example an agreement under s173 of the Act) for the implementation of this DCP.

Amended by GC192
4.5 Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

Wyndham City Council is the Collecting Agency pursuant to section 46K(1)(fa) of the *Planning and Environment Act 1987*, which means that it is the public authority to whom all levies are payable. As the Collecting Agency, the Wyndham City Council is also responsible for the administration of this DCP and also its enforcement pursuant to Section 46QC of the Act.

Amended by GC192
4.6 Development Agency (Agency Responsible for Works)

Wyndham City Council is the Development Agency and is responsible for the provision of all of the DCP projects identified in this DCP.

Amended by GC192
Through the approval of these agreements Wyndham City Council (acting as the Collecting Agency) will consider if and what infrastructure should be provided as in-kind works under this DCP in accordance with Section 46P of the Act. The agreement must include a list of the DCP infrastructure which the Collecting Agency has agreed in writing to allow to be provided as works in lieu.

5. Implementation Strategy

This section provides further details regarding how the Collecting Agency intends to implement this DCP. In particular, this section clearly identifies the rationale for the implementation strategy and the details the various measures that have been adopted to reduce the risk posed by this DCP to all parties.

The DCP will be administered by Wyndham City Council.

5.1 Rationale for the Implementation Strategy

This implementation strategy has been incorporated into this DCP to provide certainty to the Collecting Agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collection Agency, Development Agency, development proponent and future community.

The implementation strategy has been formulated by:

- Assessing the East Werribee Employment Precinct PSPs.
- Having regard to the development context.
- Assessing the need for finance requirements – up front financing and pooling of funds.
- Agreeing the land value and indexing it appropriately (where possible).
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended.
- Provision of adequate resources to administer this DCP.

5.2 Implementation Mechanism

Under Section 46P of the Act, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency), the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. This can be agreed with the Collecting Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, it is proposed that the owner of all property enter into an agreement under s173 of the Act to provide for provision of works in kind.

6. Other Information

6.1 Acronyms

‘the Act’	Planning and Environment Act 1987
AHD	Australian Height Datum
AFL	Australian Football League ovals
CAD	Central Activities District
CIL	Community Infrastructure Levy
DCP	Development Contributions Plan
DEECD	Department of Education & Early Childhood Development
DEPI	Department of Environment and Primary Industries
DIL	Development Infrastructure Levy
DoTPLI	Department of Transport, Planning & Local Infrastructure
GAA	Growth Areas Authority
GDA	Gross Developable Area
Ha	Hectare
LTC	Local Town Centre
MCA	Main Catchment Area
MCH	Maternal & Child Health
MSS	Municipal Strategic Statement
MTC	Major Town Centre
NDA	Net Developable Area
NDHa	Net Developable Hectare
PPTN	Principle Public Transport Network
PSP	Precinct Structure Plan
PTC	Principle Town Centre
P-6	School Prep to Year 6
P-12	State School Prep to Year 12
Sqm	Square Metres
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone

6.2 Glossary

Active Open Space

Land set aside for the specific purpose of formal/organised club based sports.

Activity Centre

See ‘Town Centre’.

Arterial Road

A higher order road providing for moderate to high volumes at relatively high speeds typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All declared arterials are managed by the State Government.

Co-Location

Adjoining land uses to enable complementary programs, activities and services and shared use of resources and facilities. For example, the co-location of schools and active open space.

Community Facilities

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (eg. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

Connector Street

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network Managed by the relevant local council. (See Table C1 in clause 56)

Conventional Density Housing

Housing with an average density of 10 to 15 dwellings per net developable hectare.

Development Contributions Plan

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

Encumbered Land

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways, drainage, retarding basins/wetlands, landfill, conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields).

Freeway

A high speed and high volume road with the highest level of access control and typically used for longer distance journeys across the metropolitan area and country Victoria. All freeways are managed by VicRoads.

Growth Area

Areas on the fringe of metropolitan Melbourne around major regional transport corridors that are designated for large-scale change, over many years from rural to urban use. Melbourne has six growth areas called Casey-Cardinia; Hume; Melton-Caroline Springs; Whittlesea, Wyndham and Mitchell.

Growth Corridor Plan

Government document that sets long-term strategic planning direction to guide the creation of a more sustainable community in the growth areas.

High Density Housing

Housing with an average density of more than 30 dwellings per net developable hectare.

Housing Density (Net)

The number of houses divided by net developable area

Linear Open Space Network

Corridors of open space, mainly along waterways that link together, forming a network.

Land Budget Table

A table setting out the total precinct area, net developable area and constituent land uses proposed within the precinct.

Lot

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

Lower Density Housing

Housing with an average density of less than 10 dwellings per hectare.

Major Employment Area

Areas identified on the Growth Corridor Plan for economic and employment growth.

Major Town Centre

Town centres that have similar characteristics to Principal Town Centres, but serve smaller catchment areas.

Medium Density Housing

Housing with an average density of 16 to 30 dwellings per net developable hectare.

Native Vegetation

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Net Developable Area

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area.

Net Residential Area

As per net developable area but excluding neighbourhood activity centres, non-government schools and golf course sites.

Passive Open Space

Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

Precinct Structure Plan

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

Principal Public Transport Network

A high-quality public transport network that connects Principal and Major Activity Cent res, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus routes.

Public Open Space

Land that is set aside in the precinct structure plan for public recreation or public resort, or as parklands, or for similar purposes. Incorporates active and passive open space.

Town Centre

Provide the focus for services, commercial and retail based employment and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and intensity of use. In the growth areas, these are referred to as principal activity centres, major activity centres, neighbourhood activity centres and local centres.

Urban Growth Boundary

A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development.

Urban Growth Zone

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land; (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; (3) to reduce the number of development approvals needed in areas where an agreed plan is in place; and (4) to safeguard non-urban land from use and development that could prejudice its future urban development.

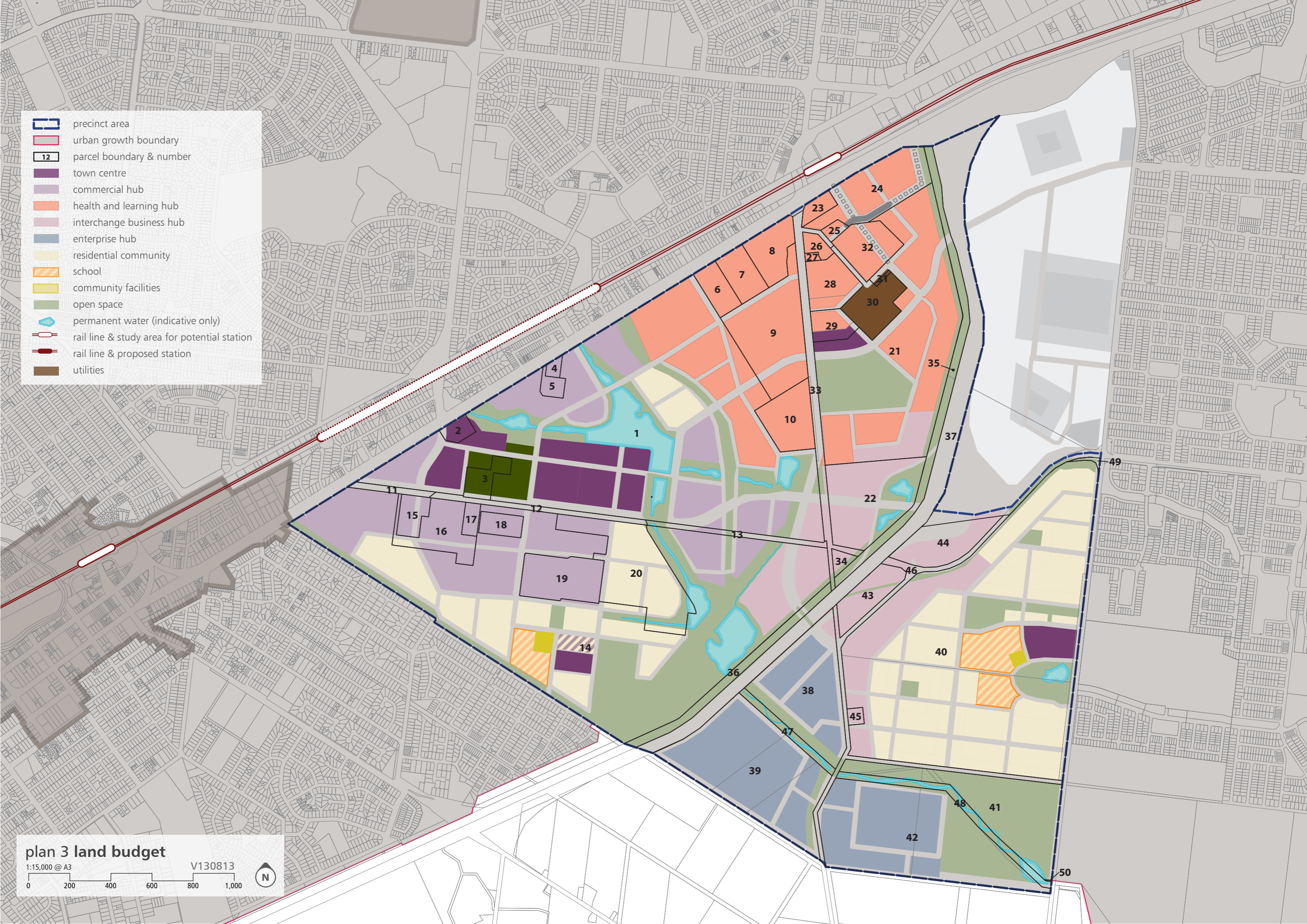
7. Appendices

7.1 Appendix 1 - Property Specific Land Budget

Parcel Number	Total Area (Hectares)	Princes Freeway (incl proposed Freeway Off-Ramps)	Uses Expected to Remain	Gross Developable Area	TRANSPORT		COMMUNITY	EDUCATION		OPEN SPACE										Total Net Developable Area (NDA)	KEY PERCENTAGES				Passive Open Space Delivery Target %	Difference	Equivalent Land Area (Hectares)
					Arterial Roads/Reservations for Future Arterials	Key Collectors (funded through DCP)		Government Education	Non-Government Education	ENCUMBERED LAND AVAILABLE FOR RECREATION					UNENCUMBERED LAND AVAILABLE FOR RECREATION												
										Waterway/ Drainage Line/ Wetland/ Retarding Easements (Melbourne Water Trunk Sewer, APA Gasnet high pressure pipeline, Shell WAG Pipeline)	Heritage (Former State Research Farm)	Heritage (Historic Sewer)	Other Encumbered Open Space	Active Open Space - District	Active Open Space - Regional - Proposed	Active Open Space - Regional - Existing	Regional Indoor Sports Facility	Passive Open Space									
1	141.0		9.2	131.8	14.0	0.7				24.4	1.7	4.4		5.6					0.6	80.4	57.1%	0.0%	0.7%	0.7%	3.0%	-2.2%	-1.78
2	1.4		1.2	0.1	0.1															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	2.7			2.7	0.3							2.4								0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	0.6		0.6	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	1.2		1.2	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	3.1		3.1	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7	3.8		3.8	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	5.0		5.1	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	16.2		14.1	2.1	1.1	1.1														0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	6.7		6.7	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	1.2			1.2	1.2															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12	2.7			2.7	2.7															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	2.2			2.2	0.5								0.1							1.6	72.6%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.05
14	131.5			131.4	1.9		0.8	3.5		20.1	9.4		0.8	8.4				6.0	80.5	61.3%	10.4%	7.4%	17.9%	3.0%	4.5%	3.59	
15	2.5		0.6	2.0															2.0	77.8%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.06	
16	6.9		3.8	3.1															3.1	45.3%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.09	
17	1.2			1.2															1.2	100.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.03	
18	2.2		0.7	1.5															1.5	69.4%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.04	
19	8.1			8.1															8.1	100.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.24	
20	17.5			17.5						1.4									16.1	91.9%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.48	
21	56.3			56.3	4.6						3.0				5.8		3.9		1.0	37.9	67.4%	15.3%	2.6%	17.9%	3.0%	-0.3%	-0.12
22	15.8	0.8		15.0	1.8					3.0	1.0								9.2	58.3%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.27	
23	1.5			1.5	0.0														1.5	99.9%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.04	
24	11.9			11.9	3.4						0.6								7.9	66.2%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.23	
25	0.7			0.7															0.7	100.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.02	
26	1.2		1.2	0.0															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
27	0.3		0.3	0.0															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
28	5.3		4.8	0.6															0.6	10.7%	0.0%	0.0%	0.0%	3.0%	-3.0%	-1.7%	

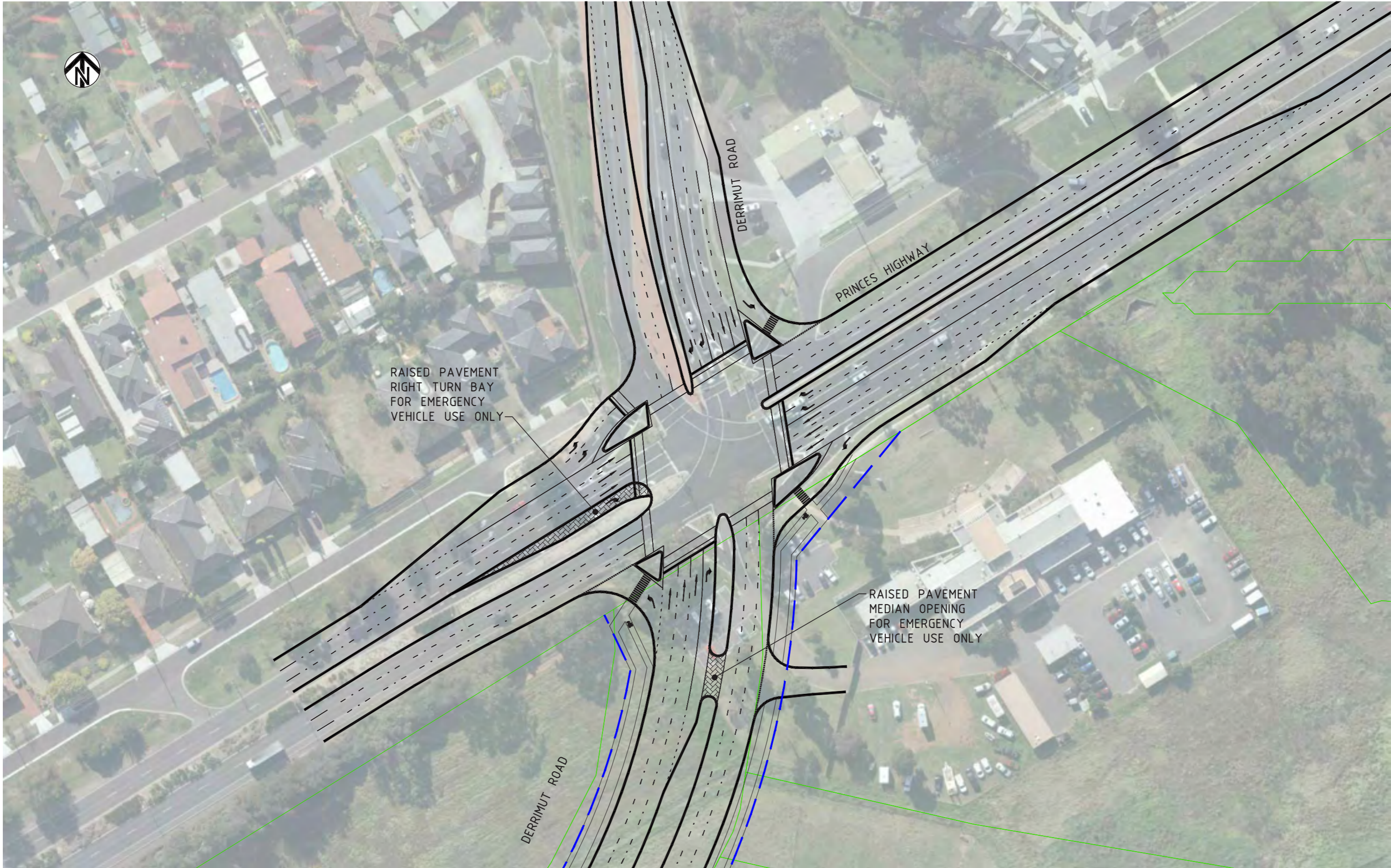
Parcel Number	Total Area (Hectares)	Princes Freeway (incl proposed Freeway Off-Ramps)	Uses Expected to Remain	Gross Developable Area	TRANSPORT		COMMUNITY	EDUCATION		OPEN SPACE										Total Net Developable Area (NDA)	KEY PERCENTAGES				Passive Open Space Delivery Target %	Difference	Equivalent Land Area (Hectares)
					Arterial Roads/Reservations for Future Arterials	Key Collectors (funded through DCP)	Community Services Facilities2	Government Education	Non-Government Education	ENCUMBERED LAND AVAILABLE FOR RECREATION					UNENCUMBERED LAND AVAILABLE FOR RECREATION						% of Parcel in NDA	% of NDA identified for Active Open Space	% of NDA identified for Passive Open Space	% of NDA identified for Open Space			
										Waterway/ Drainage Line/ Wetland/ Retarding	Easements (Melbourne Water Trunk Sewer, APA Gasnet high pressure pipeline, Shell WAG Pipeline)	Heritage (Former State Research Farm)	Heritage (Historic Sewer)	Other Encumbered Open Space	Active Open Space - District	Active Open Space - Regional - Proposed	Active Open Space - Regional - Existing	Regional Indoor Sports Facility	Passive Open Space								
29	2.9			2.9																2.9	100.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-8.6%
30	6.1		6.1	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
31	0.2		0.2	0.0																0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
32	5.9			5.9	1.0															4.9	83.7%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.15
33	7.8			7.8	5.1					0.4										2.3	30.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.07
34	0.9			0.9							0.3									0.6	66.8%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.02
35	9.0	0.4		8.6									8.4							0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
36	5.1			5.1	0.2								4.7							0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
37	29.5	28.9		0.7	0.7															0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
38	19.5			19.5	2.1					2.6										14.8	76.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.44
39	31.1			31.1	0.7								1.3							29.1	93.7%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.86
40	123.4			123.3	3.0		0.4	5.4	2.6	5.1	1.5								5.5	99.8	80.9%	0.0%	5.5%	5.5%	3.0%	2.6%	2.58
41	19.1			19.1	0.6					3.8					12.9			1.8		-0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
42	36.9			36.9	5.0					0.2					1.6	7.0				23.0	62.5%	7.0%	0.0%	7.0%	3.0%	-3.0%	-0.68
43	5.1	0.0		5.1	0.3						0.3									4.6	88.5%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.13
44	7.4	2.1		5.2	0.2															5.0	67.6%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.15
45	0.6			0.6																0.6	100.0%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.02
46	7.6			7.6	4.7															2.9	38.6%	0.0%	0.0%	0.0%	3.0%	-3.0%	-0.09
47	2.1			2.1	0.1					2.0										0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
48	4.1			4.1	0.1					3.0					0.3	0.6				0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
49	0.3			0.3	0.1					0.0	0.1			0.0						0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50	0.0			0.0	0.0					0.0					0.0					0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Totals	775.1	32.2	62.6	680.3	55.4	1.7	1.2	8.9	2.6	66.1	17.9	6.8	13.2	7.9	29.1	7.7	3.9	1.8	13.1	443.2	57.2%	7.0%	3.0%	9.9%	3.0%	0.0%	0.0

- precinct area
- urban growth boundary
- parcel boundary & number
- town centre
- commercial hub
- health and learning hub
- interchange business hub
- enterprise hub
- residential community
- school
- community facilities
- open space
- permanent water (indicative only)
- rail line & study area for potential station
- rail line & proposed station
- utilities



7.2 Appendix 2 - Drawings of DCP Funded Infrastructure

NB These plans demonstrate the design of intersections, bridges etc used to determine the project costs in this DCP. They do not necessarily represent the infrastructure that will be delivered.

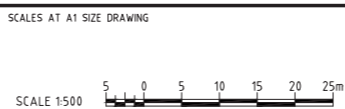


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B	27.05.2013	FINAL ISSUE	D003
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TITLE	NAME
DRAFTSMAN	M. SHEEN
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DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

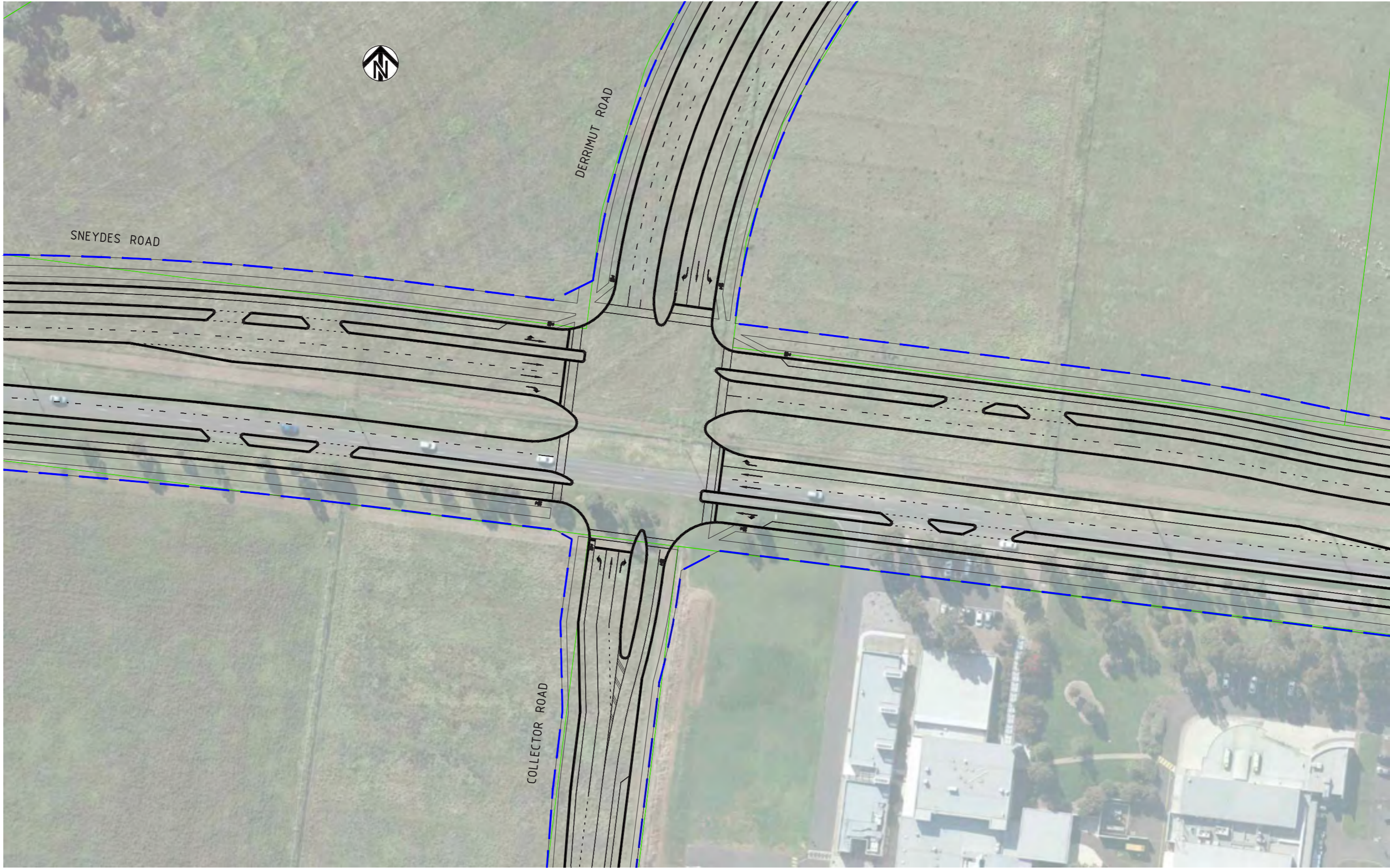
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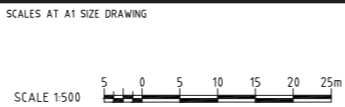


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DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

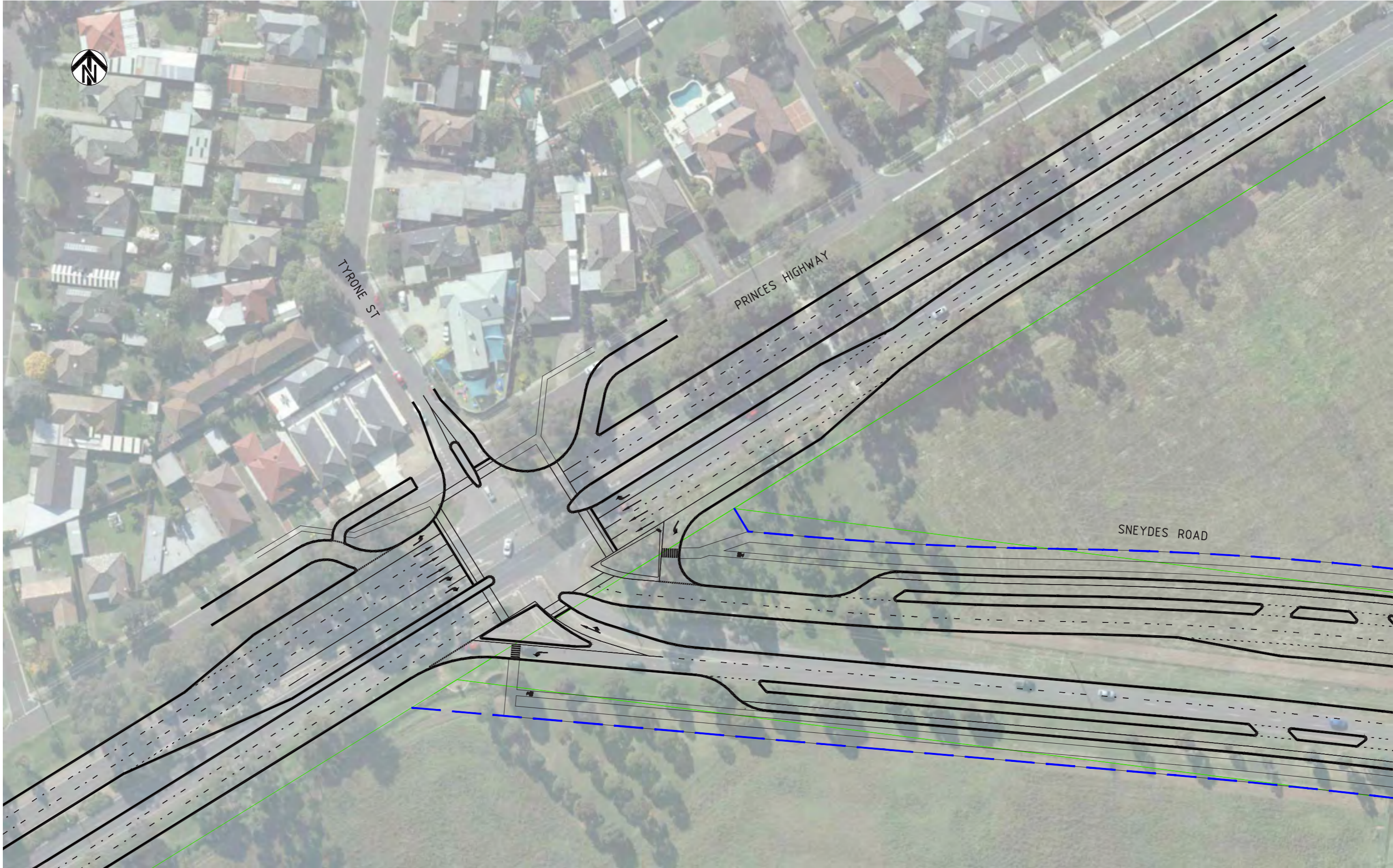
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DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET

SCALES AT A1 SIZE DRAWING
SCALE 1:500
0 5 10 15 20 25m

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PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS IN03 INTERIM LAYOUT
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PROJECT / DRAWING No.	3004938-00-007-1006
ISSUE	C

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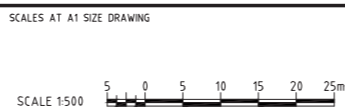


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C	27.05.2013	FINAL ISSUE	D003
D	05.07.2013	ISSUED FOR DCP CONSULTATION	D007
E	13.08.13	ISSUED FOR DCP CONSULTATION - NORTHERN LEG REMOVED	D011

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



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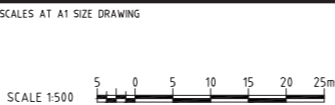


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B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
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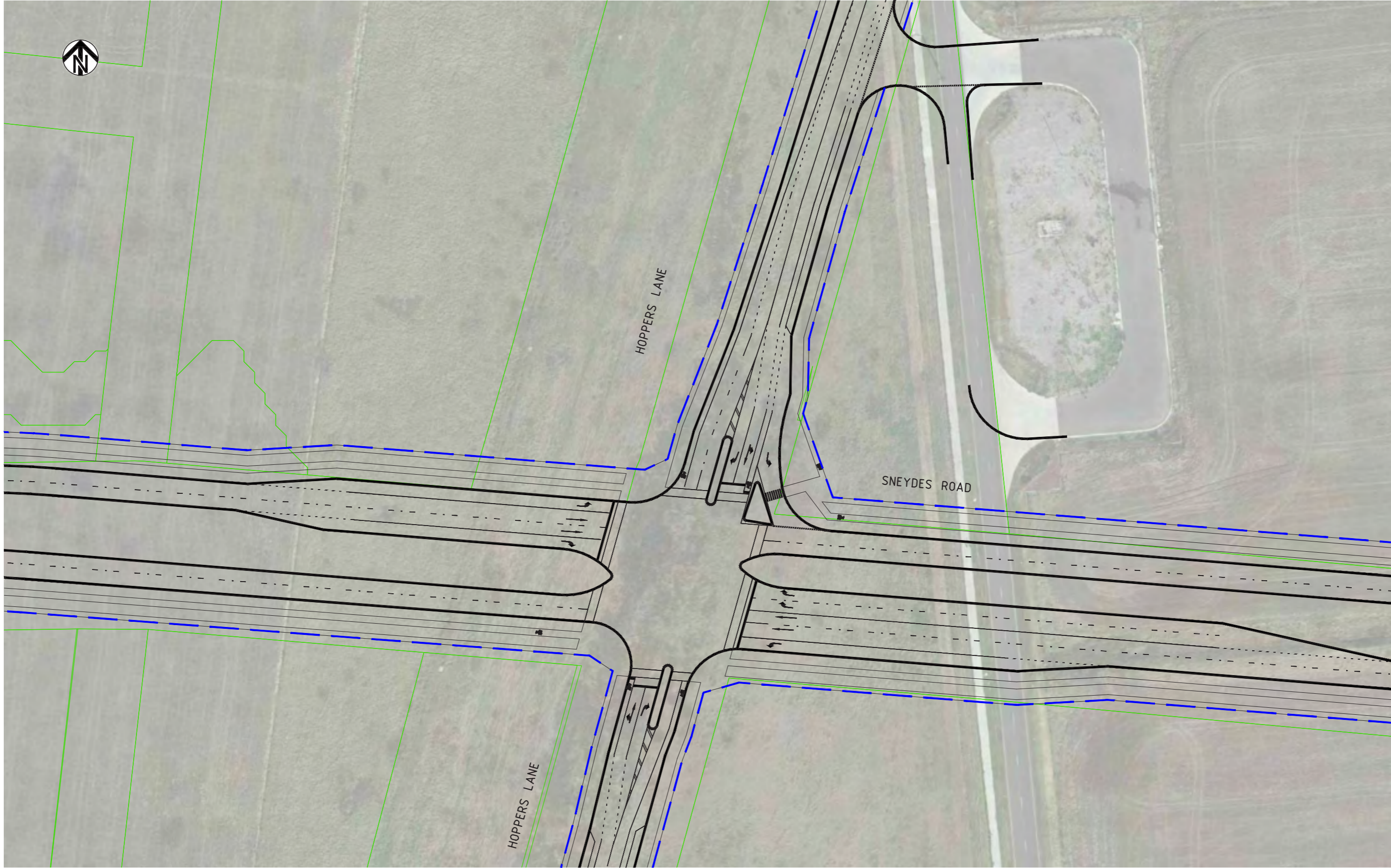
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growth
areas
AUTHORITY

PROJECT TITLE
EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN05
INTERIM LAYOUT

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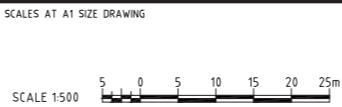


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B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

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DATE

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN06
INTERIM LAYOUT

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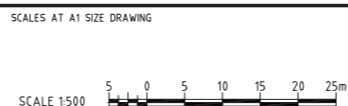


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B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
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DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

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DATE

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN08
INTERIM LAYOUT

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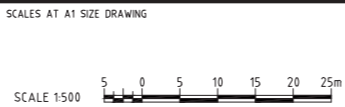
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C	27.05.2013	FINAL ISSUE	D003
D	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
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DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER



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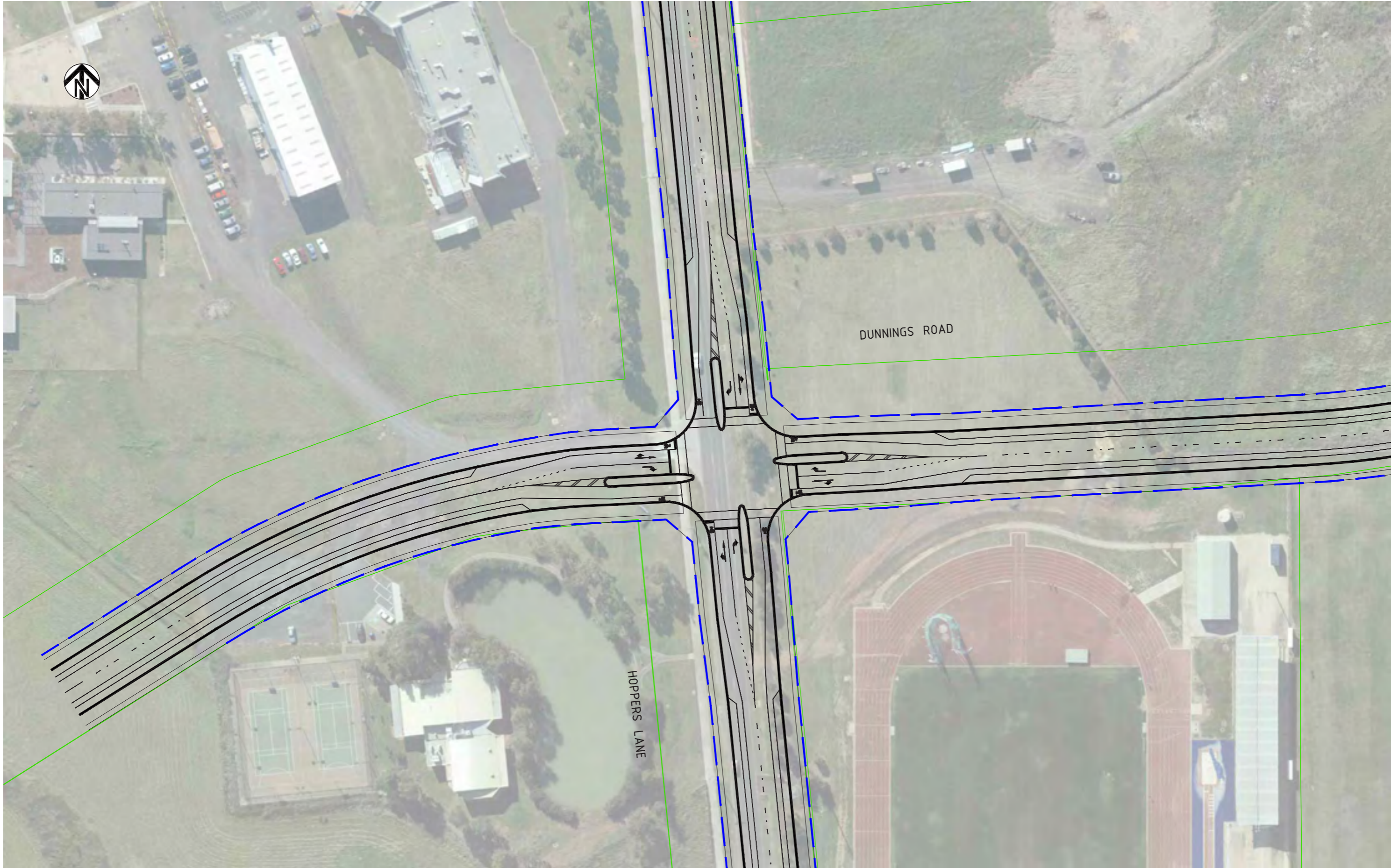
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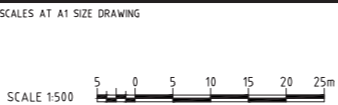


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMEC
SMEC AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

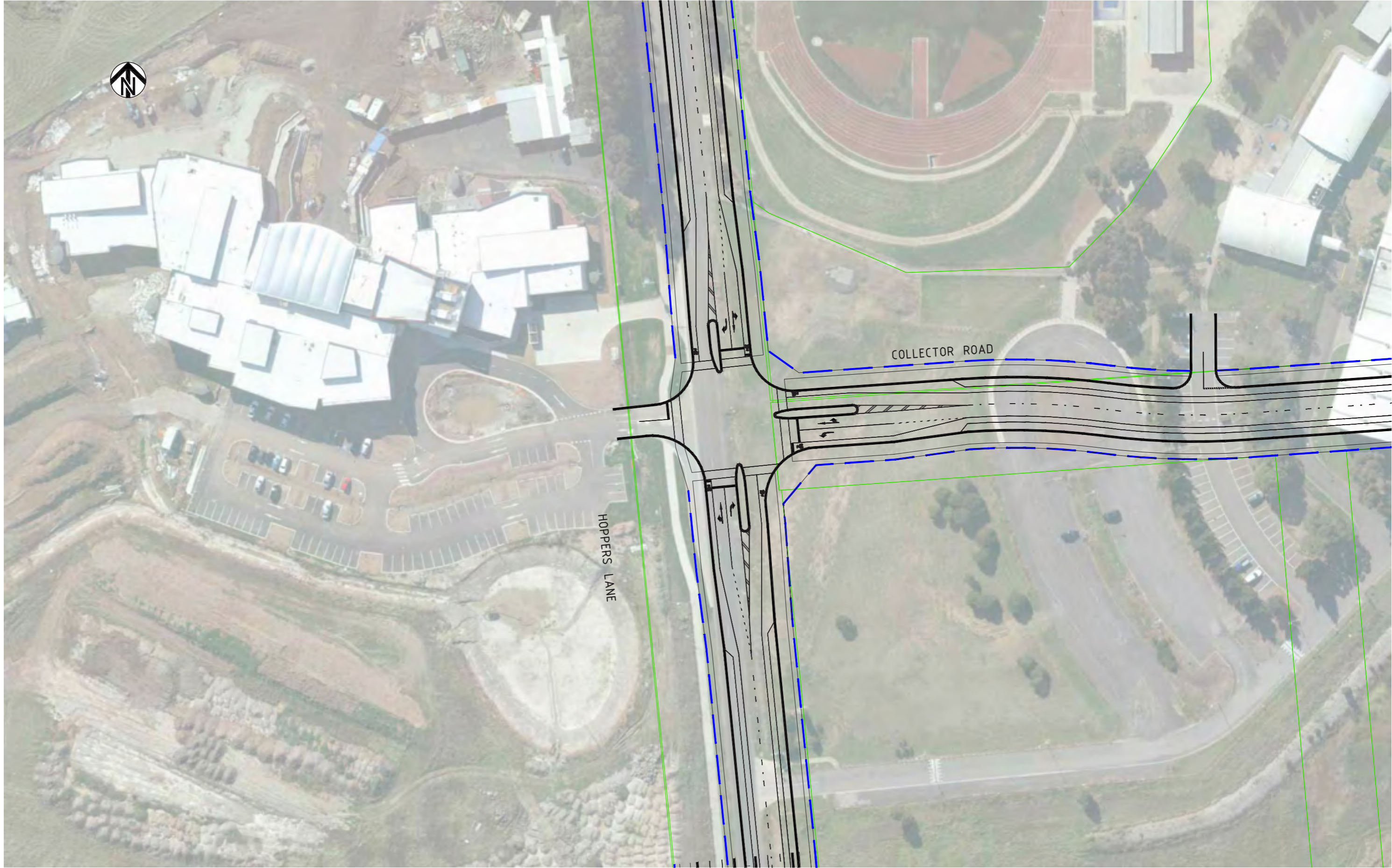
growth
areas
AUTHORITY

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN10
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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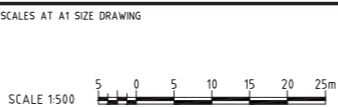


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

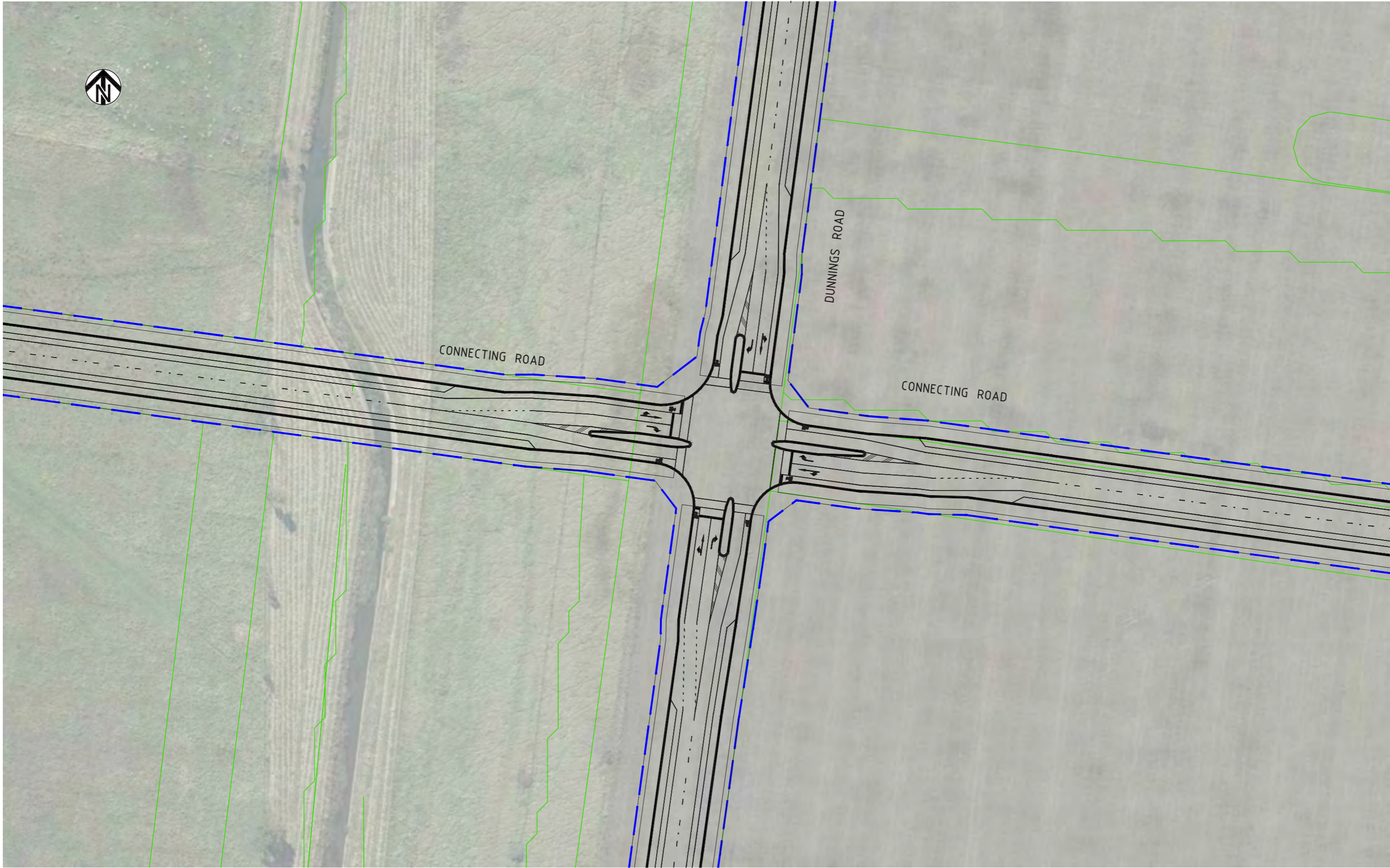
SMC
SMC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

growth
areas
AUTHORITY

PROJECT TITLE
EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN11
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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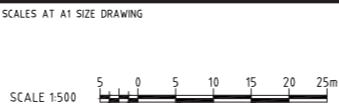


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

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SMEC AUSTRALIA PTY LTD
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CLIENT

APPROVED

DATE

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN12
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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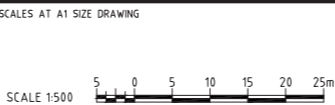


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMEC
SMEC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

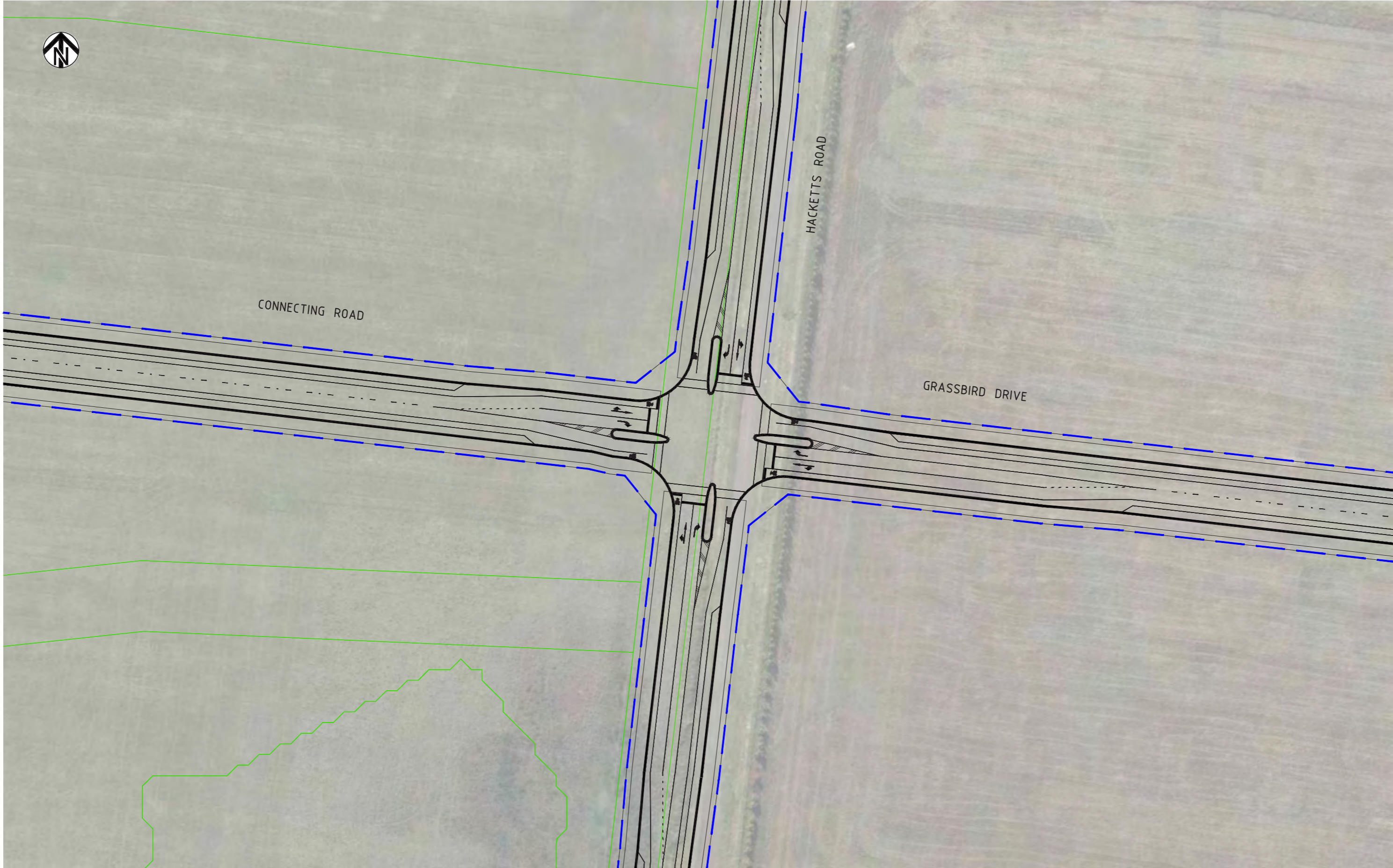
APPROVED

DATE

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN13
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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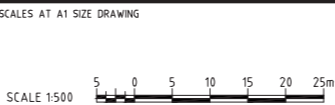


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A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	24.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

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SMEC AUSTRALIA PTY LTD
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CLIENT

growth areas
AUTHORITY

PROJECT TITLE
EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN14
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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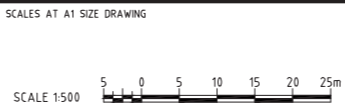
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05 Jul 2013

12:16:45

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



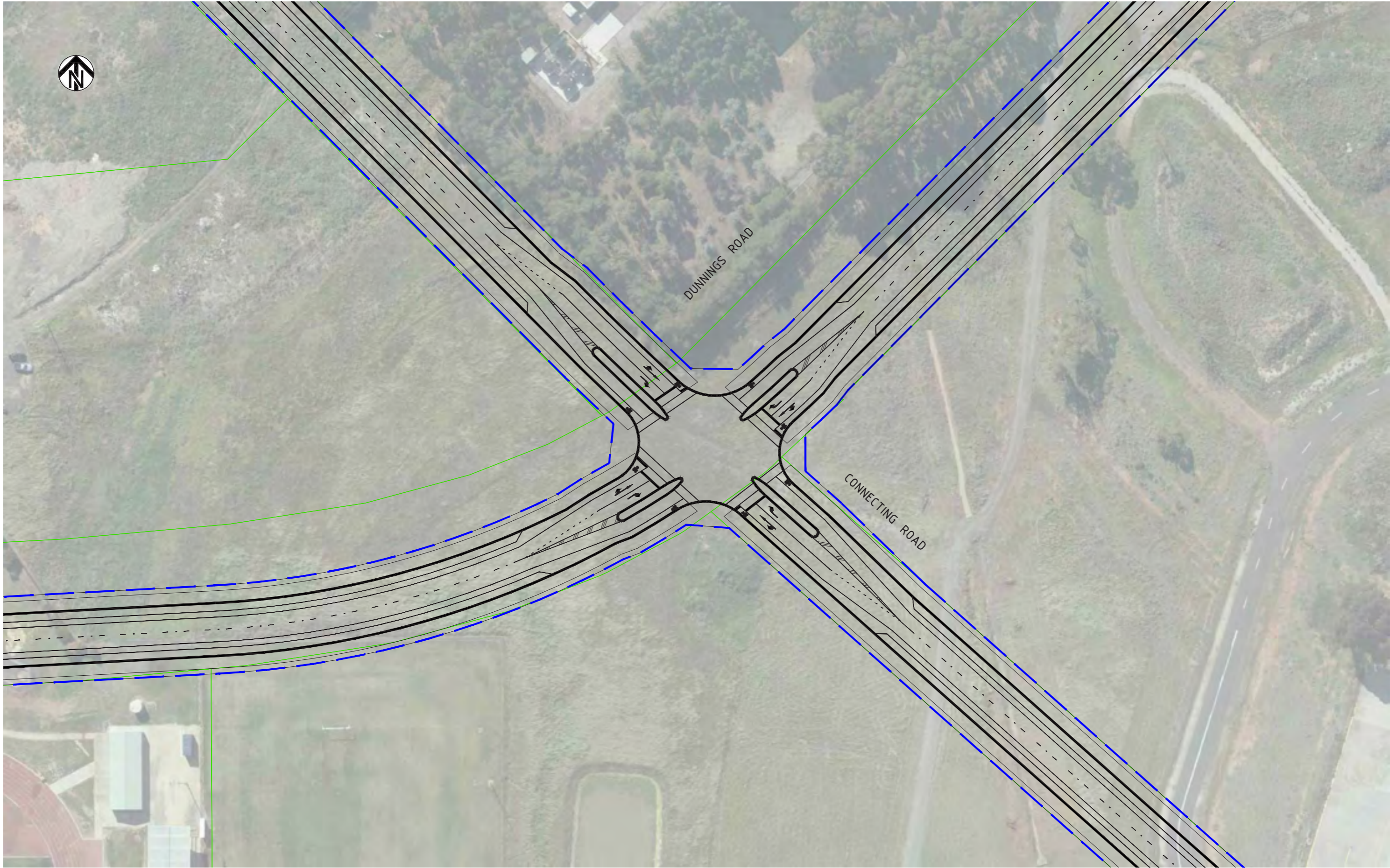
DESIGNER

SMEC
AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

APPROVED _____ DATE _____

PROJECT TITLE EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS IN15 INTERIM LAYOUT			
SCALE 1:500 @A1	DRAWING STATUS FINAL	PROJECT / DRAWING No. 3004938-00-007-1047	ISSUE C

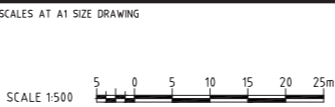


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT INTERIM INTERSECTION SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMEC
AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

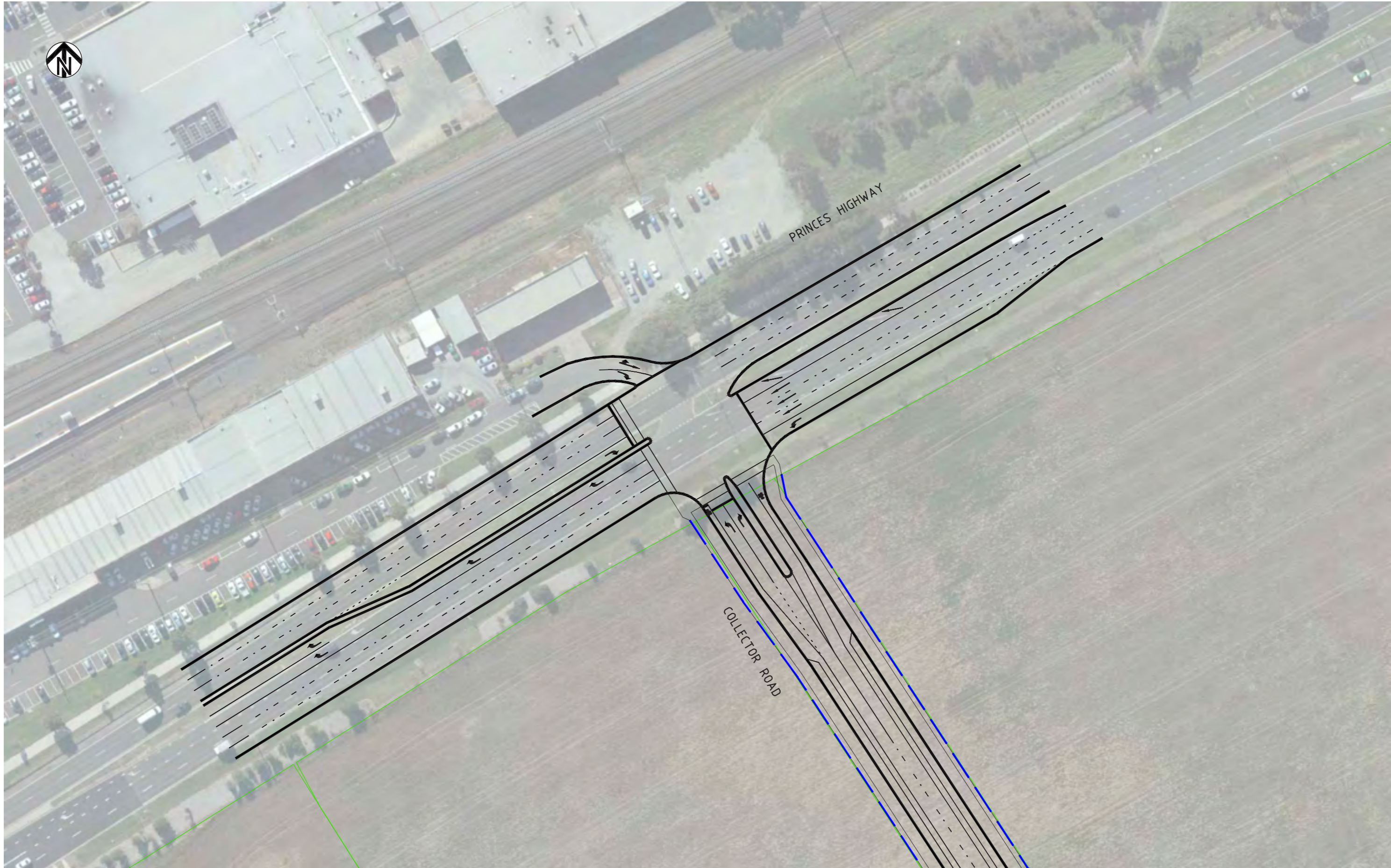
CLIENT

growth
areas
AUTHORITY

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN16
INTERIM LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
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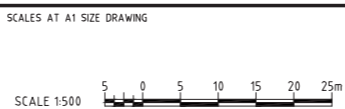


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	19.04.2013	DRAFT ULTIMATE INTERSECTION SUBMISSION	D001
B	03.05.2013	FINAL ULTIMATE INTERSECTION SUBMISSION	D002
C	27.05.2013	FINAL ISSUE	D003
D	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

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SMEC AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

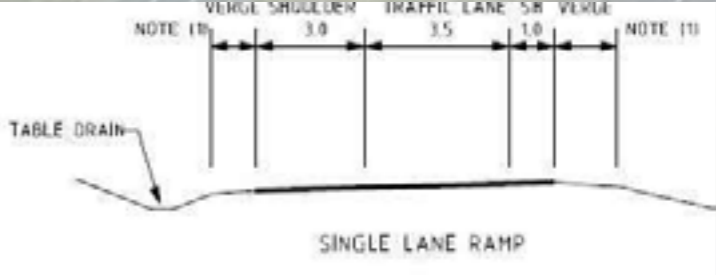
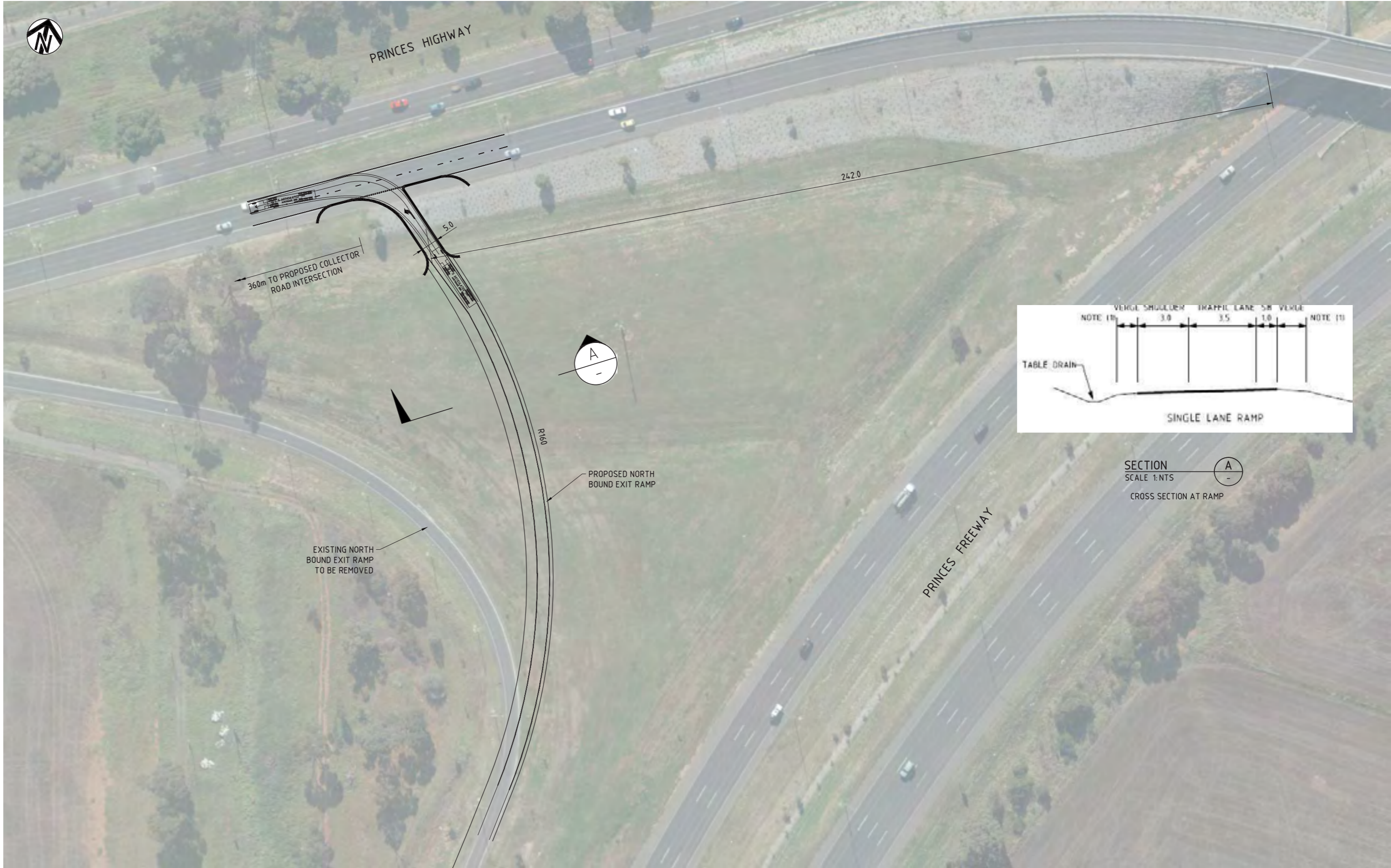
APPROVED

DATE

PROJECT TITLE

EAST WERRIBEE EMPLOYMENT PRECINCT
INFRASTRUCTURE COSTS
IN17
ULTIMATE LAYOUT

SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
1:500 @A1	FINAL	3004938-00-007-1051	D



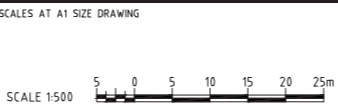
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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	19.07.13	ISSUED FOR COMMENT	D009
B	25.07.2013	INTERSECTION NUMBER CHANGE	D010

TITLE	NAME
DRAFTSMAN	M. SHEEN
DRAFTING CHECK	
DESIGNER	G. CHRZANOWSKI
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

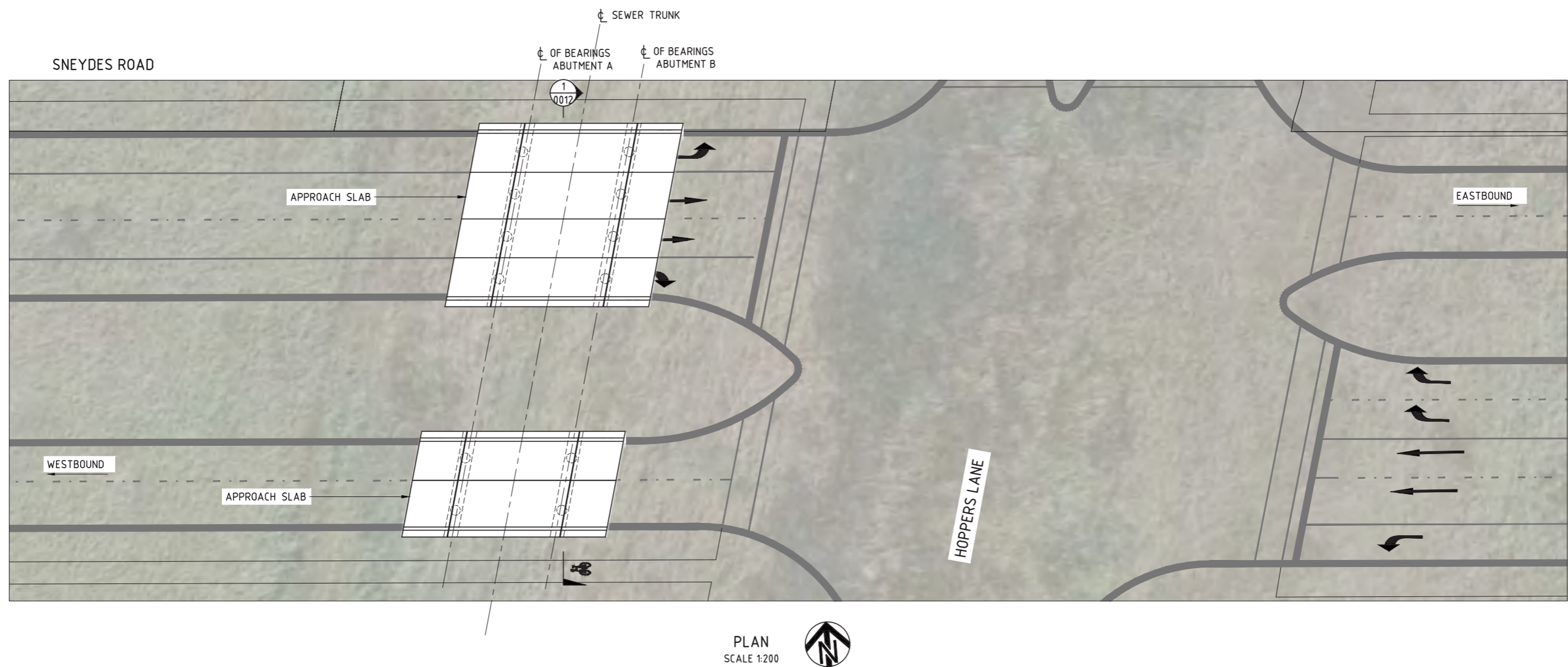
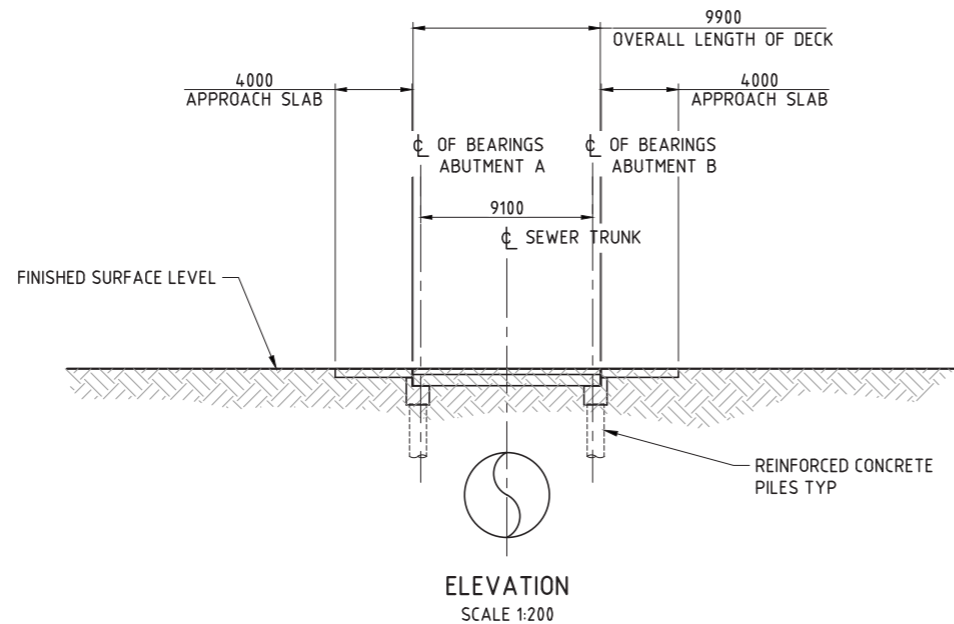
SMC
SMC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

APPROVED

DATE

PROJECT TITLE EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS IN18 INTERIM LAYOUT			
SCALE 1:500 @A1	DRAWING STATUS FINAL	PROJECT / DRAWING No. 3004938-00-007-1053	ISSUE B



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05 Jul 2013


12:17:09

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	E.SGROI
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET

SCALES AT A1 SIZE DRAWING
SCALE 1:200

DESIGNER

 **SMC**

SMC AUSTRALIA PTY LTD

ACN 065 475 149

LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004

PH 03 9514-1500 FAX 03 9514-1502

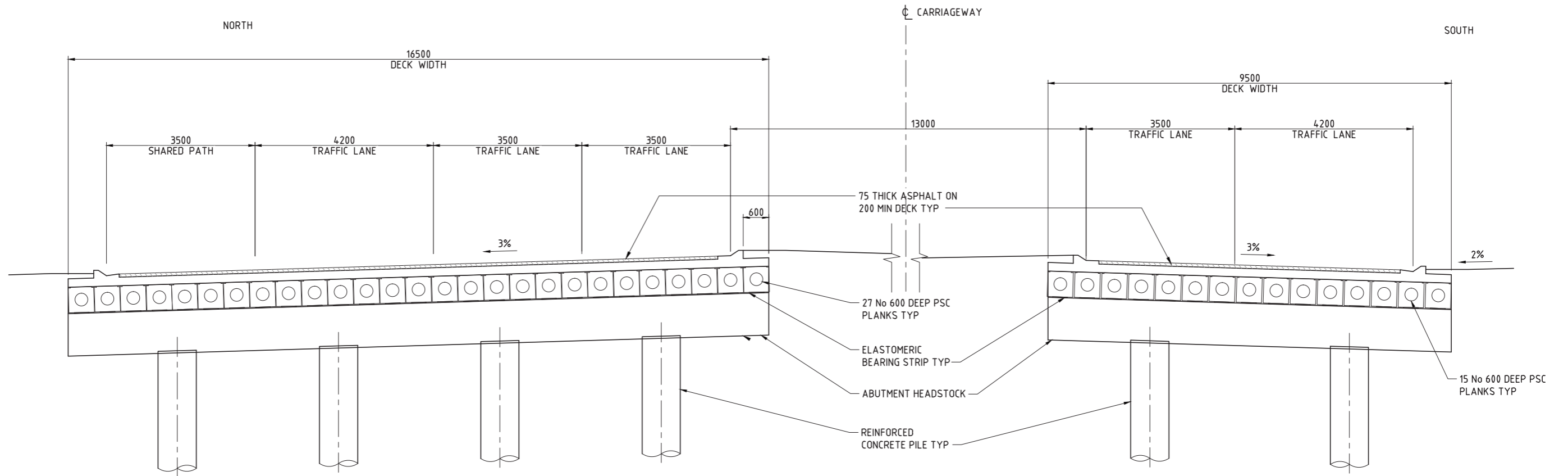
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APPROVED

DATE

PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS
PROJECT / DRAWING No.	BR01 - SNEYDES ROAD BRIDGE CROSSING AT TRUNK SEWER GENERAL ARRANGEMENT INTERIM
SCALE	
DRAWING STATUS	FINAL
PROJECT / DRAWING No.	3004938-00-100-0011
ISSUE	C



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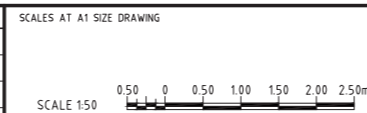
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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	E.SGROI
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMEC

SMEC AUSTRALIA PTY LTD

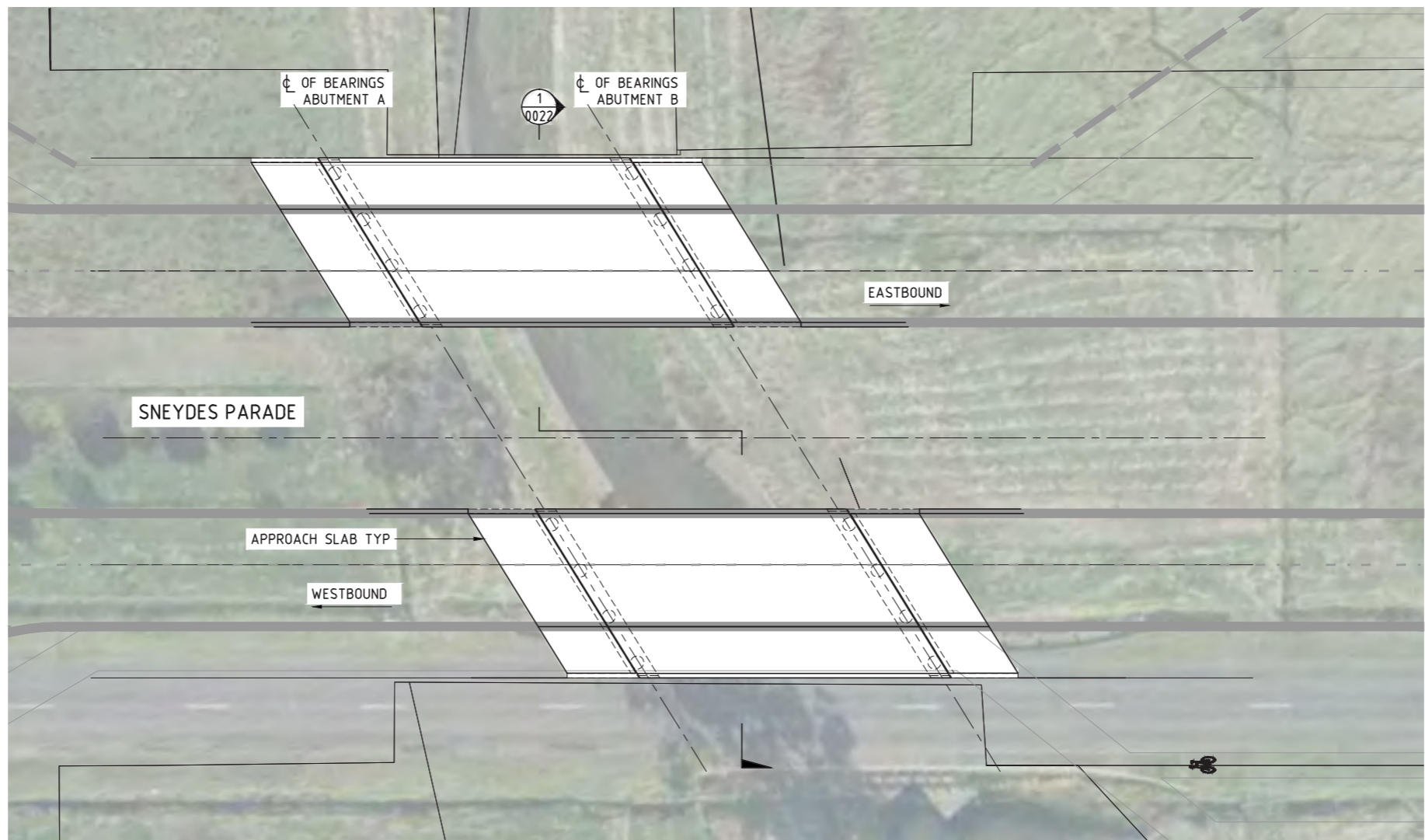
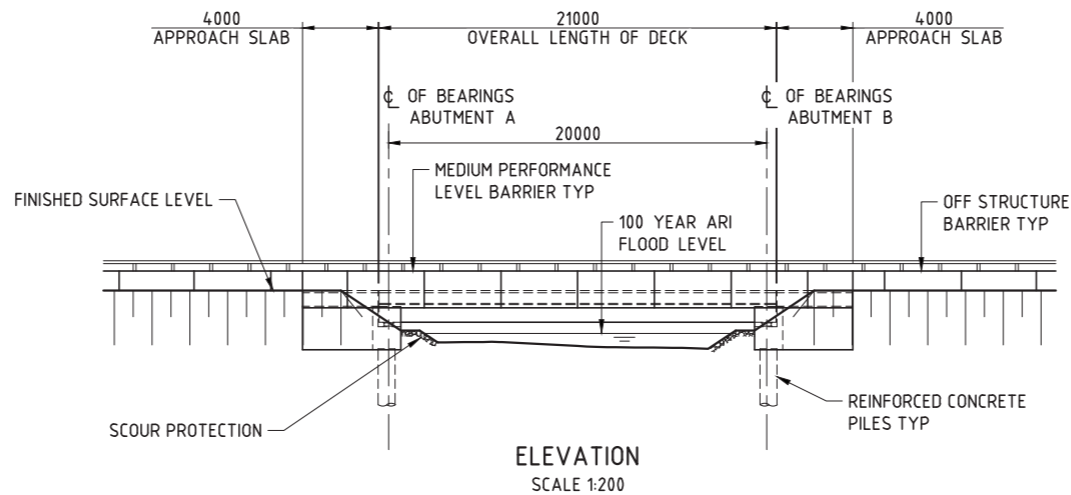
© ACN 065 475 149

LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004

PH 03 9514-1500 FAX 03 9514-1502

CLIENT
APPROVED
DATE

PROJECT TITLE
EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS
BR01 - SNEYDES ROAD BRIDGE CROSSING AT TRUNK SEWER TYPICAL SECTION INTERIM
SCALE
DRAWING STATUS
FINAL
PROJECT / DRAWING No.
3004938-00-100-0012
ISSUE
C



PLAN
SCALE 1:200

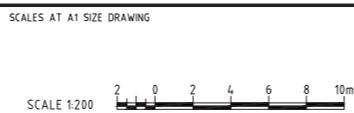


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	E.SGROI
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

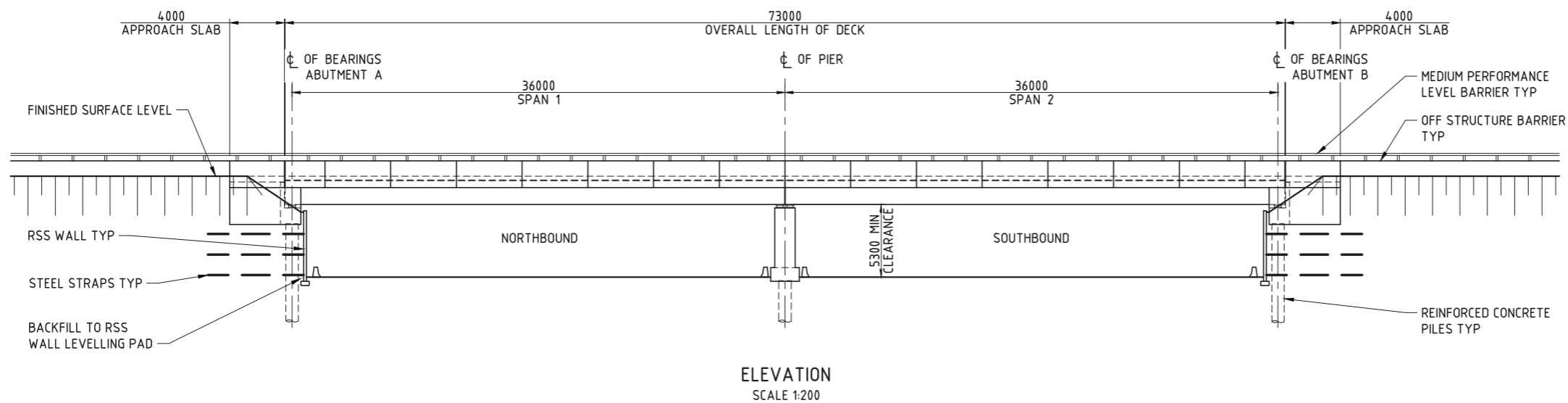
SMEC AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

APPROVED

DATE

PROJECT TITLE			
EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS			
BR02 - SNEYDES ROAD BRIDGE CROSSING AT WATERWAY GENERAL ARRANGEMENT INTERIM			
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
	FINAL	3004938-00-100-0021	C





PLAN
SCALE 1:200



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05 Jul 2013 12:17:34

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL	TITLE	NAME	SCALES AT A1 SIZE DRAWING	DESIGNER	CLIENT	PROJECT TITLE
A	03.05.2013	DRAFT SUBMISSION	D002	DRAFTSMAN	R.CHIRICO	SCALE 1:200	 SMEC AUSTRALIA PTY LTD ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR04 - DUNNINGS ROAD BRIDGE CROSSING AT PRINCESS FREEWAY GENERAL ARRANGEMENT INTERIM
B	27.05.2013	FINAL ISSUE	D003	DRAFTING CHECK	R.CHIRICO				
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007	DESIGNER					
				DESIGN CHECK					
				PROJECT MANAGER	H. GIRGIN				
				PROJECT DIRECTOR	B. SWEET				

APPROVED

DATE

SCALE

DRAWING STATUS

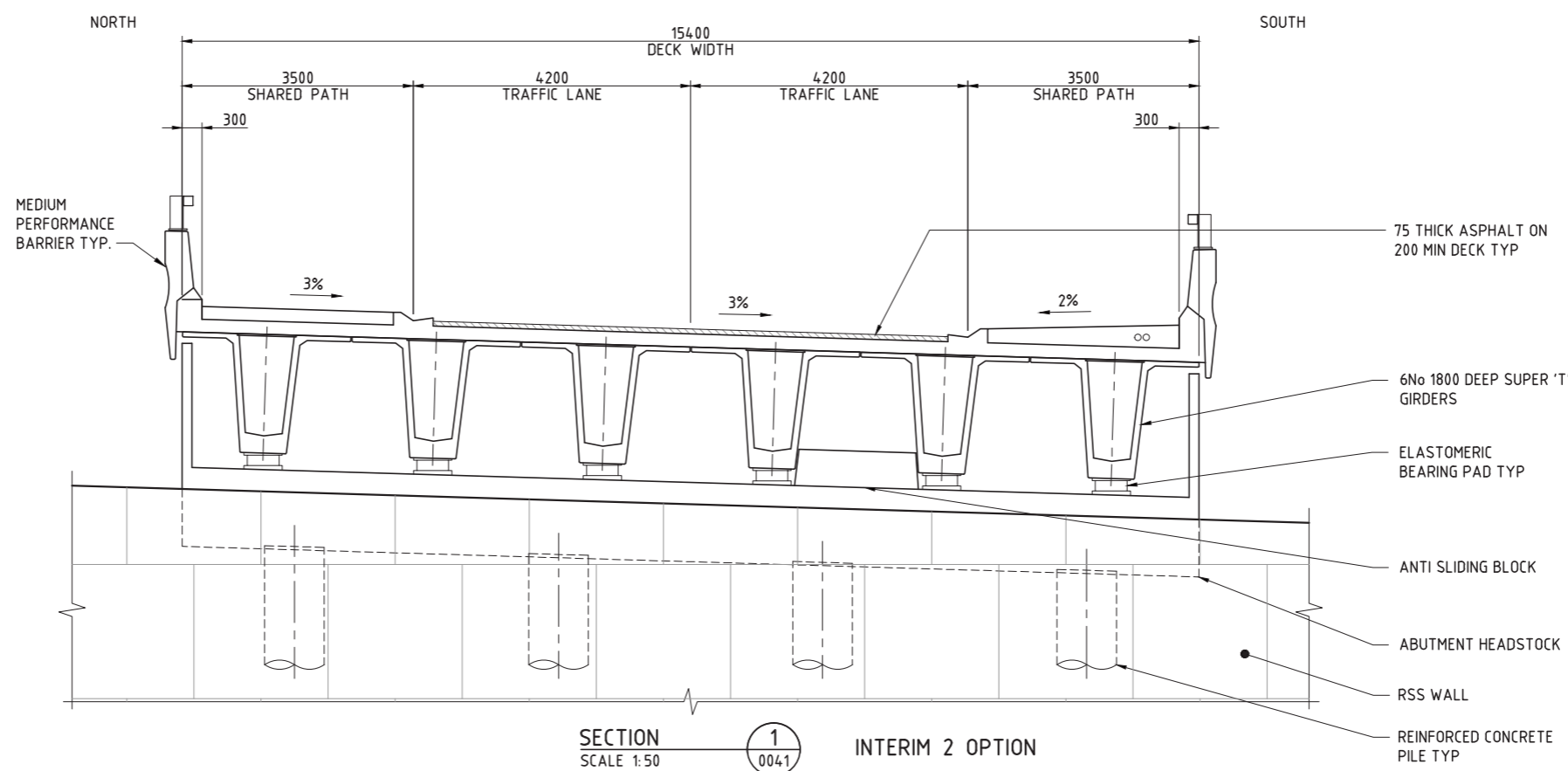
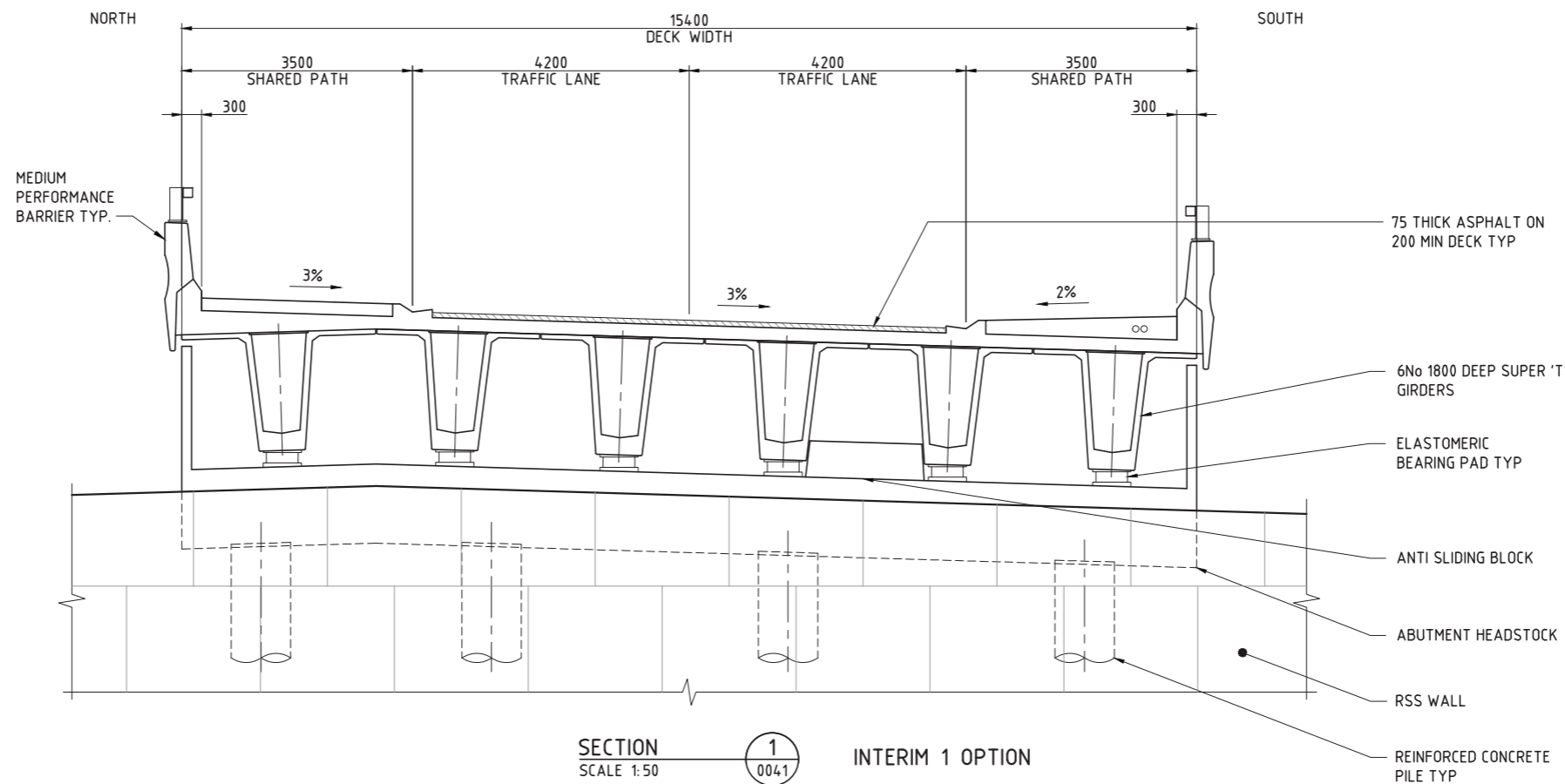
PROJECT / DRAWING No.

ISSUE

FINAL

3004938-00-100-0041

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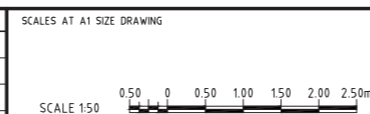


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	R.CHIRICO
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

 **SMC**

SMC AUSTRALIA PTY LTD

© ACN 065 475 149

LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004

PH 03 9514-1500 FAX 03 9514-1502

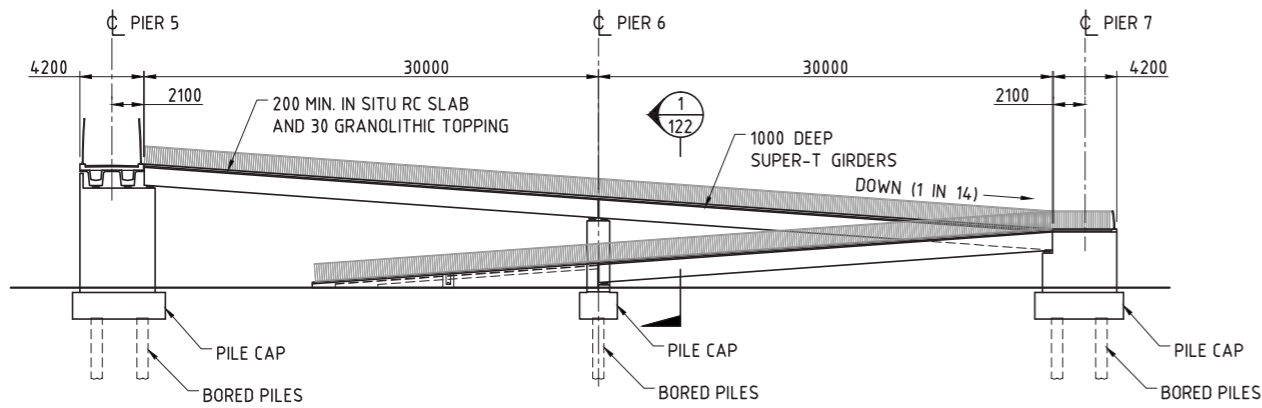
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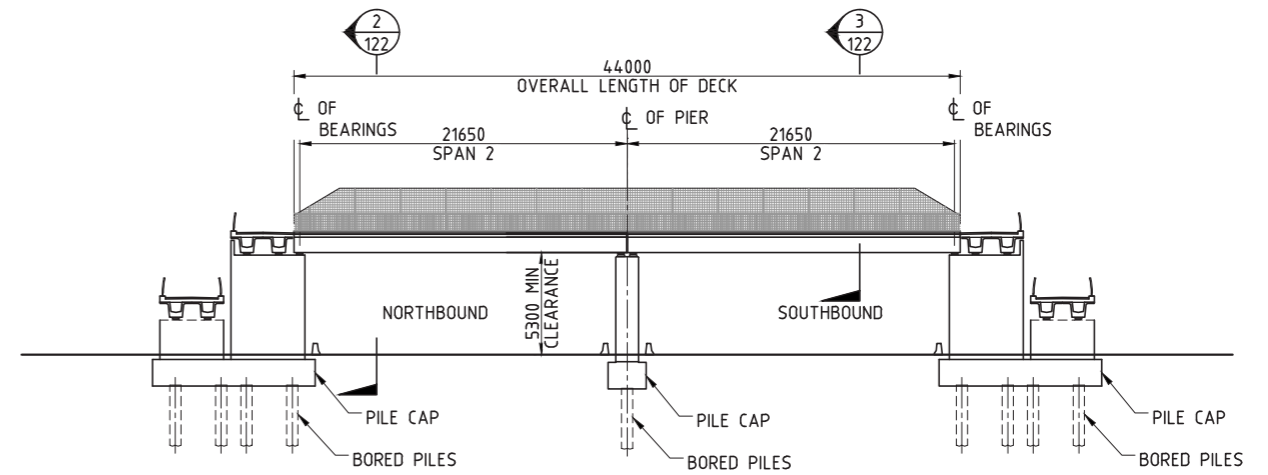
APPROVED

DATE

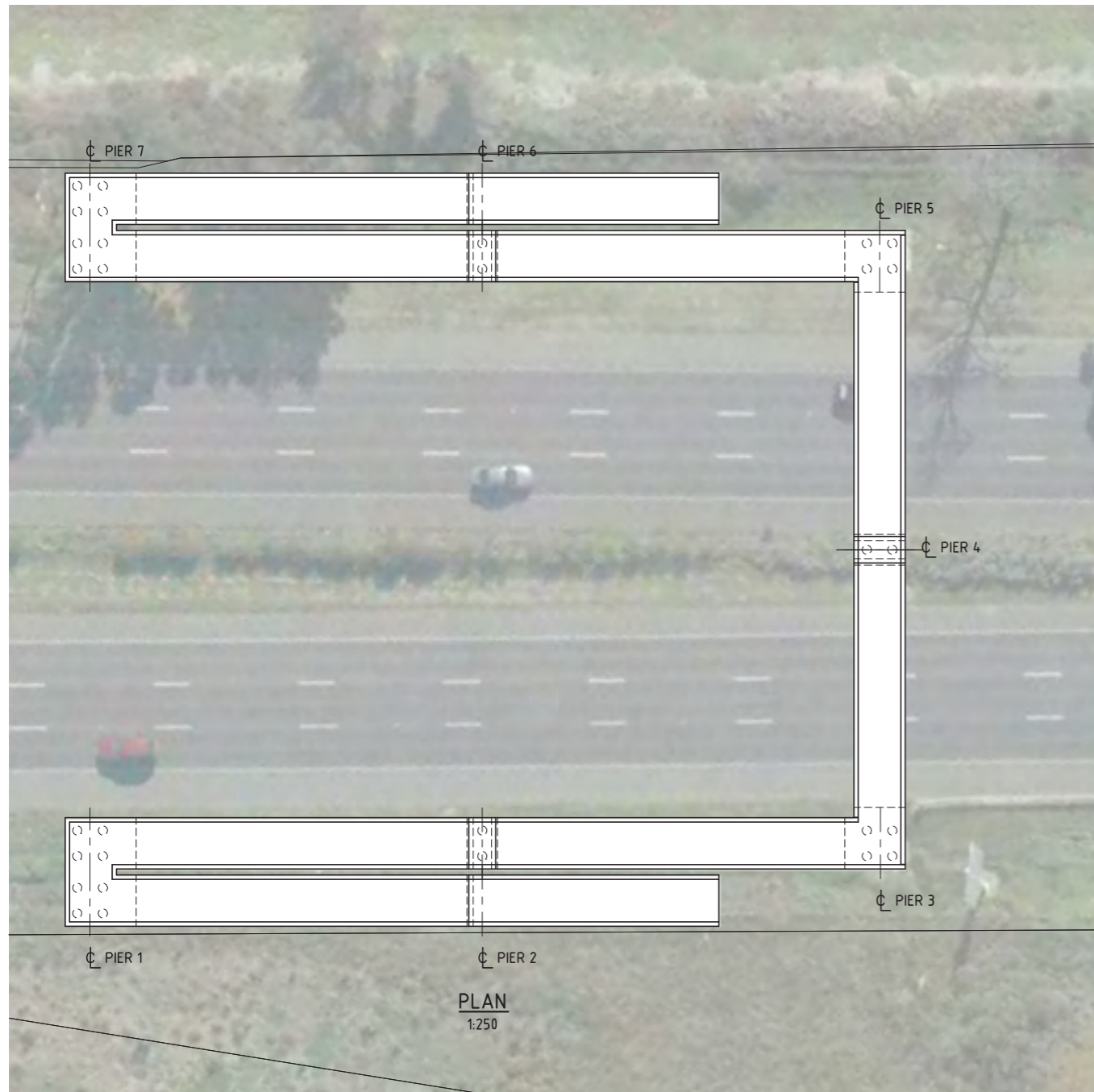
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				BR04 - DUNNINGS ROAD BRIDGE CROSSING AT PRINCESS FREEWAY TYPICAL SECTION INTERIM	
SCALE	DRAWING STATUS	PROJECT / DRAWING No.		ISSUE	
	FINAL	3004938-00-100-0042		C	



ELEVATION
1:250



SIDE ELEVATION
1:250



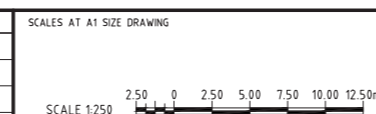
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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMC AUSTRALIA PTY LTD
 ACN 065 475 149
 LEVEL 4, 71 QUEENS ROAD
 MELBOURNE VIC. 3004
 PH 03 9514-1500 FAX 03 9514-1502

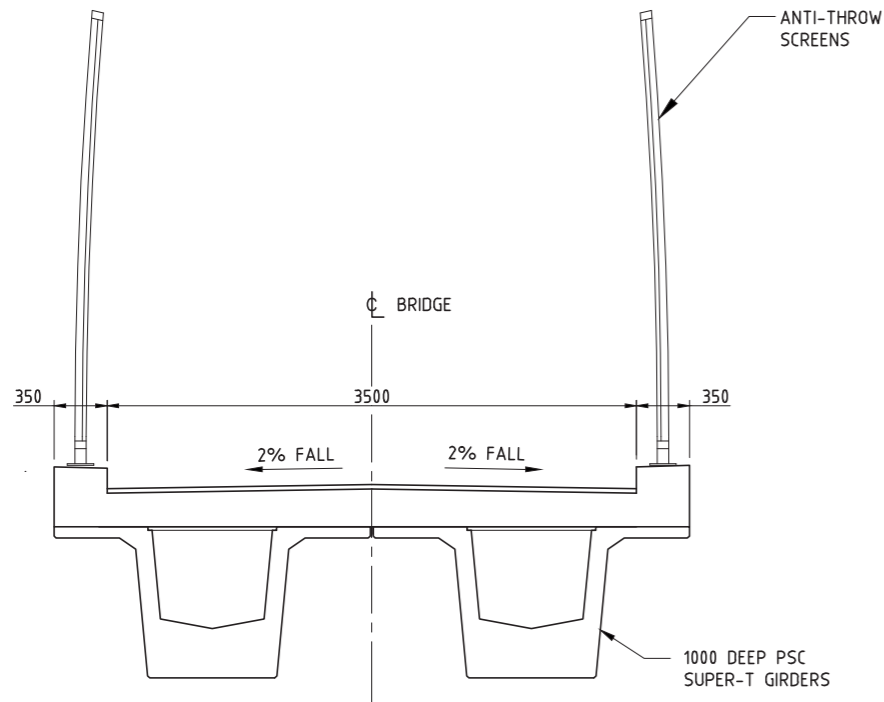
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APPROVED _____ DATE _____

PROJECT TITLE EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS			
BR05 - PEDESTRIAN BRIDGE CROSSING AT PRINCESS FREEWAY GENERAL ARRANGEMENT ULTIMATE			
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
	FINAL	3004938-00-100-0121	C

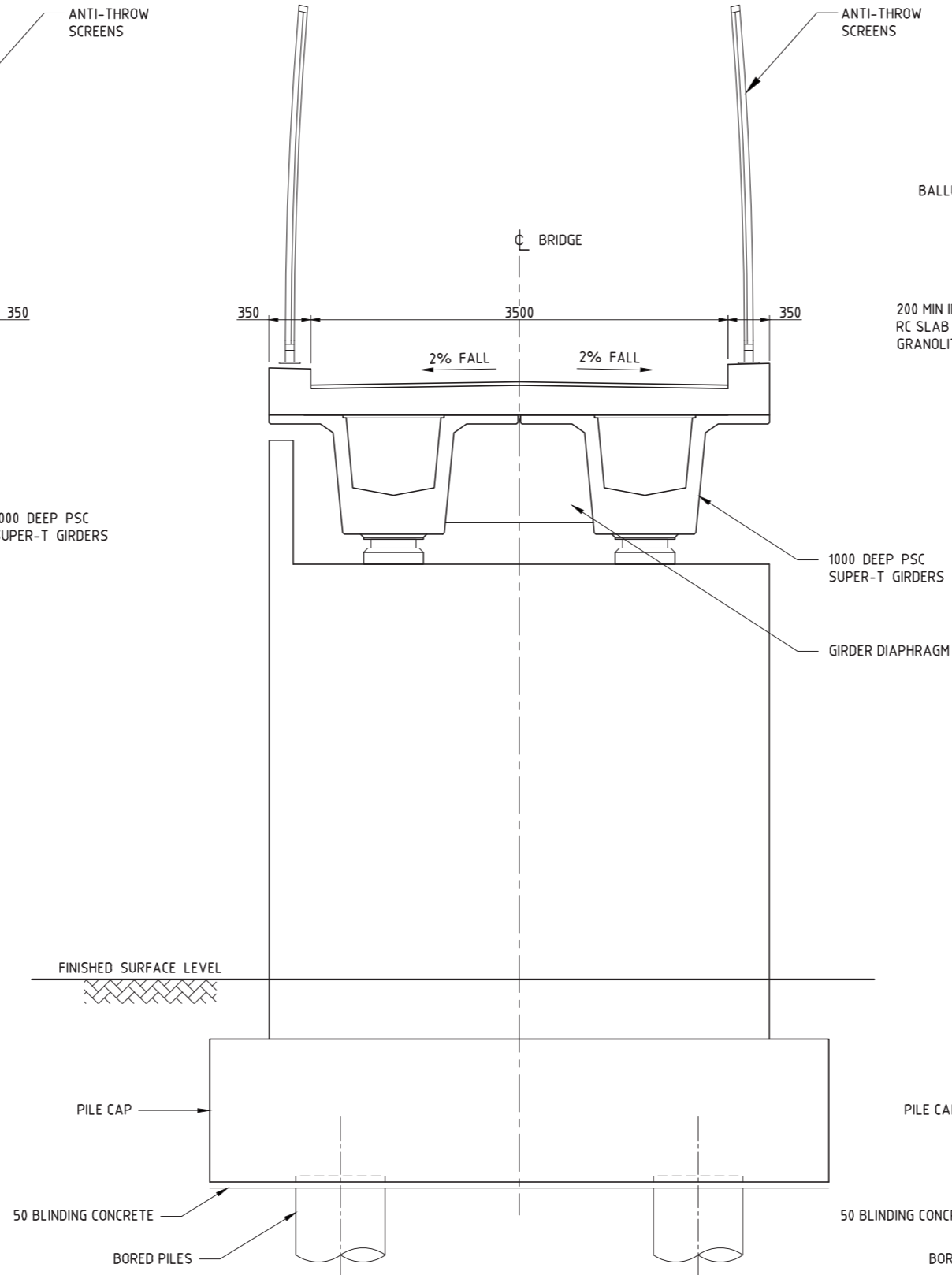
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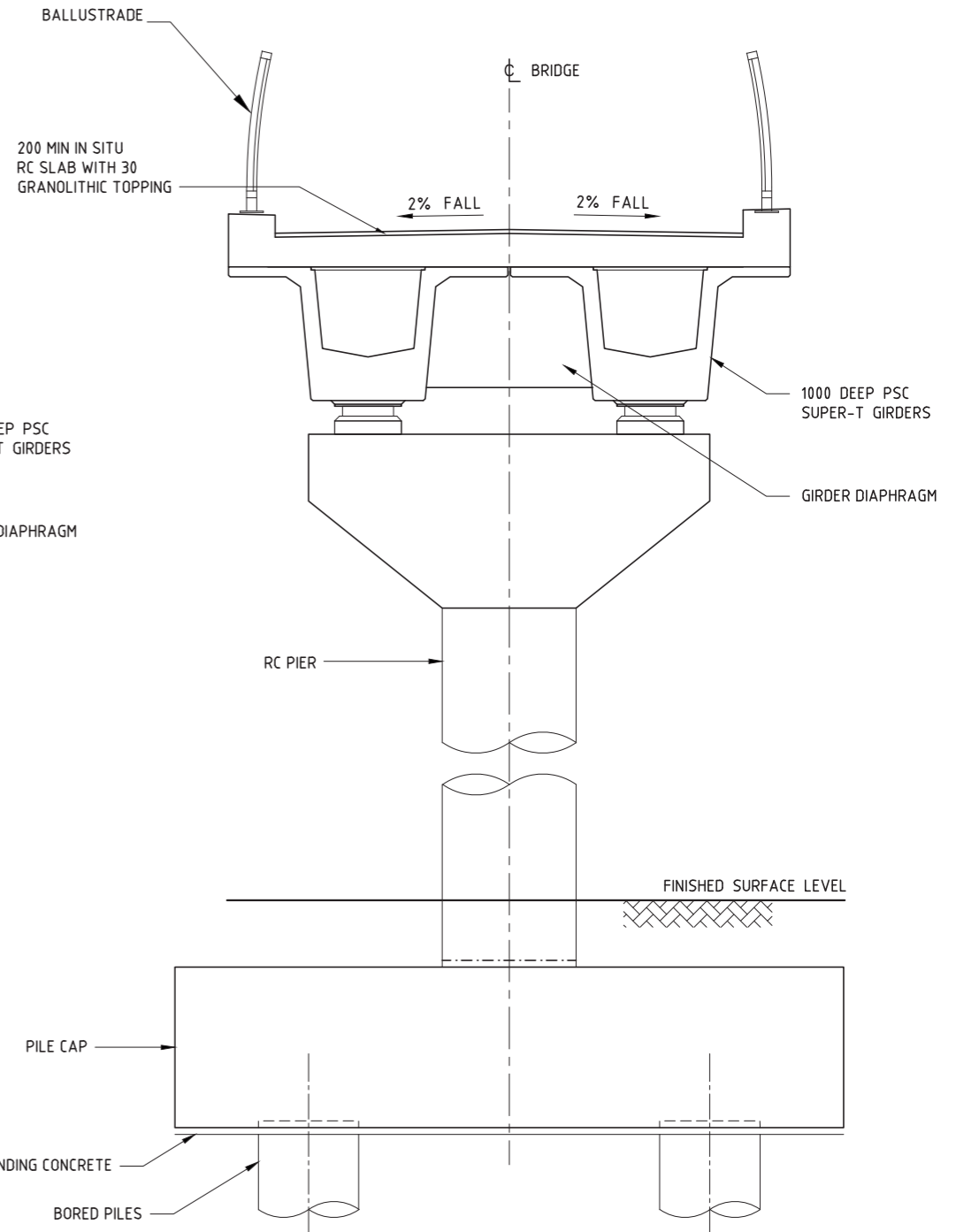
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SECTION
SCALE 1: 25

2
121



SECTION
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3
121

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05 Jul 2013

12:17:49

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

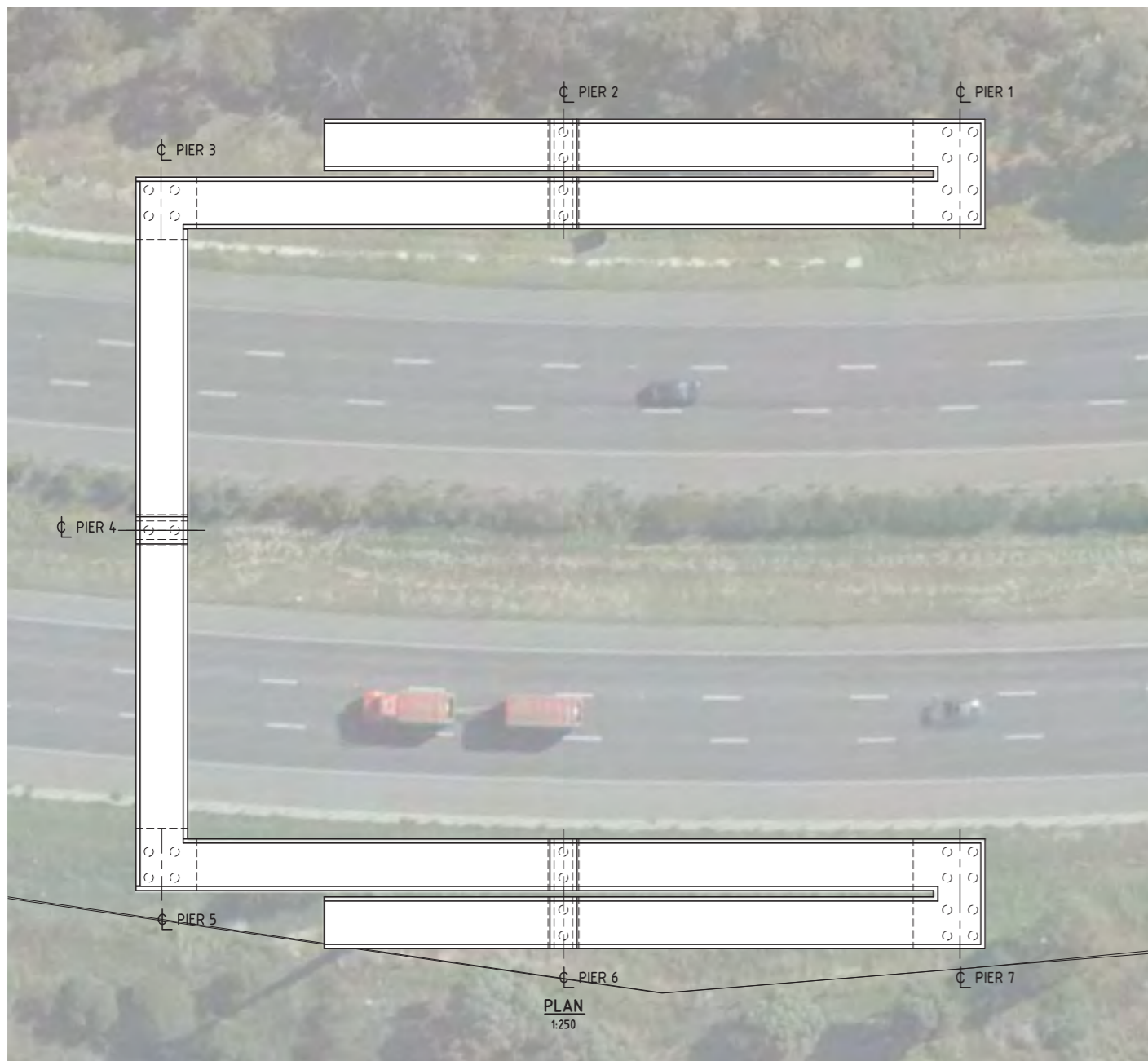
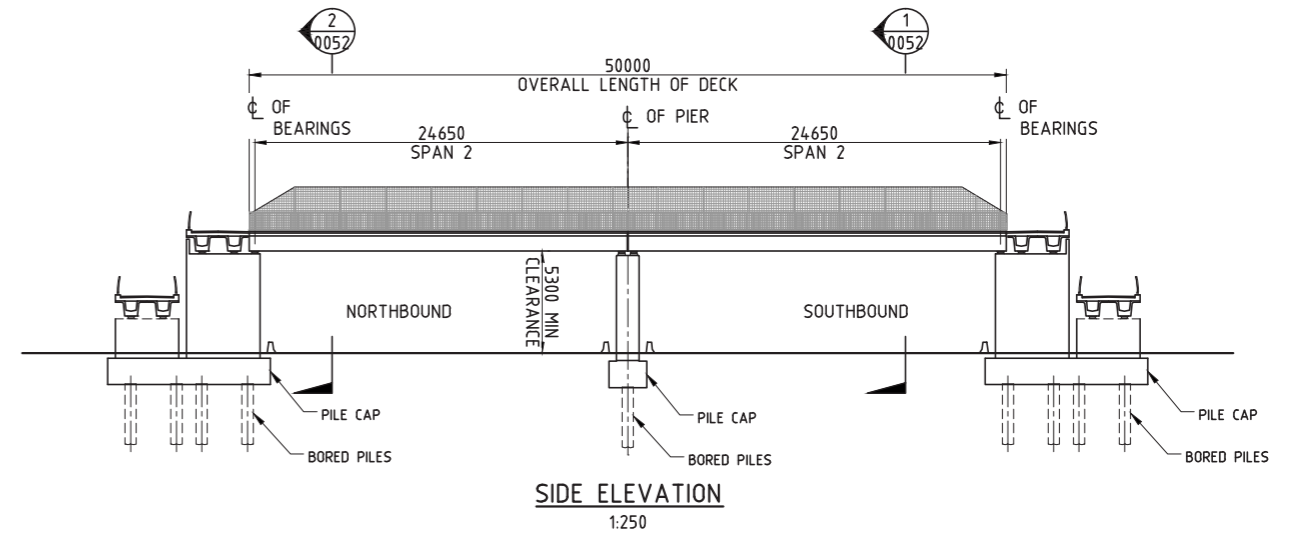
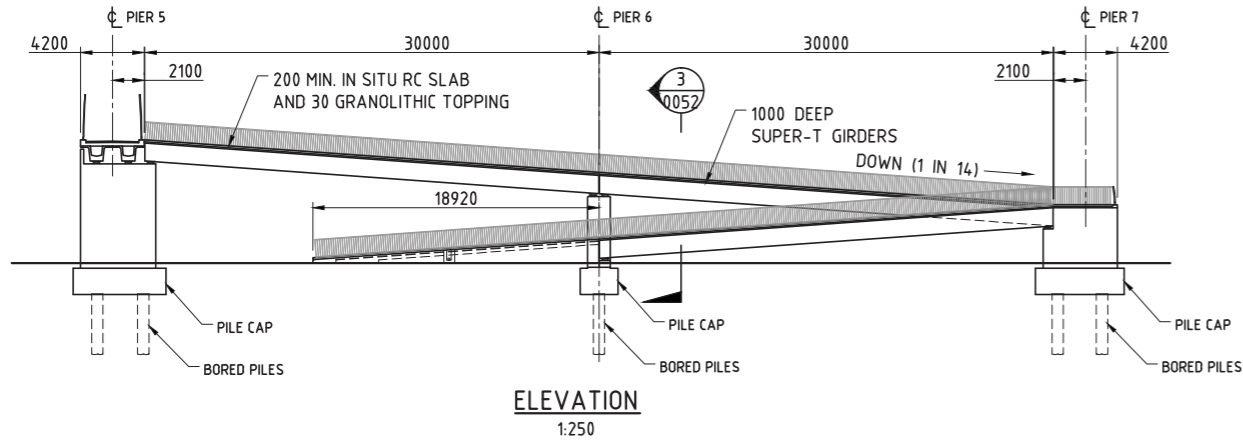
TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET

SCALES AT A1 SIZE DRAWING
SCALE 1:25
0.25 0 0.25 0.50 0.75 1.00 1.25m

DESIGNER	
	SMC AUSTRALIA PTY LTD
	© ACN 065 475 149
	LEVEL 4, 71 QUEENS ROAD
	MELBOURNE VIC. 3004
	PH 03 9514-1500 FAX 03 9514-1502

CLIENT	
APPROVED	DATE

PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS		
	BR05 - PEDESTRIAN BRIDGE CROSSING AT PRINCESS FREEWAY		
	TYPICAL SECTION ULTIMATE		
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
	FINAL	3004938-00-100-0122	C

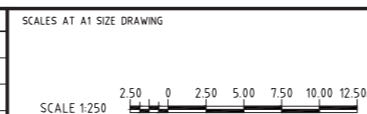


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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



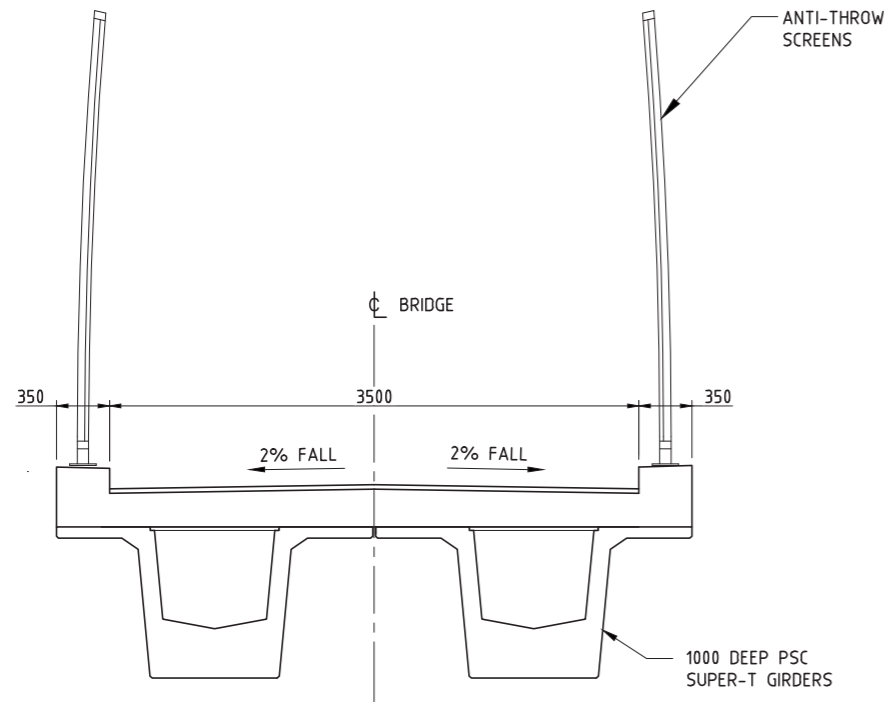
DESIGNER

SMEC AUSTRALIA PTY LTD
 ACN 065 475 149
 LEVEL 4, 71 QUEENS ROAD
 MELBOURNE VIC. 3004
 PH 03 9514-1500 FAX 03 9514-1502

CLIENT

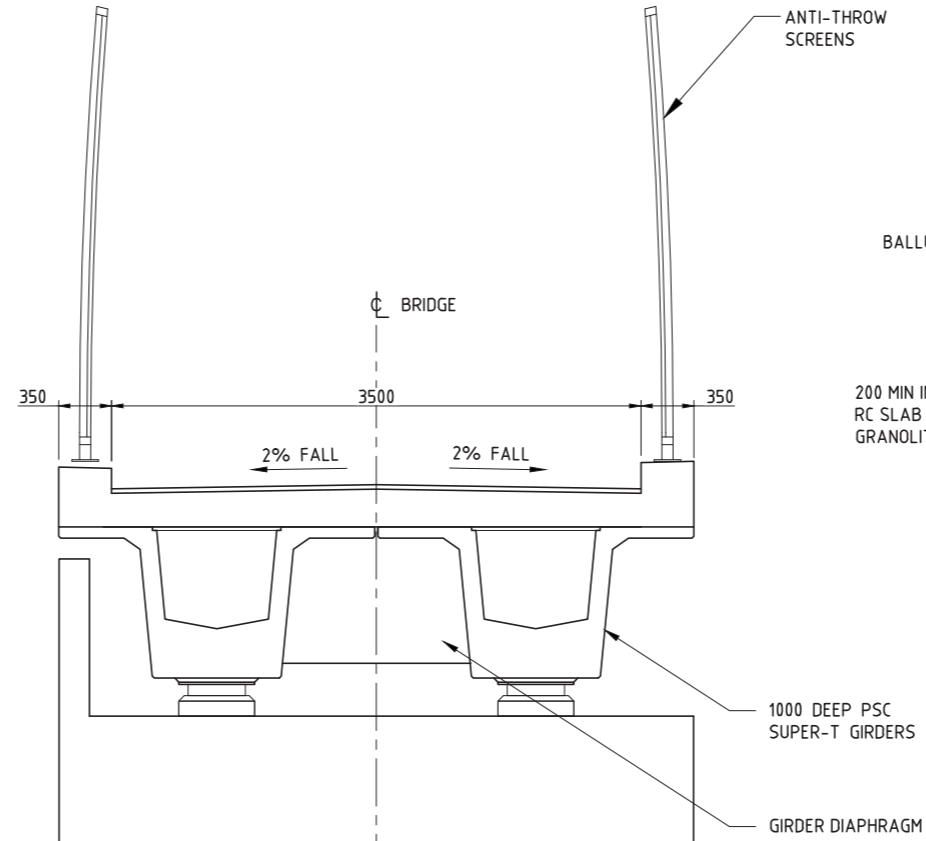
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		BR06 - PEDESTRIAN BRIDGE CROSSING AT PRINCESS FREEWAY GENERAL ARRANGEMENT ULTIMATE	
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
	FINAL	3004938-00-100-0051	C



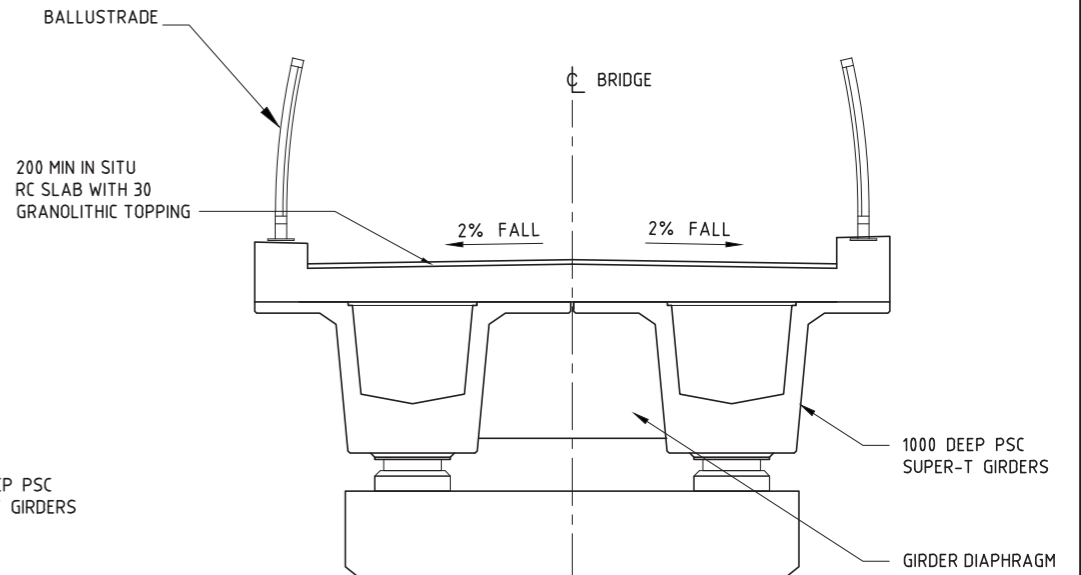
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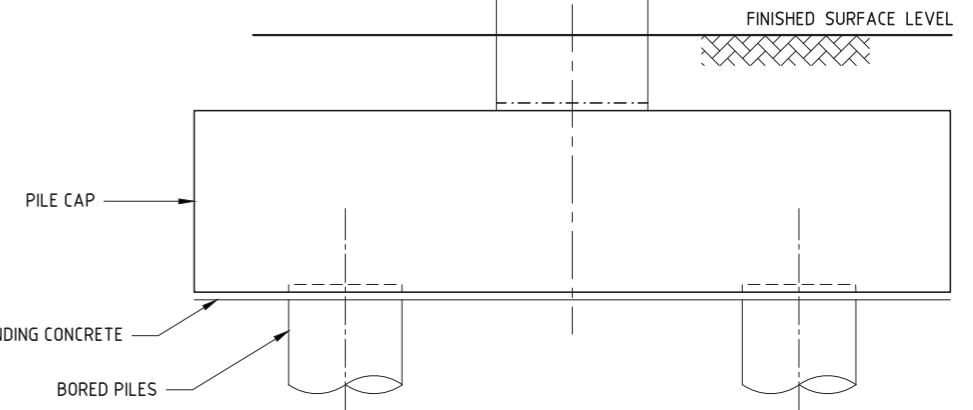
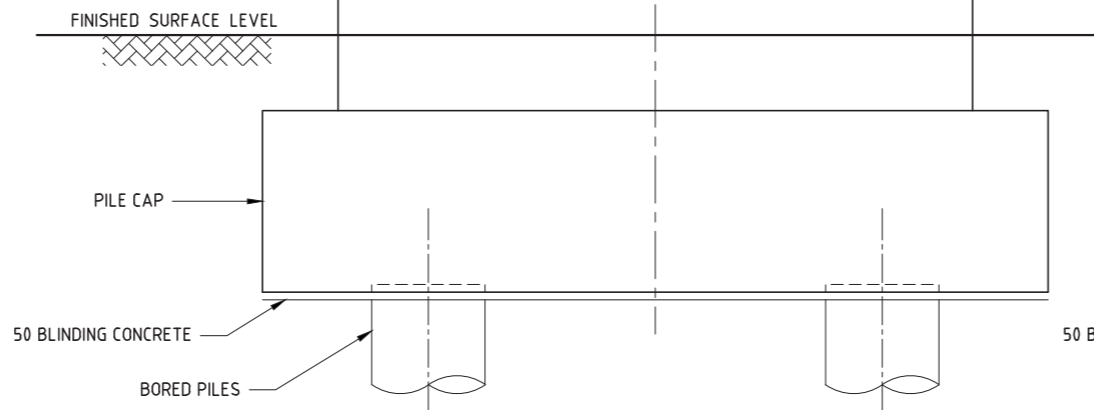
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SECTION
SCALE 1:25

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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET


SCALES AT A1 SIZE DRAWING
SCALE 1:25
0.25 0 0.25 0.50 0.75 1.00 1.25m

DESIGNER



SMEC AUSTRALIA PTY LTD
 ACN 065 475 149
 LEVEL 4, 71 QUEENS ROAD
 MELBOURNE VIC. 3004
 PH 03 9514-1500 FAX 03 9514-1502

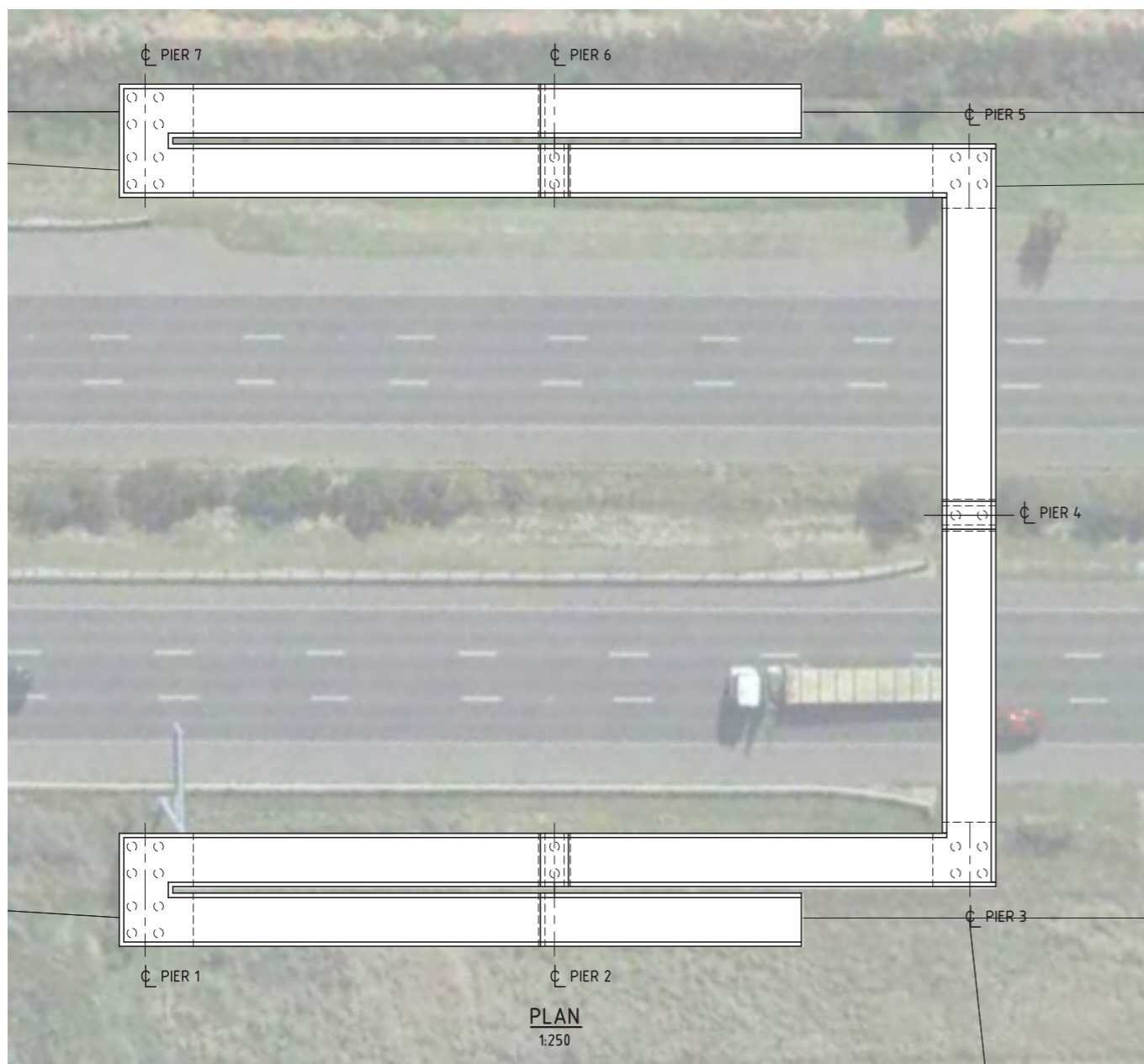
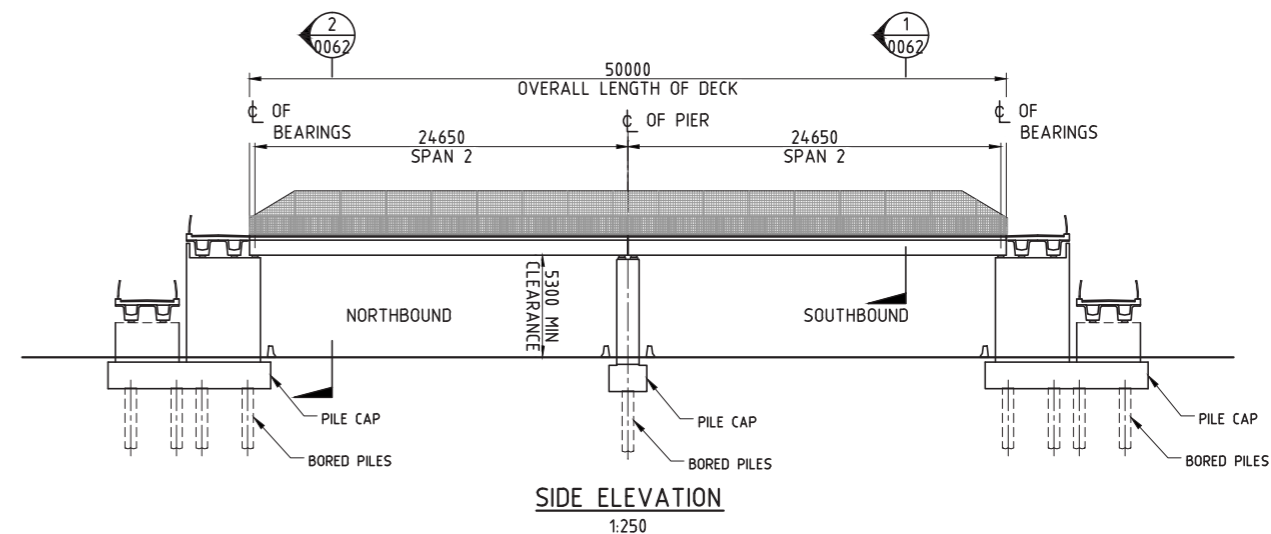
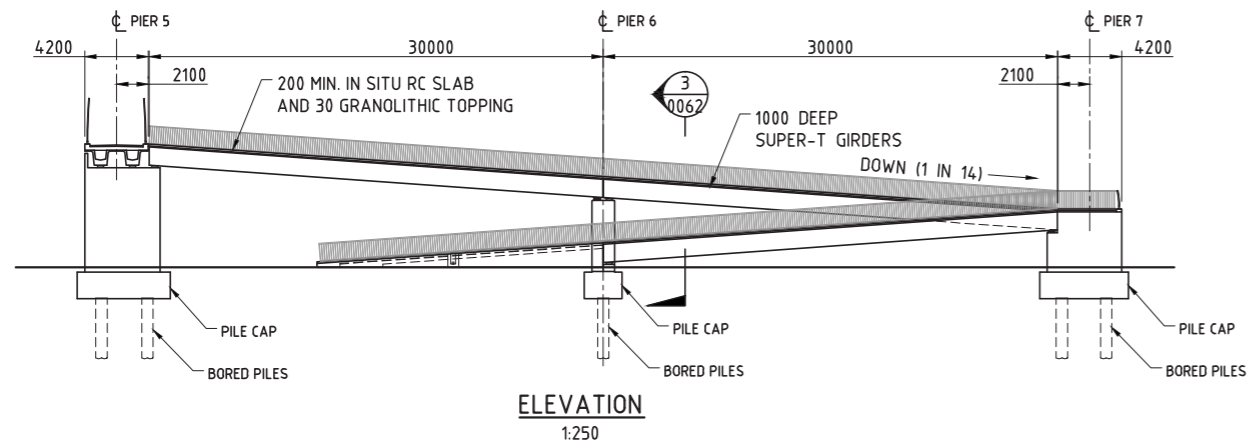
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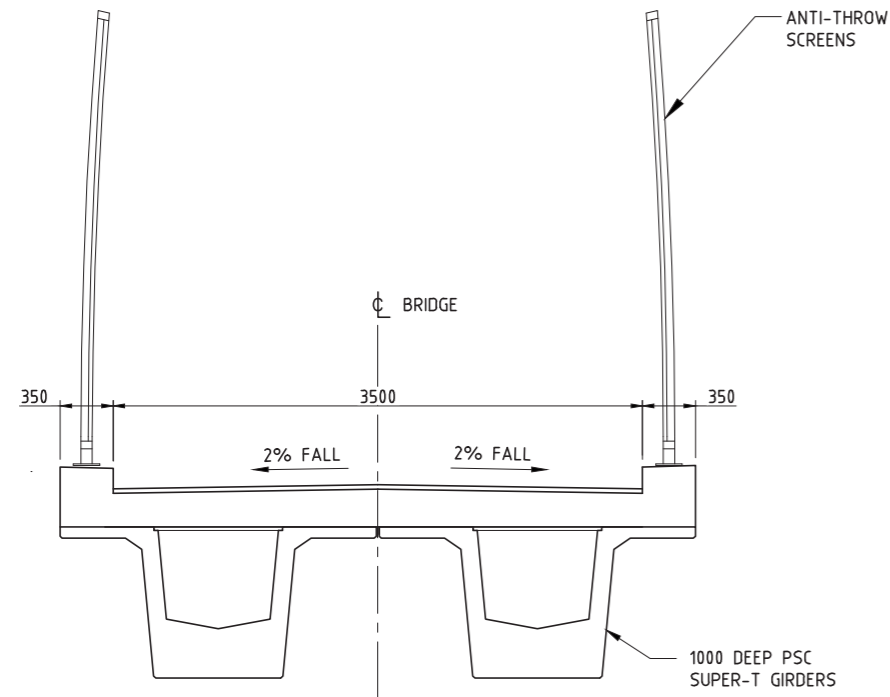
APPROVED

PROJECT TITLE	SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR06 - PEDESTRIAN BRIDGE CROSSING AT PRINCESS FREEWAY TYPICAL SECTION ULTIMATE		FINAL	3004938-00-100-0052	C

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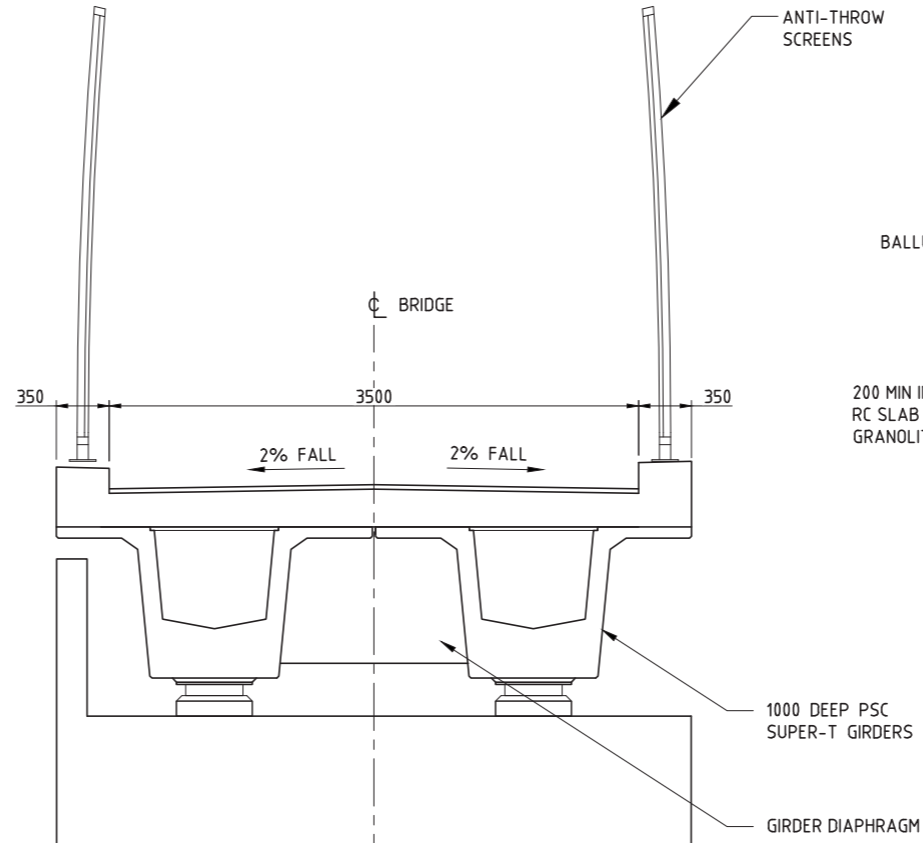


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A	03.05.2013	DRAFT SUBMISSION		D002	DRAFTSMAN	D.CANAVAN		 SMEC SMEC AUSTRALIA PTY LTD ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR07 - PEDESTRIAN BRIDGE CROSSING AT PRINCESS FREEWAY GENERAL ARRANGEMENT ULTIMATE	3004938-00-100-0061	FINAL	3004938-00-100-0061	C	
B	27.05.2013	FINAL ISSUE		D003	DRAFTING CHECK	R.CHIRICO									
C	05.07.2013	ISSUED FOR DCP CONSULTATION		D007	DESIGNER										
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					PROJECT MANAGER	H. GIRGIN									
					PROJECT DIRECTOR	B. SWEET			APPROVED	DATE					



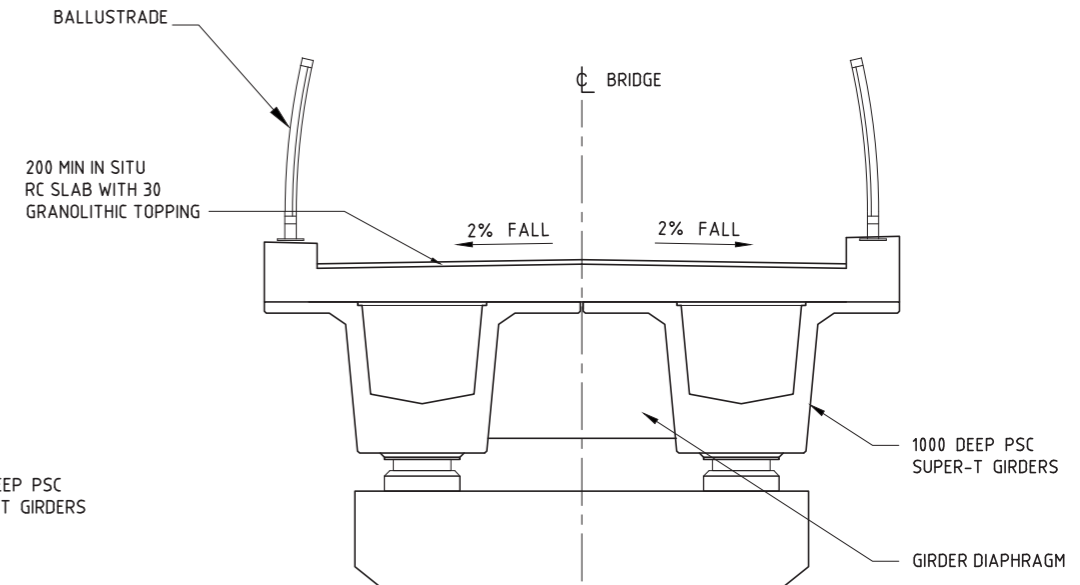
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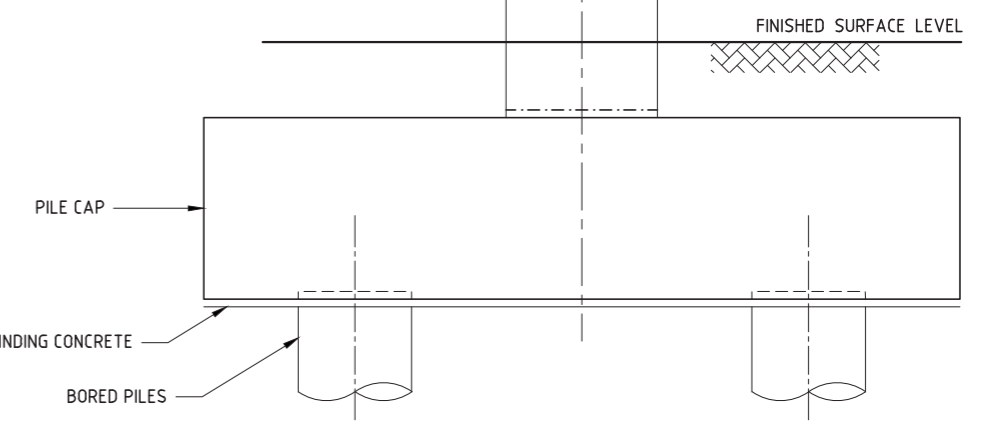
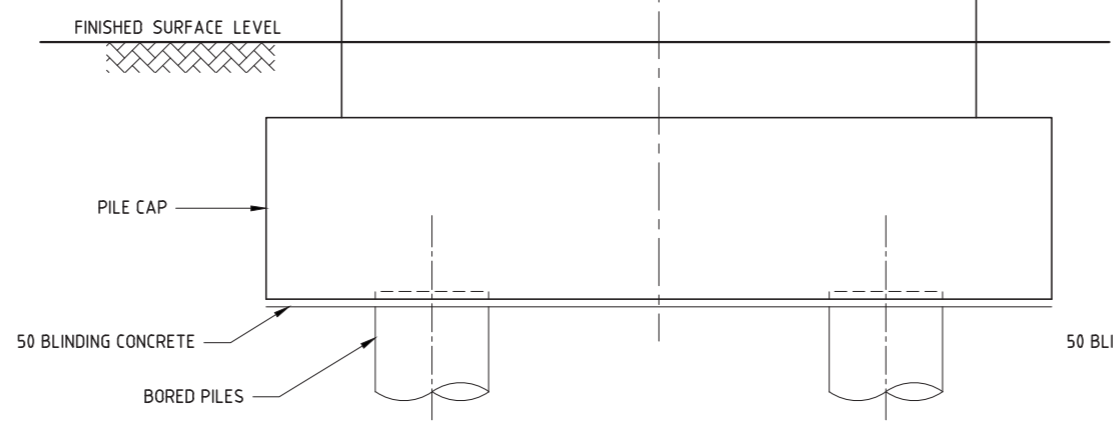
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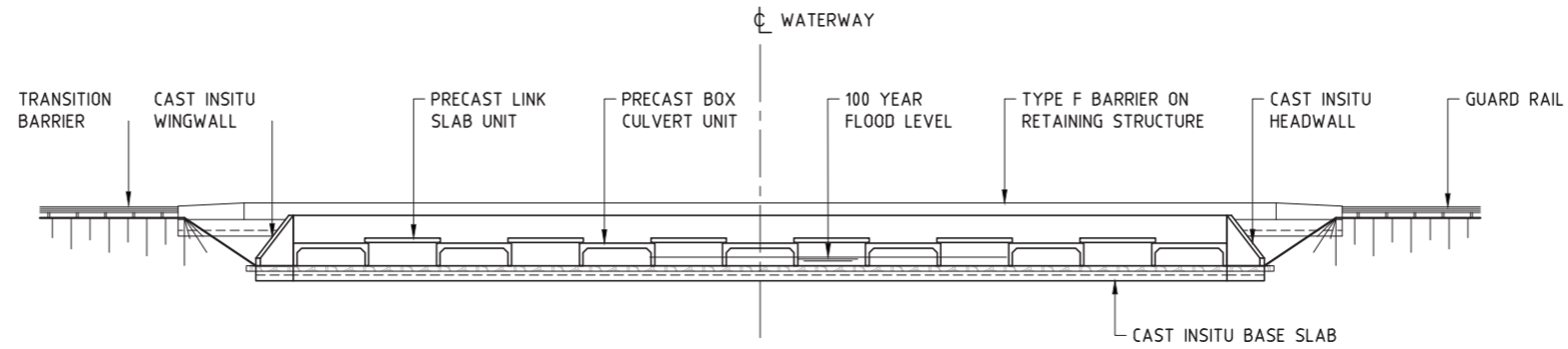
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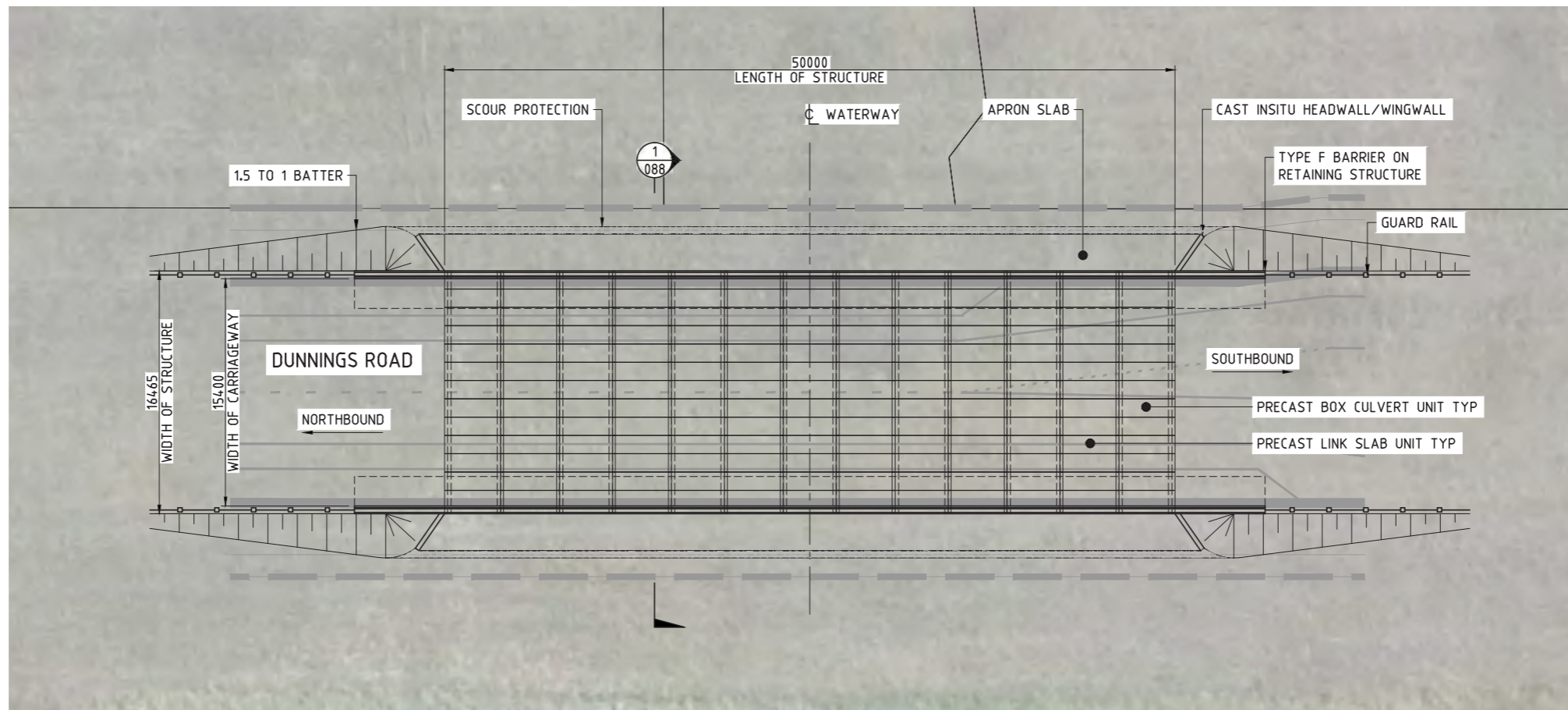


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A	03.05.2013	DRAFT SUBMISSION				D002	DRAFTSMAN	D.CANAVAN	 SCALE 1:25													
B	27.05.2013	FINAL ISSUE				D003	DRAFTING CHECK	R.CHIRICO														
C	05.07.2013	ISSUED FOR DCP CONSULTATION				D007	DESIGNER															
							DESIGN CHECK															
							PROJECT MANAGER	H. GIRGIN														
							PROJECT DIRECTOR	B. SWEET														
													APPROVED		DATE		SCALE		DRAWING STATUS			
																	FINAL		PROJECT / DRAWING No. 3004938-00-100-0062		ISSUE C	



BOX CULVERT ELEVATION
SCALE 1:200






BOX CULVERT LAYOUT PLAN
SCALE 1:200

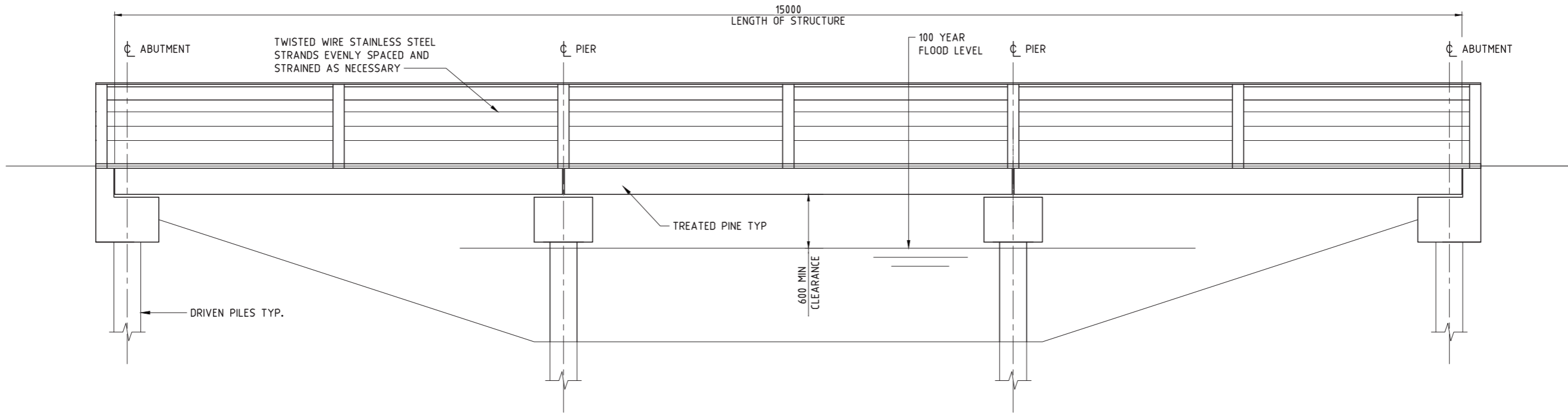


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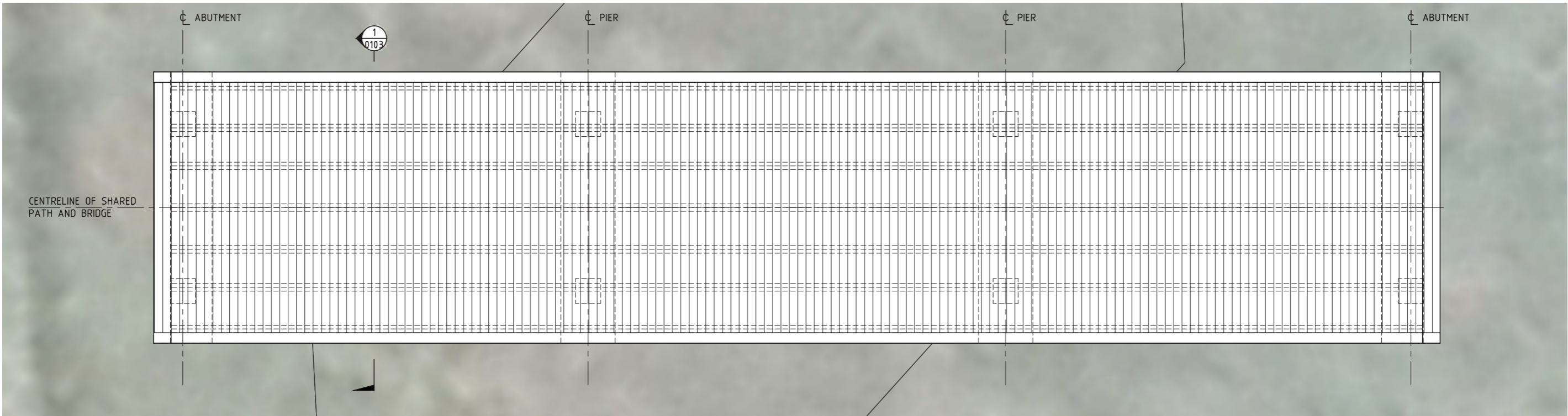
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A	03.05.2013	DRAFT SUBMISSION			D002	DRAFTSMAN	E.SGROI	SCALE 1:200 	 SMC AUSTRALIA PTY LTD © ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR08 - DUNNINGS ROAD CULVERT CROSSING AT WATERWAY GENERAL ARRANGEMENT INTERIM	3004938-00-100-0087	FINAL	C	
B	27.05.2013	FINAL ISSUE			D003	DRAFTING CHECK	R.CHIRICO								
C	05.07.2013	ISSUED FOR DCP CONSULTATION			D007	DESIGNER									
						DESIGN CHECK									
						PROJECT MANAGER	H. GIRGIN								
						PROJECT DIRECTOR	B. SWEET								

150 mm ON ORIGINAL



TYPICAL TIMBER BRIDGE ELEVATION
SCALE 1:25



TYPICAL TIMBER BRIDGE LAYOUT PLAN
SCALE 1:25

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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET

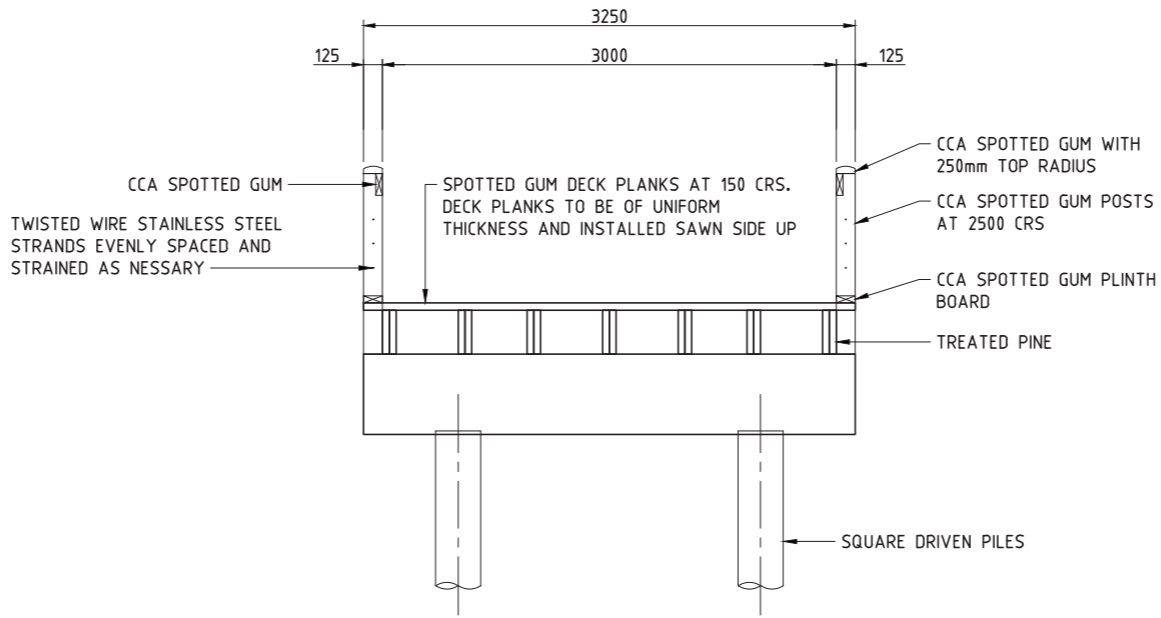
SCALES AT A1 SIZE DRAWING
SCALE 1:25
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DESIGNER	
SMEC AUSTRALIA PTY LTD	
© ACN 065 475 149	
LEVEL 4, 71 QUEENS ROAD	
MELBOURNE VIC. 3004	
PH 03 9514-1500	FAX 03 9514-1502

CLIENT	
APPROVED	DATE

PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS		
BR09 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY GENERAL ARRANGEMENT ULTIMATE			
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
	FINAL	3004938-00-100-0102	C

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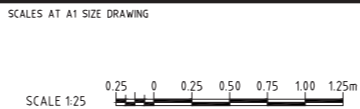
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A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



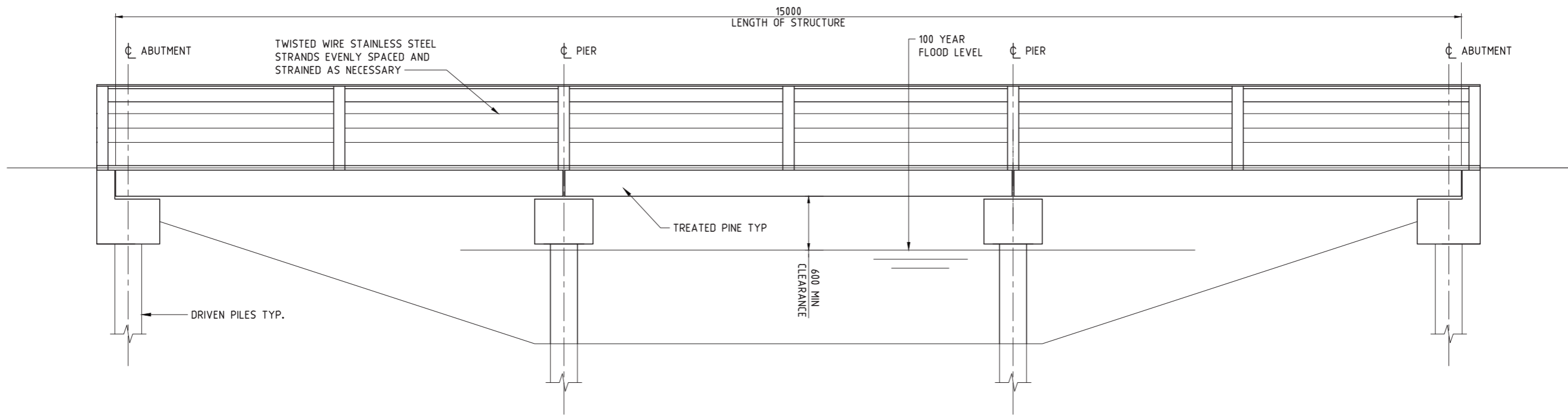
DESIGNER

SMC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

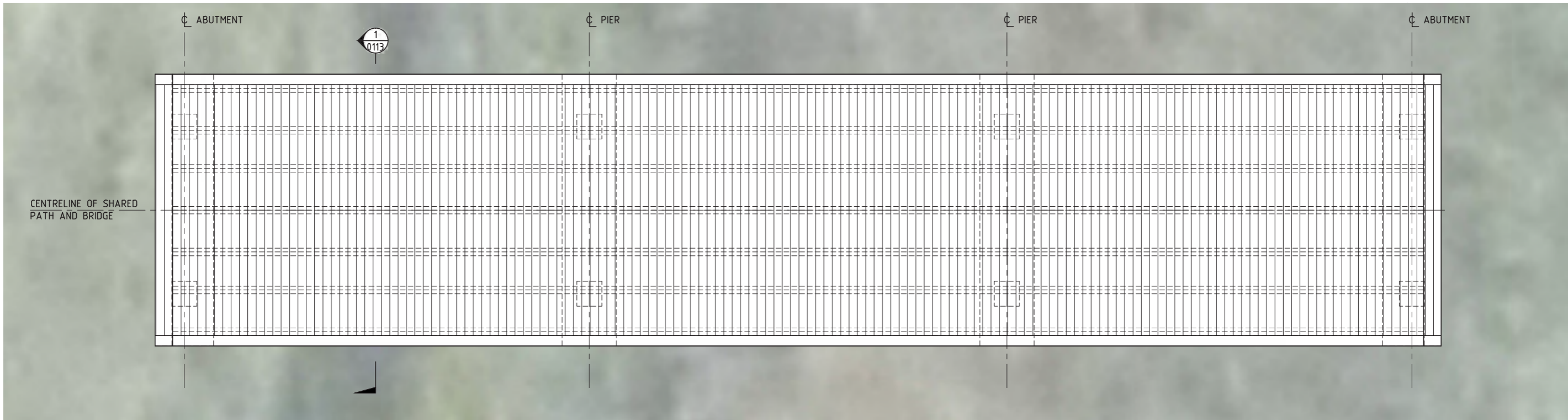
CLIENT

APPROVED DATE

PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR09 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY TYPICAL SECTION ULTIMATE
SCALE	
DRAWING STATUS	FINAL
PROJECT / DRAWING No.	3004938-00-100-0103
ISSUE	C



TYPICAL TIMBER BRIDGE ELEVATION
SCALE 1:25






TYPICAL TIMBER BRIDGE LAYOUT PLAN
SCALE 1:25

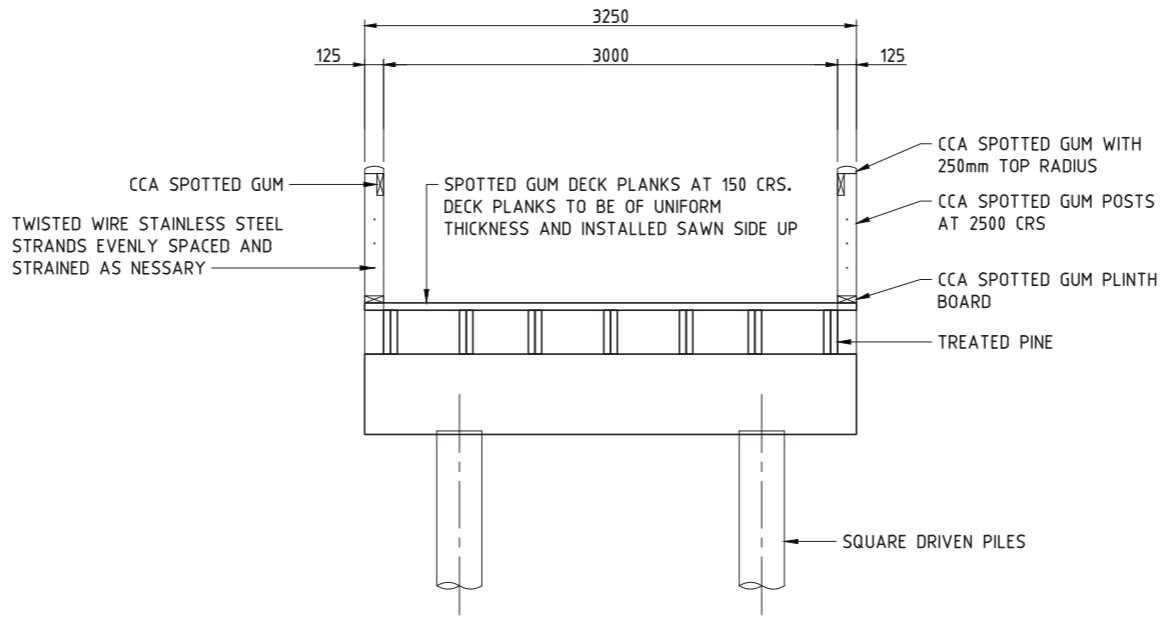
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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL	TITLE	NAME	SCALES AT A1 SIZE DRAWING	DESIGNER	CLIENT	PROJECT TITLE	SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE
A	03.05.2013	DRAFT SUBMISSION	D002	DRAFTSMAN	D.CANAVAN		 SMC AUSTRALIA PTY LTD © ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR10 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY GENERAL ARRANGEMENT ULTIMATE		FINAL	3004938-00-100-0112	C
B	27.05.2013	FINAL ISSUE	D003	DRAFTING CHECK	R.CHIRICO								
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007	DESIGNER									
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				PROJECT MANAGER	H. GIRGIN								
				PROJECT DIRECTOR	B. SWEET								

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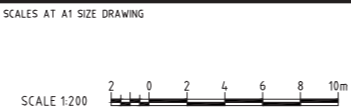
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ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

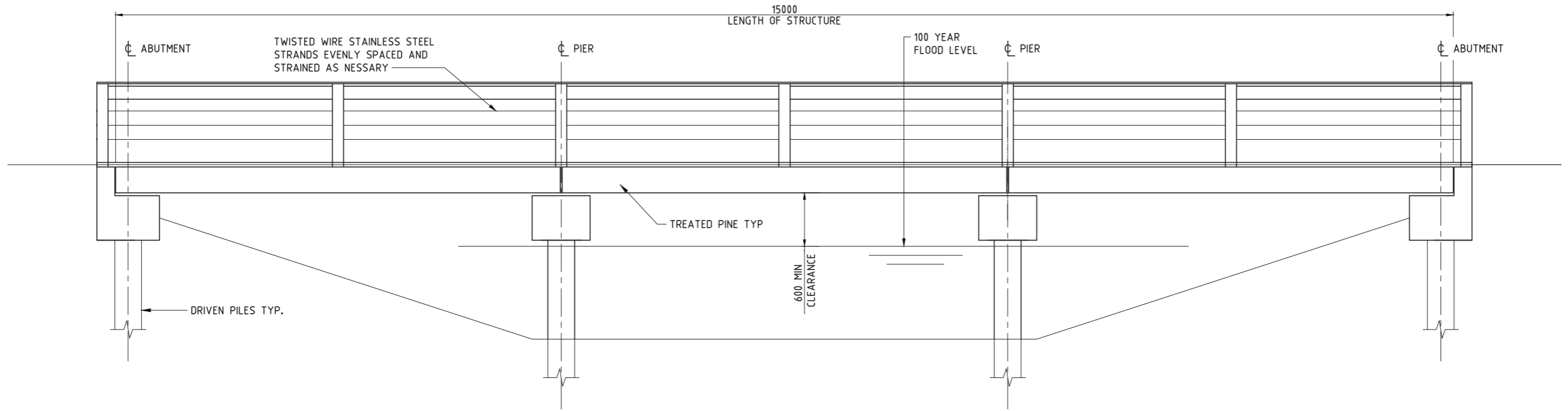
SMEC AUSTRALIA PTY LTD
ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT

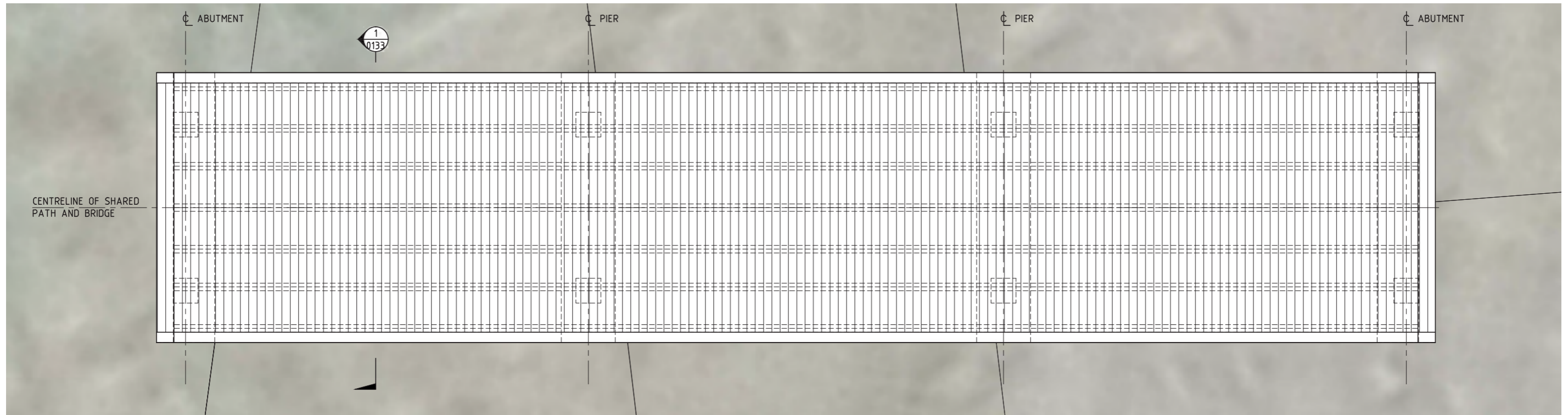
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PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR10 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY TYPICAL SECTION ULTIMATE			
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE	
	FINAL	3004938-00-100-0113	C	

150 mm ON ORIGINAL



TYPICAL TIMBER BRIDGE ELEVATION
SCALE 1:25



TYPICAL TIMBER BRIDGE LAYOUT PLAN
SCALE 1:25


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05 Jul 2013 12:18:40

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	03.05.2013	DRAFT SUBMISSION	D002
B	27.05.2013	FINAL ISSUE	D003
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

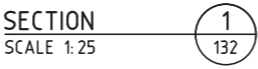
TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	R.CHIRICO
DESIGNER	
DESIGN CHECK	
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET




SCALES AT A1 SIZE DRAWING
SCALE 1:25
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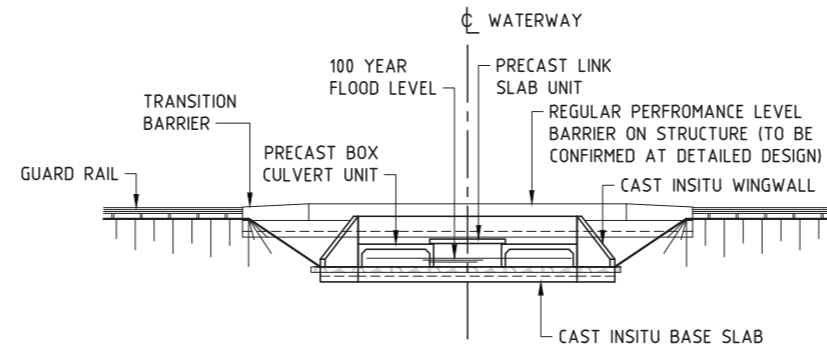
DESIGNER  **SMC**
SMC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT 
APPROVED _____ DATE _____

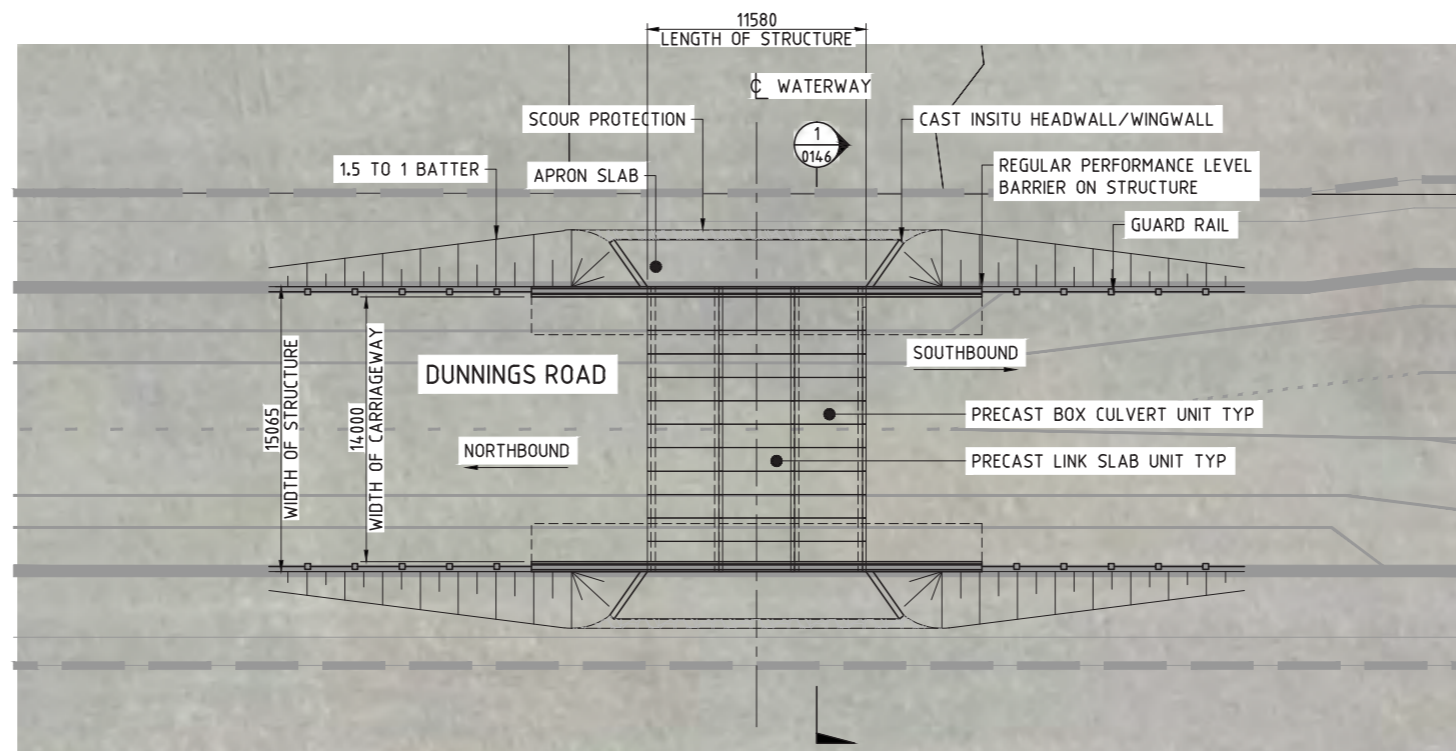
PROJECT TITLE	EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR11 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY GENERAL ARRANGEMENT ULTIMATE			
SCALE	DRAWING STATUS	PROJECT / DRAWING No.	ISSUE	
	FINAL	3004938-00-100-0132	C	



ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL	TITLE	NAME	DESIGNER	CLIENT	PROJECT TITLE
A	03.05.2013	DRAFT SUBMISSION	D002	DRAFTSMAN	D.CANAVAN	 <p>SMEC AUSTRALIA PTY LTD ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502</p>		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS
B	27.05.2013	FINAL ISSUE	D003	DRAFTING CHECK	R.CHIRICO			BR11 - PEDESTRIAN TIMBER BRIDGE CROSSING AT WATERWAY TYPICAL SECTION ULTIMATE
C	05.07.2013	ISSUED FOR DCP CONSULTATION	D007	DESIGNER				
				DESIGN CHECK				
				PROJECT MANAGER	H. GIRGIN			
				PROJECT DIRECTOR	B. SWEET			
				SCALES AT A1 SIZE DRAWING SCALE 1:25 		APPROVED _____ DATE _____		SCALE _____ DRAWING STATUS FINAL PROJECT / DRAWING No. 3004938-00-100-0133 ISSUE C



BOX CULVERT ELEVATION
SCALE 1:200



BOX CULVERT LAYOUT PLAN
SCALE 1:200





GENERAL NOTES

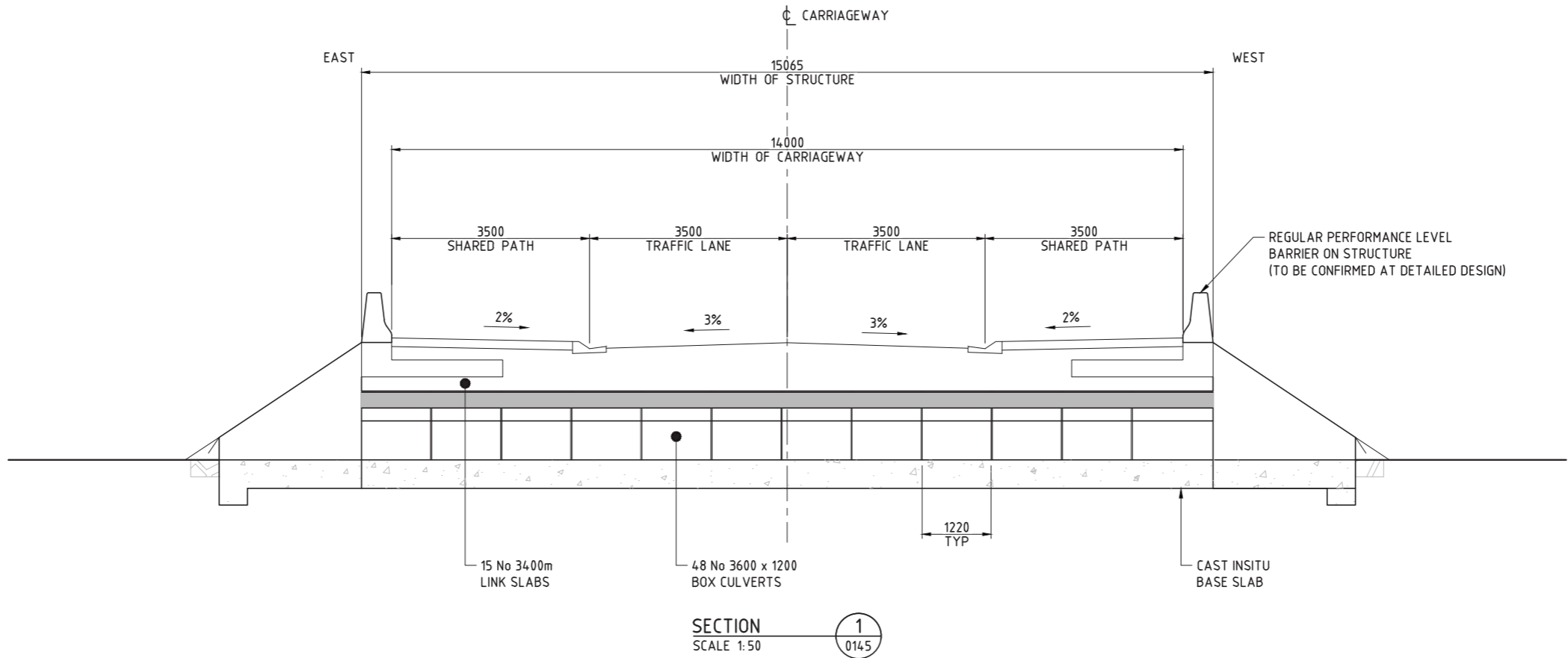
ALL DIMENSIONS ARE IN MILLIMETRES. CHAINAGES, COORDINATES AND REDUCED LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
ALL PRECAST UNITS TO BE DESIGNED BY MANUFACTURER.

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05 Jul 2013

12:18:56

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL	TITLE	NAME	SCALES AT A1 SIZE DRAWING	DESIGNER	CLIENT	PROJECT TITLE
A	30.05.2013	DRAFT SUBMISSION	D002	DRAFTSMAN	D.CANAVAN	SCALE 1:200	 SMC AUSTRALIA PTY LTD ACN 065 475 149 LEVEL 4, 71 QUEENS ROAD MELBOURNE VIC. 3004 PH 03 9514-1500 FAX 03 9514-1502		EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR14 - DUNNINGS ROAD BRIDGE CROSSING AT WATERWAY GENERAL ARRANGEMENT INTERIM
B	05.07.2013	ISSUED FOR DCP CONSULTATION	D007	DRAFTING CHECK					
				DESIGNER	P.BURGESS				
				DESIGN CHECK	D. BARTON				
				PROJECT MANAGER	H. GIRGIN				
				PROJECT DIRECTOR	B. SWEET				
						2 0 2 4 6 8 10m			SCALE
							APPROVED		DATE
									DRAWING STATUS
									PROJECT / DRAWING No.
									3004938-00-100-0145
									ISSUE
									B



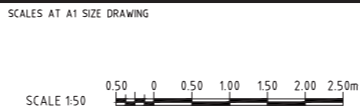
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05 Jul 2013 12:19:01

ISSUE	DATE	AMENDMENT / ISSUE DESCRIPTION	APPROVAL
A	30.05.2013	DRAFT SUBMISSION	D002
B	05.07.2013	ISSUED FOR DCP CONSULTATION	D007

TITLE	NAME
DRAFTSMAN	D.CANAVAN
DRAFTING CHECK	
DESIGNER	P.BURGESS
DESIGN CHECK	D. BARTON
PROJECT MANAGER	H. GIRGIN
PROJECT DIRECTOR	B. SWEET



DESIGNER

SMEC AUSTRALIA PTY LTD
© ACN 065 475 149
LEVEL 4, 71 QUEENS ROAD
MELBOURNE VIC. 3004
PH 03 9514-1500 FAX 03 9514-1502

CLIENT	
	
APPROVED	DATE

PROJECT TITLE			
EAST WERRIBEE EMPLOYMENT PRECINCT INFRASTRUCTURE COSTS BR14 - DUNNINGS ROAD BRIDGE CROSSING AT WATERWAY TYPICAL SECTION INTERIM			
SCALE	DRAWING STATUS	PROJECT / DRAWING No. 3004938-00-100-0146	ISSUE B



East Werribee Employment Precinct Development Contributions Plan
September 2013 (Amended December 2023)

