

# Rockbank

## Development Contributions Plan

August 2016  
(Amended December 2023)



**Note:** Any reference to the Victorian Planning Authority (VPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the *Planning & Environment Act 1987*.

### Version control

VERSION	AMENDMENT	DATE	DESCRIPTION OF CHANGES
1	VC249	December 2023	Incorporate changes associated with small second dwelling exemption

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Table 1 Summary of charges

The following table provides an overview of the project categories and charges included within this development contributions plan. A more detailed explanation of apportionment, methods of calculation and the description and costs of individual projects is included within the document.

Summary - Net developable area (NDA) by charge area			
Charge area	Total cost of contribution	Net developable hectares within MCA	Contribution per net developable hectare (NDHa)
Residential	\$143,884,170	460.38	\$312,535
Employment	\$503,531	2.75	\$182,777
<b>Residential &amp; Employment</b>	<b>\$144,387,701</b>	<b>463.13</b>	

Summary - Development infrastructure levy (apportioned to MCA)		
Projects	Total cost of projects	Contribution per net developable hectare (NDHa)
<b>Residential</b>		
Transport	\$84,146,377	\$182,777
Recreation	\$42,577,619	\$92,484
Community	\$17,160,174	\$37,274
<b>Total</b>	<b>\$143,884,170</b>	<b>\$312,535</b>
<b>Employment</b>		
Transport	\$503,531	\$182,777
Recreation	\$0	\$0
Community	\$0	\$0
<b>Total</b>	<b>\$503,531</b>	<b>\$182,777</b>

Summary - Breakdown of development infrastructure levy (apportioned to MCA)		
Projects	Total cost of projects	Contribution per net developable hectare (NDHa)
<b>Residential</b>		
Land	\$50,707,528	\$110,143
Construction	\$93,176,643	\$202,391
<b>Total</b>	<b>\$143,884,170</b>	<b>\$312,535</b>
<b>Employment</b>		
Land	\$140,779	\$51,101
Construction	\$362,752	\$131,675
<b>Total</b>	<b>\$503,531</b>	<b>\$182,777</b>

Summary - Community infrastructure levy		
	Estimated dwellings	Estimated total contribution
<b>Capped at \$1,150 per dwelling</b>	<b>8,144</b>	<b>\$9,365,309</b>

Summary - Total estimated project cost against levies collected			
Levy	Total cost of projects	Total collected via levies	Percentage total collected by levies
Development infrastructure levy	\$182,147,477	\$144,387,701	79%
Community infrastructure levy	\$11,600,000	\$10,633,333	92%
<b>Total</b>	<b>\$193,747,477</b>	<b>\$155,021,035</b>	<b>80%</b>

## 1.0 INTRODUCTION

Rockbank Development Contributions Plan (the DCP) has been prepared by the Victorian Planning Authority in consultation with Melton City Council, Government agencies, service authorities and major stakeholders.

The DCP:

- Outlines projects required to ensure that future residents, visitors and workers within the Rockbank precinct can be provided with timely access to the services and transport necessary to support a quality, affordable business and residential area
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects
- 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
- Provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

The DCP comprises four parts:

### PART 1 – Strategic basis

Section 1 clearly explains the strategic basis for the DCP.

### PART 2 – Justification

Section 2 provides justification for the various infrastructure projects included in the DCP.

### PART 3 – Calculation of contributions

Section 3 sets out how the development contributions are calculated and costs apportioned.

### PART 4 – Administration

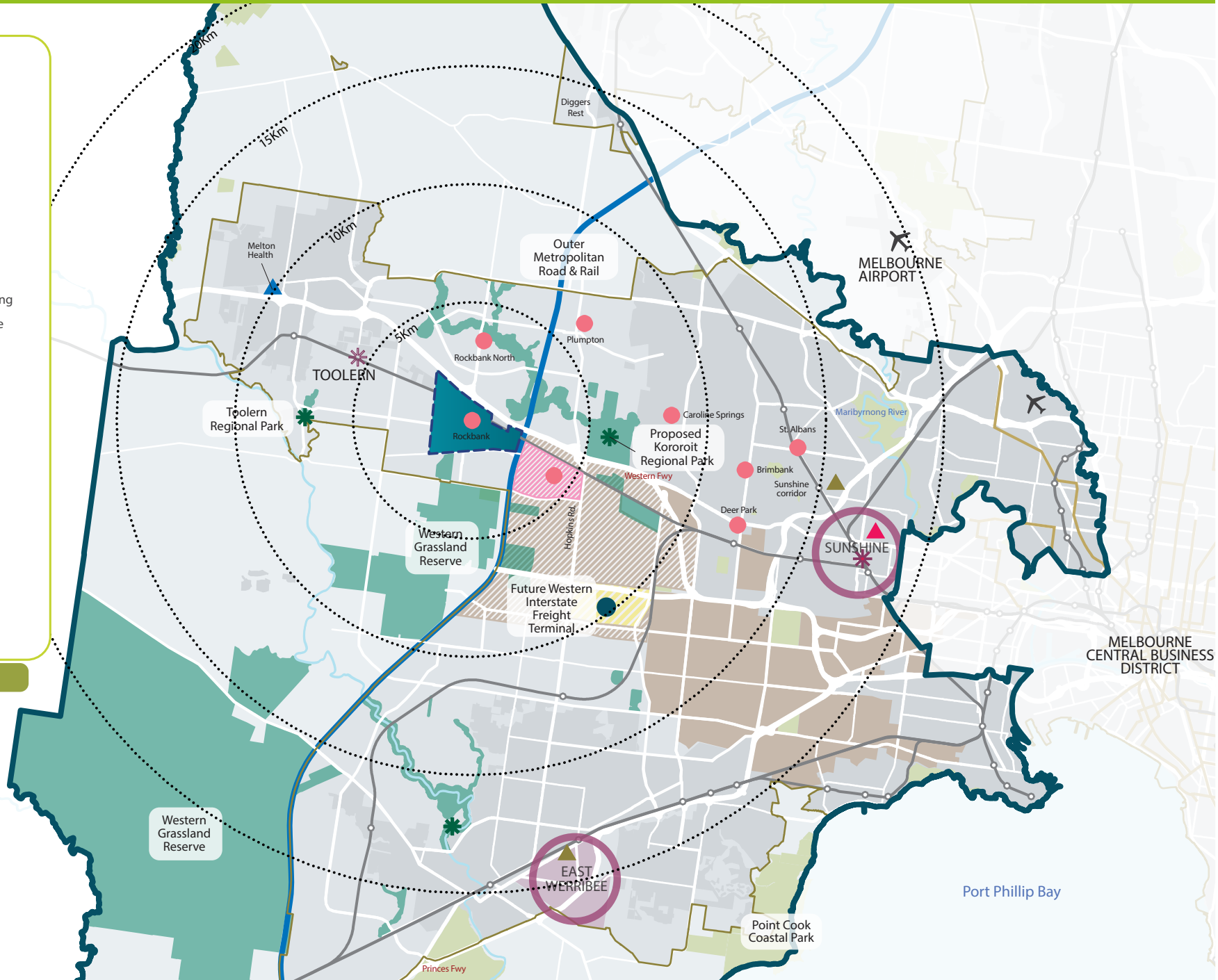
Section 4 focuses on administration of the DCP

### PART 5 – Implementation

Section 5 focuses on implementation of the DCP

- precinct boundary
- western subregion boundary
- urban growth boundary (UGB)
- urban area
- road network
- rail network
- tram network
- outer metropolitan ring transport corridor
- national employment cluster
- transport gateway – future
- state significant industrial precinct – existing
- state significant industrial precinct – future
- business and residential
- health / education precinct
- health precinct
- education precinct
- principal town centre – existing
- principal town centre – future
- town centre – existing and future
- regional open space – future
- regional open space - existing
- urban renewal area
- biodiversity conservation area
- waterway
- airport

**NOTE:** Map : Western Subregion, Plan Melbourne



The strategic basis for the DCP is informed by:

- State and Local Planning Policy Framework set out in the Melton Planning Scheme
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2008)
- *Growth Corridor Plans: Managing Melbourne's Growth* (GAA, 2012)
- *Development Contributions Plan Guidelines* (Department of Transport, Planning and Local Infrastructure, 2013)
- *Rockbank Precinct Structure Plan* and supporting documents.

These documents set out a broad, long term vision for the sustainable development of the Rockbank precinct and its surroundings.

## 1.1 **Planning and Environment Act 1987**

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Melton Planning Scheme as well as Victorian Government Guidelines. It is consistent with the Ministerial Direction on development contributions plans made under section 46M(1) of the Act and has had regard to the Victorian Government's *Development Contribution Plan Guidelines*.

The DCP provides for the charging of a development infrastructure levy pursuant to section 46J(a) of the Act towards works, services or 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 under the Act, the Ministerial Direction on development contributions plans and the *Development Contributions Plan Guidelines*.

The DCP forms part of the Melton Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Melton Planning Scheme. The DCP is implemented in the Melton Planning Scheme through Schedule 7 to Clause 45.06 Development Contributions Plan Overlay (DCPO7) that applies to the area illustrated on Plan 3.

## 1.2 **Rockbank Precinct Structure Plan**

Rockbank Precinct Structure Plan (the PSP) is a long-term plan for urban development. It describes how the land to which the DCP applies is expected to be developed, and how and where services are planned to support development.

The PSP applies to 751.83 hectares of land as illustrated on Plan 2.

The precinct is located approximately 29 kilometres to the west of the Melbourne CBD. The PSP is bounded by the Western Highway and the existing Rockbank Township to the north, Paynes Road to the west, Greigs Road to the south and the Outer Metropolitan Ring (OMR) transport corridor to the east, beyond Troups Road North. The Melbourne–Ballarat rail corridor runs in an east-west direction through the precinct as illustrated on Plan 1.

The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario for Rockbank as described in the PSP.

The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP.

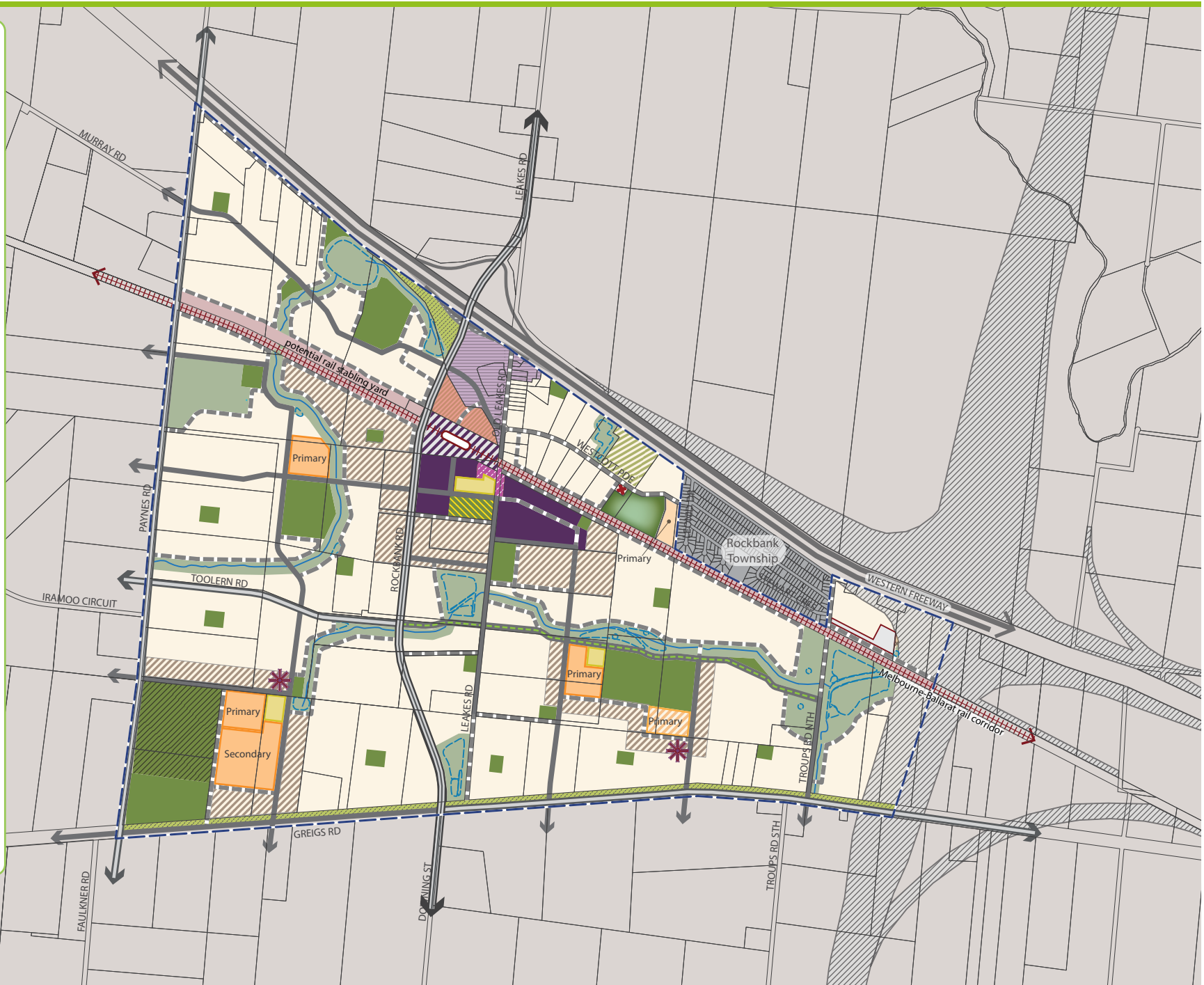
Accordingly, the DCP is an implementation-based planning tool that identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

The PSP has been developed following a comprehensive planning process that establishes the future direction of development within the precinct.



- precinct boundary
- residential
- medium density residential
- commercial
- mixed use
- rockbank major town centre
- local convenience centre
- potential government school
- existing government school
- potential non-government school
- community facilities
- urban plaza
- indoor recreation
- service open space
- credited open space
- local sports reserve - existing
- regional open space
- rockbank railway station
- rockbank railway station precinct
- caravan park
- public transport facilities
- outer metropolitan ring transport corridor (OMR)
- freeway
- landscape buffer / redundant road reserve
- utilities - servicing
- existing emergency services
- arterial road (six lanes)
- arterial road (four lanes)
- connector street - boulevard
- connector street
- key local access street
- existing urban area
- future urban area

**NOTE:**  
Refer to Plan 6 for open space details





### 1.3 The area to which the development contributions plan applies

In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on Plan 3. The area is also shown on DCPO7 in the Melton Planning Scheme.

In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement as outlined in Table 6 of the PSP, an existing local DCP, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

The DCP replaces two road projects yet to be constructed as part of the approved Toolern Development Contributions Plan:

- 'IT07' in the Rockbank DCP replaces 'IT07' in the Toolern DCP
- 'IT15' in the Rockbank DCP replaces 'IT08' in the Toolern DCP.

### 1.4 Infrastructure items included in the development contributions plan

The need for infrastructure included in the DCP has been determined on the basis of the development scenario as described in the PSP and its supporting documents.

Items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, an item can be included in a DCP regardless of whether it is within or outside the DCP area.

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the PSP. 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 relates to projected growth area development is set out below and individual item use apportionments are identified in Tables 10–12.

The items that have been included in this DCP all have the following characteristics; namely they:

- Are essential to the health, safety and well-being of the community
- Will be used by a broad cross-section of the community
- Reflect the vision and strategic aspirations as expressed in the PSP
- Are not recurrent items
- Are the basis for the future development of an integrated network.

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## 1.5 Items not included in the development contributions plan

### 1.5.1 Developer works

- The following items are not included in the DCP; they must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:
- Connector streets and local streets (except those included in the DCP)
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP)
- Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria)
- Landscaping of all existing and future roads and local streets
- Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP)
- Council-approved fencing and landscaping along arterial roads, the railway corridor and shared paths, as required
- Bicycle parking
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network
- Basic improvements to local parks and open space
- Local drainage system
- Local street or path crossings of waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP
- Infrastructure as required by utility services providers, including water, sewerage, drainage (except where the item is funded through a Melbourne Water Development Services Scheme), electricity, gas and telecommunications
- Remediation and/or reconstruction of dry stone walls, where required.

The items listed above 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 the DCP.

They may be further addressed and defined by an agreement under section 173 of the Act and/or conditions in planning permits.

Upgrade of the existing road network to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.

### 1.5.2 State infrastructure

Construction of the following items has not been included within the DCP as they are determined to be State infrastructure:

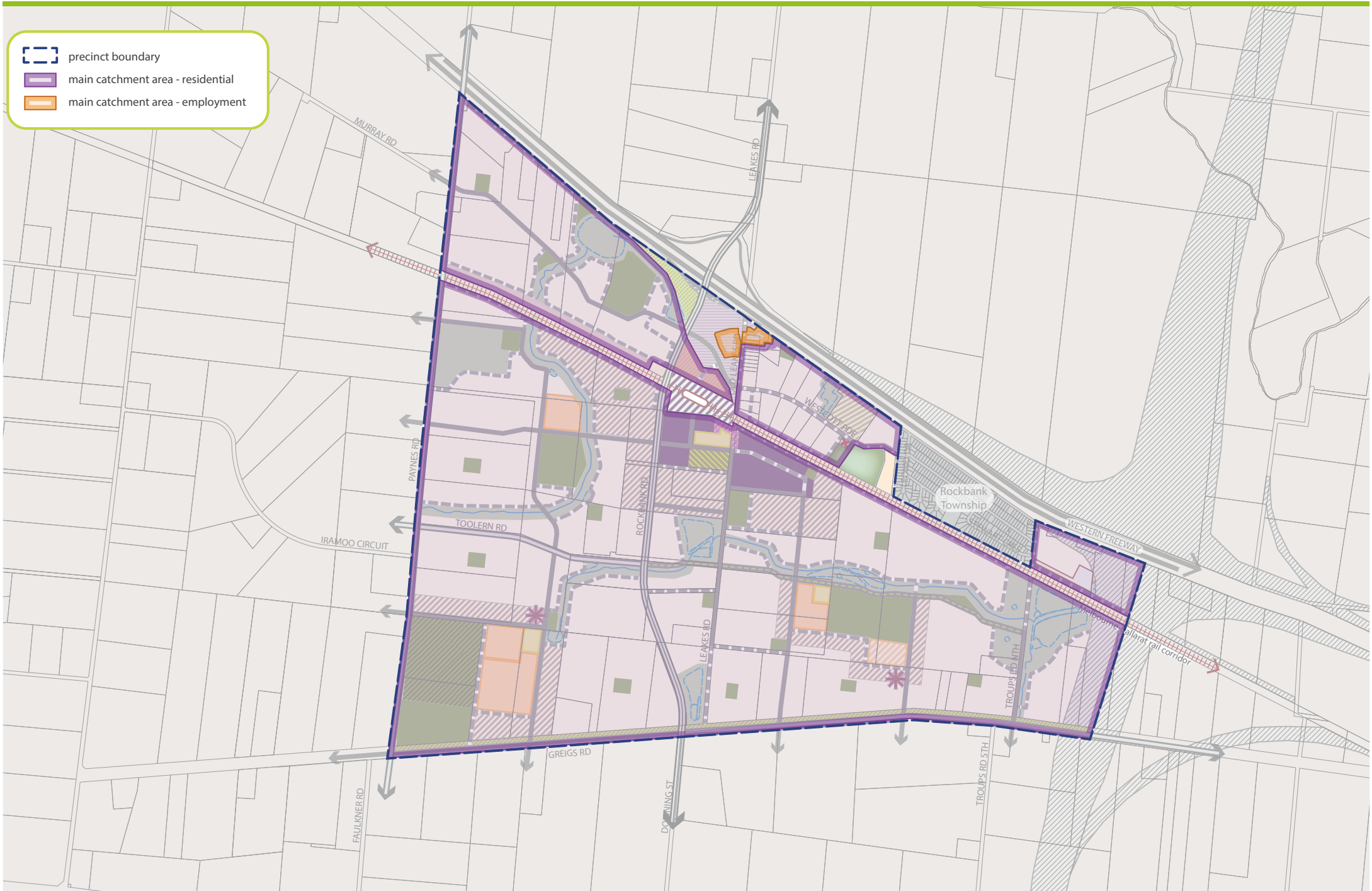
- Government schools
- Public transport
- Upgrades to the declared road network.

The delivery of State infrastructure will be provided as warranted.

### 1.5.3 Public open space contributions

This DCP does not provide funding for unencumbered public open space in the form of local parks as it is provided through Clause 52.01 of the Melton Planning Scheme.

- precinct boundary
- main catchment area - residential
- main catchment area - employment



## 2.0 INFRASTRUCTURE PROJECT JUSTIFICATION

### 2.1 Project identification

The DCP uses a project identification system of project category and sequential number in its tables and plans.

The following types of projects are included in the DCP:

- Transport projects
  - RD – Roads
  - IT – Intersections
  - BR – Bridges
- Community facilities projects
  - CI – Community facilities
- Active recreation projects
  - AR – Sports reserves

### 2.1.1 Road projects

The road projects in the DCP are based on the transport network illustrated on Plan 4 and supported by the reports:

- *Rockbank PSP Transport Modelling Assessment*, September 2014, (Jacobs)
- *Rockbank PSP Infrastructure Costing Assessment*, June 2016 (SMEC).

The road projects are for arterial road construction, less pavement and works for controlled intersections and associated works.









-  precinct boundary
-  road project
-  intersection project
-  bridge project
-  level crossing upgrade
-  land only
-  construction only
-  BR-04 DCP project identification number



Table 2 Road projects

The road projects funded by the DCP, as illustrated on Plan 4, include:

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
RD01B	<b>Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)</b> Construction of a 2-lane arterial road (interim standard) within the existing Greigs Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD01C	<b>Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)</b> Payment of habitat compensation to facilitate RD01B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD02B	<b>Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)</b> Construction of a 2-lane arterial road (interim standard) within the existing Greigs Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD02C	<b>Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)</b> Payment of habitat compensation to facilitate RD02B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD03A	<b>Rockbank Road: Greigs Road (IT04) to Toolern Road (IT05)</b> Purchase of land to facilitate RD03B within a 41-metre road reserve (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD03B	<b>Rockbank Road: Greigs Road (IT04) to Toolern Road (IT05)</b> Construction of a 2-lane arterial road (interim standard) to cater for the new Rockbank Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD04A	<b>Toolern Road: 'RB North South Road 3' (IT06) to Paynes Road (IT07)</b> Purchase of land to facilitate RD04B within a 34-metre road reserve (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD04B	<b>Toolern Road: 'RB North South Road 3' (IT06) to Paynes Road (IT07)</b> Construction of a 2-lane arterial road (interim standard) to cater for the new Toolern Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD05A	<b>Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)</b> Purchase of land to facilitate RD05B within a 34-metre road reserve (ultimate standard), widening Paynes Road to the east.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD05B	<b>Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)</b> Construction of a 2-lane arterial road (interim standard) within the Paynes Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD05C	<b>Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)</b> Payment of habitat compensation to facilitate RD05B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD06A	<b>Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)</b> Purchase of land to facilitate RD06B within a 34-metre road reserve (ultimate standard), widening Paynes Road to the east.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD06B	<b>Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)</b> Construction of a 2-lane arterial road (interim standard) within the Paynes Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
RD06C	<b>Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)</b> Payment of habitat compensation to facilitate RD06B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD07A	<b>Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)</b> Purchase of land to facilitate RD07B within a 34-metre road reserve (ultimate standard), widening Paynes Road to the east.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD07B	<b>Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)</b> Construction of a 2-lane arterial road (interim standard) within the Paynes Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD07C	<b>Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)</b> Payment of habitat compensation to facilitate RD07B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD08A	<b>Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)</b> Purchase of land to facilitate RD08B within a 34-metre road reserve (ultimate standard), widening Paynes Road to the east.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD08B	<b>Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)</b> Construction of a 2-lane arterial road (interim standard) within the Paynes Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD08C	<b>Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)</b> Payment of habitat compensation to facilitate RD08B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD09A	<b>Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)</b> Purchase of land to facilitate RD09B within a 34-metre road reserve (ultimate standard), widening Paynes Road to the east.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD09B	<b>Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)</b> Construction of a 2-lane arterial road (interim standard) within the Paynes Road reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD09C	<b>Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)</b> Payment of habitat compensation to facilitate RD09B.	Residential & Employment	463.13	As required by traffic/ access demand	No
RD10B	<b>Westcott Parade: Rockbank Township to Old Leakes Road</b> Construction of a 2-lane road (ultimate standard) within the existing Westcott Parade reserve.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
RD10C	<b>Westcott Parade: Rockbank Township to Old Leakes Road</b> Payment of habitat compensation to facilitate RD10B.	Residential & Employment	463.13	As required by traffic/ access demand	No



## 2.1.2 Intersection projects

The intersection projects in the DCP are based on the transport network illustrated on Plan 4 and supported by the reports:

- VPA analysis of turning volumes extracted from Rockbank PSP Transport Modelling Assessment, September 2014 (Jacobs)
- *Rockbank PSP SIDRA Intersection Modelling*, September 2014 (Jacobs)
- *Rockbank PSP Infrastructure Costing Assessment*, June 2016 (SMEC).

The intersection projects identified are controlled intersections and associated works.

**Table 3** Intersection projects

The intersection projects funded by the DCP, as illustrated on Plan 4, include:

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
IT01A	<b>Intersection: Greigs Road and Troups Road North</b> Purchase of land within precinct to facilitate IT01B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT01B	<b>Intersection: Greigs Road and Troups Road North</b> Construction of a signalised T-intersection (interim standard) at the intersection of Greigs Road and Troups Road North.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT01C	<b>Intersection: Greigs Road and Troups Road North</b> Payment of habitat compensation to facilitate IT01B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT02A	<b>Intersection: Greigs Road and 'RB North South Road 1'</b> Purchase of land within precinct to facilitate IT02B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT02B	<b>Intersection: Greigs Road and 'RB North South Road 1'</b> Construction of a signalised T-intersection (interim standard) at the intersection of Greigs Road and 'RB North South Road 1'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT02C	<b>Intersection: Greigs Road and 'RB North South Road 1'</b> Payment of habitat compensation to facilitate IT02B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT03A	<b>Intersection: Greigs Road and 'RB North South Road 2'</b> Purchase of land within precinct to facilitate IT03B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT03B	<b>Intersection: Greigs Road and 'RB North South Road 2'</b> Construction of a signalised T-intersection (interim standard) at the intersection of Greigs Road and 'RB North South Road 2'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT03C	<b>Intersection: Greigs Road and 'RB North South Road 2'</b> Payment of habitat compensation to facilitate IT03B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT04A	<b>Intersection: Rockbank Road and Greigs Road</b> Purchase of land within precinct to facilitate IT04B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
IT04B	<b>Intersection: Rockbank Road and Greigs Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Rockbank Road and Greigs Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT04C	<b>Intersection: Rockbank Road and Greigs Road</b> Payment of habitat compensation to facilitate IT04B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT05A	<b>Intersection: Rockbank Road and Toolern Road</b> Purchase of land within precinct to facilitate IT05B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT05B	<b>Intersection: Rockbank Road and Toolern Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Rockbank Road and Toolern Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT06A	<b>Intersection: Toolern Road and 'RB North South Road 3'</b> Purchase of land within precinct to facilitate IT06B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT06B	<b>Intersection: Toolern Road and 'RB North South Road 3'</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Toolern Road and 'RB North South Road 3'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT07A	<b>Intersection: Toolern Road and Paynes Road</b> Purchase of land within precinct to facilitate IT07B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT07B	<b>Intersection: Toolern Road and Paynes Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Toolern Road and Paynes Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT07C	<b>Intersection: Toolern Road and Paynes Road</b> Payment of habitat compensation to facilitate IT07B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT08A	<b>Intersection: Rockbank Road and 'RB East West Road 2'</b> Purchase of land within precinct to facilitate IT08B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT08B	<b>Intersection: Rockbank Road and 'RB East West Road 2'</b> Construction of a signalised T-intersection (interim standard) at the intersection of Rockbank Road and 'RB East West Road 2'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT09A	<b>Intersection: Rockbank Road and 'RB East West Road 1'</b> Purchase of land within precinct to facilitate IT09B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT09B	<b>Intersection: Rockbank Road and 'RB East West Road 1'</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Rockbank Road and 'RB East West Road 1'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT10A	<b>Intersection: Rockbank Road and Westcott Parade Extension</b> Purchase of land within precinct to facilitate IT10B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT10B	<b>Intersection: Rockbank Road and Westcott Parade Extension</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Rockbank Road and the extended Westcott Parade.	Residential & Employment	463.13	As required by traffic/ access demand	Yes

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
IT11A	<b>Intersection: Paynes Road and Murray Road</b> Purchase of land within precinct to facilitate IT11B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT11B	<b>Intersection: Paynes Road and Murray Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Paynes Road and Murray Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT11C	<b>Intersection: Paynes Road and Murray Road</b> Payment of habitat compensation to facilitate IT11B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT12A	<b>Intersection: Paynes Road and Alfred Road</b> Purchase of land within precinct to facilitate IT12B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT12B	<b>Intersection: Paynes Road and Alfred Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Paynes Road and Alfred Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT12C	<b>Intersection: Paynes Road and Alfred Road</b> Payment of habitat compensation to facilitate IT12B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT13A	<b>Intersection: Paynes Road and 'RB East West Road 1'</b> Purchase of land within precinct to facilitate IT13B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT13B	<b>Intersection: Paynes Road and 'RB East West Road 1'</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Paynes Road and 'RB East West Road 1'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT13C	<b>Intersection: Paynes Road and 'RB East West Road 1'</b> Payment of habitat compensation to facilitate IT13B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT14A	<b>Intersection: Paynes Road and 'RB East West Road 3'</b> Purchase of land within precinct to facilitate IT14B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT14B	<b>Intersection: Paynes Road and 'RB East West Road 3'</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Paynes Road and 'RB East West Road 3'.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT14C	<b>Intersection: Paynes Road and 'RB East West Road 3'</b> Payment of habitat compensation to facilitate IT14B.	Residential & Employment	463.13	As required by traffic/ access demand	No
IT15A	<b>Intersection: Paynes Road and Greigs Road</b> Purchase of land within precinct to facilitate IT15B (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT15B	<b>Intersection: Paynes Road and Greigs Road</b> Construction of a signalised 4-way intersection (interim standard) at the intersection of Paynes Road and Greigs Road.	Residential & Employment	463.13	As required by traffic/ access demand	Yes
IT15C	<b>Intersection: Paynes Road and Greigs Road</b> Payment of habitat compensation to facilitate IT15B.	Residential & Employment	463.13	As required by traffic/ access demand	No

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### 2.1.3 Bridge projects

The bridge projects in the DCP are based on the bridges illustrated on Plan 4 and are supported by the reports:

- Rockbank PSP Transport Modelling Assessment, September 2014 (Jacobs)
- Rockbank PSP Infrastructure Costing Assessment, June 2016 (SMEC).

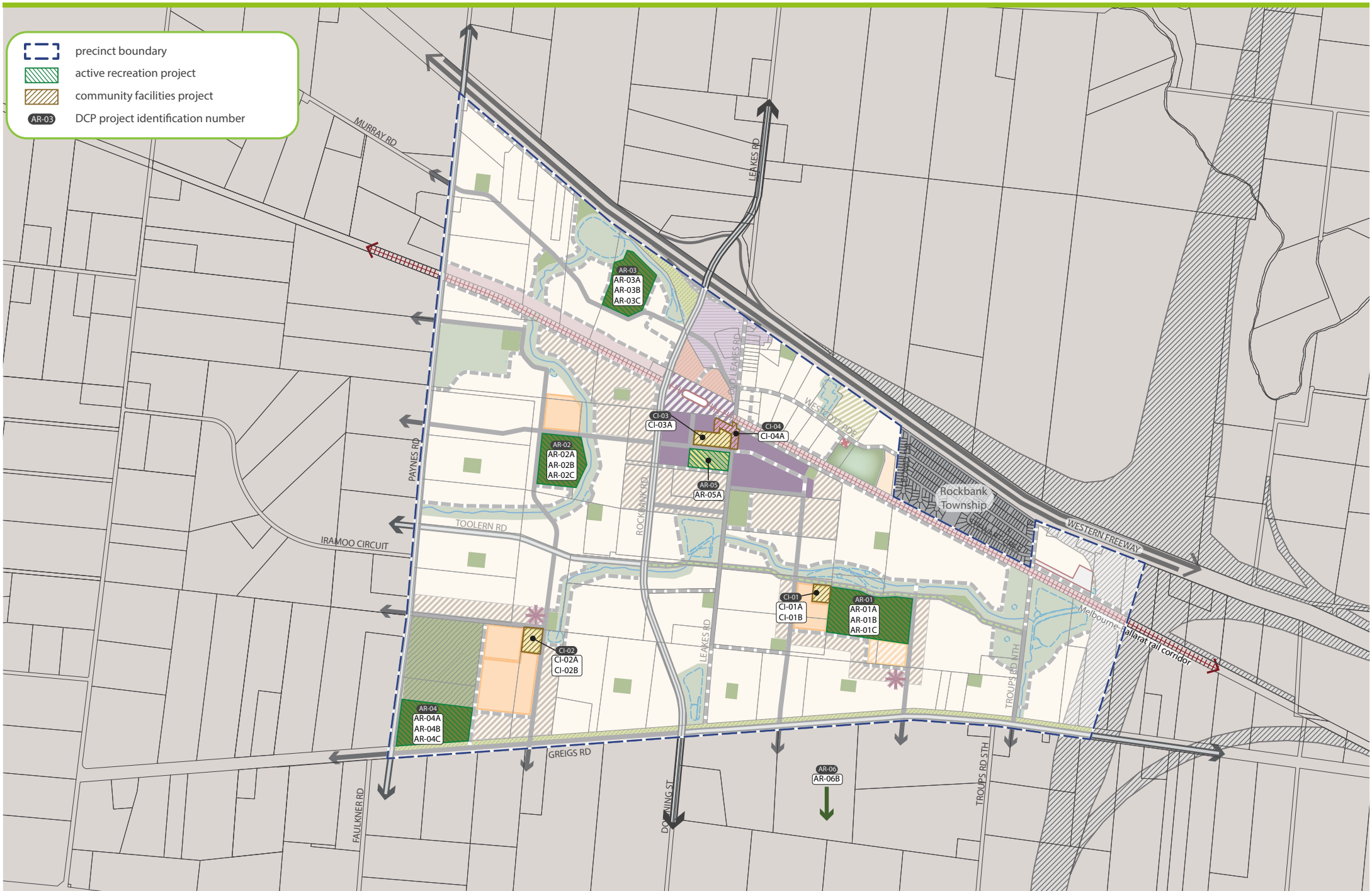
Infrastructure projects included under the collective ‘bridge projects’ include road bridge (flyover/grade separation), pedestrian bridge, level crossing upgrade, and drainage culvert.

Table 4 Bridge projects

The bridge projects funded by the DCP, as illustrated on Plan 4, include:

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
BR02A	<b>Rockbank Road Bridge</b> Purchase of land for the construction of a rail-road grade separation at the intersection of Rockbank Road and the Melbourne–Ballarat rail corridor (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
BR03A	<b>Paynes Road Freeway Flyover</b> Purchase of land for the construction of a freeway-road grade separation at the intersection of Paynes Road and the Western Freeway corridor (southern approach only, ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
BR03C	<b>Paynes Road Freeway Flyover</b> Payment of habitat compensation to facilitate the construction of a freeway-road grade separation at the intersection of Paynes Road and the Western Freeway corridor.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR04A	<b>Paynes Road Rail Flyover</b> Purchase of land for the construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne–Ballarat rail corridor (ultimate standard).	Residential & Employment	463.13	As required by traffic/ access demand	Yes
BR04B	<b>Paynes Road Rail Flyover</b> Construction of a rail-road grade separation (interim standard) at the intersection of Paynes Road and the Melbourne–Ballarat rail corridor.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR04C	<b>Paynes Road Rail Flyover</b> Payment of habitat compensation to facilitate the construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne–Ballarat rail corridor.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR05B	<b>Rockbank East Pedestrian Bridge</b> Construction of a pedestrian bridge (ultimate standard) over the Melbourne–Ballarat rail corridor at Ian Cowie Recreation Reserve.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR06B	<b>Leakes Road Level Crossing Upgrade</b> Construction of an upgrade to the level crossing at the intersection of Leakes Road and the Melbourne–Ballarat rail corridor, including automatic gates and pedestrian crossings.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR07B	<b>Paynes Road Level Crossing Upgrade</b> Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne–Ballarat rail corridor, including automatic gates and pedestrian crossings.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR08B	<b>Troups Road North Level Crossing Upgrade</b> Construction of an upgrade to the level crossing at the intersection of Troups Road North and the Melbourne–Ballarat rail corridor, including automatic gates and pedestrian crossings.	Residential & Employment	463.13	As required by traffic/ access demand	No
BR09B	<b>Rockbank Road Drainage Culvert</b> Construction of a culvert across Rockbank Road to cater for new drainage infrastructure associated with the Leakes Road Drainage Scheme.	Residential & Employment	463.13	As required by traffic/ access demand	Yes

- precinct boundary
- active recreation project
- community facilities project
- DCP project identification number



## 2.1.4 Community facilities & active recreation projects

The community facilities and active recreation projects in the DCP are illustrated on Plan 5 and are supported by the report:

- *Rockbank PSP Social Infrastructure Needs Assessment*, July 2014 (MPA).

Infrastructure costing sheets for community facilities and active recreation projects were prepared by Melton City Council and are based on recent capital works projects costed and/or constructed by Council.

**Table 5** Community facilities projects

The community facilities and sporting reserve projects funded by the DCP, as illustrated on Plan 5, include:

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
CI01A	<b>Rockbank East Community Centre (Rockbank East Community Hub)</b> Purchase of land within precinct to facilitate CI01B.	Residential	460.38	When population growth creates the need	Yes
CI01B	<b>Rockbank East Community Centre (Rockbank East Community Hub)</b> Construction of a multi-purpose community centre (Level 1) at Rockbank East Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	Residential	460.38	When population growth creates the need	No
CI02A	<b>Rockbank South Neighbourhood House (Rockbank South Community Hub)</b> Purchase of land within precinct to facilitate CI02B.	Residential	460.38	When population growth creates the need	Yes
CI02B	<b>Rockbank South Neighbourhood House (Rockbank South Community Hub)</b> Construction of a multi-purpose community centre (Level 2) at Rockbank South Community Hub, including community rooms, additional facilities to cater for childcare and maternal child health, and neighbourhood house facilities.	Residential	460.38	When population growth creates the need	No
CI03A	<b>Rockbank Community Centre (Rockbank Major Town Centre)</b> Purchase of land within precinct to facilitate construction of a multi-purpose community centre (Level 3) in Rockbank Major Town Centre.	Residential	460.38	When population growth creates the need	Yes
CI04A	<b>Station Plaza (Rockbank Major Town Centre)</b> Purchase of land within precinct to facilitate construction of a pedestrianised town square linking Rockbank Railway Station to the high street in Rockbank Major Town Centre.	Residential	460.38	When population growth creates the need	Yes

Table 6 Active recreation projects

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
AR01A	<b>Rockbank East Sports Reserve (Rockbank East Community Hub)</b> Purchase of land within precinct to facilitate AR01B.	Residential	460.38	When population growth creates the need	Yes
AR01B	<b>Rockbank East Sports Reserve (Rockbank East Community Hub)</b> Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR02A	<b>Rockbank West Sports Reserve (Rockbank West Community Hub)</b> Purchase of land within precinct to facilitate AR02B.	Residential	460.38	When population growth creates the need	Yes
AR02B	<b>Rockbank West Sports Reserve (Rockbank West Community Hub)</b> Construction of a sports reserve incorporating playing surfaces and car parks at Rockbank West Community Hub, including all construction works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR03A	<b>Rockbank North Sports Reserve (Rockbank North Community Hub)</b> Purchase of land within precinct to facilitate AR03B.	Residential	460.38	When population growth creates the need	Yes
AR03B	<b>Rockbank North Sports Reserve (Rockbank North Community Hub)</b> Construction of a sports reserve incorporating playing surfaces and car parks at Rockbank North Community Hub, including all construction works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR04A	<b>Rockbank South Sports Reserve (Rockbank South Community Hub)</b> Purchase of land within precinct to facilitate AR04B.	Residential	460.38	When population growth creates the need	Yes
AR04B	<b>Rockbank South Sports Reserve (Rockbank South Community Hub)</b> Construction of a sports reserve incorporating playing surfaces and car parks at Rockbank South Community Hub, including all construction works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR05A	<b>Rockbank Recreation Centre (Rockbank Major Town Centre)</b> Purchase of land to facilitate construction of indoor recreation centre at Rockbank Major Town Centre.	Residential	460.38	When population growth creates the need	Yes
AR06B	<b>Sporting Club (Rockbank South Precinct Structure Plan)</b> Construction of a sports facility, including 10 hard courts with lighting, clubhouse and parking, including all construction works, landscaping and relating infrastructure.	Residential	460.38	When population growth creates the need	No



## 2.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 2–6. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared.

Melton City Council, as the respective development agency as well as the collecting agency, will monitor and assess the required timing for individual items and have regard to its capital works program, development external to the precinct and the indicative provision triggers specified in Tables 2–6.

The development agency may seek an amendment to the DCP 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 Act.

The collecting 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
- Community needs determine the delivery of works or land for community facilities and active recreation projects and open space.

All items in the 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 recovered by development contributions.

## 2.3 Distinction between development infrastructure and community infrastructure

In accordance with the Act and Ministerial Directions on development contributions plans pursuant to section 46M of the Act, 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 Act currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling. The Governor in Council may from time to time by Order published in the Government Gazette vary the maximum amount that may be collected by the community infrastructure levy.

If in the future the community infrastructure levy is amended, then the levy applicable to the release of the remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

The projects listed in Table 7 are deemed to be community infrastructure levy projects.

**Table 7** Community infrastructure levy (CIL) projects

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	MCA CONTRIBUTING	HECTARES CONTRIBUTING	INDICATIVE PROVISION TRIGGER	SUITABLE AS WORKS IN KIND?
AR01C	<b>Rockbank East Sports Reserve (Rockbank East Community Hub)</b> Construction of a pavilion to serve AR01B, including all building works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR02C	<b>Rockbank West Sports Reserve (Rockbank West Community Hub)</b> Construction of a pavilion to serve AR02B, including all building works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR03C	<b>Rockbank North Sports Reserve (Rockbank North Community Hub)</b> Construction of a pavilion to serve AR03B, including all building works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No
AR04C	<b>Rockbank South Sports Reserve (Rockbank South Community Hub)</b> Construction of a pavilion to serve AR04B, including all building works, landscaping and related infrastructure.	Residential	460.38	When population growth creates the need	No

All other infrastructure projects are classified as development infrastructure projects.

Contributions relating to the development infrastructure levy are to be made by developers at the time of subdivision. If subdivision is not applicable payments must be made prior to construction of buildings and works (refer to Section 4.1).

## 3.0 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Calculation of the net developable area and demand units (refer to Table 8)
- Calculation of project costs (refer to Tables 10–11)
- Identification and allowance for external use (refer to Tables 10–12)
- Cost apportionment and catchments (refer to Tables 9–11)
- Identification of development types required to pay the levy (refer to Tables 10–11)
- Summary of costs payable for each infrastructure project (refer Tables 10–11)
- The development infrastructure levy per net developable hectare for each development type (Table 10) and the community infrastructure levy per dwelling (Table 11)
- Alternative funding sources for infrastructure projects an identified external use (Table 12).

## 3.1 Calculation of net developable area and demand units

The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.

### 3.1.1 Net developable area

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

For the purposes of the DCP, the NDA is defined as the total amount of land within the area of the PSP that is made available for the development of employment buildings, including lots, all connector and local streets. It is the gross developable area of the precinct minus land for community facilities, schools, educational facilities, 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 is outlined in Table 8. The contributions ‘per net developable hectare’ must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in Table 8 and Appendix A.

The NDA may only change if the collecting agency agrees to a variation to the summary land budget (Table 8) and the detailed property-specific land budget (Appendix A) and associated tables.

- precinct boundary
- arterial road - existing road reserve
- arterial road - existing road reserve (potential commercial development)
- public acquisition overlay (PAO)
- arterial road - widening & intersection flaring (DCP land)
- non - arterial road - existing road reserve
- public transport facilities / reserve
- existing government school
- potential government school
- potential non-government school
- local community facilities (DCP land)
- local indoor recreation (DCP land)
- existing fire service facility
- conservation area
- waterway & drainage reserve
- landscape buffer / redundant road reserve
- local sports reserve (DCP land)
- local sports reserve - existing
- urban plaza (DCP land)
- local park
- municipal regional sports reserve (council acquisition)
- utilities - servicing facilities
- rockbank major town centre boundary
- net developable area - employment
- net developable area - residential
- property boundary & number

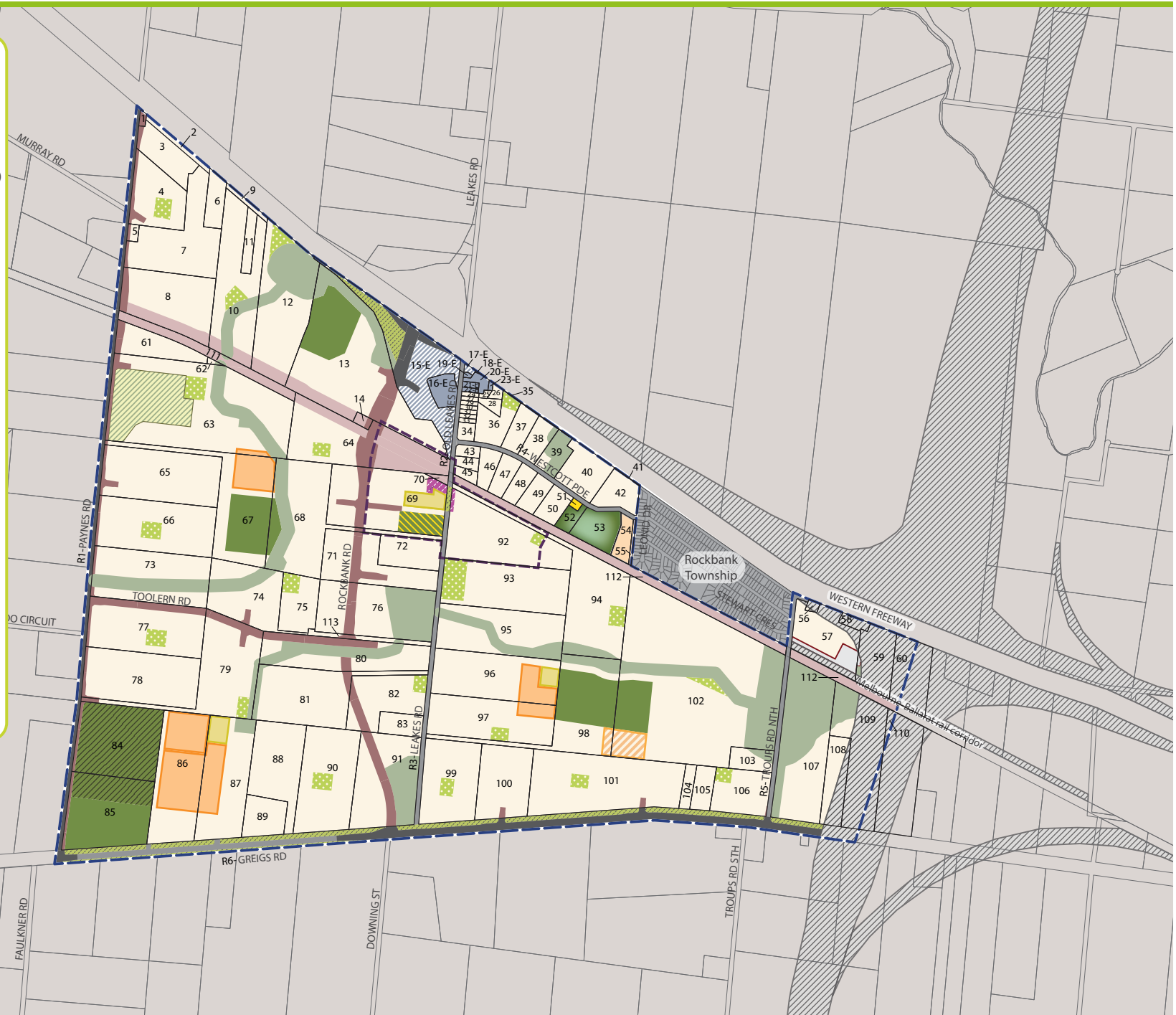


Table 8 Summary land use budget

DESCRIPTION	ROCKBANK PSP		
	AREA (HECTARES)	% OF GDA	% OF NDA
<b>GROSS DEVELOPABLE AREA (ha)</b>	<b>751.83</b>		
<b>TRANSPORT</b>			
Arterial Road - Existing Road Reserve	19.18	2.55%	4.14%
Arterial Road - Existing Road Reserve (Potential Commercial Development)	6.70	0.89%	1.45%
Arterial Road - Public Acquisition Overlay	20.59	2.74%	4.45%
Arterial Road - Widening and Intersection Flaring (DCP land)	23.47	3.12%	5.07%
Non-Arterial Road - Existing Road Reserve	11.42	1.52%	2.47%
Public Transport Facilities / Reserve	25.30	3.36%	5.46%
<b>Sub-total Transport</b>	<b>106.66</b>	<b>14.19%</b>	<b>23.03%</b>
<b>COMMUNITY &amp; EDUCATION</b>			
Existing Government School	1.66	0.22%	0.36%
Potential Government School	18.90	2.51%	4.08%
Potential Non-Government School	2.60	0.35%	0.56%
Local Community Facility (DCP land)	3.50	0.47%	0.76%
Local Indoor Recreation (DCP land)	2.00	0.27%	0.43%
Existing State Government Facility (Fire Services)	0.20	0.03%	0.04%
<b>Sub-total Community &amp; Education</b>	<b>28.86</b>	<b>3.84%</b>	<b>6.23%</b>
<b>OPEN SPACE</b>			
<b>SERVICE OPEN SPACE</b>			
Conservation Reserve	9.19	1.22%	1.98%
Waterway and Drainage Reserve	65.64	8.73%	14.17%
Landscape Buffer adjoining road	12.13	1.61%	2.62%
<b>Sub-total Service Open Space</b>	<b>86.95</b>	<b>11.57%</b>	<b>18.78%</b>

DESCRIPTION	ROCKBANK PSP		
	AREA (HECTARES)	% OF GDA	% OF NDA
<b>CREDITED OPEN SPACE</b>			
Local Sports Reserve (DCP land)	29.90	3.98%	6.46%
Town Centre Urban Plaza (DCP Land)	0.67	0.09%	0.14%
Local Network Park (via CI 52.01)	13.40	1.78%	2.89%
<b>Sub-total Credited Open Space</b>	<b>43.97</b>	<b>5.85%</b>	<b>9.49%</b>
<b>REGIONAL OPEN SPACE</b>			
Municipal Regional Sports Reserve (council funded)	16.58	2.20%	3.58%
<b>Sub-total Regional Open Space</b>	<b>16.58</b>	<b>2.20%</b>	<b>3.58%</b>
<b>Total All Open Space</b>	<b>147.50</b>	<b>19.62%</b>	<b>31.85%</b>
<b>OTHER</b>			
Utilities - Servicing	1.48	0.20%	0.32%
Existing Sports Reserve	4.20	0.56%	0.91%
<b>Sub-total</b>	<b>5.68</b>	<b>0.76%</b>	<b>1.23%</b>
<b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>	<b>463.13</b>	<b>61.60%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>	<b>460.38</b>	<b>61.23%</b>	
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha</b>	<b>2.75</b>	<b>0.37%</b>	

### 3.1.2 Land budget and demand units

The 'net developable hectare' is the demand unit for the DCP.

The DCP identifies two development types: 'residential' and 'employment'.

'Residential' development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within town centres, local convenience centres and mixed use.

'Residential' 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, convenience store or any other approved use.

'Residential' development is attributed to 460.38 net developable hectares within the precinct.

'Employment' development refers to the commercial area within Rockbank Mixed Commercial Precinct and is defined broadly to include commercial uses such as office, appropriate manufacturing and industrial and limited retail.

'Employment' development is attributed to 2.75 net developable hectares within the precinct.

The DCP contains a total of 463.13 net developable hectares.

### 3.1.3 Property-specific calculations

The NDA used to calculate the contributions associated with the DCP is based on an assessment of individual properties. The NDA for each property is listed in the property-specific land budget located in Appendix A. The property-specific NDA and rates listed in this DCP determine the total contribution for each property.

## 3.2 Calculation of contributions charges

### 3.2.1 Calculation of costs

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Tables 10 and 11. The costs are expressed in 2016 dollars and will be adjusted annually in accordance with the method specified in Section 4.3.

Road and intersection construction costs have been determined by SMEC (refer to Appendix B for road, intersection and bridge cost sheets).

Community facilities and active recreation project costs have been determined by Melton City Council in conjunction with the VPA (refer to Appendix C for community facilities and active recreation cost sheets).

### 3.2.2 Valuation of land

#### *Estimates of land value methodology*

The area of land to be acquired for each DCP project on each property is identified from the detailed property-specific land budget prepared for the PSP. A description of the land was provided to Charter Keck Cramer as a registered valuer to prepare an estimate of value; this in turn determines the value for each project requiring land identified in the DCP.

The estimates of value were prepared using the Public Land Equalisation Method (PLEM). The PLEM calculates the average public land contribution required for the PSP (expressed as a percentage of NDA). The land required for each property is also calculated and compared against the average percentage of NDA.

Public land contributions on a property that are less than or equal to the precinct average have an estimate of value using a per-property broad hectare method. Any component of public land contributions that exceed the precinct average have an estimate of value using a site-specific method. The properties that have a greater than average contribution are identified in Appendix D.

#### *Per-property broad hectare value estimate*

The 'per-property' broad hectare estimate of value prepared for each individual property assumes the unencumbered, highest-and-best use as indicated by the PSP.

The estimates of value are prepared on a 'before and after' basis where:

- The 'before' assessment is based on the total developable area of each property, and ignores the land and infrastructure items to be provided by the DCP. Any development that occurs subsequent to the approval of the DCP is ignored for the purpose of the valuation
- The 'after' assessment comprises the remaining portion of each property after all land required by the DCP has been provided. Severance or enhancement, disturbance, special value, etc. are ignored for the purpose of the 'after' valuation.

### Site-specific value estimate

The 'site-specific' approach prepares an estimate of value for each separate infrastructure item. For example, if a landowner has land identified for a road widening, a community centre and a local sports reserve, a site specific estimate of value would be prepared for all three items separately.

Site-specific estimates of value generally assume that the land identified can be sold as serviced development lots, i.e. street frontages, etc. have already been constructed, therefore the land has a lower expected development cost.

### 3.2.3 Cost apportionment

This DCP apportions a charge to new development according to its projected share of use of an identified infrastructure item. Since development contributions 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 item; this is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total demand units within the main catchment area.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement as set out in the PSP, an existing DCP, an agreement under section 173 of the Act, or as a condition on an existing planning permit. The balance of the cost of the items not recovered under the DCP will be funded by alternative sources.

### 3.2.4 Main catchment area

The main catchment area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use.

The DCP includes two main catchment areas, 'residential' and 'employment'; the attributes for each MCA are consistent with the development types outlined in Section 3.1.2 and each land area is outlined in Table 9 and illustrated on Plan 3.

It is important to note that the number of net developable hectares (that is the demand units) in the MCA is based on the land budgets in Table 8 and Appendix A.

Table 9 Main catchment area

MAIN CATCHMENT AREA (MCA)	AREA (HA)
Residential	460.38
Employment	2.75
Residential & Employment	463.13

### 3.2.5 External use

An allowance has been made for other use external to the MCAs for specific projects; that is, use that does not solely emanate from the Rockbank PSP area. Tables 10 and 11 quantify any external demand (as a percentage) for each infrastructure project. Where an external demand has been assessed, a percentage discount has been made to the dollar amount that would otherwise be recovered in relation to the DCP.

Where external use of an infrastructure project has been calculated in Tables 10 and 11, alternative funding sources for infrastructure projects have been identified in Table 12.

### 3.2.6 Exemptions

The development of land for a non-government school or a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.

### 3.2.7 Schedule of costs

Tables 10 and 11 calculate the amount of contributions payable by the MCA for each infrastructure category.

### 3.2.8 Summary of charges per hectare

Tables 10 and 11 show the quantum of funds to be contributed by the MCA toward each infrastructure project. The total adds up to the total amount of funds recoverable under the DCP.

Amended  
by VC249

Table 10 Calculation of costs – Development infrastructure levy (DIL)

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - COST RECOVERED BY DCP	EMPLOYMENT - COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
<b>ROAD PROJECTS</b>												
RD01B	Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)	Development	0.00	\$-	\$586,184	\$586,184	50%	\$293,092	\$291,349	\$1,743	\$633	\$633
RD01C	Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)	Development	0.00	\$-	\$295	\$295	50%	\$147	\$146	\$1	\$0	\$0
RD02B	Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)	Development	0.00	\$-	\$560,754	\$560,754	50%	\$280,377	\$278,709	\$1,668	\$605	\$605
RD02C	Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)	Development	0.00	\$-	\$24,089	\$24,089	50%	\$12,044	\$11,973	\$72	\$26	\$26
RD03A	Rockbank Road: Greigs Road (IT04) to Toolern Road (IT05)	Development	1.63	\$1,752,624	\$-	\$1,752,624	100%	\$1,752,624	\$1,742,199	\$10,425	\$3,784	\$3,784
RD03B	Rockbank Road: Greigs Road (IT04) to Toolern Road (IT05)	Development	0.00	\$-	\$1,735,419	\$1,735,419	100%	\$1,735,419	\$1,725,096	\$10,323	\$3,747	\$3,747
RD04A	Toolern Road: 'RB North South Road 3' (IT06) to Paynes Road (IT07)	Development	1.16	\$1,222,510	\$-	\$1,222,510	100%	\$1,222,510	\$1,215,238	\$7,272	\$2,640	\$2,640
RD04B	Toolern Road: 'RB North South Road 3' (IT06) to Paynes Road (IT07)	Development	0.00	\$-	\$1,492,524	\$1,492,524	100%	\$1,492,524	\$1,483,646	\$8,878	\$3,223	\$3,223
RD05A	Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)	Development	0.26	\$191,476	\$-	\$191,476	100%	\$191,476	\$190,337	\$1,139	\$413	\$413
RD05B	Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)	Development	0.00	\$-	\$998,374	\$998,374	50%	\$499,187	\$496,218	\$2,969	\$1,078	\$1,078
RD05C	Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)	Development	0.00	\$-	\$2,307	\$2,307	50%	\$1,153	\$1,147	\$7	\$2	\$2
RD06A	Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)	Development	0.40	\$259,536	\$-	\$259,536	100%	\$259,536	\$257,992	\$1,544	\$560	\$560
RD06B	Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)	Development	0.00	\$-	\$1,203,762	\$1,203,762	50%	\$601,881	\$598,301	\$3,580	\$1,300	\$1,300
RD06C	Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)	Development	0.00	\$-	\$36,403	\$36,403	50%	\$18,201	\$18,093	\$108	\$39	\$39
RD07A	Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)	Development	0.35	\$237,127	\$-	\$237,127	100%	\$237,127	\$235,717	\$1,411	\$512	\$512
RD07B	Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)	Development	0.00	\$-	\$1,541,794	\$1,541,794	50%	\$770,897	\$766,311	\$4,586	\$1,665	\$1,665
RD07C	Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)	Development	0.00	\$-	\$3,802	\$3,802	50%	\$1,901	\$1,890	\$11	\$4	\$4
RD08A	Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)	Development	0.26	\$212,208	\$-	\$212,208	100%	\$212,208	\$210,946	\$1,262	\$458	\$458



DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - COST RECOVERED BY DCP	EMPLOYMENT - COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
RD08B	Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)	Development	0.00	\$-	\$816,016	\$816,016	50%	\$408,008	\$405,581	\$2,427	\$881	\$881
RD08C	Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)	Development	0.00	\$-	\$2,498	\$2,498	50%	\$1,249	\$1,242	\$7	\$3	\$3
RD09A	Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)	Development	0.60	\$939,352	\$-	\$939,352	100%	\$939,352	\$933,764	\$5,588	\$2,028	\$2,028
RD09B	Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)	Development	0.00	\$-	\$2,031,603	\$2,031,603	50%	\$1,015,802	\$1,009,759	\$6,042	\$2,193	\$2,193
RD09C	Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)	Development	0.00	\$-	\$7,518	\$7,518	50%	\$3,759	\$3,737	\$22	\$8	\$8
RD10B	Westcott Parade: Rockbank Township to Old Leakes Road	Development	0.00	\$-	\$1,947,126	\$1,947,126	100%	\$1,947,126	\$1,935,544	\$11,582	\$4,204	\$4,204
RD10C	Westcott Parade: Rockbank Township to Old Leakes Road	Development	0.00	\$-	\$3,482	\$3,482	100%	\$3,482	\$3,461	\$21	\$8	\$8
<b>SUB-TOTAL ROAD PROJECTS</b>			<b>4.65</b>	<b>\$4,814,834</b>	<b>\$12,993,950</b>	<b>\$17,808,784</b>		<b>\$13,901,084</b>	<b>\$13,818,395</b>	<b>\$82,689</b>	<b>\$30,015</b>	<b>\$30,015</b>
<b>INTERSECTION PROJECTS</b>												
IT01A	Intersection: Greigs Road and Troups Road North	Development	0.03	\$20,735	\$-	\$20,735	100%	\$20,735	\$20,612	\$123	\$45	\$45
IT01B	Intersection: Greigs Road and Troups Road North	Development	0.00	\$-	\$3,506,804	\$3,506,804	100%	\$3,506,804	\$3,485,944	\$20,860	\$7,572	\$7,572
IT01C	Intersection: Greigs Road and Troups Road North	Development	0.00	\$-	\$120,801	\$120,801	50%	\$60,400	\$60,041	\$359	\$130	\$130
IT02A	Intersection: Greigs Road and 'RB North South Road 1'	Development	0.12	\$77,375	\$-	\$77,375	100%	\$77,375	\$76,915	\$460	\$167	\$167
IT02B	Intersection: Greigs Road and 'RB North South Road 1'	Development	0.00	\$-	\$3,357,955	\$3,357,955	100%	\$3,357,955	\$3,337,981	\$19,974	\$7,251	\$7,251
IT02C	Intersection: Greigs Road and 'RB North South Road 1'	Development	0.00	\$-	\$145,320	\$145,320	50%	\$72,660	\$72,228	\$432	\$157	\$157
IT03A	Intersection: Greigs Road and 'RB North South Road 2'	Development	0.13	\$94,220	\$-	\$94,220	100%	\$94,220	\$93,660	\$560	\$203	\$203
IT03B	Intersection: Greigs Road and 'RB North South Road 2'	Development	0.00	\$-	\$3,387,294	\$3,387,294	100%	\$3,387,294	\$3,367,145	\$20,149	\$7,314	\$7,314
IT03C	Intersection: Greigs Road and 'RB North South Road 2'	Development	0.00	\$-	\$136,970	\$136,970	50%	\$68,485	\$68,078	\$407	\$148	\$148
IT04A	Intersection: Rockbank Road and Greigs Road	Development	0.91	\$1,097,968	\$-	\$1,097,968	100%	\$1,097,968	\$1,091,437	\$6,531	\$2,371	\$2,371
IT04B	Intersection: Rockbank Road and Greigs Road	Development	0.00	\$-	\$5,916,076	\$5,916,076	50%	\$2,958,038	\$2,940,443	\$17,596	\$6,387	\$6,387

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - COST RECOVERED BY DCP	EMPLOYMENT - COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
IT04C	Intersection: Rockbank Road and Greigs Road	Development	0.00	\$-	\$46,546	\$46,546	50%	\$23,273	\$23,135	\$138	\$50	\$50
IT05A	Intersection: Rockbank Road and Toolern Road	Development	2.90	\$3,151,928	\$-	\$3,151,928	100%	\$3,151,928	\$3,133,179	\$18,749	\$6,806	\$6,806
IT05B	Intersection: Rockbank Road and Toolern Road	Development	0.00	\$-	\$5,102,158	\$5,102,158	100%	\$5,102,158	\$5,071,808	\$30,350	\$11,017	\$11,017
IT06A	Intersection: Toolern Road and 'RB North South Road 3'	Development	2.07	\$1,863,678	\$-	\$1,863,678	100%	\$1,863,678	\$1,852,592	\$11,086	\$4,024	\$4,024
IT06B	Intersection: Toolern Road and 'RB North South Road 3'	Development	0.00	\$-	\$4,030,900	\$4,030,900	100%	\$4,030,900	\$4,006,922	\$23,977	\$8,704	\$8,704
IT07A	Intersection: Toolern Road and Paynes Road	Development	1.02	\$1,062,434	\$-	\$1,062,434	100%	\$1,062,434	\$1,056,114	\$6,320	\$2,294	\$2,294
IT07B	Intersection: Toolern Road and Paynes Road	Development	0.00	\$-	\$4,836,576	\$4,836,576	50%	\$2,418,288	\$2,403,903	\$14,385	\$5,222	\$5,222
IT07C	Intersection: Toolern Road and Paynes Road	Development	0.00	\$-	\$3,619	\$3,619	50%	\$1,810	\$1,799	\$11	\$4	\$4
IT08A	Intersection: Rockbank Road and 'RB East West Road 2'	Development	1.73	\$1,666,275	\$-	\$1,666,275	100%	\$1,666,275	\$1,656,364	\$9,912	\$3,598	\$3,598
IT08B	Intersection: Rockbank Road and 'RB East West Road 2'	Development	0.00	\$-	\$3,228,391	\$3,228,391	100%	\$3,228,391	\$3,209,187	\$19,204	\$6,971	\$6,971
IT09A	Intersection: Rockbank Road and 'RB East West Road 1'	Development	2.23	\$2,585,772	\$-	\$2,585,772	100%	\$2,585,772	\$2,570,390	\$15,381	\$5,583	\$5,583
IT09B	Intersection: Rockbank Road and 'RB East West Road 1'	Development	0.00	\$-	\$3,312,321	\$3,312,321	100%	\$3,312,321	\$3,292,618	\$19,703	\$7,152	\$7,152
IT10A	Intersection: Rockbank Road and Westcott Parade Extension	Development	0.84	\$774,724	\$-	\$774,724	100%	\$774,724	\$770,116	\$4,608	\$1,673	\$1,673
IT10B	Intersection: Rockbank Road and Westcott Parade Extension	Development	0.00	\$-	\$3,384,438	\$3,384,438	100%	\$3,384,438	\$3,364,306	\$20,132	\$7,308	\$7,308
IT11A	Intersection: Paynes Road and Murray Road	Development	0.58	\$583,500	\$-	\$583,500	100%	\$583,500	\$580,029	\$3,471	\$1,260	\$1,260
IT11B	Intersection: Paynes Road and Murray Road	Development	0.00	\$-	\$2,939,929	\$2,939,929	50%	\$1,469,965	\$1,461,221	\$8,744	\$3,174	\$3,174
IT11C	Intersection: Paynes Road and Murray Road	Development	0.00	\$-	\$3,657	\$3,657	50%	\$1,828	\$1,817	\$11	\$4	\$4
IT12A	Intersection: Paynes Road and Alfred Road	Development	0.73	\$477,448	\$-	\$477,448	100%	\$477,448	\$474,608	\$2,840	\$1,031	\$1,031
IT12B	Intersection: Paynes Road and Alfred Road	Development	0.00	\$-	\$3,332,607	\$3,332,607	50%	\$1,666,304	\$1,656,392	\$9,912	\$3,598	\$3,598

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - COST RECOVERED BY DCP	EMPLOYMENT - COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
IT12C	Intersection: Paynes Road and Alfred Road	Development	0.00	\$-	\$33,756	\$33,756	50%	\$16,878	\$16,778	\$100	\$36	\$36
IT13A	Intersection: Paynes Road and 'RB East West Road 1'	Development	0.56	\$376,043	\$-	\$376,043	100%	\$376,043	\$373,806	\$2,237	\$812	\$812
IT13B	Intersection: Paynes Road and 'RB East West Road 1'	Development	0.00	\$-	\$2,883,324	\$2,883,324	50%	\$1,441,662	\$1,433,087	\$8,576	\$3,113	\$3,113
IT13C	Intersection: Paynes Road and 'RB East West Road 1'	Development	0.00	\$-	\$3,589	\$3,589	50%	\$1,794	\$1,784	\$11	\$4	\$4
IT14A	Intersection: Paynes Road and 'RB East West Road 3'	Development	0.58	\$734,608	\$-	\$734,608	100%	\$734,608	\$730,239	\$4,370	\$1,586	\$1,586
IT14B	Intersection: Paynes Road and 'RB East West Road 3'	Development	0.00	\$-	\$3,008,301	\$3,008,301	50%	\$1,504,150	\$1,495,203	\$8,947	\$3,248	\$3,248
IT14C	Intersection: Paynes Road and 'RB East West Road 3'	Development	0.00	\$-	\$4,368	\$4,368	50%	\$2,184	\$2,171	\$13	\$5	\$5
IT15A	Intersection: Paynes Road and Greigs Road	Development	0.11	\$94,384	\$-	\$94,384	100%	\$94,384	\$93,822	\$561	\$204	\$204
IT15B	Intersection: Paynes Road and Greigs Road	Development	0.00	\$-	\$2,839,157	\$2,839,157	25%	\$709,789	\$705,567	\$4,222	\$1,533	\$1,533
IT15C	Intersection: Paynes Road and Greigs Road	Development	0.00	\$-	\$16,083	\$16,083	25%	\$4,021	\$3,997	\$24	\$9	\$9
<b>SUB-TOTAL INTERSECTION PROJECTS</b>			<b>14.53</b>	<b>\$14,661,091</b>	<b>\$55,580,940</b>	<b>\$70,242,031</b>		<b>\$56,392,881</b>	<b>\$56,057,434</b>	<b>\$335,447</b>	<b>\$121,764</b>	<b>\$121,764</b>
<b>BRIDGE PROJECTS</b>												
BR02A	Rockbank Road Bridge	Development	2.77	\$2,790,621	\$-	\$2,790,621	100%	\$2,790,621	\$2,774,021	\$16,600	\$6,026	\$6,026
BR03A	Paynes Road Freeway Flyover	Development	0.39	\$640,568	\$-	\$640,568	100%	\$640,568	\$636,757	\$3,810	\$1,383	\$1,383
BR03C	Paynes Road Freeway Flyover	Development	0.00	\$-	\$21,764	\$21,764	50%	\$10,882	\$10,817	\$65	\$23	\$23
BR04A	Paynes Road Rail Flyover	Development	1.13	\$759,550	\$-	\$759,550	100%	\$759,550	\$755,031	\$4,518	\$1,640	\$1,640
BR04B	Paynes Road Rail Flyover	Development	0.00	\$-	\$12,803,329	\$12,803,329	27.5%	\$3,520,915	\$3,499,972	\$20,944	\$7,602	\$7,602
BR04C	Paynes Road Rail Flyover	Development	0.00	\$-	\$23,004	\$23,004	50%	\$11,502	\$11,433	\$68	\$25	\$25
BR05B	Rockbank East Pedestrian Bridge	Development	0.00	\$-	\$7,560,801	\$7,560,801	50%	\$3,780,401	\$3,757,913	\$22,487	\$8,163	\$8,163
BR06B	Leakes Road Level Crossing Upgrade	Development	0.00	\$-	\$602,696	\$602,696	100%	\$602,696	\$599,111	\$3,585	\$1,301	\$1,301
BR07B	Paynes Road Level Crossing Upgrade	Development	0.00	\$-	\$540,539	\$540,539	50%	\$270,269	\$268,662	\$1,608	\$584	\$584
BR08B	Troups Road North Level Crossing Upgrade	Development	0.00	\$-	\$540,539	\$540,539	100%	\$540,539	\$537,323	\$3,215	\$1,167	\$1,167
BR09B	Rockbank Road Drainage Culvert	Development	0.00	\$-	\$1,428,001	\$1,428,001	100%	\$1,428,001	\$1,419,507	\$8,494	\$3,083	\$3,083
<b>SUB-TOTAL BRIDGE PROJECTS</b>			<b>4.29</b>	<b>\$4,190,738</b>	<b>\$23,520,671</b>	<b>\$27,711,410</b>		<b>\$14,355,943</b>	<b>\$14,270,548</b>	<b>\$85,395</b>	<b>\$30,997</b>	<b>\$30,997</b>

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - COST RECOVERED BY DCP	EMPLOYMENT - COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
<b>COMMUNITY FACILITIES PROJECTS</b>												
CI01A	Rockbank East Community Centre (Rockbank East Community Hub)	Development	0.80	\$540,000	\$-	\$540,000	100%	\$540,000	\$540,000	\$-	\$1,173	\$-
CI01B	Rockbank East Community Centre (Rockbank East Community Hub)	Development	0.00	\$-	\$6,092,435	\$6,092,435	100%	\$6,092,435	\$6,092,435	\$-	\$13,234	\$-
CI02A	Rockbank South Neighbourhood House (Rockbank South Community Hub)	Development	1.20	\$1,033,924	\$-	\$1,033,924	100%	\$1,033,924	\$1,033,924	\$-	\$2,246	\$-
CI02B	Rockbank South Neighbourhood House (Rockbank South Community Hub)	Development	0.00	\$-	\$7,808,215	\$7,808,215	100%	\$7,808,215	\$7,808,215	\$-	\$16,960	\$-
CI03A	Rockbank Community Centre (Rockbank Major Town Centre)	Development	1.50	\$1,784,602	\$-	\$1,784,602	55%	\$981,531	\$981,531	\$-	\$2,132	\$-
CI04A	Station Plaza (Rockbank Major Town Centre)	Development	0.67	\$704,069	\$-	\$704,069	100%	\$704,069	\$704,069	\$-	\$1,529	\$-
<b>SUB-TOTAL COMMUNITY FACILITIES</b>			<b>4.17</b>	<b>\$4,062,595</b>	<b>\$13,900,650</b>	<b>\$17,963,245</b>		<b>\$17,160,174</b>	<b>\$17,160,174</b>	<b>\$-</b>	<b>\$37,274</b>	<b>\$-</b>
<b>SPORTS RESERVE PROJECTS</b>												
AR01A	Rockbank East Sports Reserve (Rockbank East Community Hub)	Development	9.99	\$6,947,057	\$-	\$6,947,057	100%	\$6,947,057	\$6,947,057	\$-	\$15,090	\$-
AR01B	Rockbank East Sports Reserve (Rockbank East Community Hub)	Development	0.00	\$-	\$5,660,000	\$5,660,000	100%	\$5,660,000	\$5,660,000	\$-	\$12,294	\$-
AR02A	Rockbank West Sports Reserve (Rockbank West Community Hub)	Development	6.01	\$4,977,334	\$-	\$4,977,334	100%	\$4,977,334	\$4,977,334	\$-	\$10,811	\$-
AR02B	Rockbank West Sports Reserve (Rockbank West Community Hub)	Development	0.00	\$-	\$4,170,000	\$4,170,000	100%	\$4,170,000	\$4,170,000	\$-	\$9,058	\$-
AR03A	Rockbank North Sports Reserve (Rockbank North Community Hub)	Development	6.00	\$5,547,383	\$-	\$5,547,383	67%	\$3,698,255	\$3,698,255	\$-	\$8,033	\$-
AR03B	Rockbank North Sports Reserve (Rockbank North Community Hub)	Development	0.00	\$-	\$4,170,000	\$4,170,000	67%	\$2,780,000	\$2,780,000	\$-	\$6,039	\$-
AR04A	Rockbank South Sports Reserve (Rockbank South Community Hub)	Development	7.90	\$6,990,764	\$-	\$6,990,764	100%	\$6,990,764	\$6,990,764	\$-	\$15,185	\$-
AR04B	Rockbank South Sports Reserve (Rockbank South Community Hub)	Development	0.00	\$-	\$4,170,000	\$4,170,000	100%	\$4,170,000	\$4,170,000	\$-	\$9,058	\$-
AR05A	Rockbank Recreation Centre (Rockbank Major Town Centre)	Development	2.00	\$2,379,469	\$-	\$2,379,469	55%	\$1,308,708	\$1,308,708	\$-	\$2,843	\$-
AR06B	Sporting Club (Rockbank South Precinct Structure Plan)	Development	0.00	\$-	\$3,410,000	\$3,410,000	55%	\$1,875,500	\$1,875,500	\$-	\$4,074	\$-
<b>SUB-TOTAL (ACTIVE RECREATION DEVELOPMENT INFRASTRUCTURE PROJECTS)</b>			<b>31.90</b>	<b>\$26,842,007</b>	<b>\$21,580,000</b>	<b>\$48,422,007</b>		<b>\$42,577,619</b>	<b>\$42,577,619</b>	<b>\$-</b>	<b>\$92,484</b>	<b>\$-</b>
<b>SUMMARY</b>												
<b>TOTAL COST ALL PROJECTS</b>				<b>\$54,571,266</b>	<b>\$127,576,211</b>	<b>\$182,147,477</b>		<b>\$144,387,701</b>	<b>\$143,884,170</b>	<b>\$503,531</b>		
<b>TOTAL DEVELOPMENT INFRASTRUCTURE LEVY PER NDA</b>											<b>\$312,535</b>	<b>\$182,777</b>

Table 11 Calculation of costs - Community infrastructure levy (CIL)

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST ATTRIBUTED TO DCP
<b>COMMUNITY FACILITIES</b>								
AR01C	Rockbank East Sports Reserve (Rockbank East Community Hub)	Community	0.00	\$-	\$2,900,000	\$2,900,000	100%	\$2,900,000
AR02C	Rockbank West Sports Reserve (Rockbank West Community Hub)	Community	0.00	\$-	\$2,900,000	\$2,900,000	100%	\$2,900,000
AR03C	Rockbank North Sports Reserve (Rockbank North Community Hub)	Community	0.00	\$-	\$2,900,000	\$2,900,000	67%	\$1,933,333
AR04C	Rockbank South Sports Reserve (Rockbank South Community Hub)	Community	0.00	\$-	\$2,900,000	\$2,900,000	100%	\$2,900,000
<b>SUB-TOTAL COMMUNITY FACILITIES (COMMUNITY INFRASTRUCTURE LEVY)</b>			<b>0.00</b>	<b>\$-</b>	<b>\$11,600,000</b>	<b>\$11,600,000</b>		<b>\$10,633,333</b>
<b>SUMMARY</b>								
<b>TOTAL COST ALL PROJECTS</b>								<b>\$10,633,333</b>
<b>TOTAL COMMUNITY INFRASTRUCTURE LEVY PER DWELLING</b>								<b>\$1,150</b>
<b>TOTAL COMMUNITY INFRASTRUCTURE LEVY ESTIMATED RAISED VIA ROCKBANK DCP</b>								<b>\$9,365,309</b>

**Table 12** External apportionment

DCP PROJECT ID	PROJECT	% APPORTIONED TO DCP (INTERNAL USE)	EXTERNAL APPORTIONMENT SOURCES (PSP/DCP) AND % APPORTIONED TO DCP	
			TOOLERN DCP (PSP 31 TOOLERN)	ROCKBANK SOUTH DCP (PSP 1081 ROCKBANK SOUTH)
RD01B	Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)	50%		50%
RD01C	Greigs Road: Outer Metropolitan Ring transport corridor (OMR) to Troups Road North (IT01)	50%		50%
RD02B	Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)	50%		50%
RD02C	Greigs Road: 'RB North South Road 1' (IT02) to 'RB North South Road 2' (IT03)	50%		50%
RD05B	Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)	50%	50%	
RD05C	Paynes Road: Western Freeway Flyover (BR03) to Murray Road (IT11)	50%	50%	
RD06B	Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)	50%	50%	
RD06C	Paynes Road: Alfred Road (IT12) to 'RB East West Road 1' (IT13)	50%	50%	
RD07B	Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)	50%	50%	
RD07C	Paynes Road: 'RB East West Road 1' (IT13) to Toolern Road (IT07)	50%	50%	
RD08B	Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)	50%	50%	
RD08C	Paynes Road: Toolern Road (IT07) to 'RB East West Road 3' (IT14)	50%	50%	
RD09B	Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)	50%		50%
RD09C	Paynes Road: 'RB East West Road 3' (IT14) to Greigs Road (IT15)	50%		50%
IT01C	Intersection: Greigs Road and Troups Road North	50%		50%
IT02C	Intersection: Greigs Road and 'RB North South Road 1'	50%		50%
IT03C	Intersection: Greigs Road and 'RB North South Road 2'	50%		50%
IT04B	Intersection: Rockbank Road and Greigs Road	50%		50%
IT04C	Intersection: Rockbank Road and Greigs Road	50%		50%
IT07B	Intersection: Toolern Road and Paynes Road	50%	50%	
IT07C	Intersection: Toolern Road and Paynes Road	50%	50%	
IT11B	Intersection: Paynes Road and Murray Road	50%	50%	
IT11C	Intersection: Paynes Road and Murray Road	50%	50%	
IT12B	Intersection: Paynes Road and Alfred Road	50%	50%	
IT12C	Intersection: Paynes Road and Alfred Road	50%	50%	
IT13B	Intersection: Paynes Road and 'RB East West Road 1'	50%	50%	
IT13C	Intersection: Paynes Road and 'RB East West Road 1'	50%	50%	

DCP PROJECT ID	PROJECT	% APPORTIONED TO DCP (INTERNAL USE)	EXTERNAL APPORTIONMENT SOURCES (PSP/DCP) AND % APPORTIONED TO DCP	
			TOOLERN DCP (PSP 31 TOOLERN)	ROCKBANK SOUTH DCP (PSP 1081 ROCKBANK SOUTH)
IT14B	Intersection: Paynes Road and 'RB East West Road 3'	50%	25%	25%
IT14C	Intersection: Paynes Road and 'RB East West Road 3'	50%	25%	25%
IT15B	Intersection: Paynes Road and Greigs Road	25%		75%
IT15C	Intersection: Paynes Road and Greigs Road	25%		75%
BR03C	Paynes Road Freeway Flyover	50%	50%	
BR04B	Paynes Road Rail Flyover	27.5%	50%	22.5%
BR04C	Paynes Road Rail Flyover	50%	50%	
BR07B	Paynes Road Level Crossing Upgrade	50%	50%	
CI03A	Rockbank Community Centre (Rockbank Major Town Centre)	55%		45%
AR03A	Rockbank North Sports Reserve (Rockbank North Community Hub)	67%	33%	
AR03B	Rockbank North Sports Reserve (Rockbank North Community Hub)	67%	33%	
AR03C	Rockbank North Sports Reserve (Rockbank North Community Hub)	67%	33%	
AR05A	Rockbank Recreation Centre (Rockbank Major Town Centre)	55%		45%
AR06B	Sporting Club (Rockbank South Precinct Structure Plan)	55%		45%

## 4.0 ADMINISTRATION

This section sets 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 development infrastructure levy applies to subdivision and/or development of land.

Melton City Council will be both the collecting agency and the development agency for the purposes of the DCP.

### 4.1 Payment of contributions and payment timing

#### 4.1.1 Development infrastructure levy (DIL)

##### *For subdivision of land*

A development infrastructure levy (DIL) 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 in respect of that plan or included in an implementation agreement under section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

##### *For development of land where no subdivision is proposed*

Provided an 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 DCP 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 development infrastructure levy contributions be made at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under section 173 of the Act or other arrangement acceptable to the collecting agency proposed in respect of the proposed works and/or land to be provided in kind.

##### *Where no planning permit is required*

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

- Unless some other arrangement has been agreed to by 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 provisions of the DCP for the land.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under section 173 of the Act in respect of the proposed works or provision of land that is proposed to be provided in kind.

#### 4.1.2 Community infrastructure levy (CIL)

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 encouraged to pay the levy prior to the issue of a State 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 apartments, etc.). Corrective institutions are exempt.

The community infrastructure levy (CIL) is not payable for a dwelling on a lot that was created prior to the date that this DCP was first incorporated into the Melton Planning Scheme.



### 4.1.3 Works-in-kind

The collecting agency may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute projects funded by the DCP
- The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the standards outlined in the DCP unless an alternative is agreed by the collecting agency and the development agency
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.

In particular, the works will only be accepted in lieu of a financial contribution required by the DCP 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 satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.

Where the collecting agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):

- The credit for the works provided (unless an alternative approach is agreed with the collecting agency) shall equal the final cost of the works up to the maximum identified in the DCP, taking into account the impact of indexation, or to an alternative figure approved by the collecting agency
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent
- No further financial contributions will be required until the agreed value of any credits are used.

### 4.1.4 Credit for over provision

Where the collecting agency agrees that a development proponent can deliver 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 DCP.

In such a case the developer may be entitled to credits against other projects in the DCP to the extent of the excess contribution. Alternatively, a developer may seek an agreement with the collecting agency to provide cash reimbursement where an over-contribution has been made.

The details of credits and reimbursements for construction will need to be negotiated with, and agreed to by the collecting agency. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as specified in Section 4.3.

#### 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 provision of the DCP. 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.

#### 4.1.6 Public open space contributions

This DCP does not provide funding for local parks. Local parks are provided through Clause 52.01 of the Melton Planning Scheme.

### 4.2 Funds administration

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the 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 Act.

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

- Amount and timing of funds collected
- Source of the funds collected
- Amount and timing of expenditure on specific projects
- Project on which the expenditure was made
- Account balances for individual project classes
- Details of works in kind arrangements for project provision
- Pooling or quarantining of funds 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 the 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 itemised in the DCP, as required under section 46QA of the Act.

Should the collecting agency resolve to not proceed with any of the infrastructure projects listed in the DCP, the funds collected for these items will be used for the provision of alternative works in the same infrastructure class as specified in the DCP. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Act, or will be refunded to owners of land subject to these infrastructure charges.

### 4.3 Construction and land value costs indexation

Capital costs of all infrastructure items, including land are in 2016 dollars and will be adjusted by the collecting agency annually for inflation.

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

- Roads, intersections and bridges – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook
- All other infrastructure items – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook.

Estimates of land value will be revised annually by a registered valuer based on the Public Land Equalisation Methodology. Revisions may occur more frequently if market conditions warrant.

The collecting agency will publish the amended contributions on the collecting agency's website within 14 days of the adjustments being made.

Community infrastructure levy projects are indexed but the value of the contribution may not exceed the maximum as set out by the Act.

In future if the community infrastructure levy is amended then the levy applicable to the release of any remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

#### 4.4 Review period

The DCP commenced on the date when it was first incorporated into the Melton Planning Scheme through Amendment C145.

The DCP adopts a long-term outlook for future development in Rockbank. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2046 has been adopted to inform the DCP.

The DCP is expected to be revised and updated every five years (or more frequently if required). This will require an amendment to the Melton Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (e.g. section 173 agreements under the Act) for the implementation of the DCP.

#### 4.5 Adjustment to the scope of projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail; however, all of the projects will require a detailed design process prior to construction.

As part of detailed design, the Council or a development proponent with the consent of the Council may amend or modify some aspects of projects, so long as they are still generally in accordance with the PSP and any direction regarding the scope outlined in the DCP.

A development proponent may also propose material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In these cases there should be no negative impact on the DCP by requirement for the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from

the change should normally be met by the agency requesting the change.

#### 4.6 Collecting agency (agency responsible for collecting infrastructure levy)

Melton City Council is the collecting agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to whom all levies are payable. As the collecting agency, Melton City Council is responsible for the administration of this DCP and also its enforcement pursuant to section 46QC of the Act.

#### 4.7 Development agency (agency responsible for works)

Melton City Council is the development agency and is responsible for the provision of the designated infrastructure projects that are funded under the DCP and the timing of all works.

## 5.0 IMPLEMENTATION STRATEGY

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

### 5.1 Rationale for the implementation strategy

This implementation strategy has been included to provide certainty to both 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 collecting agency, development agency, development proponent and future community.

This implementation strategy has been formulated by:

- Assessing the PSP
- Having regard to the development context
- Assessing the need for finance requirements including upfront 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.

### 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 payment. This can be agreement 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, Schedule 7 to the Urban Growth Zone in the Melton Planning Scheme for the PSP requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the responsibility authority.

The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Rockbank PSP or reasonably required as a result of the subdivision of the land and address the following:

- Stormwater drainage works
- Road works internal or external to the land consistent with any relevant traffic report or assessment
- The reserving or encumbrance of land for infrastructure, including for community facilities, sports reserves and open space
- Any infrastructure works that an applicant proposes to provide in lieu of development contributions in accordance with the DCP
- The effects of the provision of infrastructure on the land or any other land
- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of these agreements, Melton City Council (acting as the collecting agency) will consider if and what infrastructure should be provided as works in kind under the DCP in accordance with section 46P of the Act. The agreement must include a list of the DCP infrastructure projects that the collecting agency has agreed in writing to allow to be provided as works and/or land in lieu.

## 6.0 APPENDICES

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PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION					SERVICE OPEN SPACE			CREDITED OPEN SPACE			REGIONAL OPEN SPACE	OTHER		NET DEVELOPABLE AREA - RESIDENTIAL (HECTARES)	NET DEVELOPABLE AREA - EMPLOYMENT (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	LOCAL PARK % OF NDA	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - EXISTING ROAD RESERVE (POTENTIAL COMMERCIAL DEVELOPMENT)	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	DCP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (DCP LAND)	EXISTING STATE GOVERNMENT FACILITY (FIRE SERVICES)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	LANDSCAPE BUFFER ADJOINING ROAD	LOCAL SPORTS RESERVE (DCP LAND)	TOWN CENTRE URBAN PLAZA (DCP LAND)		LOCAL PARK (VIA CL 52.01)	MUNICIPAL REGIONAL SPORTS RESERVE (COUNCIL FUNDED)						UTILITIES - SERVICING
28	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.55	-	0.55	100.00%	0%
29	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	0.16	100.00%	0%
30	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	0.16	100.00%	0%
31	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	0.16	100.00%	0%
32	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	0.16	100.00%	0%
33	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	0.16	100.00%	0%
34	0.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.65	-	0.65	100.00%	0%
35	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
36	3.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	2.54	-	2.54	83.54%	20%
37	2.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.01	-	2.01	100.00%	0%
38	2.00	-	-	-	-	-	-	-	-	-	-	-	0.19	-	-	-	-	-	-	-	-	-	1.81	-	1.81	90.40%	0%
39	2.06	-	-	-	-	-	-	-	-	-	-	-	1.72	-	-	-	-	-	-	-	-	-	0.34	-	0.34	16.61%	0%
40	4.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.18	-	4.18	100.00%	0%
41	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
42	2.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.83	-	2.83	100.00%	0%
43	0.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.61	-	0.61	100.00%	0%
44	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	-	0.60	100.00%	0%
45	0.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.58	-	0.58	100.00%	0%
46	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.50	-	1.50	100.00%	0%
47	1.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.67	-	1.67	100.00%	0%
48	1.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.49	-	1.49	100.00%	0%
49	1.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.64	-	1.64	100.00%	0%
50	1.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.82	-	1.82	100.00%	0%
51	0.20	-	-	-	-	-	-	-	-	-	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
52	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.95	-	-	-	0.00	0.00%	0%
53	3.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25	-	-	-	0.00	0.00%	0%
54	1.40	-	-	-	-	-	1.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
55	0.25	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
56	0.27	-	-	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05	-	0.05	18.43%	0%
57	7.42	-	-	2.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.41	-	3.87	-	3.87	52.20%	0%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION						SERVICE OPEN SPACE			CREDITED OPEN SPACE			REGIONAL OPEN SPACE	OTHER		NET DEVELOPABLE AREA - RESIDENTIAL (HECTARES)	NET DEVELOPABLE AREA - EMPLOYMENT (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	LOCAL PARK % OF NDA	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - EXISTING ROAD RESERVE (POTENTIAL COMMERCIAL DEVELOPMENT)	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	DCP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (DCP LAND)	EXISTING STATE GOVERNMENT FACILITY (FIRE SERVICES)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	LANDSCAPE BUFFER ADJOINING ROAD	LOCAL SPORTS RESERVE (DCP LAND)	TOWN CENTRE URBAN PLAZA (DCP LAND)	LOCAL PARK (VIA CL 52.01)		MUNICIPAL REGIONAL SPORTS RESERVE (COUNCIL FUNDED)	UTILITIES - SERVICING						EXISTING SPORTS RESERVE
PROPERTY																												
58	0.66	-	-	0.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%	
59	4.72	-	-	4.54	-	-	-	-	-	-	-	-	0.11	-	-	-	-	-	-	-	0.07	-	-	-	0.00	0.00%	0%	
60	2.23	-	-	2.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%		
61	4.27	-	-	-	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.77	-	3.77	88.33%	0%	
62	0.13	-	-	-	-	-	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	0.09	-	0.09	69.21%	0%
63	31.61	-	-	-	0.82	-	-	0.41	-	-	-	9.19	3.53	-	-	-	1.00	-	-	-	-	-	-	16.66	-	16.66	52.72%	6%
64	14.50	-	-	-	1.64	-	6.33	-	-	-	-	-	0.01	-	-	-	0.50	-	-	-	-	-	-	6.03	-	6.03	41.57%	8%
65	12.76	-	-	-	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.23	-	12.23	95.84%	0%
66	12.68	-	-	-	0.30	-	-	-	-	-	-	-	-	-	-	-	0.70	-	-	-	-	-	-	11.69	-	11.69	92.15%	6%
67	13.58	-	-	-	0.03	-	-	3.03	-	-	-	-	0.04	-	5.03	-	-	-	-	-	-	-	-	5.45	-	5.45	40.11%	0%
68	14.59	-	-	-	0.08	-	-	0.06	-	-	-	-	3.34	-	0.98	-	-	-	-	-	-	-	-	10.14	-	10.14	69.47%	0%
69	14.88	-	-	-	2.07	-	-	-	1.50	2.00	-	-	-	-	-	0.49	-	-	-	-	-	-	-	8.82	-	8.82	59.26%	0%
70	0.26	-	-	-	-	-	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%	
71	8.68	-	-	-	1.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.26	-	7.26	83.64%	0%
72	4.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.01	-	4.01	100.00%	0%
73	12.65	-	-	-	0.25	-	-	-	-	-	-	-	3.24	-	-	-	-	-	-	-	-	-	-	9.17	-	9.17	72.47%	0%
74	9.07	-	-	-	0.21	-	-	-	-	-	-	-	1.80	-	-	-	-	-	-	-	-	-	-	7.05	-	7.05	77.81%	0%
75	4.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.70	-	-	-	-	-	-	3.70	-	3.70	84.10%	19%
76	12.88	-	-	-	1.06	-	-	-	-	-	-	-	4.93	-	-	-	-	-	-	-	-	-	-	6.88	-	6.88	53.45%	0%
77	12.51	-	-	-	2.11	-	-	-	-	-	-	-	-	-	-	-	0.70	-	-	-	-	-	-	9.70	-	9.70	77.54%	7%
78	12.45	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.06	-	12.06	96.91%	0%
79	13.04	-	-	-	1.39	-	-	-	-	-	-	-	0.62	-	-	-	0.50	-	-	-	-	-	-	10.52	-	10.52	80.71%	5%
80	11.07	-	-	-	2.21	-	-	-	-	-	-	-	3.49	-	-	-	-	-	-	-	-	-	-	5.37	-	5.37	48.54%	0%
81	12.02	-	-	-	0.32	-	-	-	-	-	-	-	0.62	-	-	-	-	-	-	-	-	-	-	11.08	-	11.08	92.15%	0%
82	7.41	-	-	-	0.89	-	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	-	-	6.02	-	6.02	81.29%	8%
83	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.02	-	2.02	100.00%	0%
84	12.70	-	-	-	0.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.26	-	-	0.00	0.00%	0%
85	12.66	-	-	-	0.45	-	-	-	-	-	-	-	-	-	-	7.90	-	-	-	-	-	-	4.32	-	-	0.00	0.00%	0%
86	12.91	-	-	-	-	-	-	8.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.10	-	4.10	31.79%	0%



PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION						SERVICE OPEN SPACE			CREDITED OPEN SPACE			REGIONAL OPEN SPACE MUNICIPAL REGIONAL SPORTS RESERVE (COUNCIL FUNDED)	OTHER		NET DEVELOPABLE AREA - RESIDENTIAL (HECTARES)	NET DEVELOPABLE AREA - EMPLOYMENT (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	LOCAL PARK % OF NDA	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - EXISTING ROAD RESERVE (POTENTIAL COMMERCIAL DEVELOPMENT)	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	DCP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (DCP LAND)	EXISTING STATE GOVERNMENT FACILITY (FIRE SERVICES)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	LANDSCAPE BUFFER ADJOINING ROAD	LOCAL SPORTS RESERVE (DCP LAND)	TOWN CENTRE URBAN PLAZA (DCP LAND)	LOCAL PARK (VIA CL 52.01)		UTILITIES - SERVICING	EXISTING SPORTS RESERVE						
87	12.12	-	-	-	-	-	-	3.10	-	1.20	-	-	-	0.62	-	-	-	-	-	-	-	-	-	7.20	-	7.20	59.40%	0%
88	8.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.87	-	8.87	100.00%	0%
89	3.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.36	-	3.36	100.00%	0%
90	12.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.70	-	-	-	-	-	11.44	-	11.44	94.23%	6%
91	12.36	-	-	-	1.89	-	-	-	-	-	-	-	-	3.49	-	-	-	-	-	-	-	-	-	6.98	-	6.98	56.47%	0%
92	12.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.18	0.30	-	-	-	-	-	11.73	-	11.73	96.11%	3%
93	12.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	-	-	-	-	-	10.14	-	10.14	83.53%	20%
94	13.63	-	-	-	-	-	-	-	-	-	-	-	-	1.09	-	-	-	0.70	-	-	-	-	-	11.84	-	11.84	86.85%	6%
95	12.15	-	-	-	-	-	-	-	-	-	-	-	-	3.18	-	-	-	-	-	-	-	-	-	8.97	-	8.97	73.84%	0%
96	12.14	-	-	-	-	-	-	2.33	-	0.80	-	-	-	0.05	-	-	-	-	-	-	-	-	-	8.96	-	8.96	73.79%	0%
97	10.98	-	-	-	-	-	-	1.17	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	-	9.30	-	9.30	84.77%	5%
98	13.50	-	-	-	-	-	-	-	0.61	-	-	-	-	1.37	-	6.34	-	-	-	-	-	-	-	5.19	-	5.19	38.40%	0%
99	9.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	-	9.20	-	9.20	94.84%	5%
100	7.98	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.85	-	7.85	98.31%	0%
101	17.64	-	-	-	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.01	-	17.01	96.46%	3%
102	49.91	-	-	-	-	-	-	-	1.99	-	-	-	-	9.40	-	3.65	-	0.50	-	-	-	-	-	34.37	-	34.37	68.86%	1%
103	2.01	-	-	-	-	-	-	-	-	-	-	-	-	0.46	-	-	-	-	-	-	-	-	-	1.55	-	1.55	77.28%	0%
104	1.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.04	-	1.04	100.00%	0%
105	1.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.87	-	1.87	100.00%	0%
106	5.27	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	-	4.75	-	4.75	90.04%	11%
107	15.68	-	-	-	0.00	-	-	-	-	-	-	-	-	9.55	-	-	-	-	-	-	-	-	-	6.13	-	6.13	39.06%	0%
108	4.12	-	-	1.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.46	-	2.46	59.57%	0%
109	10.25	-	-	7.73	-	-	-	-	-	-	-	-	-	1.81	-	-	-	-	-	-	-	-	-	0.71	-	0.71	6.93%	0%
110	0.39	-	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
111	3.65	-	-	-	-	-	3.54	-	-	-	-	-	-	0.12	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
112	9.09	-	-	-	-	-	9.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	0%
113	1.18	-	-	-	0.16	-	-	-	-	-	-	-	-	0.09	-	-	-	-	-	-	-	-	-	0.93	-	0.93	79.35%	0%
<b>SUB-TOTAL</b>	<b>713.28</b>	<b>2.76</b>	<b>6.70</b>	<b>19.58</b>	<b>23.47</b>	<b>-</b>	<b>25.30</b>	<b>1.66</b>	<b>18.90</b>	<b>2.60</b>	<b>3.50</b>	<b>2.00</b>	<b>0.20</b>	<b>9.19</b>	<b>65.51</b>	<b>2.56</b>	<b>29.90</b>	<b>0.67</b>	<b>13.40</b>	<b>16.58</b>	<b>1.48</b>	<b>4.20</b>	<b>460.38</b>	<b>2.75</b>	<b>463.13</b>	<b>64.93%</b>	<b>2.89%</b>	

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION						SERVICE OPEN SPACE			CREDITED OPEN SPACE			REGIONAL OPEN SPACE	OTHER		NET DEVELOPABLE AREA - RESIDENTIAL (HECTARES)	NET DEVELOPABLE AREA - EMPLOYMENT (HECTARES)	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	LOCAL PARK % OF NDA		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - EXISTING ROAD RESERVE (POTENTIAL COMMERCIAL DEVELOPMENT)	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	PUBLIC TRANSPORT FACILITIES / RESERVE	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	DCP COMMUNITY FACILITIES	LOCAL INDOOR RECREATION (DCP LAND)	EXISTING STATE GOVERNMENT FACILITY (FIRE SERVICES)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	LANDSCAPE BUFFER ADJOINING ROAD	LOCAL SPORTS RESERVE (DCP LAND)	TOWN CENTRE URBAN PLAZA (DCP LAND)	LOCAL PARK (VIA CL 52.01)		MUNICIPAL REGIONAL SPORTS RESERVE (COUNCIL FUNDED)	UTILITIES - SERVICING						EXISTING SPORTS RESERVE	
<b>ROAD RESERVE</b>																													
R1 (Paynes Rd)	7.15	7.09	-	-	-	-	-	-	-	-	-	-	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R2 (Old Leakes Rd)	0.80	0.01	-	-	-	0.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
R3 (Leakes Rd)	3.74	-	-	-	-	3.41	-	-	-	-	-	-	-	0.08	0.26	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
R4 (Westcott Pde)	1.91	-	-	-	-	1.91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
R5 (Troups Rd Nth)	2.28	0.10	-	-	-	2.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
R6 (Greigs Rd)	22.66	9.23	-	1.01	-	3.12	-	-	-	-	-	-	-	-	-	9.31	-	-	-	-	-	-	-	-	-	-	0.00	0.00%	
<b>SUB-TOTAL</b>	<b>38.55</b>	<b>16.43</b>	<b>-</b>	<b>1.01</b>	<b>-</b>	<b>11.42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.13</b>	<b>9.56</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00</b>	<b>0.00%</b>	
<b>TOTAL</b>	<b>751.83</b>	<b>19.18</b>	<b>6.70</b>	<b>20.59</b>	<b>23.47</b>	<b>11.42</b>	<b>25.30</b>	<b>1.66</b>	<b>18.90</b>	<b>2.60</b>	<b>3.50</b>	<b>2.00</b>	<b>0.20</b>	<b>9.19</b>	<b>65.64</b>	<b>12.13</b>	<b>29.90</b>	<b>0.67</b>	<b>13.40</b>	<b>16.58</b>	<b>1.48</b>	<b>4.20</b>	<b>60.38</b>	<b>2.75</b>	<b>463.13</b>	<b>61.60%</b>			

## APPENDIX B Transport project cost sheets



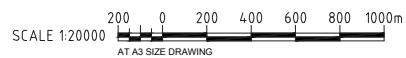
INFODOC NUMBER	TITLE
30041114-ID-0000-20160616	LOCALITY PLAN, DRAWING INDEX AND NOTES
30041114-ID-0001-20160616	IT01 - GREIGS RD/TROUPS RD NORTH
30041114-ID-0002-20160616	IT02 - GREIGS RD/RB NORTH SOUTH ROAD 1
30041114-ID-0003-20160616	IT03 - GREIGS RD/RB NORTH SOUTH ROAD 2
30041114-ID-0004-20160616	IT04 - GREIGS RD/ROCKBANK RD
30041114-ID-0005-20160616	IT05 - ROCKBANK RD/TOOLERN RD
30041114-ID-0006-20160616	IT06 - TOOLERN RD/RB NORTH SOUTH ROAD 3
30041114-ID-0007-20160616	IT07 - TOOLERN RD/PAYNES RD
30041114-ID-0008-20160616	IT08 - ROCKBANK RD/RB EAST WEST ROAD 2
30041114-ID-0009-20160616	IT09 - ROCKBANK RD/RB EAST WEST ROAD 1
30041114-ID-0010-20160616	IT10 - ROCKBANK RD/WESTCOTT PDE
30041114-ID-0011-20160616	IT11 - PAYNES RD/MURRAY RD
30041114-ID-0012-20160616	IT12 - PAYNES RD/ALFRED RD
30041114-ID-0013-20160616	IT13 - PAYNES RD/RB EAST WEST ROAD 1
30041114-ID-0014-20160616	IT14 - PAYNES RD/RB EAST WEST ROAD 3
30041114-ID-0015-20160616	IT15 - PAYNES RD/GREIGS RD
30041114-ID-0016-20160616	RD01 - GREIGS RD
30041114-ID-0017-20160616	RD02 - GREIGS RD
30041114-ID-0018-20160616	RD03 - ROCKBANK RD
30041114-ID-0019-20160616	RD04 - TOOLERN RD
30041114-ID-0020-20160616	RD05 - PAYNES RD
30041114-ID-0021-20160616	RD06 - PAYNES RD
30041114-ID-0022-20160616	RD07 - PAYNES RD
30041114-ID-0023-20160616	RD08 - PAYNES RD
30041114-ID-0024-20160616	RD09 - PAYNES RD
30041114-ID-0025-20160616	RD10 - WESTCOTT PDE
30041114-ID-0026-20160616	BR01 - ROCKBANK RD OVER WESTERN FWY
30041114-ID-0027-20160616	BR02 - ROCKBANK RD OVER RAIL LINE
30041114-ID-0028-20160616	BR03 - PAYNES RD OVER WESTERN FWY
30041114-ID-0029-20160616	BR04 - PAYNES RD OVER RAIL LINE
30041114-ID-0030-20160616	BR05 - PEDESTRIAN BRIDGE OVER RAIL LINE
30041114-ID-0031-20160616	BR06 - LEAKES ROAD PEDESTRIAN RAIL CROSSING
30041114-ID-0032-20160616	BR07 - ROCKBANK ROAD CULVERT
30041114-ID-0033-20160616	BR08 - PAYNES ROAD INTERIM PEDESTRIAN RAIL CROSSING
30041114-ID-0034-20160616	BR09 - TROUPS ROAD NORTH PEDESTRIAN RAIL CROSSING

**GENERAL NOTES:**

1. PROPOSED ROW BOUNDARY BASED ON TYPICAL CROSS SECTION AND TYPICAL INTERSECTION WIDTHS.
2. ROAD CROSS SECTIONS HAVE BEEN ADOPTED FROM THE MPA TYPICAL CROSS SECTIONS.
3. PAVEMENT REHABILITATION OF THE EXISTING GREIGS ROAD PAVEMENT HAS BEEN ASSUMED.
4. FULL PAVEMENT RECONSTRUCTION OF THE EXISTING PAYNES ROAD PAVEMENT HAS BEEN ASSUMED.
5. THE CO-ORDINATE SYSTEM USED IN ALL DRAWINGS IS MGA (ZONE 55).
6. PAVEMENT REHABILITATION OF THE EXISTING WESTCOTT PARADE PAVEMENT HAS BEEN ASSUMED.
7. LINE-MARKING IS INDICATIVE AND REPRESENTATIVE OF THE FUNCTIONALITY OF THE INTERSECTION ONLY.

**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
This draft plan has been prepared to show a concept for discussion purposes only and has no formal or official status.

NOT FOR CONSTRUCTION

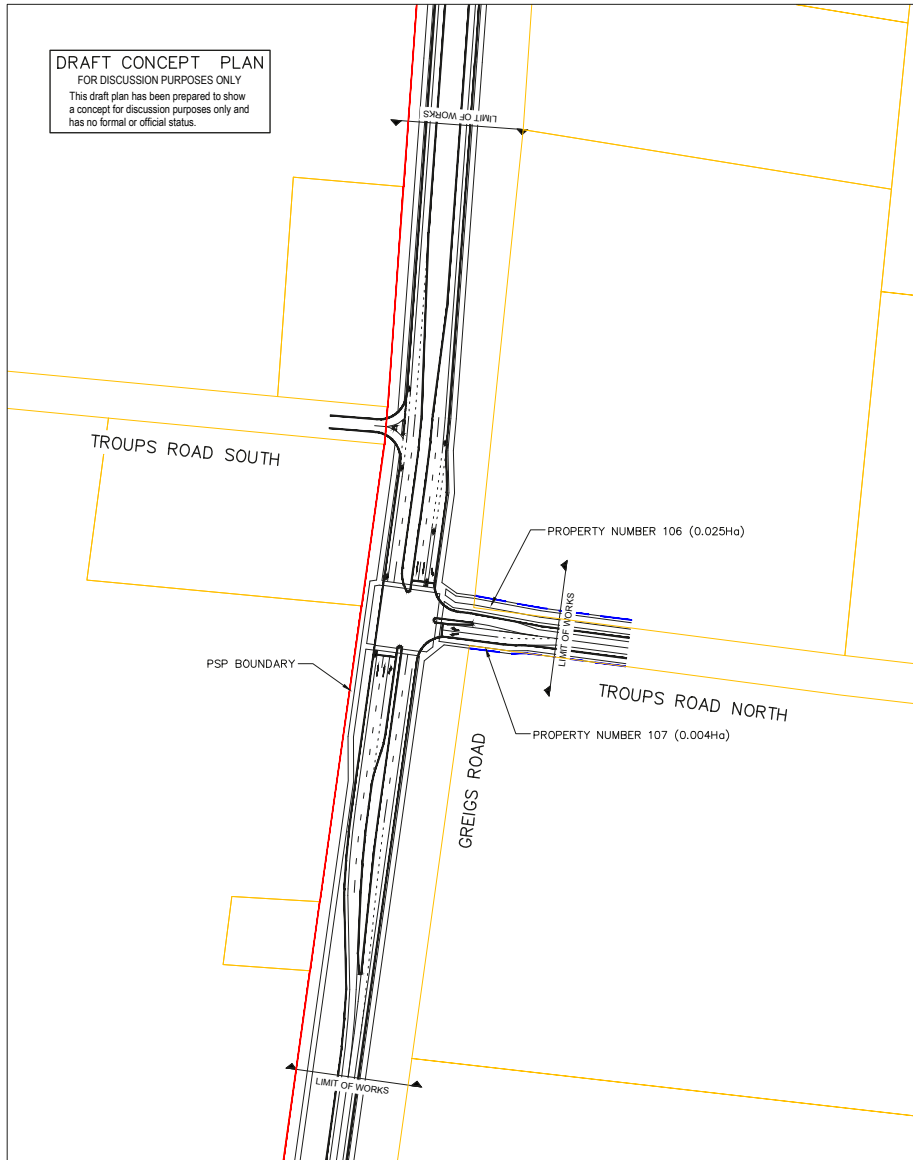


DRAWING FILE LOCATION / NAME  
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**INFRASTRUCTURE COSTING**  
**30041114-ID-0000-20160 06**

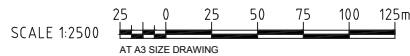


**IT01 Greigs Rd/Troups Rd North**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	32978	\$ 84,093.90
Earth Works	Cut to fill	cu m	\$ 30.60	4636.95	\$ 141,890.67
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	6250	\$ 796,875.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	249	\$ 19,048.50
	Pavement rehabilitation (existing Greigs Road carriageway)	sq m	\$ 45.90	3770	\$ 173,043.00
Kerb & Channel		m	\$ 40.80	2100	\$ 85,680.00
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3414	\$ 160,184.88
Concrete Splitter Islands	Based on 125mm Concrete with SL72 reo on 50mm crushed rock	sq m	\$ 51.00	356	\$ 18,156.00
Drainage	Subsoil Drains	m	\$ 22.44	2866	\$ 64,313.04
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	26	\$ 57,018.00
	Drainage Pipe 300 dia	m	\$ 153.00	350	\$ 53,550.00
	Drainage Pipe 375 dia	m	\$ 183.60	126	\$ 23,133.60
	Drainage Pipe 450 dia	m	\$ 255.00	540	\$ 137,700.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	10269	\$ 26,185.95
	Signage	No	\$ 183.60	19	\$ 3,488.40
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92
	Fencing (post & wire)	m	\$ 25.50	90	\$ 2,295.00
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	18939	\$ 61,816.90
Traffic signals	Divided T-intersection	item	\$ 209,100.00	1	\$ 209,100.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	12	\$ 146,880.00
Utilities	Relocate electricity pole	No.	\$ 20,400.00	1	\$ 20,400.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
				<b>Subtotal</b>	<b>\$ 2,381,530.76</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 77,399.75
Vicroads Fees	1% of cost of works	item	1%	1	\$ 23,815.31
Traffic Management	5% of cost of works	item	5%	1	\$ 119,076.54
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 11,907.65
Survey & Design	5% of cost of works	item	5%	1	\$ 119,076.54
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 238,153.08
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 59,538.27
Contingency	20% of cost of works	item	20%	1	\$ 476,306.15
				<b>TOTAL</b>	<b>\$ 3,506,804.04</b>

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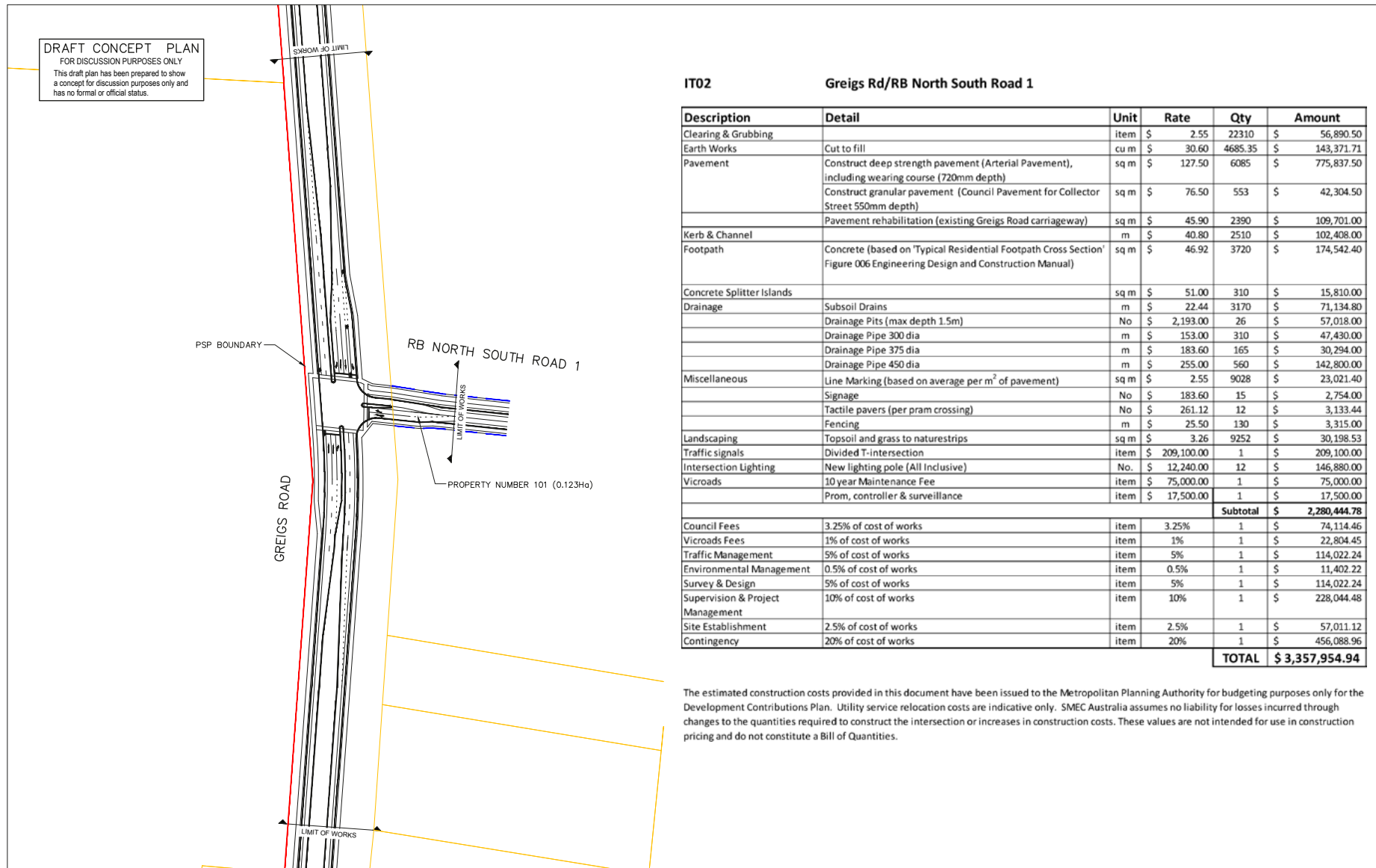
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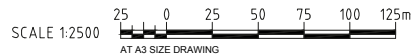
**INFORMATION DOCUMENT**

**IT01 - GREIGS RD/TROUPS RD NORTH  
INFRASTRUCTURE COSTING  
30041114-ID-0001-20160616**

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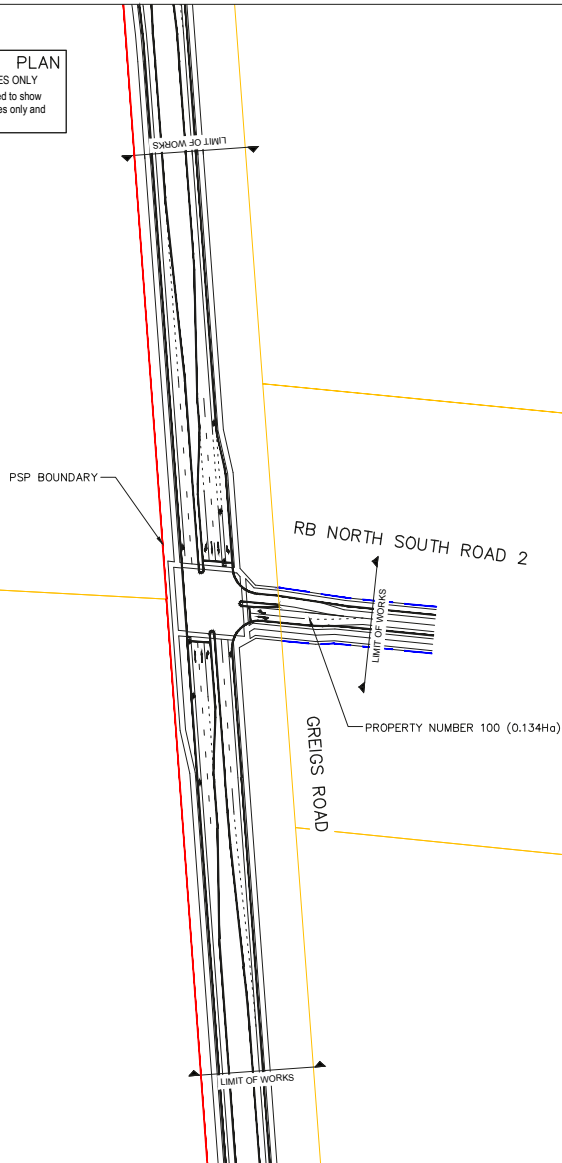


**INFORMATION DOCUMENT**

**IT02 - GREIGS RD/RB NORTH SOUTH ROAD 1  
INFRASTRUCTURE COSTING  
30041114-ID-0002-20160616**

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**DRAFT CONCEPT PLAN**  
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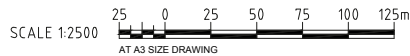


**IT03 Greigs Rd/RB North South Road 2**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	33945	\$ 86,559.75	
Earth Works	Cut to fill	cu m	\$ 30.60	4492.59	\$ 137,473.25	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5802	\$ 739,755.00	
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	573	\$ 43,834.50	
	Pavement rehabilitation (existing Greigs Road carriageway)	sq m	\$ 45.90	3603	\$ 165,377.70	
Kerb & Channel		m	\$ 40.80	2180	\$ 88,944.00	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3630	\$ 170,319.60	
Concrete Splitter Islands		sq m	\$ 51.00	340	\$ 17,340.00	
Drainage	Subsoil Drains	m	\$ 22.44	2720	\$ 61,036.80	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	24	\$ 52,632.00	
	Drainage Pipe 300 dia	m	\$ 153.00	350	\$ 53,550.00	
	Drainage Pipe 375 dia	m	\$ 183.60	100	\$ 18,360.00	
	Drainage Pipe 450 dia	m	\$ 255.00	505	\$ 128,775.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	9978	\$ 25,443.90	
	Signage	No	\$ 183.60	15	\$ 2,754.00	
	Tactile pavers (per pram crossing)	No	\$ 261.12	12	\$ 3,133.44	
	Fencing	m	\$ 25.50	140	\$ 3,570.00	
	Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	19997	\$ 65,270.21
Traffic signals	Divided T-intersection	item	\$ 209,100.00	1	\$ 209,100.00	
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	11	\$ 134,640.00	
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00	
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00	
					<b>Subtotal</b>	<b>\$ 2,300,369.15</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 74,762.00	
Vicroads Fees	1% of cost of works	item	1%	1	\$ 23,003.69	
Traffic Management	5% of cost of works	item	5%	1	\$ 115,018.46	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 11,501.85	
Survey & Design	5% of cost of works	item	5%	1	\$ 115,018.46	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 230,036.92	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 57,509.23	
Contingency	20% of cost of works	item	20%	1	\$ 460,073.83	
					<b>TOTAL</b>	<b>\$ 3,387,293.58</b>

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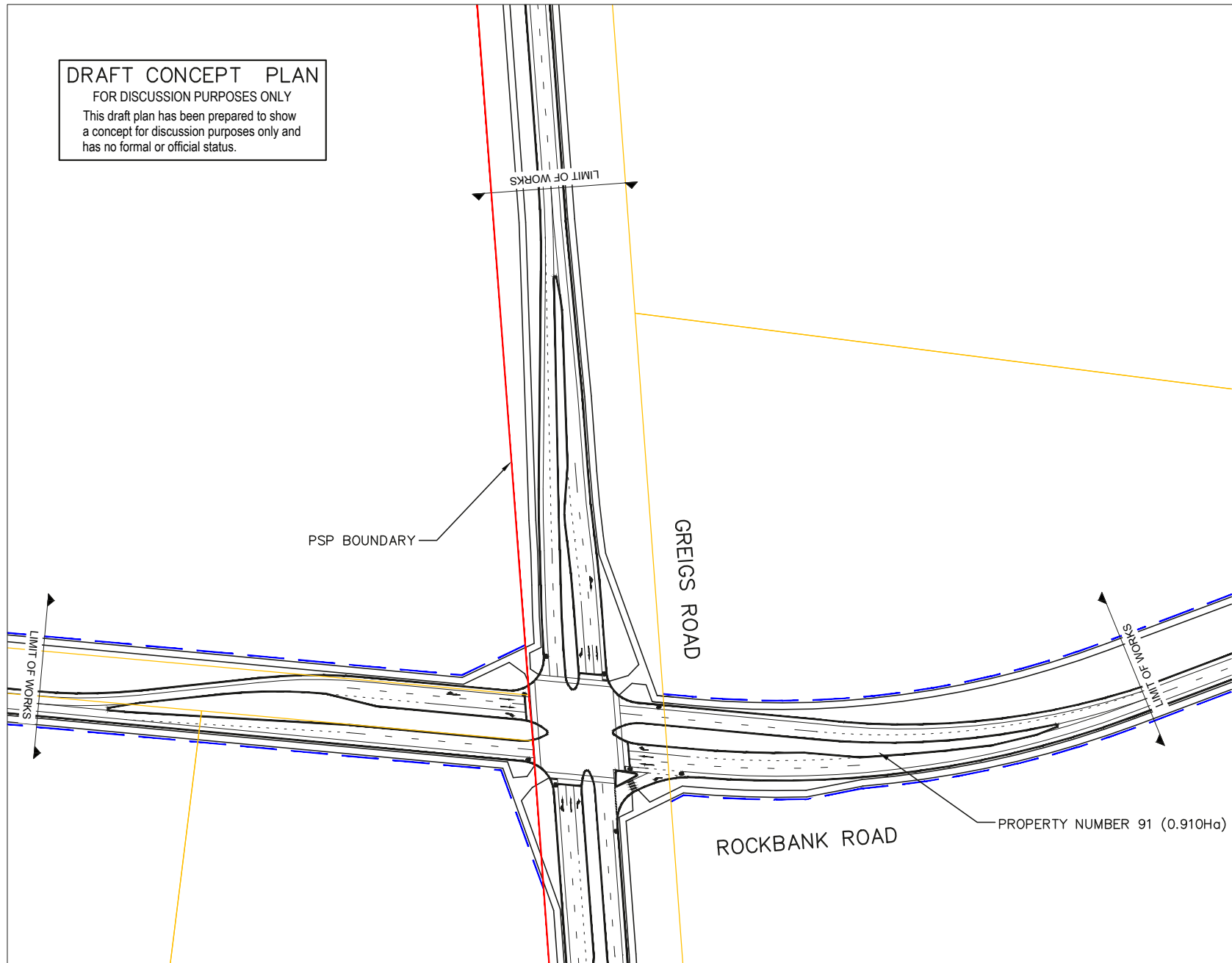
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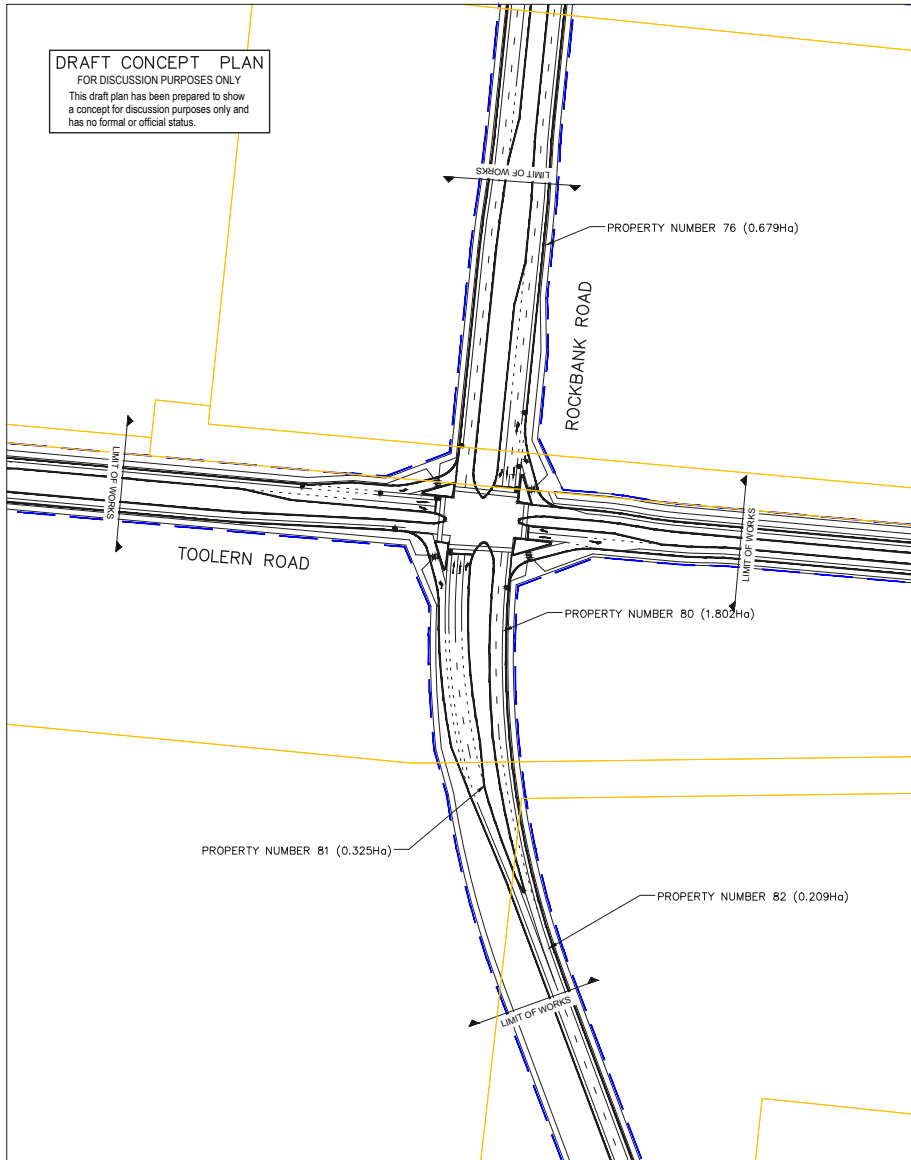
**IT03 - GREIGS RD/RB NORTH SOUTH ROAD 2  
 INFRASTRUCTURE COSTING  
 30041114-ID-0003-20160616**

**DRAFT CONCEPT PLAN**  
 FOR DISCUSSION PURPOSES ONLY  
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**IT04**

Description
Clearing & Grut
Earth Works
Pavement
Kerb & Channe
Footpath
Concrete Splitt
Drainage
Miscellaneous
Landscaping
Traffic signals
Intersection Lig
Utilities
Vicroads
Council Fees
Vicroads Fees
Traffic Manage
Environmental
Survey & Desig
Supervision & I
Management

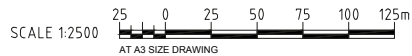


**IT05 Rockbank Rd/Toolern Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	32179	\$ 82,056.45
Earth Works	Cut to fill	cu m	\$ 30.60	9871.6	\$ 302,070.96
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	12800	\$ 1,632,000.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1192	\$ 91,188.00
Kerb & Channel		m	\$ 40.80	3040	\$ 124,032.00
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	4728	\$ 221,837.76
Concrete Splitter Islands		sq m	\$ 51.00	436	\$ 22,236.00
Drainage	Subsoil Drains	m	\$ 22.44	3040	\$ 68,217.60
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	36	\$ 78,948.00
	Drainage Pipe 300 dia	m	\$ 153.00	340	\$ 52,020.00
	Drainage Pipe 375 dia	m	\$ 183.60	180	\$ 33,048.00
Miscellaneous	Drainage Pipe 450 dia	m	\$ 255.00	440	\$ 112,200.00
	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	13992	\$ 35,679.60
	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	24	\$ 6,266.88
Fencing		m	\$ 25.50	1535	\$ 39,142.50
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	13023	\$ 42,507.07
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	16	\$ 195,840.00
Utilities	Relocate electricity pole	No.		1	
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 3,464,962.82</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 112,611.29
Vicroads Fees	1% of cost of works	item	1%	1	\$ 34,649.63
Traffic Management	5% of cost of works	item	5%	1	\$ 173,248.14
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 17,324.81
Survey & Design	5% of cost of works	item	5%	1	\$ 173,248.14
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 346,496.28
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 86,624.07
Contingency	20% of cost of works	item	20%	1	\$ 692,992.56
<b>TOTAL</b>					<b>\$ 5,102,157.76</b>

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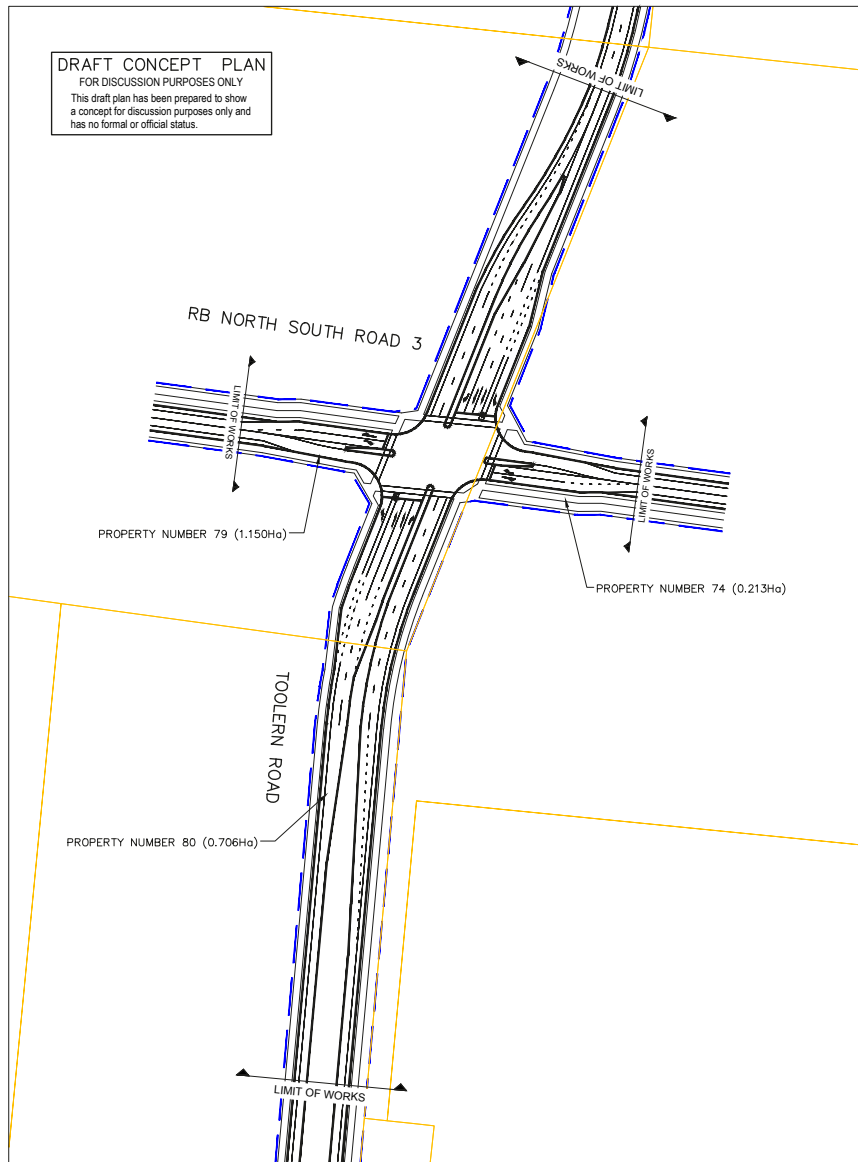
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**INFORMATION DOCUMENT**

**IT05 - ROCKBANK ROAD/TOOLERN RD  
INFRASTRUCTURE COSTING  
30041114-ID-0005-20160616**





**DRAFT CONCEPT PLAN**  
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**IT06 Toolern Rd/RB North South Rd 3**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	20782	\$ 52,994.10	
Earth Works	Cut to fill	cu m	\$ 30.60	7249.85	\$ 221,845.41	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	9190	\$ 1,171,725.00	
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1151	\$ 88,051.50	
Kerb & Channel		m	\$ 40.80	1970	\$ 80,376.00	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3430	\$ 160,935.60	
Concrete Splitter Islands		sq m	\$ 51.00	379	\$ 19,329.00	
Drainage	Subsoil Drains	m	\$ 22.44	1970	\$ 44,206.80	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	30	\$ 65,790.00	
	Drainage Pipe 300 dia	m	\$ 153.00	330	\$ 50,490.00	
	Drainage Pipe 375 dia	m	\$ 183.60	175	\$ 32,130.00	
	Drainage Pipe 450 dia	m	\$ 255.00	560	\$ 142,800.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	10341	\$ 26,369.55	
	Signage	No	\$ 183.60	20	\$ 3,672.00	
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92	
	Fencing	m	\$ 25.50	1297	\$ 33,073.50	
	Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	6632	\$ 21,646.85
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00	
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	16	\$ 195,840.00	
Viicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00	
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00	
					<b>Subtotal</b>	<b>\$ 2,737,453.23</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 88,967.23	
Viicroads Fees	1% of cost of works	item	1%	1	\$ 27,374.53	
Traffic Management	5% of cost of works	item	5%	1	\$ 136,872.66	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 13,687.27	
Survey & Design	5% of cost of works	item	5%	1	\$ 136,872.66	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 273,745.32	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 68,436.33	
Contingency	20% of cost of works	item	20%	1	\$ 547,490.65	
					<b>TOTAL</b>	<b>\$ 4,030,899.88</b>

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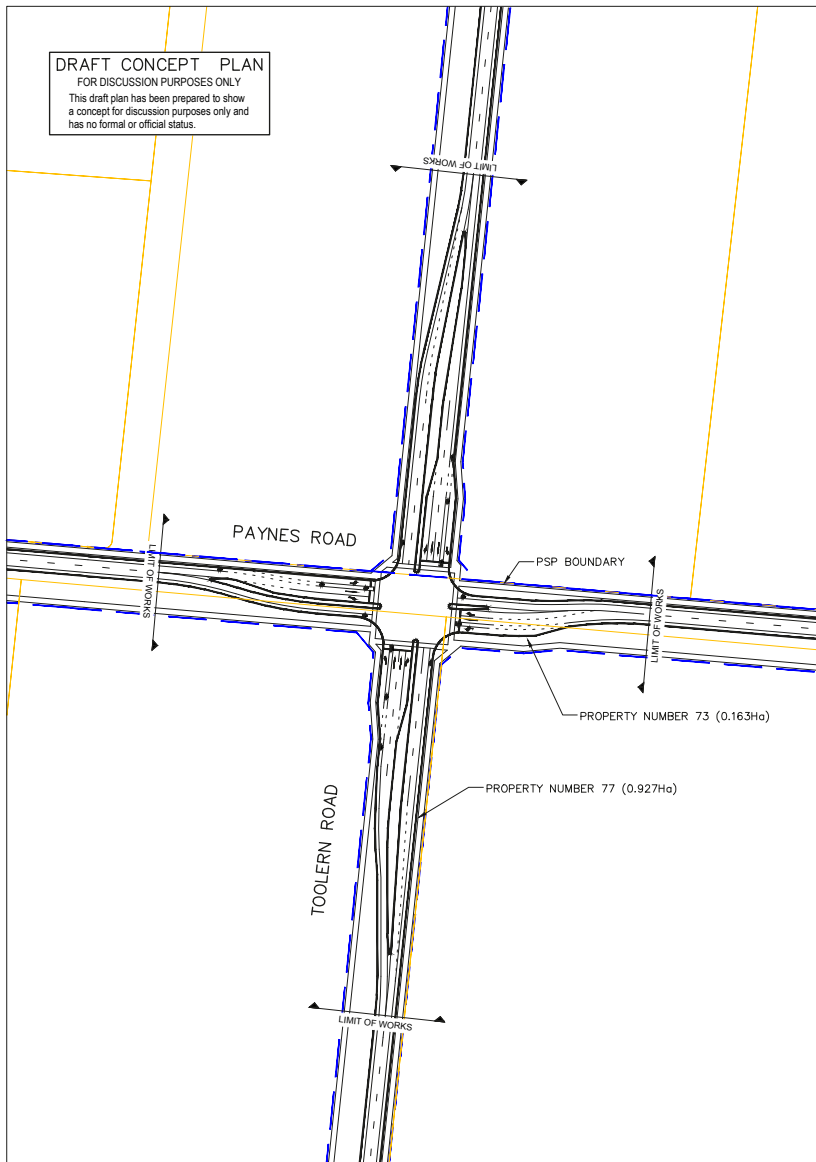


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**INFORMATION DOCUMENT**

**IT06 - TOOLERN RD/RB NORTH SOUTH ROAD 3**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0006-20160616**



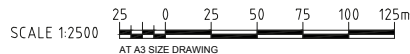
**DRAFT CONCEPT PLAN**  
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**IT07 Paynes Rd/Toolern Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	24405	\$ 62,232.75
Earth Works	Cut to fill	cu m	\$ 30.60	8818.56	\$ 269,847.94
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	12248	\$ 1,561,620.00
Kerb & Channel		m	\$ 40.80	2411	\$ 98,368.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	4362	\$ 204,665.04
Concrete Splitter Islands		sq m	\$ 51.00	502	\$ 25,602.00
Drainage	Subsoil Drains	m	\$ 22.44	2856	\$ 64,088.64
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	34	\$ 74,562.00
	Drainage Pipe 300 dia	m	\$ 153.00	340	\$ 52,020.00
	Drainage Pipe 375 dia	m	\$ 183.60	180	\$ 33,048.00
	Drainage Pipe 450 dia	m	\$ 255.00	440	\$ 112,200.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	12248	\$ 31,232.40
	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92
	Fencing	m	\$ 25.50	920	\$ 23,460.00
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	7293	\$ 23,804.35
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	15	\$ 183,600.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	168	\$ 134,400.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 3,284,601.84</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 106,749.56
Vicroads Fees	1% of cost of works	item	1%	1	\$ 32,846.02
Traffic Management	5% of cost of works	item	5%	1	\$ 164,230.09
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 16,423.01
Survey & Design	5% of cost of works	item	5%	1	\$ 164,230.09
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 328,460.18
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 82,115.05
Contingency	20% of cost of works	item	20%	1	\$ 656,920.37
<b>TOTAL</b>					<b>\$ 4,836,576.21</b>

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NOT FOR CONSTRUCTION

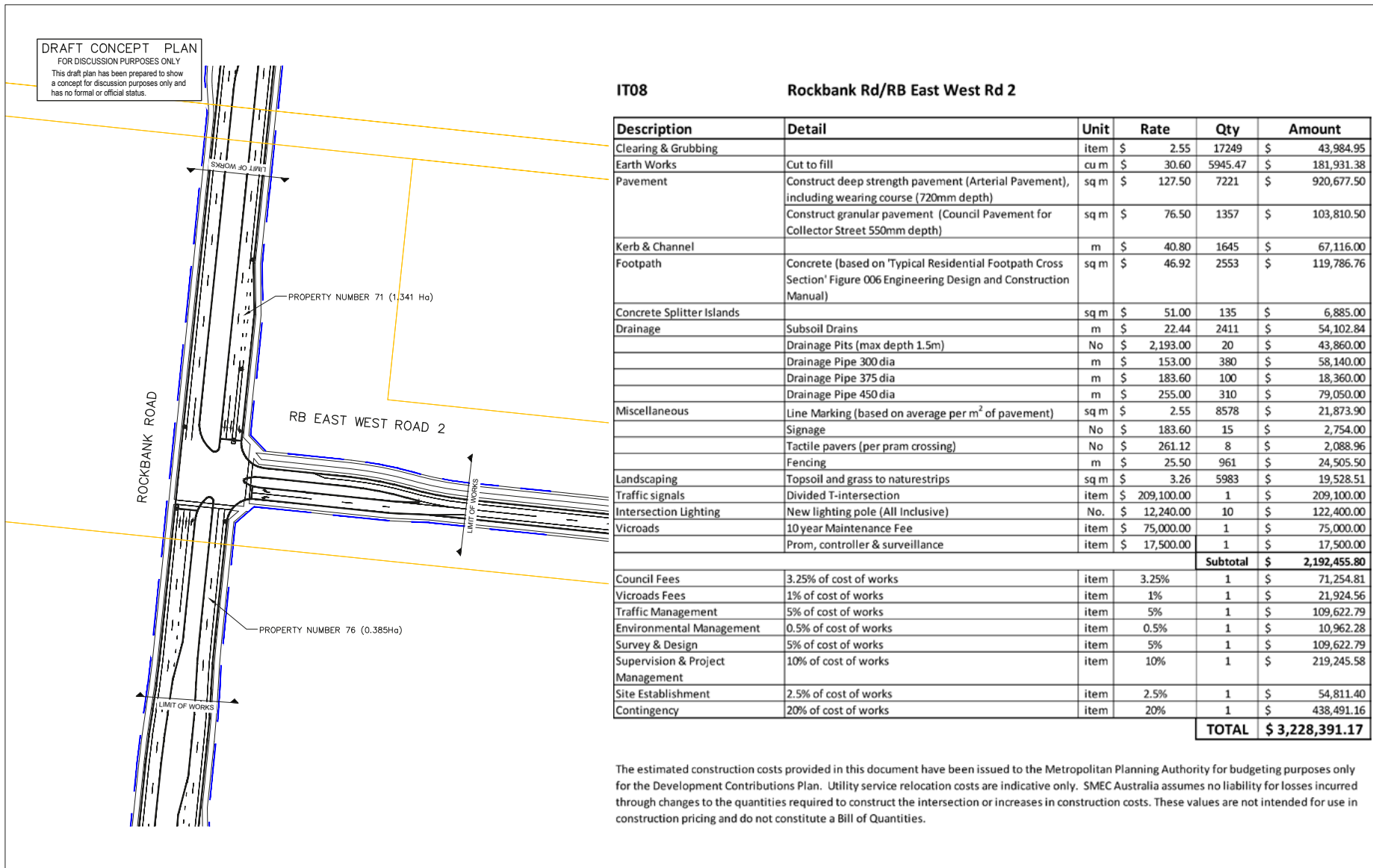


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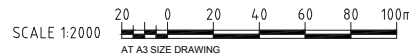


**INFORMATION DOCUMENT**

**IT07 - TOOLERN RD/ PAYNES RD  
INFRASTRUCTURE COSTING  
30041114-ID-0007-20160616**



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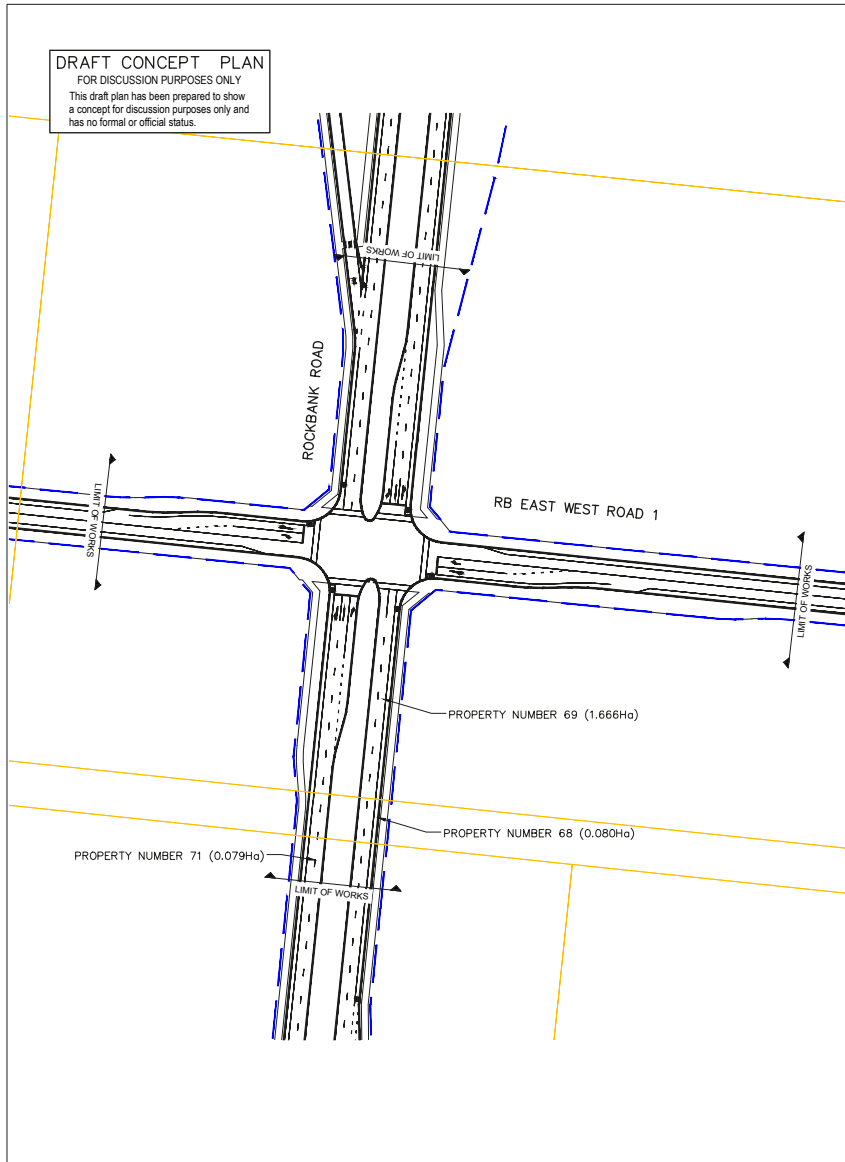


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**INFORMATION DOCUMENT**

**IT08 - ROCKBANK RD/RB EAST WEST ROAD 2  
INFRASTRUCTURE COSTING  
30041114-ID-0008-20160616**

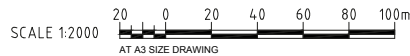


**IT09 Rockbank Rd/RB East West Rd 1**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	19205	\$ 48,972.75	
Earth Works	Cut to fill	cu m	\$ 30.60	5986.6	\$ 183,189.96	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	6900	\$ 879,750.00	
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1852	\$ 141,678.00	
Kerb & Channel		m	\$ 40.80	1338	\$ 54,590.40	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3112	\$ 146,015.04	
Concrete Splitter Islands		sq m	\$ 51.00	66	\$ 3,366.00	
Drainage	Subsoil Drains	m	\$ 22.44	1338	\$ 30,024.72	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	22	\$ 48,246.00	
	Drainage Pipe 300 dia	m	\$ 153.00	480	\$ 73,440.00	
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00	
	Drainage Pipe 450 dia	m	\$ 255.00	270	\$ 68,850.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	8752	\$ 22,317.60	
	Signage	No	\$ 183.60	12	\$ 2,203.20	
	Tactile pavers (per pram crossing)	No	\$ 261.12	12	\$ 3,133.44	
	Fencing	m	\$ 25.50	1138	\$ 29,019.00	
	Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	7275	\$ 23,745.60
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00	
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	12	\$ 146,880.00	
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00	
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00	
					<b>Subtotal</b>	<b>\$ 2,249,453.71</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 73,107.25	
Vicroads Fees	1% of cost of works	item	1%	1	\$ 22,494.54	
Traffic Management	5% of cost of works	item	5%	1	\$ 112,472.69	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 11,247.27	
Survey & Design	5% of cost of works	item	5%	1	\$ 112,472.69	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 224,945.37	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 56,236.34	
Contingency	20% of cost of works	item	20%	1	\$ 449,890.74	
					<b>TOTAL</b>	<b>\$ 3,312,320.59</b>

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**NOT FOR CONSTRUCTION**



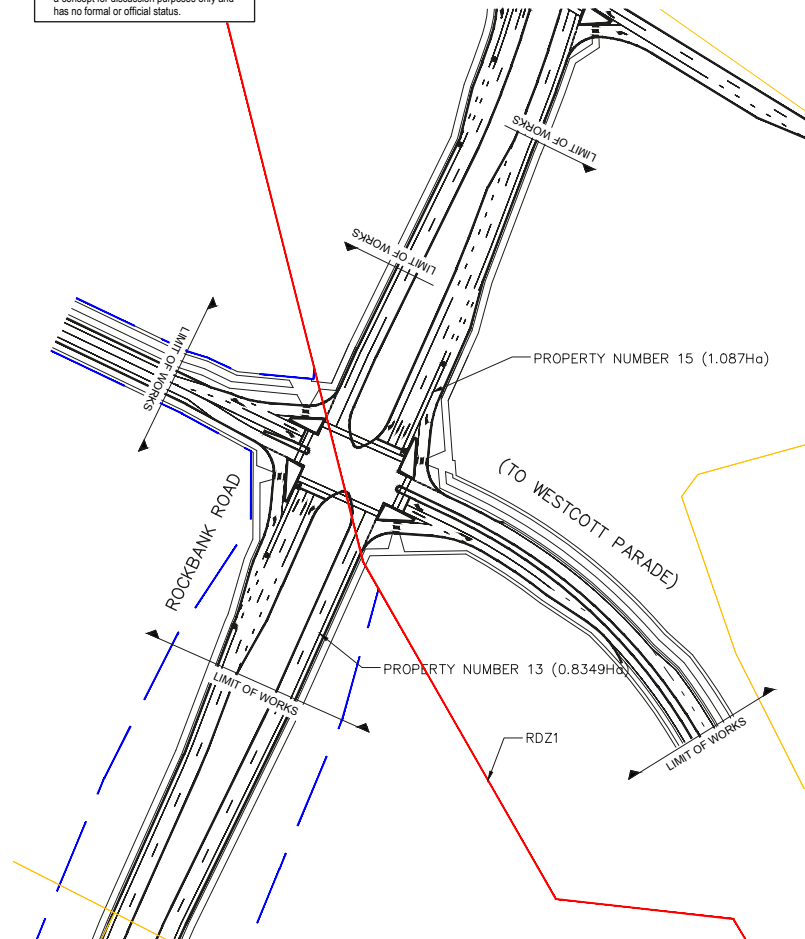
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**INFORMATION DOCUMENT**

**IT09 - ROCKBANK RD/RB EAST WEST ROAD 1  
INFRASTRUCTURE COSTING  
30041114-ID-0009-20160616**

**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
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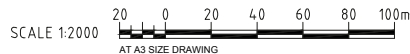


**IT10 Rockbank Rd/Westcott Pde**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	19218	\$ 49,005.90
Earth Works	Cut to fill	cu m	\$ 30.60	6308.15	\$ 193,029.39
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	7135	\$ 909,712.50
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	2129	\$ 162,868.50
Kerb & Channel		m	\$ 40.80	1730	\$ 70,584.00
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3260	\$ 152,959.20
Concrete Splitter Islands		sq m	\$ 51.00	690	\$ 35,190.00
Drainage	Subsoil Drains	m	\$ 22.44	1730	\$ 38,821.20
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00
	Drainage Pipe 300 dia	m	\$ 153.00	240	\$ 36,720.00
	Drainage Pipe 375 dia	m	\$ 183.60	240	\$ 44,064.00
Miscellaneous	Drainage Pipe 450 dia	m	\$ 255.00	200	\$ 51,000.00
	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	9264	\$ 23,623.20
	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	24	\$ 6,266.88
Fencing	m	\$ 25.50	512	\$ 13,056.00	
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	6004	\$ 19,597.06
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 2,298,429.83</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 74,698.97
Vicroads Fees	1% of cost of works	item	1%	1	\$ 22,984.30
Traffic Management	5% of cost of works	item	5%	1	\$ 114,921.49
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 11,492.15
Survey & Design	5% of cost of works	item	5%	1	\$ 114,921.49
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 229,842.98
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 57,460.75
Contingency	20% of cost of works	item	20%	1	\$ 459,685.97
<b>TOTAL</b>					<b>\$ 3,384,437.92</b>

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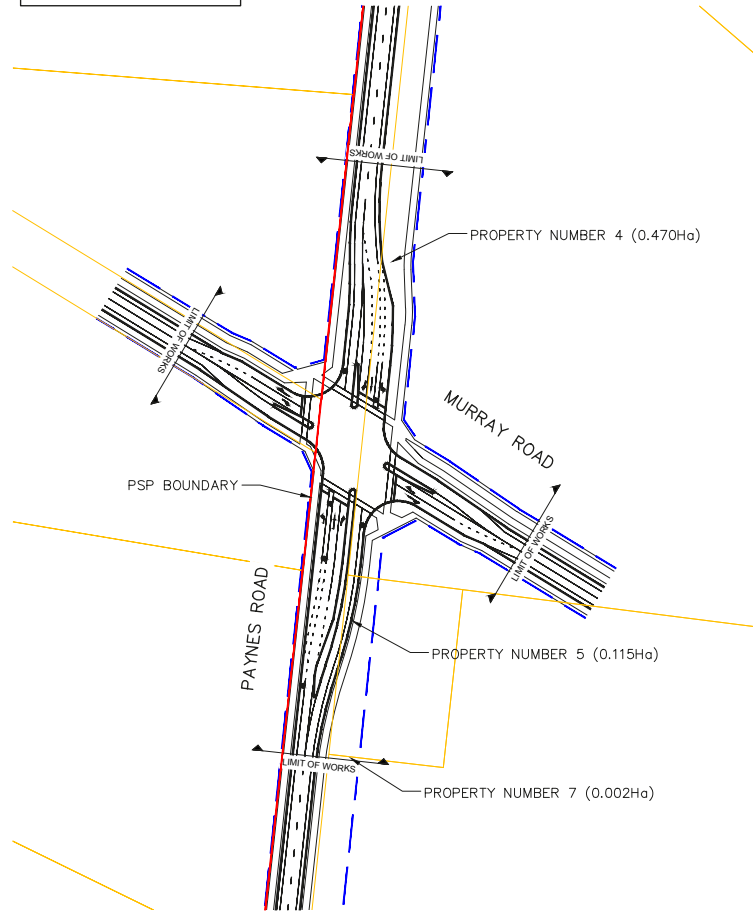
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**INFORMATION DOCUMENT**

**IT10 - ROCKBANK RD/WESTCOTT PDE  
INFRASTRUCTURE COSTING  
30041114-ID-0010-20160616**

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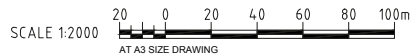


**IT11 Paynes Rd/Murray Rd**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	12980	\$ 33,099.00	
Earth Works	Cut to fill	cu m	\$ 30.60	4224.76	\$ 129,277.66	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5333	\$ 679,957.50	
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	700	\$ 53,550.00	
Kerb & Channel		m	\$ 40.80	1156	\$ 47,164.80	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2580	\$ 121,053.60	
Concrete Splitter Islands		sq m	\$ 51.00	362	\$ 18,462.00	
Drainage	Subsoil Drains	m	\$ 22.44	1666	\$ 37,385.04	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00	
	Drainage Pipe 300 dia	m	\$ 153.00	240	\$ 36,720.00	
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00	
	Drainage Pipe 450 dia	m	\$ 255.00	260	\$ 66,300.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	6033	\$ 15,384.15	
	Signage	No	\$ 183.60	20	\$ 3,672.00	
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92	
	Fencing	m	\$ 25.50	320	\$ 8,160.00	
	Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	4005	\$ 13,072.32
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00	
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00	
Utilities	Underground electricity lines - trench	m	\$ 800.00	260	\$ 208,000.00	
	Relocate Telstra pit and conduits	No.	\$ 8,160.00	3	\$ 24,480.00	
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00	
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00	
					<b>Subtotal</b>	<b>\$ 2,010,207.99</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 65,331.76	
Traffic Management	5% of cost of works	item	5%	1	\$ 100,510.40	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 10,051.04	
Survey & Design	5% of cost of works	item	5%	1	\$ 100,510.40	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 201,020.80	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 50,255.20	
Contingency	20% of cost of works	item	20%	1	\$ 402,041.60	
					<b>TOTAL</b>	<b>\$ 2,939,929.18</b>

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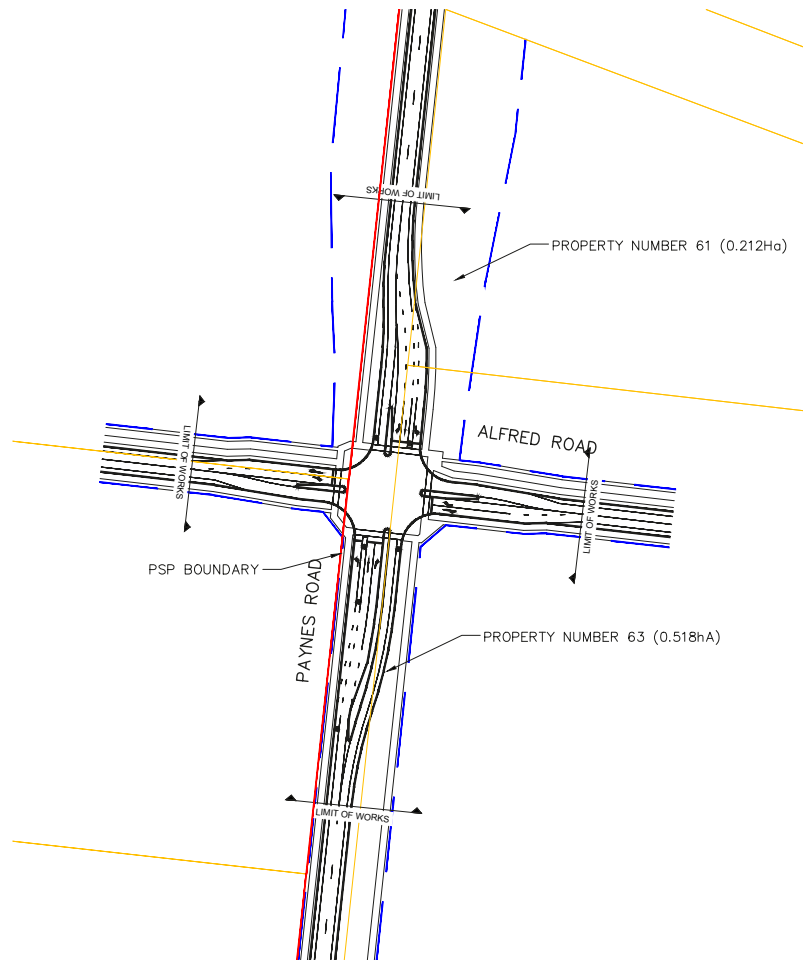
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**INFORMATION DOCUMENT**

**IT11 - PAYNES RD/MURRAY RD  
INFRASTRUCTURE COSTING  
30041114-ID-0011-20160616**

**DRAFT CONCEPT PLAN**  
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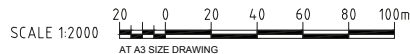


**IT12 Paynes Rd/Alfred Rd**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	16147	\$ 41,174.85	
Earth Works	Cut to fill	cu m	\$ 30.60	3131.91	\$ 95,836.45	
	Import, place & compact fill	cu m	\$ 51.00	8686	\$ 442,986.00	
Barriers	Guard rail	m	\$ 120.00	40	\$ 4,800.00	
	GREAT terminal	No.	\$ 5,100.00	2	\$ 10,200.00	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5298	\$ 675,495.00	
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1077	\$ 82,390.50	
Kerb & Channel		m	\$ 40.80	1194	\$ 48,715.20	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2610	\$ 122,461.20	
Concrete Splitter Islands		sq m	\$ 51.00	377	\$ 19,227.00	
Drainage	Subsoil Drains	m	\$ 22.44	1494	\$ 33,525.36	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00	
	Drainage Pipe 300 dia	m	\$ 153.00	410	\$ 62,730.00	
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00	
	Drainage Pipe 450 dia	m	\$ 255.00	270	\$ 68,850.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	6375	\$ 16,256.25	
	Signage	No	\$ 183.60	20	\$ 3,672.00	
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92	
	Fencing	m	\$ 25.50	540	\$ 13,770.00	
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	6785	\$ 22,146.24	
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00	
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00	
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00	
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00	
					<b>Subtotal</b>	<b>\$ 2,278,705.97</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 74,057.94	
Traffic Management	5% of cost of works	item	5%	1	\$ 113,935.30	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 11,393.53	
Survey & Design	5% of cost of works	item	5%	1	\$ 113,935.30	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 227,870.60	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 56,967.65	
Contingency	20% of cost of works	item	20%	1	\$ 455,741.19	
					<b>TOTAL</b>	<b>\$ 3,332,607.48</b>

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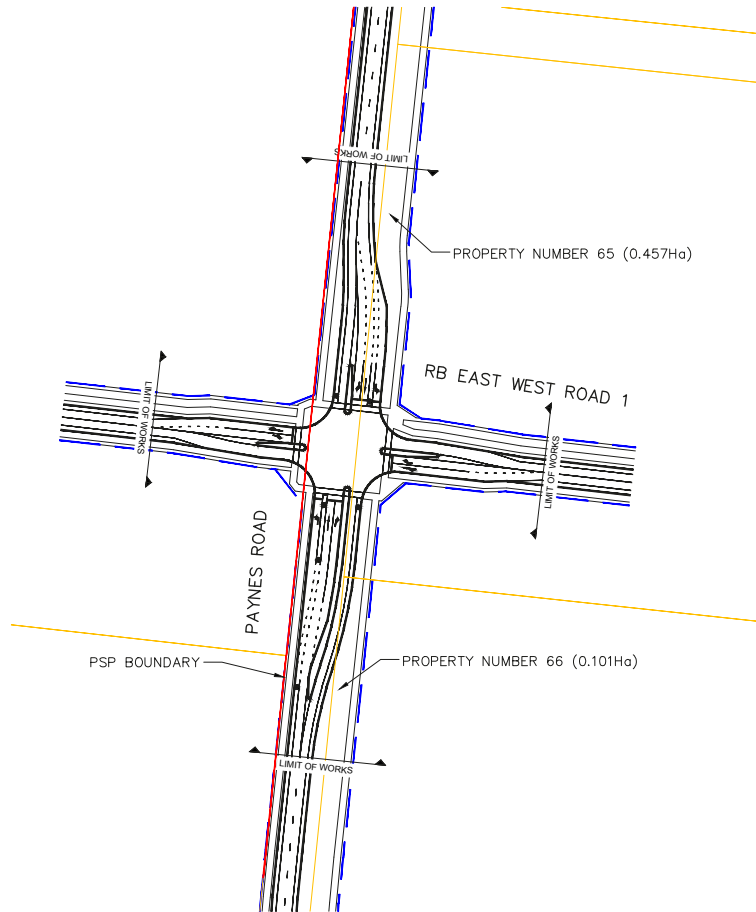
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**INFORMATION DOCUMENT**

**IT12 - PAYNES RD/ALFRED RD  
INFRASTRUCTURE COSTING  
30041114-ID-0012-20160616**

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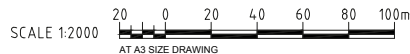


**IT13 Paynes Rd/RB East West Rd 1**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	13075	\$ 33,341.25
Earth Works	Cut to fill	cu m	\$ 30.60	4390.81	\$ 134,358.79
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5268	\$ 671,670.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1087	\$ 83,155.50
Kerb & Channel		m	\$ 40.80	1193	\$ 48,674.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2592	\$ 121,616.64
Concrete Splitter Islands		sq m	\$ 51.00	235	\$ 11,985.00
Drainage	Subsoil Drains	m	\$ 22.44	1653	\$ 37,093.32
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00
	Drainage Pipe 300 dia	m	\$ 153.00	410	\$ 62,730.00
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00
	Drainage Pipe 450 dia	m	\$ 255.00	270	\$ 68,850.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	6355	\$ 16,205.25
	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92
	Fencing	m	\$ 25.50	330	\$ 8,415.00
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	3893	\$ 12,706.75
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	168	\$ 134,400.00
	Relocate Telstra pit and conduits	No.	\$ 8,160.00	1	\$ 8,160.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 1,971,503.82</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 64,073.87
Traffic Management	5% of cost of works	item	5%	1	\$ 98,575.19
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 9,857.52
Survey & Design	5% of cost of works	item	5%	1	\$ 98,575.19
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 197,150.38
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 49,287.60
Contingency	20% of cost of works	item	20%	1	\$ 394,300.76
<b>TOTAL</b>					<b>\$ 2,883,324.33</b>

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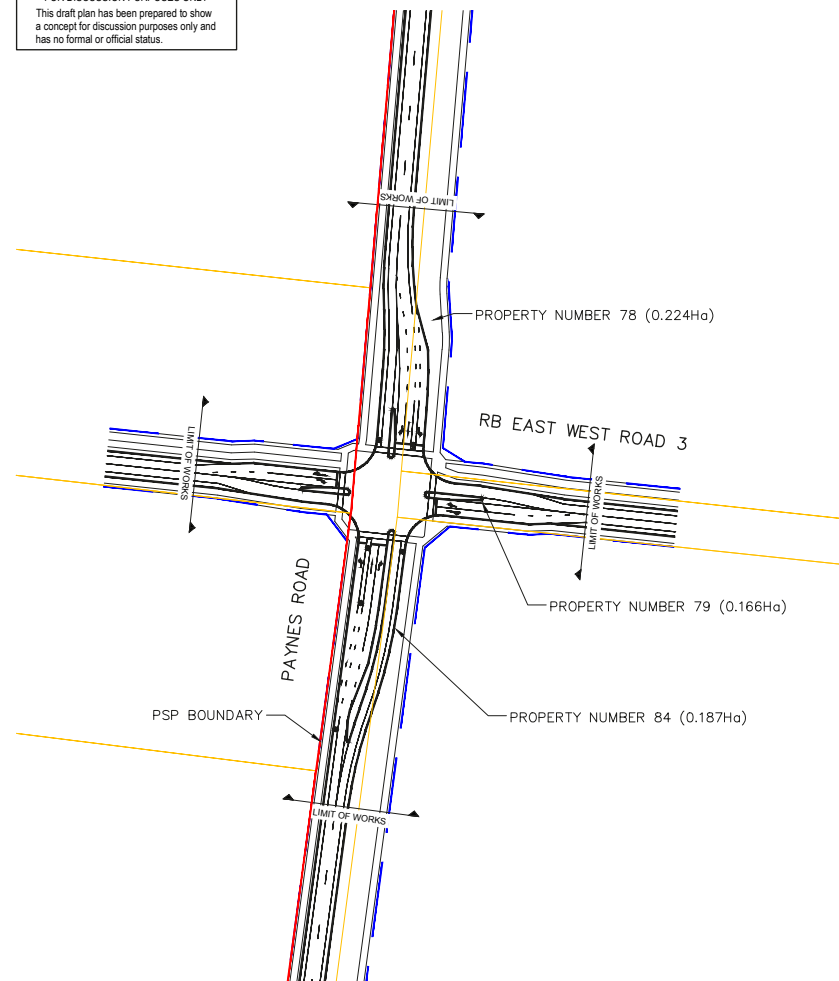


**INFORMATION DOCUMENT**

**IT13 - PAYNES RD/RB EAST WEST ROAD 1**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0013-20160616**



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**IT14 Paynes Rd/RB East West Rd 3**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	13131	\$ 33,484.05
Earth Works	Cut to fill	cu m	\$ 30.60	4375.53	\$ 133,891.22
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5259	\$ 670,522.50
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	1071	\$ 81,931.50
Kerb & Channel		m	\$ 40.80	1196	\$ 48,796.80
Footpath	Concrete (based on Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2604	\$ 122,179.68
Concrete Splitter Islands		sq m	\$ 51.00	373	\$ 19,023.00
Drainage	Subsoil Drains	m	\$ 22.44	1641	\$ 36,824.04
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00
	Drainage Pipe 300 dia	m	\$ 153.00	410	\$ 62,730.00
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00
	Drainage Pipe 450 dia	m	\$ 255.00	270	\$ 68,850.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	6330	\$ 16,141.50
	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92
	Fencing	m	\$ 25.50	340	\$ 8,745.00
	Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	3824
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	216	\$ 172,800.00
	Relocate Telstra pit and conduits	No.	\$ 8,160.00	2	\$ 16,320.00
	Relocate 100mm PVC water main	m	\$ 204.00	210	\$ 42,840.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 2,056,957.74</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 66,851.13
Traffic Management	5% of cost of works	item	5%	1	\$ 102,847.89
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 10,284.79
Survey & Design	5% of cost of works	item	5%	1	\$ 102,847.89
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 205,695.77
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 51,423.94
Contingency	20% of cost of works	item	20%	1	\$ 411,391.55
<b>TOTAL</b>					<b>\$ 3,008,300.70</b>

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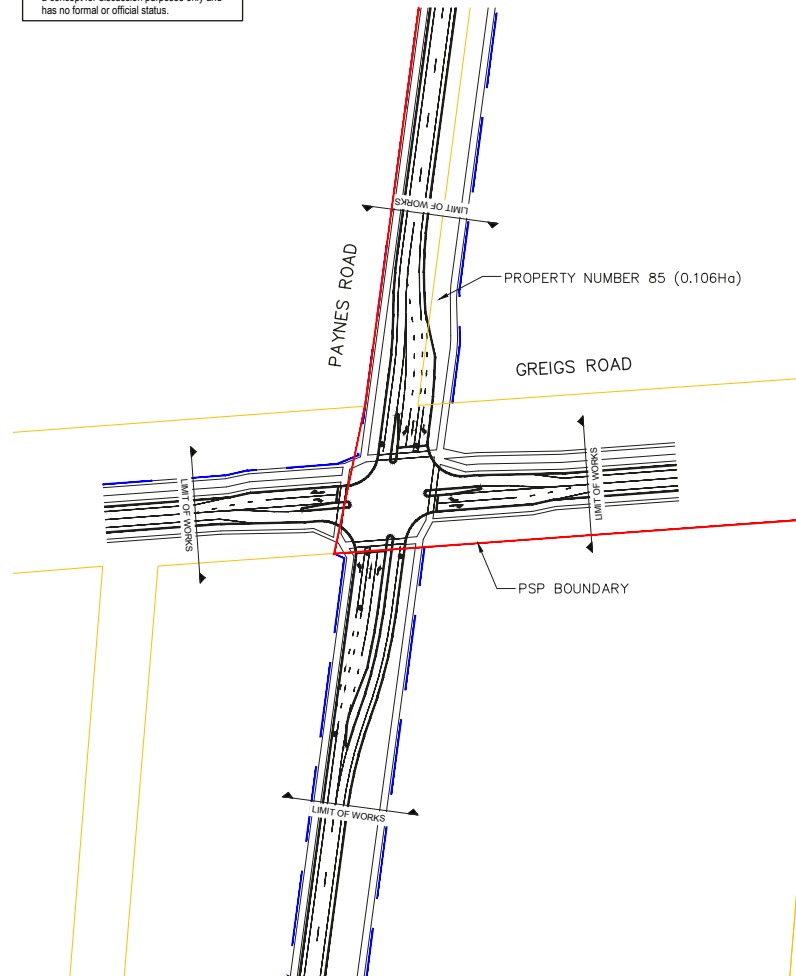
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**INFORMATION DOCUMENT**

**IT14 - PAYNES RD/RB EAST WEST ROAD 3**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0014-20160616**

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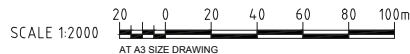


**IT15 Paynes Rd/Greigs Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	15735	\$ 40,124.25
Earth Works	Cut to fill	cu m	\$ 30.60	4437.97	\$ 135,801.88
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5526	\$ 704,565.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	835	\$ 63,877.50
Kerb & Channel		m	\$ 40.80	1193	\$ 48,674.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2586	\$ 121,335.12
Concrete Splitter Islands		sq m	\$ 51.00	373	\$ 19,023.00
Drainage	Subsoil Drains	m	\$ 22.44	1558	\$ 34,961.52
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00
	Drainage Pipe 300 dia	m	\$ 153.00	410	\$ 62,730.00
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00
Miscellaneous	Drainage Pipe 450 dia	m	\$ 255.00	270	\$ 68,850.00
	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	6361	\$ 16,220.55
Signage	Signage	No	\$ 183.60	20	\$ 3,672.00
	Tactile pavers (per pram crossing)	No	\$ 261.12	16	\$ 4,177.92
Landscaping	Topsoil and grass to naturestrips	sq m	\$ 3.26	6415	\$ 20,938.56
Traffic signals	Divided cross road	item	\$ 229,500.00	1	\$ 229,500.00
Intersection Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	91	\$ 72,800.00
	Protect 100mm PVC water main	m	\$ 102.00	60	\$ 6,120.00
	Protect 150mm PVC water main	m	\$ 153.00	30	\$ 4,590.00
	Reconstruct water main pit and change to gatic pit lid	No.	\$ 2,550.00	1	\$ 2,550.00
Vicroads	10 year Maintenance Fee	item	\$ 75,000.00	1	\$ 75,000.00
	Prom, controller & surveillance	item	\$ 17,500.00	1	\$ 17,500.00
<b>Subtotal</b>					<b>\$ 1,941,303.70</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 63,092.37
Traffic Management	5% of cost of works	item	5%	1	\$ 97,065.19
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 9,706.52
Survey & Design	5% of cost of works	item	5%	1	\$ 97,065.19
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 194,130.37
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 48,532.59
Contingency	20% of cost of works	item	20%	1	\$ 388,260.74
<b>TOTAL</b>					<b>\$ 2,839,156.66</b>

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NOT FOR CONSTRUCTION



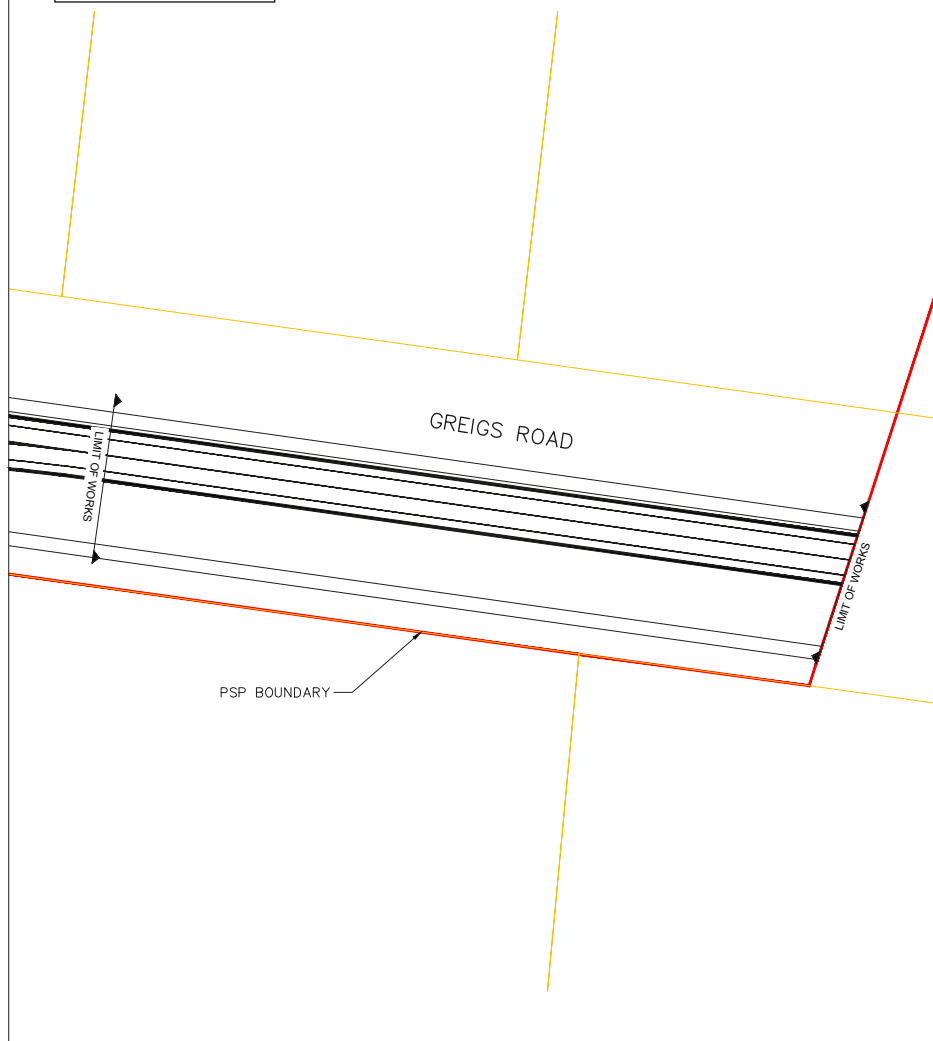
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**INFORMATION DOCUMENT**

**IT15 - PAYNES RD/GREIGS RD  
INFRASTRUCTURE COSTING  
30041114-ID-0015-20160616**

**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
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**RD01 Greigs Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	10115	\$ 25,793.25
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	565.2	\$ 17,295.12
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	785	\$ 100,087.50
	Pavement rehabilitation (existing Greigs Road carriageway)	sq m	\$ 45.00	1015	\$ 45,675.00
Kerb & Channel		m	\$ 40.80	580	\$ 23,664.00
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	975	\$ 45,747.00
Concrete Splitter Islands		sq m	\$ 51.00	0	\$ -
Drainage	Subsoil Drains	m	\$ 22.44	743	\$ 16,672.92
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	6	\$ 13,158.00
	Drainage Pipe 300 dia	m	\$ 153.00	0	\$ -
	Drainage Pipe 375 dia	m	\$ 183.60	70	\$ 12,852.00
	Drainage Pipe 450 dia	m	\$ 255.00	125	\$ 31,875.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	1800	\$ 4,590.00
Landscaping		sq m	\$ 3.26	7340	\$ 23,957.76
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	3	\$ 36,720.00
				<b>Subtotal</b>	<b>\$ 398,087.55</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 12,937.85
Vicroads Fees	1% of cost of works	item	1%	1	\$ 3,980.88
Traffic Management	5% of cost of works	item	5%	1	\$ 19,904.38
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 1,990.44
Survey & Design	5% of cost of works	item	5%	1	\$ 19,904.38
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 39,808.76
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 9,952.19
Contingency	20% of cost of works	item	20%	1	\$ 79,617.51
				<b>TOTAL</b>	<b>\$ 586,183.92</b>

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NOT FOR CONSTRUCTION



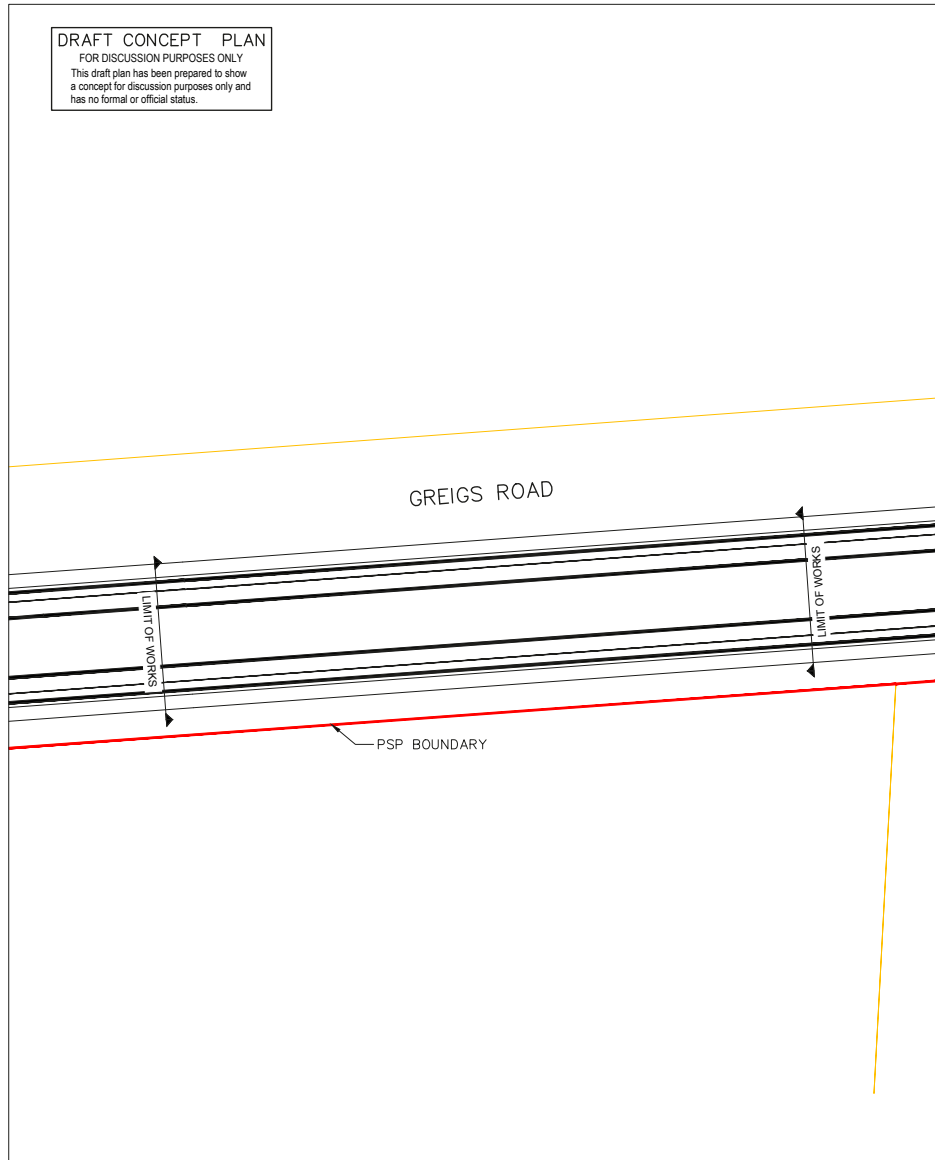
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**INFORMATION DOCUMENT**

**RD03 - GREIGS RD  
INFRASTRUCTURE COSTING  
30041114-ID-0016-20160616**

**DRAFT CONCEPT PLAN**  
 FOR DISCUSSION PURPOSES ONLY  
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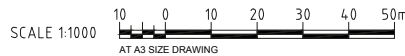


**RD02 Greigs Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	8843	\$ 22,549.65
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	568.8	\$ 17,405.28
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	790	\$ 100,725.00
	Pavement rehabilitation (existing Greigs Road carriageway)	sq m	\$ 45.90	790	\$ 36,261.00
Kerb & Channel		m	\$ 40.80	572	\$ 23,337.60
	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	862	\$ 40,445.04
Drainage	Subsoil Drains	m	\$ 22.44	712	\$ 15,977.28
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	6	\$ 13,158.00
	Drainage Pipe 375 dia	m	\$ 183.60	70	\$ 12,852.00
	Drainage Pipe 450 dia	m	\$ 255.00	143	\$ 36,465.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	1580	\$ 4,029.00
Landscaping		sq m	\$ 3.26	6401	\$ 20,892.86
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	3	\$ 36,720.00
<b>Subtotal</b>					<b>\$ 380,817.71</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 12,376.58
Vicroads Fees	1% of cost of works	item	1%	1	\$ 3,808.18
Traffic Management	5% of cost of works	item	5%	1	\$ 19,040.89
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 1,904.09
Survey & Design	5% of cost of works	item	5%	1	\$ 19,040.89
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 38,081.77
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 9,520.44
Contingency	20% of cost of works	item	20%	1	\$ 76,163.54
<b>TOTAL</b>					<b>\$ 560,754.08</b>

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**NOT FOR CONSTRUCTION**

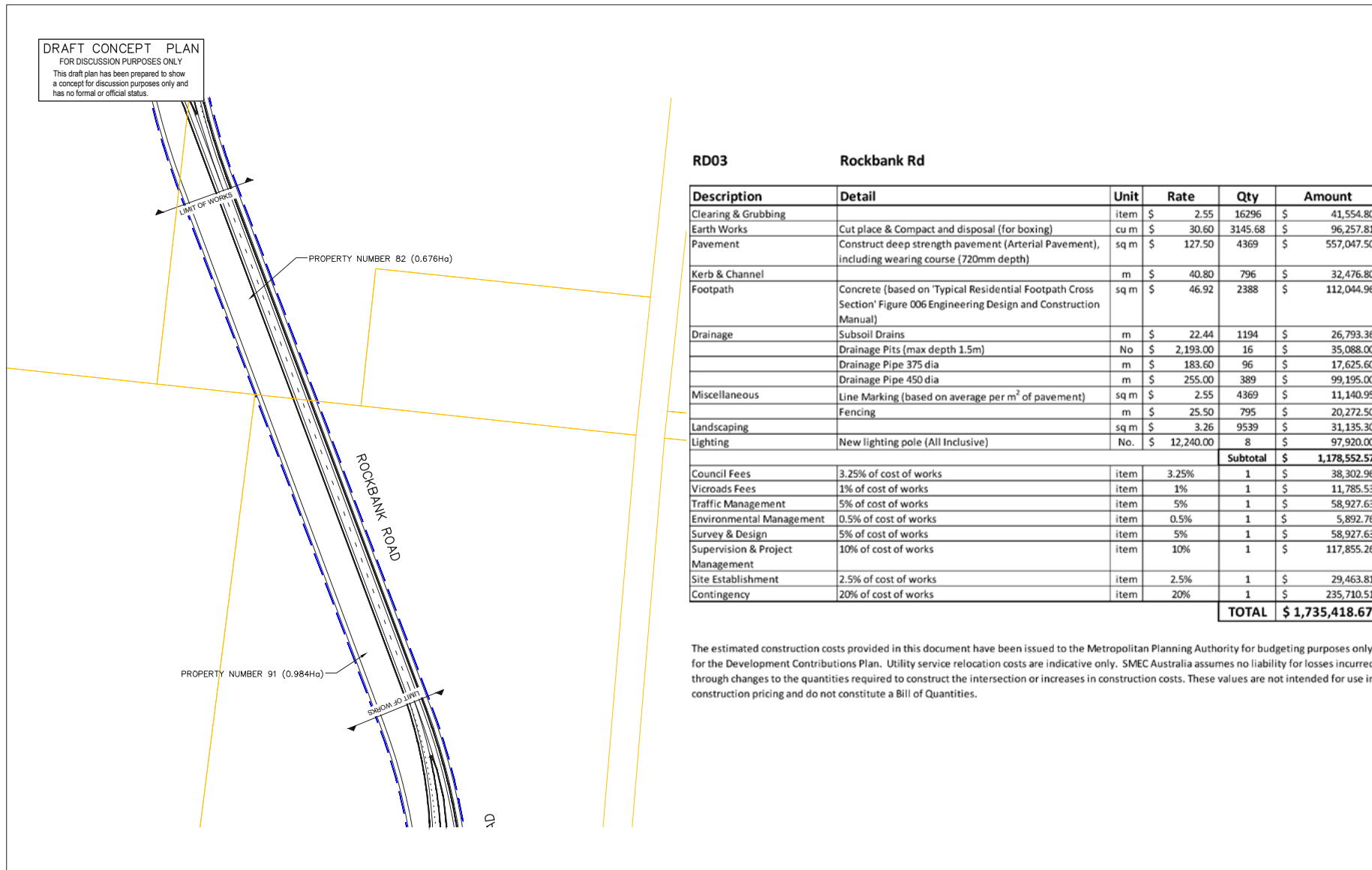


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**INFORMATION DOCUMENT**

**RD02 - GREIGS RD  
 INFRASTRUCTURE COSTING  
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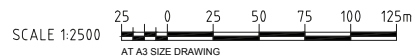


**RD03 Rockbank Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	16296	\$ 41,554.80
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	3145.68	\$ 96,257.81
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	4369	\$ 557,047.50
Kerb & Channel		m	\$ 40.80	796	\$ 32,476.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2388	\$ 112,044.96
Drainage	Subsoil Drains	m	\$ 22.44	1194	\$ 26,793.36
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	16	\$ 35,088.00
	Drainage Pipe 375 dia	m	\$ 183.60	96	\$ 17,625.60
	Drainage Pipe 450 dia	m	\$ 255.00	389	\$ 99,195.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	4369	\$ 11,140.95
	Fencing	m	\$ 25.50	795	\$ 20,272.50
Landscaping		sq m	\$ 3.26	9539	\$ 31,135.30
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	8	\$ 97,920.00
				<b>Subtotal</b>	<b>\$ 1,178,552.57</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 38,302.96
Vicroads Fees	1% of cost of works	item	1%	1	\$ 11,785.53
Traffic Management	5% of cost of works	item	5%	1	\$ 58,927.63
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 5,892.76
Survey & Design	5% of cost of works	item	5%	1	\$ 58,927.63
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 117,855.26
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 29,463.81
Contingency	20% of cost of works	item	20%	1	\$ 235,710.51
				<b>TOTAL</b>	<b>\$ 1,735,418.67</b>

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**NOT FOR CONSTRUCTION**

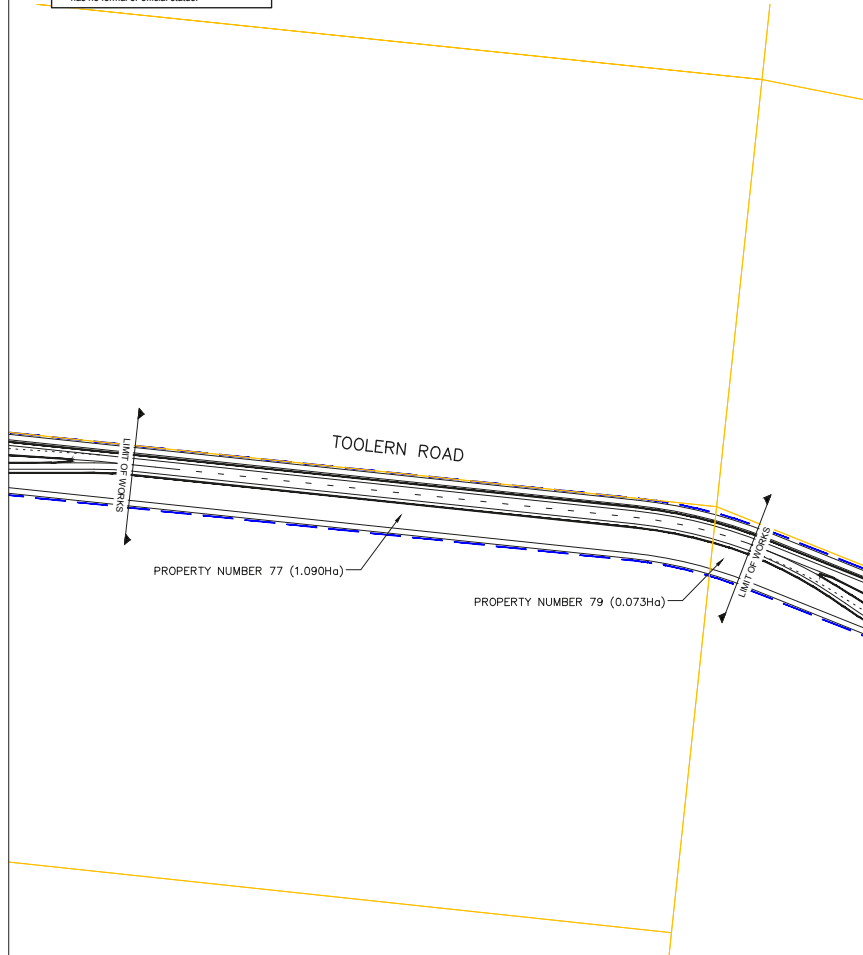


**INFORMATION DOCUMENT**

**RD03 - ROCKBANK RD  
INFRASTRUCTURE COSTING  
30041114-ID-0018-20160616**

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**DRAFT CONCEPT PLAN**  
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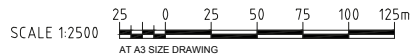


**RD04 Toolern Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	11616	\$ 29,620.80
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	2692.8	\$ 82,399.68
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	3740	\$ 476,850.00
Kerb & Channel		m	\$ 40.80	680	\$ 27,744.00
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2040	\$ 95,716.80
Drainage	Subsoil Drains	m	\$ 22.44	1020	\$ 22,888.80
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	14	\$ 30,702.00
	Drainage Pipe 375 dia	m	\$ 183.60	84	\$ 15,422.40
	Drainage Pipe 450 dia	m	\$ 255.00	340	\$ 86,700.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	3740	\$ 9,537.00
	Fencing	m	\$ 25.50	747	\$ 19,048.50
Landscaping		sq m	\$ 3.26	5836	\$ 19,048.70
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	8	\$ 97,920.00
<b>Subtotal</b>					<b>\$ 1,013,598.68</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 32,941.96
Vicroads Fees	1% of cost of works	item	1%	1	\$ 10,135.99
Traffic Management	5% of cost of works	item	5%	1	\$ 50,679.93
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 5,067.99
Survey & Design	5% of cost of works	item	5%	1	\$ 50,679.93
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 101,359.87
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 25,339.97
Contingency	20% of cost of works	item	20%	1	\$ 202,719.74
<b>TOTAL</b>					<b>\$ 1,492,524.06</b>

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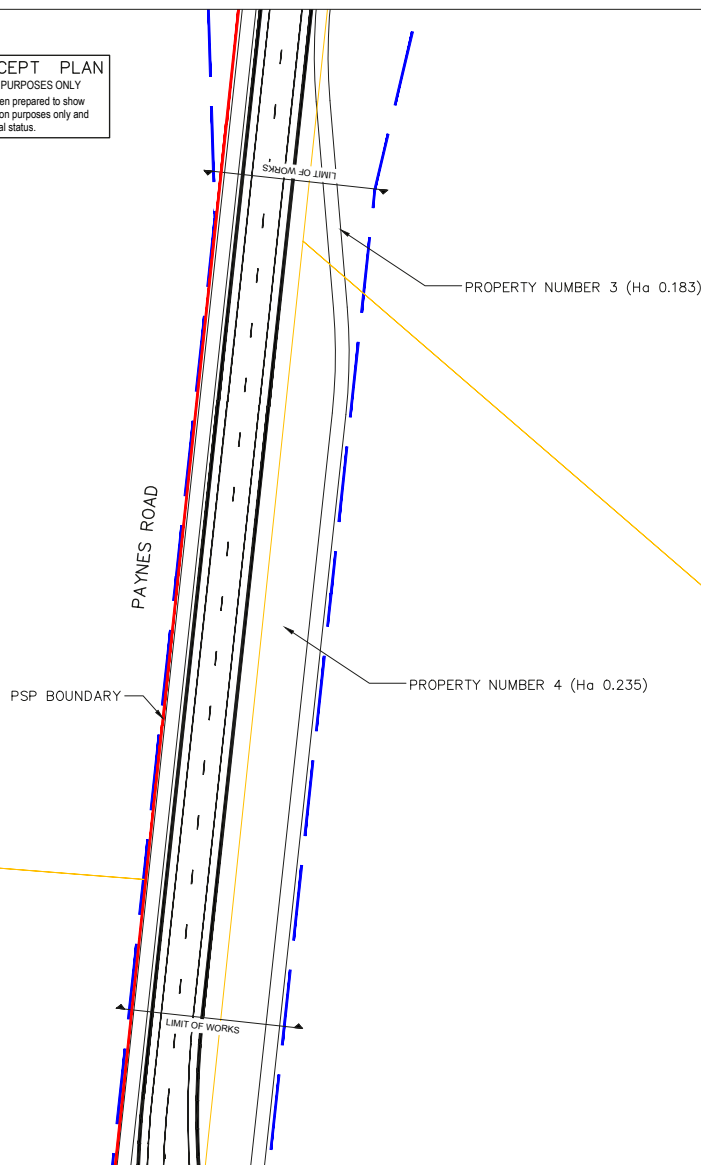
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**INFORMATION DOCUMENT**

**RD04 - TOOLERN RD  
INFRASTRUCTURE COSTING  
30041114-ID-0019-20160616**

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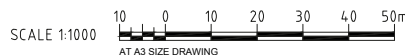


**RD05 Paynes Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	6262	\$ 15,968.10
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	1457	\$ 44,592.77
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	2024	\$ 258,060.00
Kerb & Channel		m	\$ 40.80	368	\$ 15,014.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	1104	\$ 51,799.68
Drainage	Subsoil Drains	m	\$ 22.44	552	\$ 12,386.88
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	8	\$ 17,544.00
	Drainage Pipe 375 dia	m	\$ 183.60	48	\$ 8,812.80
	Drainage Pipe 450 dia	m	\$ 255.00	184	\$ 46,920.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	2024	\$ 5,161.20
Landscaping		sq m	\$ 3.26	3134	\$ 10,229.38
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	4	\$ 48,960.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	184	\$ 147,200.00
				<b>Subtotal</b>	<b>\$ 682,649.20</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 22,186.10
Traffic Management	5% of cost of works	item	5%	1	\$ 34,132.46
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 3,413.25
Survey & Design	5% of cost of works	item	5%	1	\$ 34,132.46
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 68,264.92
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 17,066.23
Contingency	20% of cost of works	item	20%	1	\$ 136,529.84
				<b>TOTAL</b>	<b>\$ 998,374.46</b>

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**NOT FOR CONSTRUCTION**



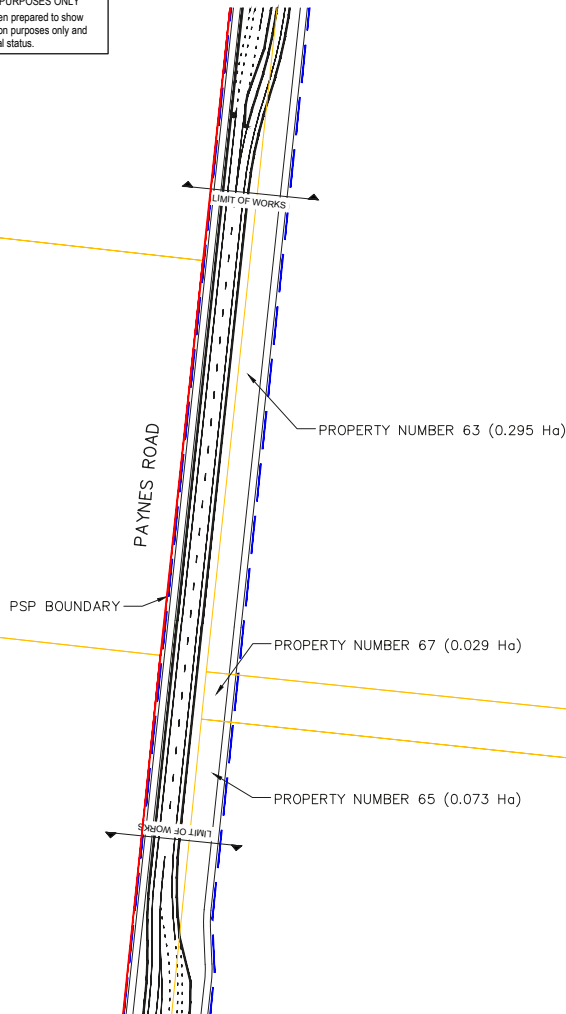
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**INFORMATION DOCUMENT**

**RD05 - PAYNES RD  
INFRASTRUCTURE COSTING  
30041114-ID-0020-20160616**

**DRAFT CONCEPT PLAN**  
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**RD06 Paynes Rd**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	9649	\$ 24,604.95	
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	2249.28	\$ 68,827.97	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	3124	\$ 398,310.00	
Kerb & Channel		m	\$ 40.80	568	\$ 23,174.40	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	1704	\$ 79,951.68	
Drainage	Subsoil Drains	m	\$ 22.44	852	\$ 19,118.88	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	12	\$ 26,316.00	
	Drainage Pipe 375 dia	m	\$ 183.60	72	\$ 13,219.20	
	Drainage Pipe 450 dia	m	\$ 255.00	284	\$ 72,420.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	3124	\$ 7,966.20	
Landscaping		sq m	\$ 3.26	4821	\$ 15,735.74	
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	6	\$ 73,440.00	
					<b>Subtotal</b>	<b>\$ 823,085.02</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 26,750.26	
Traffic Management	5% of cost of works	item	5%	1	\$ 41,154.25	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 4,115.43	
Survey & Design	5% of cost of works	item	5%	1	\$ 41,154.25	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 82,308.50	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 20,577.13	
Contingency	20% of cost of works	item	20%	1	\$ 164,617.00	
					<b>TOTAL</b>	<b>\$ 1,203,761.84</b>

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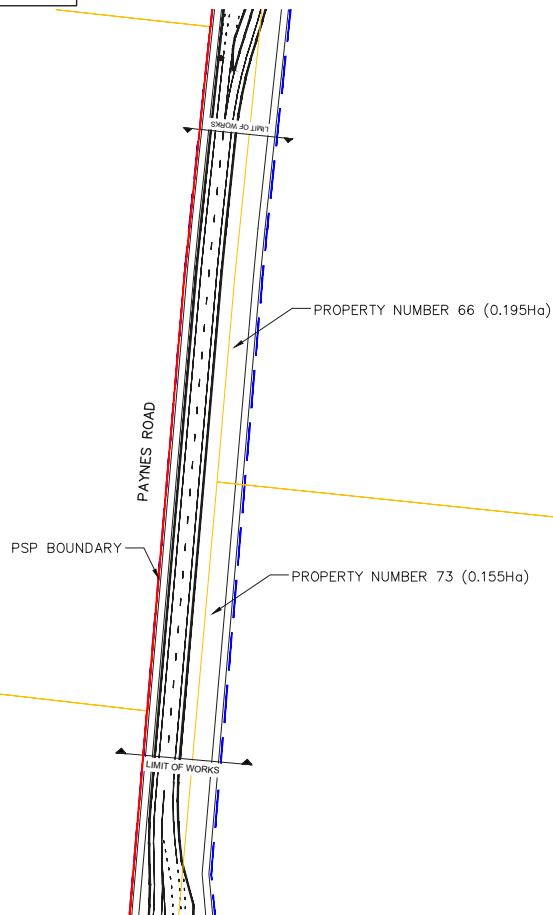


**INFORMATION DOCUMENT**

**RD06 - PAYNES RD**  
**INFRASTRUCTURE COSTING**  
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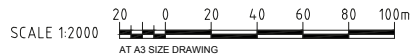


**RD07 Paynes Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	9434	\$ 24,056.70
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	2201.76	\$ 67,373.86
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	3058	\$ 389,895.00
Kerb & Channel		m	\$ 40.80	556	\$ 22,684.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	1668	\$ 78,262.56
Drainage	Subsoil Drains	m	\$ 22.44	834	\$ 18,714.96
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	12	\$ 26,316.00
	Drainage Pipe 375 dia	m	\$ 183.60	72	\$ 13,219.20
	Drainage Pipe 450 dia	m	\$ 255.00	278	\$ 70,890.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	3058	\$ 7,797.90
	Guard Rail (protection of electricity poles)	m	\$ 120.00	120	\$ 14,400.00
	GREAT terminals	No	\$ 5,100.00	2	\$ 10,200.00
Landscaping		sq m	\$ 3.26	4708	\$ 15,366.91
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	6	\$ 73,440.00
Services	Underground electricity lines - trench	m	\$ 800.00	277	\$ 221,600.00
				<b>Subtotal</b>	<b>\$ 1,054,217.89</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 34,262.08
Traffic Management	5% of cost of works	item	5%	1	\$ 52,710.89
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 5,271.09
Survey & Design	5% of cost of works	item	5%	1	\$ 52,710.89
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 105,421.79
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 26,355.45
Contingency	20% of cost of works	item	20%	1	\$ 210,843.58
				<b>TOTAL</b>	<b>\$ 1,541,793.66</b>

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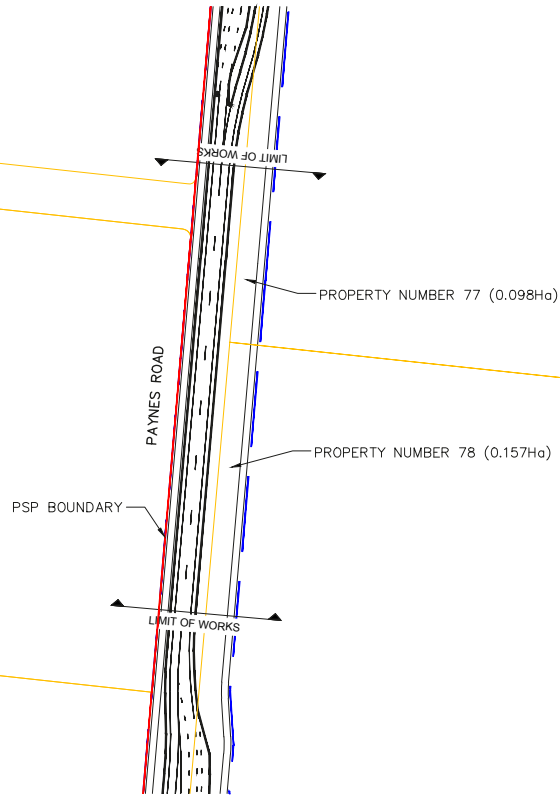
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**INFORMATION DOCUMENT**

**RD07 - PAYNES RD  
INFRASTRUCTURE COSTING  
30041114-ID-0022-20160616**

**DRAFT CONCEPT PLAN**  
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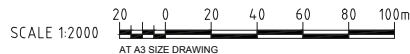


**RD08 Paynes Rd**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	6569	\$ 16,750.95	
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	1528.56	\$ 46,773.94	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	2123	\$ 270,682.50	
Kerb & Channel		m	\$ 40.80	386	\$ 15,748.80	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	1158	\$ 54,333.36	
Drainage	Subsoil Drains	m	\$ 22.44	579	\$ 12,992.76	
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	8	\$ 17,544.00	
	Drainage Pipe 375 dia	m	\$ 183.60	48	\$ 8,812.80	
	Drainage Pipe 450 dia	m	\$ 255.00	193	\$ 49,215.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	2123	\$ 5,413.65	
	Guard Rail (protection of electricity poles)	m	\$ 120.00	120		
	GREAT terminals	No	\$ 5,100.00	2		
Landscaping		sq m	\$ 3.26	3288	\$ 10,732.03	
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	4	\$ 48,960.00	
Utilities	Protect 100mm PVC water main	m	\$ 102.00	200	\$ 20,400.00	
Utilities	Underground electricity lines - trench	m	\$ 800.00	193	\$ 154,400.00	
					<b>Subtotal</b>	<b>\$ 557,959.79</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 18,133.69	
Traffic Management	5% of cost of works	item	5%	1	\$ 27,897.99	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 2,789.80	
Survey & Design	5% of cost of works	item	5%	1	\$ 27,897.99	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 55,795.98	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 13,948.99	
Contingency	20% of cost of works	item	20%	1	\$ 111,591.96	
					<b>TOTAL</b>	<b>\$ 816,016.19</b>

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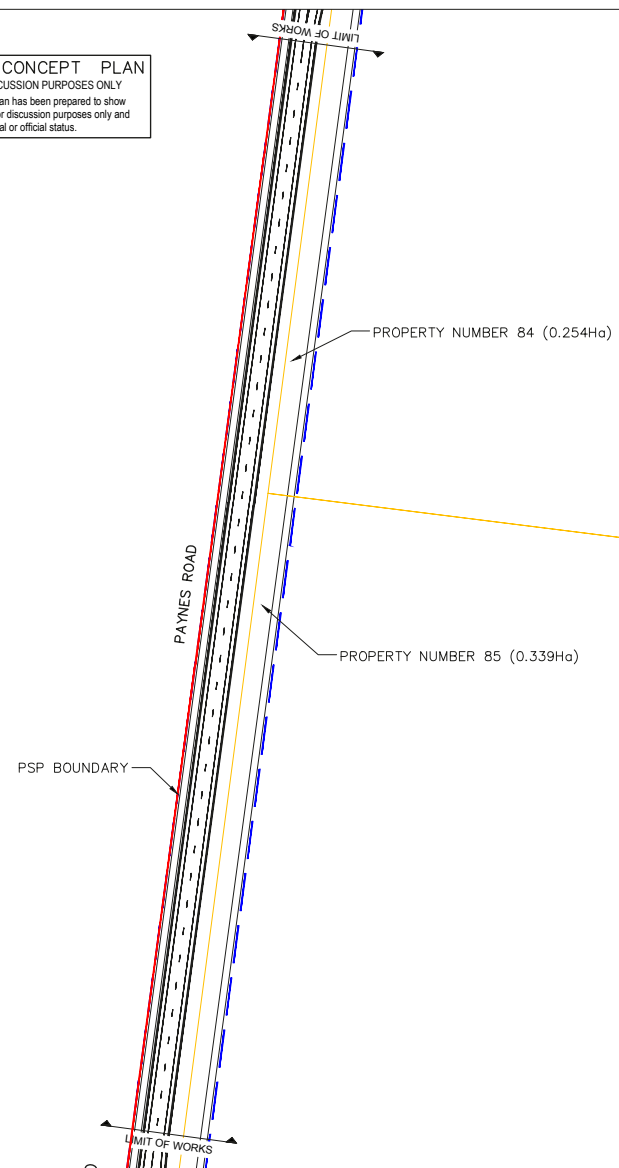
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**INFORMATION DOCUMENT**

**RD08 - PAYNES RD**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0023-20160616**

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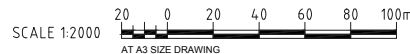


**RD09 Paynes Rd**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	16327	\$ 41,633.85
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	3803.04	\$ 116,373.02
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5282	\$ 673,455.00
Kerb & Channel		m	\$ 40.80	961	\$ 39,208.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2881	\$ 135,176.52
Drainage	Subsoil Drains	m	\$ 22.44	1441.5	\$ 32,347.26
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	20	\$ 43,860.00
	Drainage Pipe 375 dia	m	\$ 183.60	120	\$ 22,032.00
	Drainage Pipe 450 dia	m	\$ 255.00	480.5	\$ 122,527.50
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	5282	\$ 13,469.10
Landscaping		sq m	\$ 3.26	8164	\$ 26,647.30
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
<b>Subtotal</b>					<b>\$ 1,389,130.35</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 45,146.74
Traffic Management	5% of cost of works	item	5%	1	\$ 69,456.52
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 6,945.65
Survey & Design	5% of cost of works	item	5%	1	\$ 69,456.52
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 138,913.04
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 34,728.26
Contingency	20% of cost of works	item	20%	1	\$ 277,826.07
<b>TOTAL</b>					<b>\$ 2,031,603.14</b>

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**INFORMATION DOCUMENT**

**RD09 - PAYNES RD  
INFRASTRUCTURE COSTING  
30041114-ID-0024-20160616**

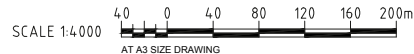


**RD10 Westcott Pde**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	18279	\$ 46,611.45
Earth Works	Cut place & Compact and disposal (for boxing)	cu m	\$ 30.60	1527.9	\$ 46,753.74
Pavement	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	sq m	\$ 76.50	2778	\$ 212,517.00
	Pavement rehabilitation	sq m	\$ 45.90	6720	\$ 308,448.00
Kerb & Channel		m	\$ 40.80	1792	\$ 73,113.60
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2688	\$ 126,120.96
Drainage	Subsoil Drains	m	\$ 22.44	3584	\$ 80,424.96
	Drainage Pits (max depth 1.5m)	No	\$ 2,193.00	36	\$ 78,948.00
	Drainage Pipe 375 dia	m	\$ 183.60	1112	\$ 204,163.20
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	9498	\$ 24,219.90
Landscaping		sq m	\$ 3.26	6093	\$ 19,887.55
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	9	\$ 110,160.00
<b>Subtotal</b>					<b>\$ 1,331,368.36</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 43,269.47
Traffic Management	5% of cost of works	item	5%	1	\$ 66,568.42
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 6,656.84
Survey & Design	5% of cost of works	item	5%	1	\$ 66,568.42
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 133,136.84
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 33,284.21
Contingency	20% of cost of works	item	20%	1	\$ 266,273.67
<b>TOTAL</b>					<b>\$ 1,947,126.23</b>

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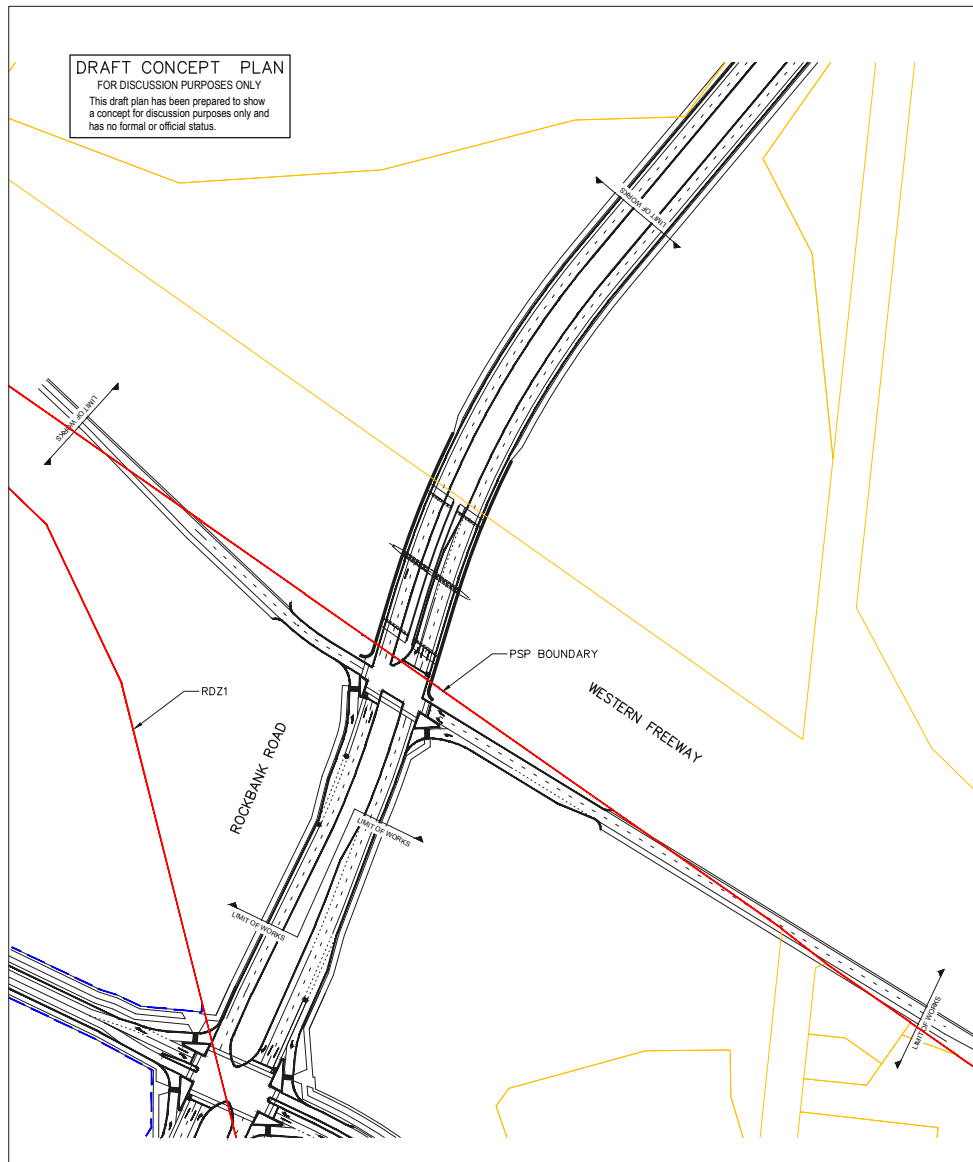


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**INFORMATION DOCUMENT**

**RD10 - WESTCOTT PDE  
INFRASTRUCTURE COSTING  
30041114-ID-0025-20160616**



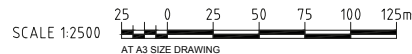
**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
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**BR01 Rockbank Rd over Western Fwy (incl. ramp realignments and intersection)**

Description	Detail	Unit	Rate	Qty	Amount	
Clearing & Grubbing		item	\$ 2.55	38256	\$ 97,552.80	
Earth Works	Import, place & compact fill	cu m	\$ 51.00	50289	\$ 2,564,739.00	
Structure costs	Single span structure with 1500mm deep, 36.7m long x 2 span Super-T beams	sq m	\$ 4,700.00	1408	\$ 6,617,600.00	
Bridge approach barriers	Off structure concrete barrier on piles	m	\$ 2,040.00	120	\$ 244,800.00	
	Guard fence	m	\$ 120.00	1660	\$ 199,200.00	
	GREAT terminals	No	\$ 5,100.00	4	\$ 20,400.00	
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	14138	\$ 1,802,595.00	
Kerb & Channel		m	\$ 40.80	1946	\$ 79,396.80	
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2424	\$ 113,734.08	
Drainage	Subsoil Drains	m	\$ 22.44	1946	\$ 43,668.24	
	Drainage Pits (max depth 1.5m)	No.	\$ 2,193.00	16	\$ 35,088.00	
	Drainage Pipe 375 dia	m	\$ 183.60	1112	\$ 204,163.20	
	Drainage Pipe 450 dia	m	\$ 255.00	973	\$ 248,115.00	
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	14138	\$ 36,051.90	
	Signage	No	\$ 183.60	30	\$ 5,508.00	
	Tactile pavers (per pram crossing)	No	\$ 261.12	12	\$ 3,133.44	
	Landscaping	sq m	\$ 3.26	21694	\$ 70,809.22	
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	8	\$ 97,920.00	
Utilities	Relocate electricity pole	No.	\$ 20,400.00	1	\$ 20,400.00	
	Relocate Telstra pit and conduits	No.	\$ 8,160.00	4	\$ 32,640.00	
					<b>Subtotal</b>	<b>\$ 12,484,474.68</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 405,745.43	
Vicroads Fees	1% of cost of works	item	1%	1	\$ 124,844.75	
Traffic Management	5% of cost of works	item	5%	1	\$ 624,223.73	
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 62,422.37	
Survey & Design	5% of cost of works	item	5%	1	\$ 624,223.73	
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 1,248,447.47	
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 312,111.87	
Contingency	20% of cost of works	item	20%	1	\$ 2,496,894.94	
					<b>TOTAL</b>	<b>\$ 18,383,388.96</b>

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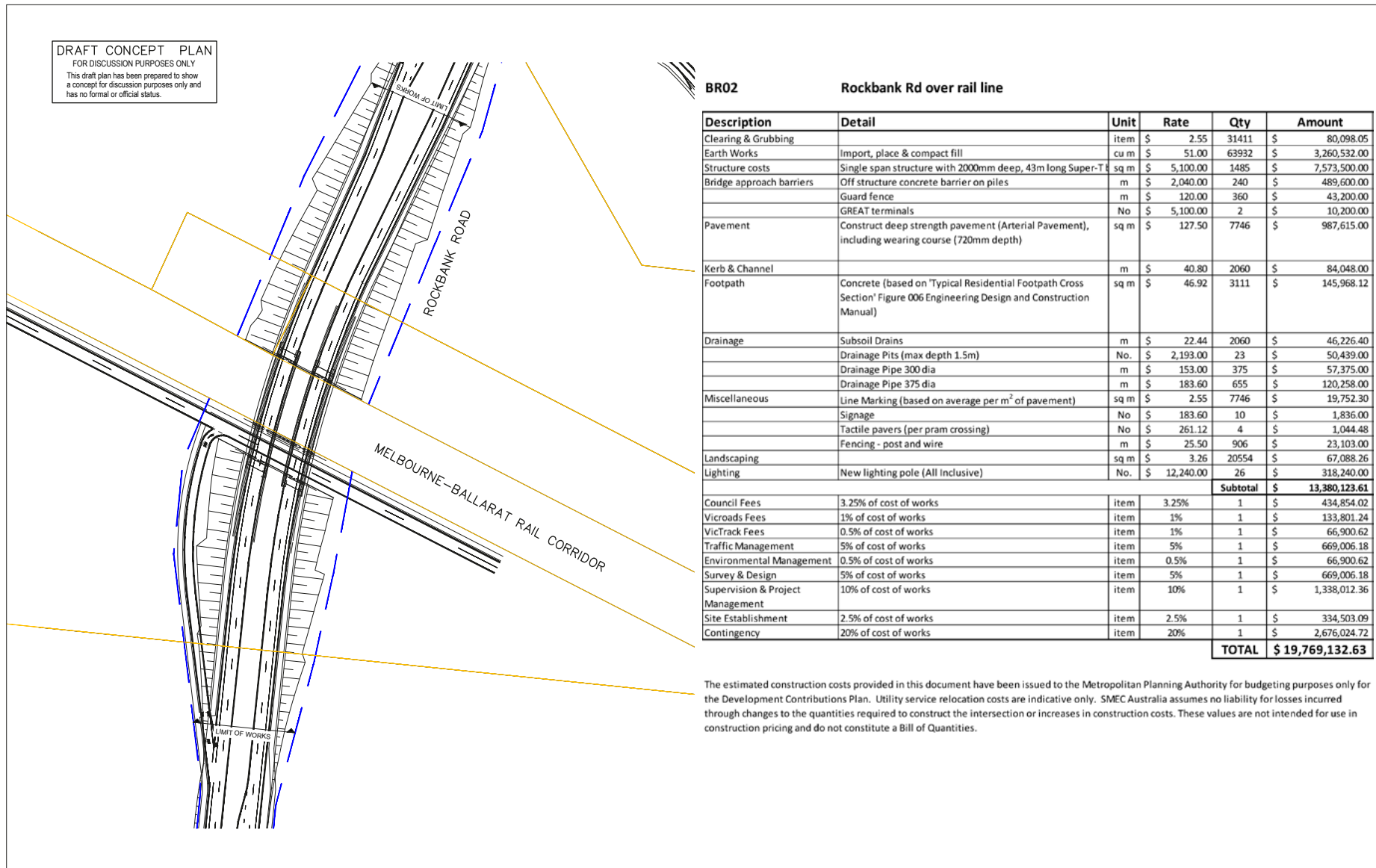
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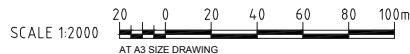
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**INFORMATION DOCUMENT**  
**BR01 - ROCKBANK RD OVER WESTERN FWY**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0026-20160616**



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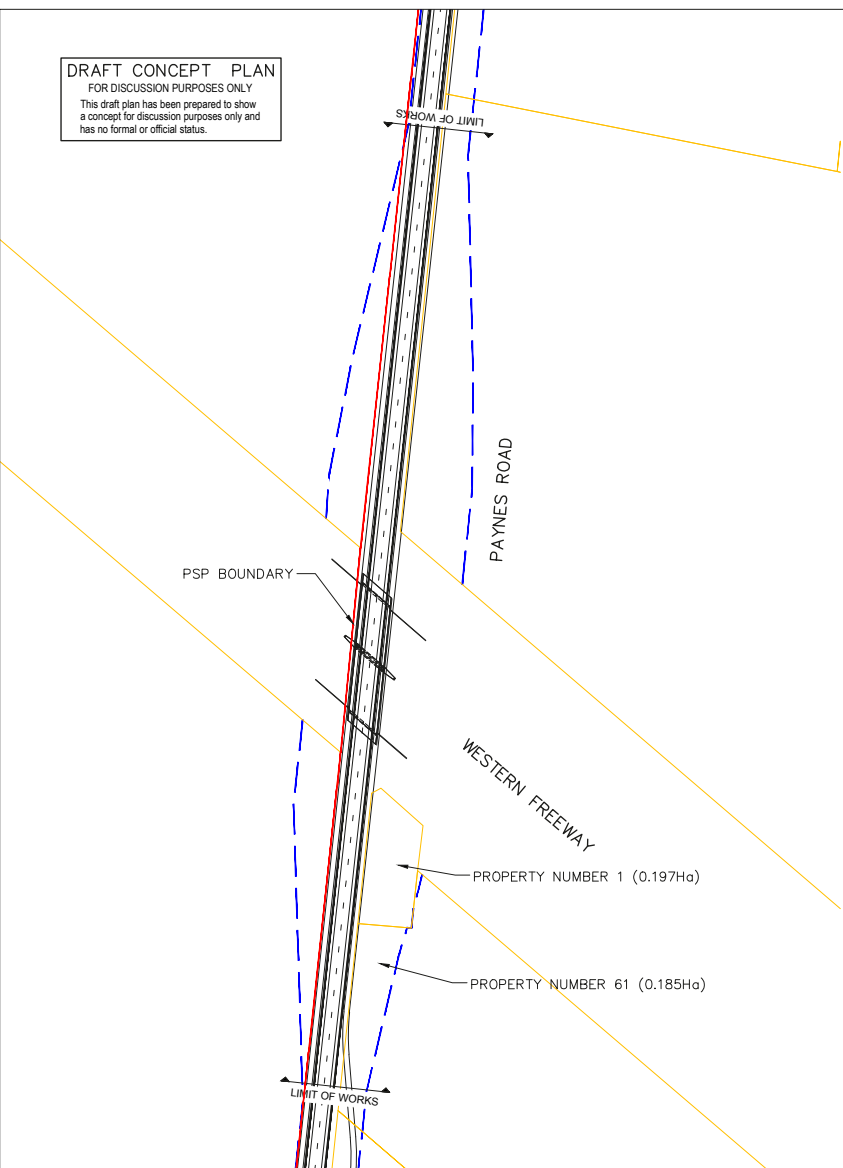


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**INFORMATION DOCUMENT**  
**BR02 - ROCKBANK RD OVER RAIL LINE**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0027-20160616**

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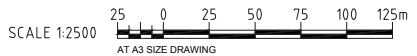


**BR03 Paynes Rd over Western Fwy**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	33615	\$ 85,718.25
Earth Works	Import, place & compact fill	cu m	\$ 51.00	48805	\$ 2,489,055.00
Structure costs	Single span structure with 1800mm deep, 36.7m long x 2 span Super-T beams	sq m	\$ 4,700.00	1271	\$ 5,973,671.80
Bridge approach barriers	Off structure concrete barrier on piles	m	\$ 2,040.00	160	\$ 326,400.00
	Guard fence	m	\$ 120.00	820	\$ 98,400.00
	GREAT terminals	No	\$ 5,100.00	4	\$ 20,400.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	5786	\$ 737,715.00
Kerb & Channel		m	\$ 40.80	1052	\$ 42,921.60
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	3156	\$ 148,079.52
Drainage	Subsoil Drains	m	\$ 22.44	1052	\$ 23,606.88
	Drainage Pits (max depth 1.5m)	No.	\$ 2,193.00	18	\$ 39,474.00
	Drainage Pipe 375 dia	m	\$ 183.60	620	\$ 113,832.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	5786	\$ 14,754.30
	Signage	No	\$ 183.60	2	\$ 367.20
	Fencing	m	\$ 25.50	1129	\$ 28,789.50
Landscaping		sq m	\$ 3.26	24673	\$ 80,532.67
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	10	\$ 122,400.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	410	\$ 328,000.00
	Underground electricity lines - bore under Western Fwy	m	\$ 1,400.00	80	\$ 112,000.00
	Relocate 100mm PVC water main	m	\$ 204.00	200	\$ 40,800.00
				<b>Subtotal</b>	<b>\$ 10,346,117.72</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 336,248.83
Vicroads Fees	1% of cost of works	item	1%	1	\$ 103,461.18
Traffic Management	5% of cost of works	item	5%	1	\$ 517,305.89
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 51,730.59
Survey & Design	5% of cost of works	item	5%	1	\$ 517,305.89
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 1,034,611.77
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 258,652.94
Contingency	20% of cost of works	item	20%	1	\$ 2,069,223.54
				<b>TOTAL</b>	<b>\$ 15,234,658.35</b>

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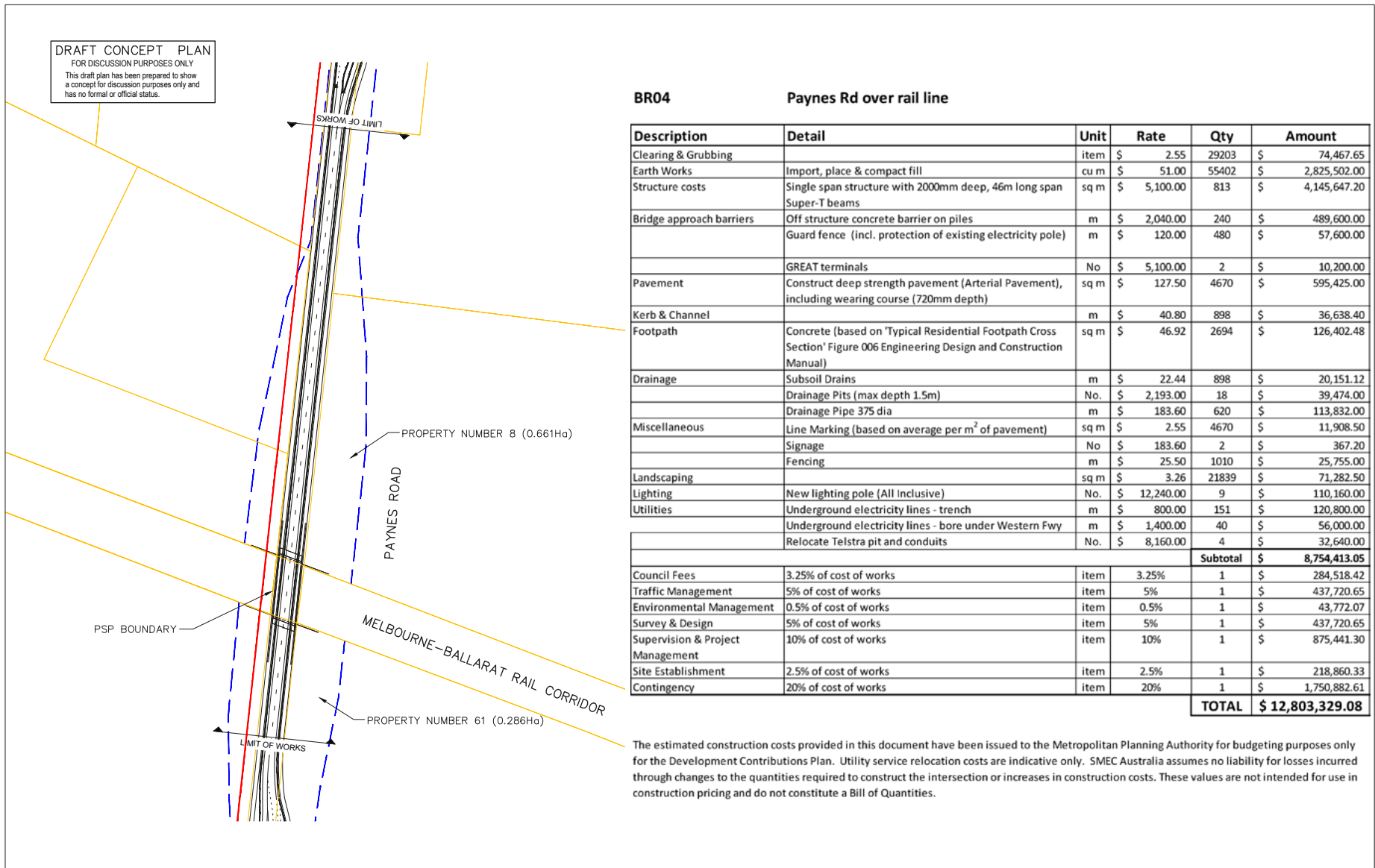


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**INFORMATION DOCUMENT**  
**BR03 - PAYNES RD OVER WESTERN FWY**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0028-20160616**

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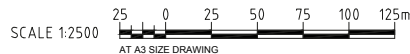


**BR04 Paynes Rd over rail line**

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		item	\$ 2.55	29203	\$ 74,467.65
Earth Works	Import, place & compact fill	cu m	\$ 51.00	55402	\$ 2,825,502.00
Structure costs	Single span structure with 2000mm deep, 46m long span Super-T beams	sq m	\$ 5,100.00	813	\$ 4,145,647.20
Bridge approach barriers	Off structure concrete barrier on piles	m	\$ 2,040.00	240	\$ 489,600.00
	Guard fence (incl. protection of existing electricity pole)	m	\$ 120.00	480	\$ 57,600.00
	GREAT terminals	No	\$ 5,100.00	2	\$ 10,200.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	sq m	\$ 127.50	4670	\$ 595,425.00
Kerb & Channel		m	\$ 40.80	898	\$ 36,638.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	sq m	\$ 46.92	2694	\$ 126,402.48
Drainage	Subsoil Drains	m	\$ 22.44	898	\$ 20,151.12
	Drainage Pits (max depth 1.5m)	No.	\$ 2,193.00	18	\$ 39,474.00
	Drainage Pipe 375 dia	m	\$ 183.60	620	\$ 113,832.00
Miscellaneous	Line Marking (based on average per m <sup>2</sup> of pavement)	sq m	\$ 2.55	4670	\$ 11,908.50
	Signage	No	\$ 183.60	2	\$ 367.20
	Fencing	m	\$ 25.50	1010	\$ 25,755.00
Landscaping		sq m	\$ 3.26	21839	\$ 71,282.50
Lighting	New lighting pole (All Inclusive)	No.	\$ 12,240.00	9	\$ 110,160.00
Utilities	Underground electricity lines - trench	m	\$ 800.00	151	\$ 120,800.00
	Underground electricity lines - bore under Western Fwy	m	\$ 1,400.00	40	\$ 56,000.00
	Relocate Telstra pit and conduits	No.	\$ 8,160.00	4	\$ 32,640.00
<b>Subtotal</b>					<b>\$ 8,754,413.05</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 284,518.42
Traffic Management	5% of cost of works	item	5%	1	\$ 437,720.65
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 43,772.07
Survey & Design	5% of cost of works	item	5%	1	\$ 437,720.65
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 875,441.30
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 218,860.33
Contingency	20% of cost of works	item	20%	1	\$ 1,750,882.61
<b>TOTAL</b>					<b>\$ 12,803,329.08</b>

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**INFORMATION DOCUMENT**

**BR04 - PAYNES RD OVER RAIL LINE**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0029-20160616**

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**BR05 Pedestrian bridge across rail reserve**

Description	Detail	Unit	Rate	Qty	Amount
Cleaning & Grubbing		M2	5	1,298	6,490
Structure Cost	Single span structure over railway	M2	6,000	250	1,500,000
Pavement		M2	3,300	1,048	3,458,400
				<b>Subtotal</b>	<b>4,964,890</b>
Occupations Cost (construction over VLine track)		item	250,000	1	250,000
Council Fees	3.25% of cost of works	item	3.25%	1	161,359
Traffic Management	3.0% of cost of works	item	3.0%	1	148,947
Environmental Management	0.5% of cost of works	item	0.5%	1	24,824
Survey & Design	5% of cost of works	item	5%	1	248,244.50
Supervision & Project Management (incl. Margin)	Prelims at 8% & Margin at 5% of cost of works respectively	item	13%	1	645,436
Site Establishment	2.5% of cost of works	item	2.5%	1	124,122
Contingency	20% of cost of works	item	20%	1	992,978
				<b>TOTAL</b>	<b>\$ 7,560,801</b>

The estimated construction costs provided have been issued to Melton City Council by WT Partnership for the purpose of an independent peer review. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
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### BR06 Level crossing upgrade - Automatic pedestrian gates

Description	Detail	Unit	Rate	Qty	Amount
Site Access		Item	\$ 5,100.00	1	\$ 5,100.00
Decommissioning of existing crossing		Item	\$ 28,000.00	1	\$ 28,000.00
Removal of existing crossing		Item	\$ 19,000.00	1	\$ 19,000.00
Crossing Construction/Materials		Item	\$ 210,000.00	1	\$ 210,000.00
Testing and Commissioning		Item	\$ 37,500.00	1	\$ 37,500.00
<b>Subtotal</b>					<b>\$ 299,600.00</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 9,737.00
Vicroads Fees	1% of cost of works	item	1%	1	\$ 2,996.00
VicTrack Fees	1% of cost of works	Item	\$ 97,475.00	1	\$ 97,475.00
Traffic Management	5% of cost of works	item	5%	1	\$ 14,980.00
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 1,498.00
Survey & Design		item	\$ 109,000.00	1	\$ 109,000.00
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 29,960.00
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 7,490.00
Contingency	10% of cost of works	item	10%	1	\$ 29,960.00
<b>TOTAL</b>					<b>\$ 602,696.00</b>

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NOT FOR CONSTRUCTION

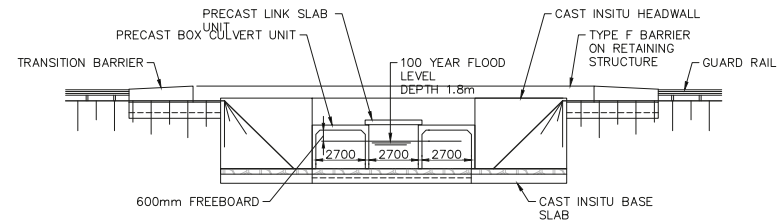
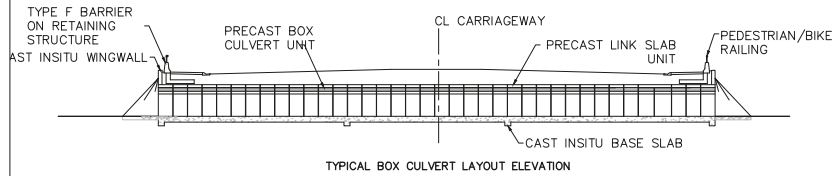
AT A3 SIZE DRAWING



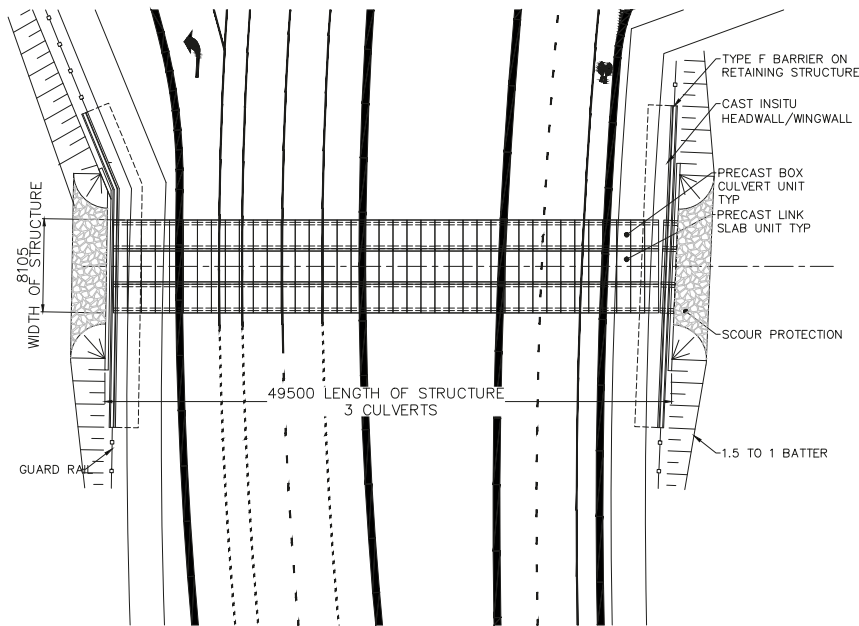
**INFORMATION DOCUMENT**

**R06 - EA ES ROAD PEDESTRIAN RAIL CROSSING INFRASTRUCTURE COSTING 30041114-ID-0031-20160616**

**DRAFT CONCEPT PLAN**  
 FOR DISCUSSION PURPOSES ONLY  
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**SECTION 1**  
 NOTE: ALL PRECAST UNITS TO BE 1220 LONG

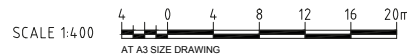


**BR07 Culvert under Leakes Rd**

Description	Detail	Unit	Rate	Qty	Amount
Precast Boxes	incl. precast units, based slabs, end walls, wingwalls & scour protection	sq m	\$ 2,050.00	402	\$ 824,100.00
Culvert approach barriers	Off structure concrete barrier on piles	m	\$ 2,040.00	60	\$ 122,400.00
	Guard fence	m	\$ 120.00	160	\$ 19,200.00
	GREAT terminals	No	\$ 2,040.00	2	\$ 4,080.00
<b>Subtotal</b>					<b>\$ 969,780.00</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 31,517.85
Vi roads Fees	1% of cost of works	item	1%	1	\$ 9,697.80
Traffic Management	5% of cost of works	item	5%	1	\$ 48,489.00
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 4,848.90
Survey & Design	5% of cost of works	item	5%	1	\$ 48,489.00
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 96,978.00
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 24,244.50
Contingency	20% of cost of works	item	20%	1	\$ 193,956.00
<b>TOTAL</b>					<b>\$ 1,428,001.05</b>

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**NOT FOR CONSTRUCTION**



**INFORMATION DOCUMENT**

**BR07 - ROCKBANK ROAD CULVERT  
 INFRASTRUCTURE COSTING  
 30041114-ID-0032-20160616**

DRAWING FILE LOCATION / NAME  
 I:\Projects\30041114\04\_Technical\InfoDocs\20160605\30041114-ID-0032-20160616.dwg

TACTILE GROUND SURFACE INDICATOR

Post C      Post D

1500 \* MINIMUM

E TRACK

**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY

This draft plan has been prepared to show a concept for discussion purposes only and has no formal or official status.

### BR08 Paynes Road Interim Level crossing upgrade - Automatic pedestrian gates

Description	Detail	Unit	Rate	Qty	Amount
Site Access		Item	\$ 5,100.00	1	\$ 5,100.00
Crossing Construction/Materials		Item	\$ 210,000.00	1	\$ 210,000.00
Testing and Commissioning		Item	\$ 37,500.00	1	\$ 37,500.00
<b>Subtotal</b>					<b>\$ 252,600.00</b>
Council Fees	3.25% of cost of works	Item	3.25%	1	\$ 8,209.50
Vicroads Fees	1% of cost of works	Item	1%	1	\$ 2,526.00
VicTrack Fees	1% of cost of works	Item	\$ 97,475.00	1	\$ 97,475.00
Traffic Management	5% of cost of works	Item	5%	1	\$ 12,630.00
Environmental Management	0.5% of cost of works	Item	0.5%	1	\$ 1,263.00
Survey & Design		Item	\$ 109,000.00	1	\$ 109,000.00
Supervision & Project Management	10% of cost of works	Item	10%	1	\$ 25,260.00
Site Establishment	2.5% of cost of works	Item	2.5%	1	\$ 6,315.00
Contingency	10% of cost of works	Item	10%	1	\$ 25,260.00
<b>TOTAL</b>					<b>\$ 540,538.50</b>

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NOT FOR CONSTRUCTION

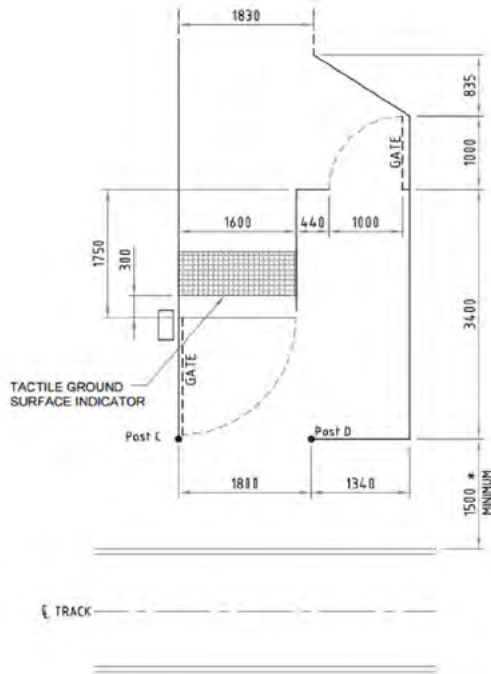
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**INFORMATION DOCUMENT**

R01  PA1 NES ROAD INTERIM PEDESTRIAN RAI  CROSSING  
**INFRASTRUCTURE COSTING**  
 30041114-ID-0033-20160616

**BR09 Troups Road North Interim Level crossing upgrade - Automatic pedestrian gates**



**DRAFT CONCEPT PLAN**  
FOR DISCUSSION PURPOSES ONLY  
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Description	Detail	Unit	Rate	Qty	Amount
Site Access		Item	\$ 5,100.00	1	\$ 5,100.00
Crossing Construction/Materials		Item	\$ 210,000.00	1	\$ 210,000.00
Testing and Commissioning		Item	\$ 37,500.00	1	\$ 37,500.00
				<b>Subtotal</b>	<b>\$ 252,600.00</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 8,209.50
Vicroads Fees	1% of cost of works	item	1%	1	\$ 2,526.00
VicTrack Fees	1% of cost of works	Item	\$ 97,475.00	1	\$ 97,475.00
Traffic Management	5% of cost of works	item	5%	1	\$ 12,630.00
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 1,263.00
Survey & Design		item	\$ 109,000.00	1	\$ 109,000.00
Supervision & Project Management	10% of cost of works	item	10%	1	\$ 25,260.00
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 6,315.00
Contingency	10% of cost of works	item	10%	1	\$ 25,260.00
				<b>TOTAL</b>	<b>\$ 540,538.50</b>

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**NOT FOR CONSTRUCTION**

AT A3 SIZE DRAWING



**MPA** METROPOLITAN PLANNING AUTHORITY



**SMEC AUSTRALIA PTY LTD**  
ABN 47 003 475 147  
LEVEL 4, 71 QUEENSD ROAD  
MELBOURNE VIC 3004  
PH 03 9514 1500 FAX 03 9514 5568

**INFORMATION DOCUMENT**

**RO - TROUPS ROAD NORTH PEDESTRIAN RAIL CROSSING**  
**INFRASTRUCTURE COSTING**  
**30041114-ID-0034-20160616**

## APPENDIX C Community facilities and active recreation project cost sheets

LEVEL 1 COMMUNITY HUB - ROCKBANK EAST COMMUNITY HUB						
FUNCTION	COMPONENT	DIMENSION M <sup>2</sup>	UNIT RATE \$/M	QUANTITY	COST \$	
Kinder/occasional care	Kinder / occasional care rooms x 4	440	3000	1	1,320,000	
	Storage (internal)	38	2000	1	76,000	
	Storage (external access)	38	2000	1	76,000	
	Childrens bathrooms	45	4000	1	180,000	
Maternal & Child Health	Pair of offices	40	3000	1	120,000	
	Waiting/ nursing room	40	3000	1	120,000	
	WC	2.22	4000	1	8,880	
Multipurpose community	Community room	260	3000	1	780,000	
	Storage (internal)	40	2000	1	80,000	
	Kitchen	20	4000	1	80,000	
Administrative offices (kinder, M&CH workers) (who else?)	Work space	30	2800	1	84,000	
	Staff lounge (+ kitchenette)	30	2800	1	84,000	
	Meeting room	20	2800	1	56,000	
	Storage	10	2000	1	20,000	
	Print room	7.5	2800	1	21,000	
	Lockers	7.5	2800	1	21,000	
Ancillary (internal)	Communications room	8.25	2800	1	23,100	
	Reception	15.9	2800	1	44,520	
	Foyer / circulation	120	3000	1	360,000	
	Airlocks	20	2000	1	40,000	
	Cleaners room	4.5	2000	1	9,000	
	Kitchenette	2	4000	1	8,000	
	Accessible bathroom	6.25	4200	1	26,250	
	Family room	8.9	4200	1	37,380	
	Male WC	10	4000	1	40,000	
Female WC	10	4000	1	40,000		
<b>Sub total (inclusive of planning)</b>		<b>1274.02</b>			<b>3,755,130.00</b>	
External	Licensed play space	880	900	1	720,000	
	Storage (external)	20	1200	1	24,000	
	Community deck	65	1500	1	97,500	
	Services room	3.7	1200	1	4,440	
	Bins store	8.6	2000	1	17,200	
	Maintenance sheds	12	2000	1	24,000	
<b>Sub total</b>		<b>989.3</b>			<b>887,140</b>	
Per unit items	Per parking space	NA	4,000	37	148,000.00	
	Per accessible parking space	NA	5,000	3	15,000.00	
	Footpaths	NA	1,000	40	40,000.00	
	Fencing / gates	NA	140	320	44,800.00	
	Landscaping	NA	125,000	1	125,000.00	
	Per rainwater tank	NA	10,000	2	20,000.00	
<b>Sub total</b>					<b>392,800.00</b>	
	Contingency fund (20%)				1,007,014.00	
	Public Art Allowance (1%)				50,350.70	
<b>TOTAL (2014)</b>					<b>\$6,092,434.70</b>	

LEVEL 2 COMMUNITY HUB - ROCKBANK SOUTH COMMUNITY HUB					
LEVEL 1 COMPONENT					
FUNCTION	COMPONENT	DIMENSION M <sup>2</sup>	UNIT RATE \$/M	QUANTITY	COST \$
Kinder/occasional care	Kinder / occasional care rooms x 4	440	\$3,000.00	1	1,320,000
	Storage (internal)	38	\$2,000.00	1	76,000
	Storage (external access)	38	\$2,000.00	1	76,000
	Childrens bathrooms	45	\$4,000.00	1	180,000
Maternal & Child Health	Pair of offices	40	\$3,000.00	1	120,000
	Waiting/ nursing room	40	\$3,000.00	1	120,000
	WC	2.22	\$4,000.00	1	8,880
Multipurpose community	Community room	260	\$3,000.00	1	780,000
	Storage (internal)	40	\$2,000.00	1	80,000
Administrative offices (kinder, M&CH workers)	Work space	30	\$2,800.00	1	84,000
	Staff lounge (+ kitchenette)	30	\$2,800.00	1	84,000
	Meeting room	20	\$2,800.00	1	56,000
	Storage	10	\$2,000.00	1	20,000
	Print room	7.5	\$2,800.00	1	21,000
	Lockers	7.5	\$2,800.00	1	21,000
	Ancillary (internal)	Communications room	8.25	\$2,800.00	1
Reception		15.9	\$2,800.00	1	44,520
Foyer / circulation		120	\$3,000.00	1	360,000
Airlocks		20	\$2,000.00	1	40,000
Cleaners room		4.5	\$2,000.00	1	9,000
Kitchenette		2	\$4,000.00	1	8,000
Accessible bathroom		6.25	\$4,200.00	1	26,250
Family room		8.9	\$4,200.00	1	37,380
Male WC		10	\$4,000.00	1	40,000
Female WC		10	\$4,000.00	1	40,000
<b>Sub total (inclusive of planning)</b>			<b>1254.02</b>		
External	Licensed play space	880	\$900.00	1	720,000
	Storage (external)	20	\$1,200.00	1	24,000
	Community deck	65	\$1,500.00	1	97,500
	Services room	3.7	\$1,200.00	1	4,440
	Bins store	8.6	\$2,000.00	1	17,200
	Maintenance sheds	12	\$2,000.00	1	24,000
<b>Sub total</b>		<b>989.3</b>			<b>887,140</b>
Per unit items	Per parking space	NA	\$4,000.00	37	148,000
	Per accessible parking space	NA	\$5,000.00	3	15,000
	Footpaths	NA	\$1,000.00	40	40,000
	Fencing / gates	NA	\$140.00	320	44,800
	Landscaping	NA	\$125,000.00	1	125,000
	Per rainwater tank	NA	\$10,000.00	2	20,000
<b>Sub total</b>					<b>392,800</b>

NEIGHBOURHOOD HOUSE COMPONENT					
FUNCTION	COMPONENT	DIMENSION M <sup>2</sup>	UNIT RATE \$/M	QUANTITY	COST \$
Multipurpose Community (Neighbourhood House)	Community room 1 - large	100	\$3,000.00	1	300,000
	Community room 2	60	\$3,000.00	1	180,000
	Community room 2	40	\$3,000.00	1	120,000
	Community room 4	20	\$3,000.00	1	60,000
	Storage 1 (internal)	40	\$2,000.00	1	80,000
	Storage 2 (internal)	10	\$2,000.00	1	20,000
	Training kitchen	60	\$4,000.00	1	240,000
Administrative offices	Managers office	18	\$2,800.00	1	50,400
	Open plan office	20	\$2,800.00	1	56,000
	staff WC/ shower	20	\$4,000.00	1	80,000
Ancillary	Storage (external access)	20	\$2,000.00	1	40,000
	Public Male WC	8	\$4,000.00	1	32,000
	Public Female WC	12	\$4,000.00	1	48,000
	Accessible WC	8	\$4,200.00	1	33,600
	Family WC	10	\$4,200.00	1	42,000
<b>Sub total</b>		<b>446</b>			<b>1,382,000</b>
External	Bins store	4	\$2,000.00	1	8,000
<b>Sub total</b>					<b>8,000</b>
Per unit items	Per parking space	NA	\$4,000.00	12	48,000
	Per accessible parking space	NA	\$5,000.00	3	15,000
	Landscaping	NA	\$35,000.00	1	35,000
	Pser rainwater tank	NA	\$10,000.00	1	10,000
<b>Sub total</b>					<b>108,000</b>
<b>TOTAL (2014)</b>	Contingency fund (20%)				1,290,614
	Public Art Allowance (1%)				64,531
					<b>\$7,808,215</b>

ACTIVE RECREATION		
SPORTS RESERVE WITH PAVILION		
SPORTS RESERVE (10 HECTARES)		
FUNCTION	QUANTITY	COST
Grass oval playing surface with lighting	2	\$3,300,000
Tennis court with lighting	8	\$960,000
Netball court with lighting	1	\$150,000
Playground	1	\$100,000
Shared path (per metre)	2,000	\$200,000
Landscaping		\$200,000
Car park with lighting		\$750,000
<b>Sub total</b>		<b>\$5,660,000</b>
PAVILION		
Pavilion	1	\$2,900,000
<b>Sub total</b>		<b>\$2,900,000</b>
<b>TOTAL</b>		<b>\$8,560,000</b>

SPORTS RESERVE WITH PAVILION		
SPORTS RESERVE (6 HECTARES)		
FUNCTION	QUANTITY	COST
Rectangle playing surface with lighting	3	\$3,000,000
Playground	1	\$100,000
Shared path (per metre)	1,600	\$160,000
Landscaping		\$160,000
Car park with lighting		\$750,000
<b>Sub total</b>	<b>\$4,170,000</b>	<b>\$4,170,000</b>
PAVILION		
Pavilion	1	\$2,900,000
<b>Sub total</b>		<b>\$2,900,000</b>
<b>TOTAL</b>		<b>\$7,070,000</b>



## APPENDIX D Land valuation 'over' and 'under' provision of public land

PSP PROPERTY ID	GDA (HECTARES)	NDA HECATRES)	DCP LAND	DCP LAND
			'Under'	'Over'
			Provision	Provision
			UNDER	OVER
1	0.20	0.00	0.00	0.20
2	0.82	0.81	0.01	0.00
3	4.00	3.79	0.21	0.00
4	6.77	5.36	0.69	0.01
5	0.39	0.29	0.04	0.07
6	2.05	2.05	0.00	0.00
7	11.09	10.91	0.18	0.00
8	10.92	8.19	0.66	0.00
9	0.50	0.50	0.00	0.00
10	13.21	9.87	0.00	0.00
11	1.34	1.34	0.00	0.00
12	15.08	8.17	0.00	0.00
13	26.16	13.11	1.69	6.14
14	0.41	0.00	0.00	0.13
15-E	11.99	0.00	0.00	0.00
16-E	1.69	1.69	0.00	0.00
17-E	0.16	0.00	0.00	0.00
18-E	0.01	0.00	0.00	0.00
19-E	0.08	0.08	0.00	0.00
20-E	0.54	0.54	0.00	0.00
21-E	0.20	0.20	0.00	0.00
22-E	0.15	0.15	0.00	0.00
23-E	0.09	0.09	0.00	0.00
24	0.16	0.16	0.00	0.00
25	0.15	0.15	0.00	0.00
26	0.33	0.33	0.00	0.00
27	0.16	0.16	0.00	0.00
28	0.55	0.55	0.00	0.00
29	0.16	0.16	0.00	0.00
30	0.16	0.16	0.00	0.00
31	0.16	0.16	0.00	0.00
32	0.16	0.16	0.00	0.00
33	0.16	0.16	0.00	0.00
34	0.65	0.65	0.00	0.00
35	0.08	0.00	0.00	0.00
36	3.04	2.54	0.00	0.00
37	2.01	2.01	0.00	0.00
38	2.00	1.81	0.00	0.00
39	2.06	0.34	0.00	0.00
40	4.18	4.18	0.00	0.00
41	0.03	0.00	0.00	0.00
42	2.83	2.83	0.00	0.00
43	0.61	0.61	0.00	0.00
44	0.60	0.60	0.00	0.00
45	0.58	0.58	0.00	0.00
46	1.50	1.50	0.00	0.00
47	1.67	1.67	0.00	0.00
48	1.49	1.49	0.00	0.00
49	1.64	1.64	0.00	0.00
50	1.82	1.82	0.00	0.00
51	0.20	0.00	0.00	0.00
52	0.95	0.00	0.00	0.00
53	3.25	0.00	0.00	0.00
54	1.40	0.00	0.00	0.00
55	0.25	0.00	0.00	0.00
56	0.27	0.05	0.00	0.00
57	7.42	3.87	0.00	0.00

PSP PROPERTY ID	GDA (HECTARES)	NDA HECATRES)	DCP LAND	DCP LAND
			'Under'	'Over'
			Provision	Provision
			UNDER	OVER
58	0.66	0.00	0.00	0.00
59	4.72	0.00	0.00	0.00
60	2.23	0.00	0.00	0.00
61	4.27	3.77	0.49	0.01
62	0.13	0.09	0.00	0.00
63	31.61	16.66	0.82	0.00
64	14.50	6.03	0.78	0.86
65	12.76	12.23	0.53	0.00
66	12.68	11.69	0.30	0.00
67	13.58	5.45	0.70	4.36
68	10.14	14.59	1.06	0.00
69	14.88	8.82	1.14	4.92
70	0.26	0.00	0.00	0.00
71	8.68	7.26	0.94	0.48
72	4.01	4.01	0.00	0.00
73	12.65	9.17	0.25	0.00
74	9.07	7.05	0.21	0.00
75	4.40	3.70	0.00	0.00
76	12.88	6.88	0.89	0.18
77	12.51	9.70	1.25	0.86
78	12.45	12.06	0.38	0.00
79	13.04	10.52	1.36	0.03
80	11.07	5.37	0.69	1.51
81	12.02	11.08	0.32	0.00
82	7.41	6.02	0.78	0.11
83	2.02	2.02	0.00	0.00
84	12.70	0.00	0.00	0.44
85	12.66	0.00	0.00	8.34
86	12.91	4.10	0.00	0.00
87	12.12	7.20	0.93	0.27
88	8.87	8.87	0.00	0.00
89	3.36	3.36	0.00	0.00
90	12.14	11.44	0.00	0.00
91	12.36	6.98	0.90	0.99
92	12.21	11.73	0.18	0.00
93	12.14	10.14	0.00	0.00
94	13.63	11.84	0.00	0.00
95	12.15	8.97	0.00	0.00
96	12.14	8.96	0.80	0.00
97	10.98	9.30	0.00	0.00
98	13.50	5.19	0.67	5.67
99	9.70	9.20	0.00	0.00
100	7.98	7.85	0.13	0.00
101	17.64	17.01	0.12	0.00
102	49.91	34.37	3.65	0.00
103	2.01	1.55	0.00	0.00
104	1.04	1.04	0.00	0.00
105	1.87	1.87	0.00	0.00
106	5.27	4.75	0.02	0.00
107	15.68	6.13	0.00	0.00
108	4.12	2.46	0.00	0.00
109	10.25	0.71	0.00	0.00
110	0.39	0.00	0.00	0.00
111	3.65	0.00	0.00	0.00
112	9.09	0.00	0.00	0.00
113	1.18	0.93	0.12	0.04
<b>TOTAL</b>	<b>713.28</b>	<b>463.13</b>	<b>23.90</b>	<b>35.63</b>



Rockbank Development Contributions Plan  
August 2016 (Amended December 2023)

