

## 6.0 APPENDICES

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### 6.1 Property-specific land budget & property identifiers

The following sections provides a breakdown of Net Developable Area per property within the the MCA. The accompanying plans provide an identification number for each of those properties.

The tables do not include properties within the external drainage charge area. For properties in this charge area NDA is fixed at 80% of the total area of the property and the DCP levy will be calculated accordingly.

The DCP liability for a given property is determiend by multiplying the hectares listed under a land use by the relevant per-hectare charge listed in Table 13.

**Table 14** Property-specific land-budget

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS					NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES				
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)		Community facilities	Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
NW-01	22.65	3.32			19.33		0.41					18.92	5.22		8.33	10.59	83.54%	0.00%	2.17%	2.17%
NW-02	2.19				2.19							2.19				2.19	100.00%	0.00%	0.00%	0.00%
NW-03	2.12				2.12							2.12				2.12	100.00%	0.00%	0.00%	0.00%
NW-04	16.57	0.43			16.14		0.48					15.66			6.47	9.18	94.52%	0.00%	3.05%	3.05%
NW-05	13.31	4.75			8.56							8.56	6.52		0.06	8.50	64.32%	0.00%	0.00%	0.00%
NW-06	16.94	2.57			14.36		1.23					13.14	10.96			13.14	77.56%	0.00%	9.35%	9.35%
NW-07	0.40				0.40							0.40				0.40	100.00%	0.00%	0.00%	0.00%
NW-08	1.08				0.00							0.00				1.08	100.00%	0.00%	0.00%	0.00%
NW-09	18.90	7.30	0.33		11.27		0.60	2.01				8.67	7.68			8.67	45.87%	23.14%	6.87%	30.01%
NW-10	0.40				0.40							0.40				0.40	100.00%	0.00%	0.00%	0.00%
NW-11	25.15	3.88			21.26		0.04		1.23			19.99				19.99	79.50%	0.00%	0.21%	0.21%
NW-12	1.01				1.01							1.01				1.01	100.00%	0.00%	0.00%	0.00%
NW-13	35.19	3.66			31.53		0.58					30.95				30.95	87.97%	0.00%	1.86%	1.86%
NW-14	19.03	0.27			18.76	0.01	0.70			3.00		15.06				15.06	79.11%	0.00%	4.65%	4.65%
NW-14a	0.40				0.40							0.40				0.40	100.00%	0.00%	0.00%	0.00%
NW-15	13.84	0.01			13.83			2.77	2.29		0.40	8.37				8.37	60.47%	33.11%	0.00%	33.11%
NW-16	1.86				1.86							1.86				1.86	100.00%	0.00%	0.00%	0.00%
NW-17	0.16				0.16							0.16				0.16	100.00%	0.00%	0.00%	0.00%
NW-18	23.43	2.09		0.41	20.94		2.34					18.56				18.60	79.38%	0.00%	12.57%	12.57%
NW-19	11.18	0.69	2.06		8.43		0.22					8.21				8.21	73.41%	0.00%	2.70%	2.70%
NW-20	24.18	4.41	0.00		19.77		0.12	3.95				15.70				15.70	64.92%	25.18%	0.77%	25.95%
NW-21	5.11				5.11		0.55					4.56				4.56	89.20%	0.00%	12.11%	12.11%
NW-22	20.18	3.21			16.98		0.80					16.18				16.18	80.14%	0.00%	4.95%	4.95%
NW-23	3.87				3.87							3.87				3.87	100.00%	0.00%	0.00%	0.00%

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
NW-24	39.30	0.50			38.81		0.70					38.11				38.11	96.96%	0.00%	1.84%	1.84%
NW-25	16.91	6.27			10.64							10.64				10.64	62.90%	0.00%	0.00%	0.00%
NW-26	0.56				0.56							0.56				0.56	100.00%	0.00%	0.00%	0.00%
NW-27	0.43				0.43							0.43				0.43	100.00%	0.00%	0.00%	0.00%
R1	3.64	0.46			3.18							3.18				3.18	87.27%	0.00%	0.00%	0.00%
R2	2.01				2.01							2.01				2.01	100.00%	0.00%	0.00%	0.00%
	341.99	43.81	2.40	0.41	294.30	0.01	8.76	8.73	3.52	3.00	0.40	269.84	30.37	0.00	14.86	256.10	79.23%	3.22%	3.23%	6.46%

NE-01	14.18	1.69			12.49							12.49				12.49	88.11%	0.00%	0.00%	0.00%
NE-01a	0.76				0.76							0.76				0.76	100.00%	0.00%	0.00%	0.00%
NE-02	0.81				0.81							0.81				0.81	100.00%	0.00%	0.00%	0.00%
NE-03	0.22				0.22							0.22				0.22	100.00%	0.00%	0.00%	0.00%
NE-04	25.16	2.68			22.48		0.40					22.08				22.08	87.76%	0.00%	1.81%	1.81%
NE-05	0.68				0.68							0.68				0.68	100.00%	0.00%	0.00%	0.00%
NE-06	30.87	1.06			29.81		5.87					23.94				23.94	77.54%	0.00%	24.54%	24.54%
NE-07	0.50				0.50							0.50				0.50	100.00%	0.00%	0.00%	0.00%
NE-08	0.50				0.50							0.50				0.50	100.00%	0.00%	0.00%	0.00%
NE-09	22.75				22.75		10.39					12.37				12.37	54.36%	0.00%	83.97%	83.97%
NE-10	1.00				1.00							1.00				1.00	100.00%	0.00%	0.00%	0.00%
NE-11	15.99				15.99		2.04	1.05				12.91				12.91	80.72%	8.12%	15.77%	23.89%
NE-12	1.67				1.67							1.67				1.67	100.00%	0.00%	0.00%	0.00%
NE-13	0.08				0.08							0.08				0.08	100.00%	0.00%	0.00%	0.00%
NE-14	6.20	1.16			5.04			5.04				0.00				0.00	0.00%	0.00%	0.00%	0.00%
NE-14A	0.32	0.06			0.26			0.26				0.00				0.00	0.00%	0.00%	0.00%	0.00%
NE-15	5.69		0.63		5.06			5.06				0.00				0.00	0.00%	0.00%	0.00%	0.00%

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
NE-16	24.15	2.19			21.97							21.97				21.97	90.95%	0.00%	0.00%	0.00%
NE-17	16.14	6.19			9.95		0.73					9.22				9.22	57.12%	0.00%	7.95%	7.95%
NE-18	16.91	7.36			9.56							9.56				9.56	56.50%	0.00%	0.00%	0.00%
NE-19	0.57				0.57							0.57				0.57	100.00%	0.00%	0.00%	0.00%
NE-20	14.78	2.56			12.22							12.22				12.22	82.66%	0.00%	0.00%	0.00%
NE-21	8.22				8.22							8.22				8.22	100.00%	0.00%	0.00%	0.00%
NE-22	1.14				1.14							1.14				1.14	100.00%	0.00%	0.00%	0.00%
NE-23	1.19				1.19							1.19				1.19	100.00%	0.00%	0.00%	0.00%
NE-24	15.62				15.62							15.62				15.62	100.00%	0.00%	0.00%	0.00%
NE-25	1.93				1.93							1.93				1.93	100.00%	0.00%	0.00%	0.00%
NE-26	16.36				16.36							16.36				16.36	100.00%	0.00%	0.00%	0.00%
NE-27	17.83				17.83		0.21					17.62				17.62	98.85%	0.00%	1.17%	1.17%
NE-28	2.61				2.61							2.61				2.61	100.00%	0.00%	0.00%	0.00%
NE-29	8.60	0.85			7.75		0.49					7.26				7.26	84.37%	0.00%	6.82%	6.82%
NE-30	19.47		0.19		19.28			0.76				18.52				18.52	95.12%	4.12%	0.00%	4.12%
NE-31	2.16				2.16		0.03					2.13				2.13	98.42%	0.00%	1.60%	1.60%
NE-32	14.15				14.15		2.52		2.50	0.80		8.32				8.32	58.84%	0.00%	30.27%	30.27%
NE-33	4.33				4.33							4.33				4.33	100.00%	0.00%	0.00%	0.00%
NE-34	18.15	1.88			16.26		1.14					15.12				15.12	83.32%	0.00%	7.57%	7.57%
NE-35	21.12	2.93			18.19		0.46					17.73				17.73	83.95%	0.00%	2.59%	2.59%
NE-36	1.01				1.01							1.01				1.01	100.00%	0.00%	0.00%	0.00%
NE-37	1.84				1.84							1.84				1.84	100.00%	0.00%	0.00%	0.00%
NE-38	6.43	0.89			5.54							5.54				5.54	86.19%	0.00%	0.00%	0.00%
NE-39	3.67				3.67							3.67				3.67	100.00%	0.00%	0.00%	0.00%
NE-40	2.59	0.09			2.50							2.50				2.50	96.60%	0.00%	0.00%	0.00%



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		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
NE-41	1.17				1.17							1.17				1.17	100.00%	0.00%	0.00%	0.00%
NE-42	0.88				0.88							0.88				0.88	100.00%	0.00%	0.00%	0.00%
NE-43	0.86				0.86							0.86				0.86	100.00%	0.00%	0.00%	0.00%
NE-44	3.37				3.37							3.37				3.37	100.00%	0.00%	0.00%	0.00%
NE-44A	0.30				0.30							0.30				0.30	100.00%	0.00%	0.00%	0.00%
NE-44B	0.60				0.60							0.60				0.60	100.00%	0.00%	0.00%	0.00%
NE-45	6.12	1.85			4.27							4.27				4.27	69.73%	0.00%	0.00%	0.00%
NE-46	11.89	1.89			9.99		0.88					9.12				9.12	76.70%	0.00%	9.60%	9.60%
NE-47	11.00	1.83			9.16		0.26					8.90				8.90	80.95%	0.00%	2.96%	2.96%
NE-48	6.06	1.17			4.89							4.89				4.89	80.68%	0.00%	0.00%	0.00%
NE-48A	0.02				0.02							0.02				0.02	100.00%	0.00%	0.00%	0.00%
NE-48B	0.02				0.02							0.02				0.02	100.00%	0.00%	0.00%	0.00%
NE-49	2.04	1.06			0.98							0.98				0.98	47.91%	0.00%	0.00%	0.00%
NE-50	2.64	1.16			1.47							1.47				1.47	55.88%	0.00%	0.00%	0.00%
NE-51	18.65	4.14			14.51							14.51		14.51		0.00	77.82%	0.00%	0.00%	0.00%
NE-52	40.55	2.16			38.39		0.89					37.50		37.36		0.14	92.47%	0.00%	2.38%	2.38%
NE-53	0.08				0.08							0.08		0.08		0.00	100.00%	0.00%	0.00%	0.00%
NE-54	6.47	1.45			5.02							5.02		4.70	0.31	0.00	77.60%	0.00%	0.00%	0.00%
NE-55	37.55	3.60			33.94							33.94		9.31	24.63	0.00	90.40%	0.00%	0.00%	0.00%
NE-56	0.40				0.40							0.40			0.40	0.00	100.00%	0.00%	0.00%	0.00%
NE-57	0.12				0.12							0.12			0.12	0.00	100.00%	0.00%	0.00%	0.00%
R3	1.78	0.14			1.64							1.64				1.64	92.21%	0.00%	0.00%	0.00%
R4	0.33				0.33							0.33				0.33	100.00%	0.00%	0.00%	0.00%
R5	1.42				1.42							1.42			0.08	1.34	100.00%	0.00%	0.00%	0.00%
R6	0.36				0.36							0.36				0.36	100.00%	0.00%	0.00%	0.00%

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
	522.98	52.04	0.81	0.00	470.13	0.00	26.32	12.17	2.50	0.00	0.80	428.34		65.96	25.54	336.84	81.90%	2.84%	6.14%	8.99%
SW-01	21.71	2.89			18.81							18.81				18.81	86.66%	0.00%	0.00%	0.00%
SW-01A	0.03	0.03			0.00							0.00				0.00	0.00%	0.00%	0.00%	0.00%
SW-01B	0.01				0.01							0.01				0.01	85.00%	0.00%	0.00%	0.00%
SW-01C	0.04				0.04							0.04				0.04	100.00%	0.00%	0.00%	0.00%
SW-01D	0.04				0.04							0.04				0.04	100.00%	0.00%	0.00%	0.00%
SW-01E	0.04				0.04							0.04				0.04	100.00%	0.00%	0.00%	0.00%
SW-02	0.41				0.41							0.41				0.41	100.00%	0.00%	0.00%	0.00%
SW-03	7.51	0.74			6.76							6.76				6.76	90.10%	0.00%	0.00%	0.00%
SW-04	7.54	0.90			6.64		0.80					5.84				5.84	77.46%	0.00%	13.69%	13.69%
SW-05	5.83	0.72			5.11							5.11				5.11	87.61%	0.00%	0.00%	0.00%
SW-06	6.07	0.75			5.32							5.32				5.32	87.65%	0.00%	0.00%	0.00%
SW-07	11.79	1.79			10.00		0.70					9.30				9.30	78.86%	0.00%	7.53%	7.53%
SW-08	0.66				0.66							0.66				0.66	100.00%	0.00%	0.00%	0.00%
SW-09	19.07	13.94			5.13							5.13				5.13	26.91%	0.00%	0.00%	0.00%
SW-10	16.26	5.05	0.23		10.98							10.98	4.15			10.98	67.54%	0.00%	0.00%	0.00%
SW-11	18.99	4.29			14.70		0.12		2.71		0.21	11.66				11.66	61.39%	0.00%	1.06%	1.06%
SW-12	0.57	0.57			0.00							0.00				0.00	0.00%	#DIV/0!	#DIV/0!	#DIV/0!
SW-13	0.72				0.72							0.72				0.72	100.00%	0.00%	0.00%	0.00%
SW-14	16.94	3.31			13.63		0.01	2.78	0.38		0.09	10.37				10.37	61.25%	26.75%	0.07%	26.83%
SW-15	9.33	0.70			8.64		1.00	0.95	0.41		0.10	6.17				6.17	66.13%	15.46%	16.20%	31.66%
SW-16	9.66	0.92			8.74		1.00	1.92				5.82				5.82	60.23%	32.97%	17.19%	50.16%
SW-17	24.76	4.76	1.94	0.42	17.63		0.37	1.10				16.16				16.16	65.29%	6.79%	2.27%	9.06%
SW-18	16.25		0.30	0.16	15.79		0.08	0.08				15.64				15.64	96.21%	0.50%	0.50%	1.00%
SW-19	18.62	2.02		0.21	16.39							16.39	1.85			16.39	88.02%	0.00%	0.00%	0.00%

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		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
SW-20	4.05				4.05		0.71	0.71				2.63				2.63	65.02%	26.90%	26.90%	53.80%
SW-21	1.96				1.96							1.96				1.96	100.00%	0.00%	0.00%	0.00%
SW-22	1.98				1.98							1.98				1.98	100.00%	0.00%	0.00%	0.00%
SW-23	4.05		0.22		3.84							3.84				3.84	94.62%	0.00%	0.00%	0.00%
SW-24	2.05	1.13			0.93							0.93				0.93	45.09%	0.00%	0.00%	0.00%
SW-25	1.96				1.96							1.96				1.96	100.00%	0.00%	0.00%	0.00%
SW-26	1.94				1.94							1.94				1.94	100.00%	0.00%	0.00%	0.00%
SW-27	2.09				2.09		0.17					1.92				1.92	91.81%	0.00%	8.92%	8.92%
SW-28	1.84				1.84		0.16					1.68				1.68	91.22%	0.00%	9.62%	9.62%
SW-29	1.98				1.98							1.98				1.98	100.00%	0.00%	0.00%	0.00%
SW-30	2.04				2.04							2.04		2.04	0.00	100.00%	0.00%	0.00%	0.00%	
SW-31	2.08				2.08							2.08			2.08	0.00	100.00%	0.00%	0.00%	0.00%
SW-32	2.07				2.07							2.07			2.07	0.00	100.00%	0.00%	0.00%	0.00%
SW-33	1.46				1.46							1.46			1.46	0.00	100.00%	0.00%	0.00%	0.00%
SW-34	2.25				2.25							2.25			2.25	0.00	100.00%	0.00%	0.00%	0.00%
SW-35	1.99				1.99							1.99			1.99	0.00	100.00%	0.00%	0.00%	0.00%
SW-36	1.20				1.20							1.20			1.20	0.00	100.00%	0.00%	0.00%	0.00%
SW-37	1.40				1.40							1.40			1.40	0.00	100.00%	0.00%	0.00%	0.00%
SW-38	2.82				2.82							2.82			2.82	0.00	100.00%	0.00%	0.00%	0.00%
SW-39	3.02		0.57		2.45							2.45			2.45	0.00	81.08%	0.00%	0.00%	0.00%
SW-40	2.76		1.05		1.71							1.71			1.71	0.00	62.01%	0.00%	0.00%	0.00%
SW-41	1.00				1.00							1.00			1.00	0.00	100.00%	0.00%	0.00%	0.00%
SW-42	1.00				1.00							1.00			1.00	0.00	100.00%	0.00%	0.00%	0.00%
SW-43	0.83				0.83							0.83			0.83	0.00	100.00%	0.00%	0.00%	0.00%
SW-44	1.17				1.17							1.17			1.17	0.00	100.00%	0.00%	0.00%	0.00%
SW-45	1.33				1.33							1.33			1.33	0.00	100.00%	0.00%	0.00%	0.00%

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
SW-46	0.45				0.45							0.45			0.45	0.00	100.00%	0.00%	0.00%	0.00%
SW-47	0.40				0.40							0.40			0.40	0.00	100.00%	0.00%	0.00%	0.00%
SW-48	24.34				24.34							24.34			24.34	0.00	100.00%	0.00%	0.00%	0.00%
SW-48A	0.71				0.71							0.71			0.71	0.00	100.00%	0.00%	0.00%	0.00%
SW-49	2.26				2.26							2.26			2.26	0.00	100.00%	0.00%	0.00%	0.00%
SW-50	0.79				0.79							0.79			0.79	0.00	100.00%	0.00%	0.00%	0.00%
SW-51	0.10				0.10	0.00						0.09			0.09	98.33%	0.00%	0.00%	0.00%	
SW-52	0.09				0.09							0.09			0.09	100.00%	0.00%	0.00%	0.00%	
SW-53	2.15				2.15							2.15			2.15	100.00%	0.00%	0.00%	0.00%	
SW-54	1.84				1.84							1.84			1.84	100.00%	0.00%	0.00%	0.00%	
SW-55	2.00				2.00							2.00			2.00	100.00%	0.00%	0.00%	0.00%	
SW-56	2.20				2.20							2.20			2.20	100.00%	0.00%	0.00%	0.00%	
SW-57	1.94				1.94							1.94			1.94	100.00%	0.00%	0.00%	0.00%	
SW-58	2.22				2.22							2.22			2.22	100.00%	0.00%	0.00%	0.00%	
SW-59	2.24				2.24							2.24			2.24	100.00%	0.00%	0.00%	0.00%	
SW-60	2.27				2.27							2.27			2.27	100.00%	0.00%	0.00%	0.00%	
SW-61	0.43			0.01	0.42							0.42			0.42	98.74%	0.00%	0.00%	0.00%	
SW-61A	0.09				0.09							0.09			0.09	100.00%	0.00%	0.00%	0.00%	
SW-62	0.37				0.37							0.37			0.37	100.00%	0.00%	0.00%	0.00%	
SW-63	0.09				0.09							0.09			0.09	100.00%	0.00%	0.00%	0.00%	
SW-64	2.02				2.02	0.05						1.97			1.97	97.47%	0.00%	0.00%	0.00%	
SW-65	0.45				0.45							0.45			0.45	100.00%	0.00%	0.00%	0.00%	
SW-66	0.45				0.45							0.45			0.45	100.00%	0.00%	0.00%	0.00%	
SW-67	0.76				0.76							0.76			0.76	100.00%	0.00%	0.00%	0.00%	
SW-68	38.23	2.53		0.42	35.27							35.27			35.27	92.27%	0.00%	0.00%	0.00%	
SW-69	1.01				1.01							1.01			1.01	100.00%	0.00%	0.00%	0.00%	

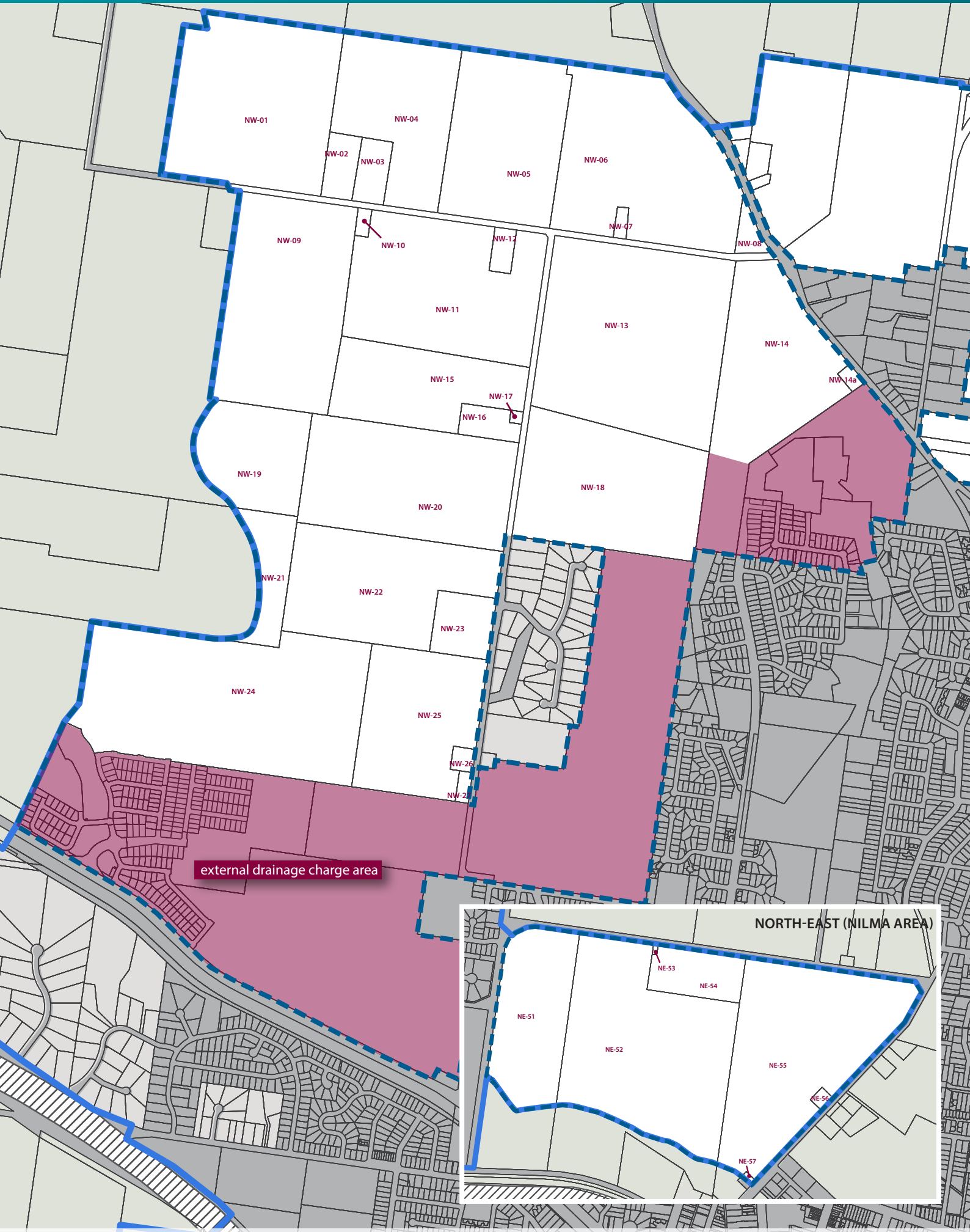
PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
SW-70	26.81	1.63			25.18		2.21					22.97				22.97	85.66%	0.00%	9.64%	9.64%
SW-71	9.34	0.38			8.95		0.43					8.53				8.53	91.33%	0.00%	5.02%	5.02%
SW-72	2.32				2.32							2.32				2.32	100.00%	0.00%	0.00%	0.00%
SW-73	2.53	0.53			2.00							2.00				2.00	79.06%	0.00%	0.00%	0.00%
SW-74	0.44				0.44							0.44				0.44	100.00%	0.00%	0.00%	0.00%
SW-74A	0.06				0.06							0.06				0.06	100.00%	0.00%	0.00%	0.00%
SW-75	11.78	0.90			10.88					10.88		0.00				0.00	0.00%	0.00%	0.00%	0.00%
SW-76	2.08	0.65			1.43							1.43				1.43	68.84%	0.00%	0.00%	0.00%
SW-77	6.08	0.44			5.64							5.64				5.64	92.73%	0.00%	0.00%	0.00%
SW-77A	0.05	0.05			0.00							0.00				0.00	0.00%	0.00%	0.00%	0.00%
R7	1.71	0.16			1.55							1.55				1.55	90.40%	0.00%	0.00%	0.00%
R8	3.79	0.27		3.35	0.17							0.17				0.17	4.53%	0.00%	0.00%	0.00%
R9	3.68	0.12			3.56							3.56				3.56	96.61%	0.00%	0.00%	0.00%
R10	0.48				0.48							0.48			0.48	0.00	100.00%	0.00%	0.00%	0.00%
R11	1.87				1.87		0.32					1.55				1.55	83.10%	0.00%	20.33%	20.33%
R12	0.57				0.57							0.57				0.57	100.00%	0.00%	0.00%	0.00%
	428.66	52.18	4.31	4.58	367.59	0.05	8.07	7.53	3.50	10.88	0.40	337.16	6.00	0.00	56.21	280.95	78.65%	2.23%	2.39%	4.63%
SE-01	9.41				9.41							9.41				9.41	100.00%	0.00%	0.00%	0.00%
SE-02	1.05				1.05							1.05				1.05	100.00%	0.00%	0.00%	0.00%
SE-03	8.51			0.03	8.48							8.48				8.48	99.65%	0.00%	0.00%	0.00%
SE-04	0.41				0.41							0.41				0.41	100.00%	0.00%	0.00%	0.00%
SE-05	15.99			0.15	15.83		5.56					10.28				10.28	64.29%	0.00%	54.07%	54.07%
SE-05a	0.38			0.38	0.00							0.00				0.00	0.00%	0.00%	0.00%	0.00%
SE-06	0.91				0.91		0.25					0.66				0.66	72.43%	0.00%	38.07%	38.07%

PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
SE-07	1.18			1.18	0.00							0.00				0.00	0.00%	0.00%	0.00%	0.00%
SE-07a	0.08			0.08	0.00							0.00				0.00	0.00%	0.00%	0.00%	0.00%
SE-08	13.10			0.26	12.84	0.01	0.89					11.94				11.94	91.10%	0.00%	7.43%	7.43%
SE-09	0.60				0.60	0.01						0.59				0.59	98.10%	0.00%	0.00%	0.00%
SE-10	0.60				0.60							0.60				0.60	100.00%	0.00%	0.00%	0.00%
SE-11	0.86				0.86							0.86				0.86	100.00%	0.00%	0.00%	0.00%
SE-12	0.42				0.42							0.42				0.42	100.00%	0.00%	0.00%	0.00%
SE-13	0.80				0.80							0.80				0.80	100.00%	0.00%	0.00%	0.00%
SE-14	1.27				1.27							1.27				1.27	100.00%	0.00%	0.00%	0.00%
SE-15	0.79				0.79							0.79				0.79	100.00%	0.00%	0.00%	0.00%
SE-16	0.84				0.84							0.84				0.84	100.00%	0.00%	0.00%	0.00%
SE-17	0.42				0.42							0.42				0.42	100.00%	0.00%	0.00%	0.00%
SE-18	0.80				0.80							0.80				0.80	100.00%	0.00%	0.00%	0.00%
SE-19	0.67				0.67							0.67				0.67	100.00%	0.00%	0.00%	0.00%
SE-20	0.57				0.57							0.57				0.57	100.00%	0.00%	0.00%	0.00%
SE-21	0.41				0.41							0.41				0.41	100.00%	0.00%	0.00%	0.00%
SE-22	0.41				0.41							0.41				0.41	100.00%	0.00%	0.00%	0.00%
SE-23	1.24				1.24							1.24				1.24	100.00%	0.00%	0.00%	0.00%
SE-24	2.05	0.41			1.64							1.64				1.64	79.90%	0.00%	0.00%	0.00%
SE-25	0.68	0.16			0.52							0.52				0.52	76.87%	0.00%	0.00%	0.00%
SE-26	0.86	0.11			0.75							0.75				0.75	86.92%	0.00%	0.00%	0.00%
SE-27	0.70	0.04			0.66							0.66				0.66	94.96%	0.00%	0.00%	0.00%
SE-28	0.49				0.49							0.49				0.49	100.00%	0.00%	0.00%	0.00%
SE-29	1.10				1.10							1.10			1.10	0.00	100.00%	0.00%	0.00%	0.00%
SE-30	25.01	1.42	0.35		23.23		1.20					22.03				22.03	88.11%	0.00%	5.45%	5.45%
SE-30A	0.02				0.02							0.02				0.02	100.00%	0.00%	0.00%	0.00%

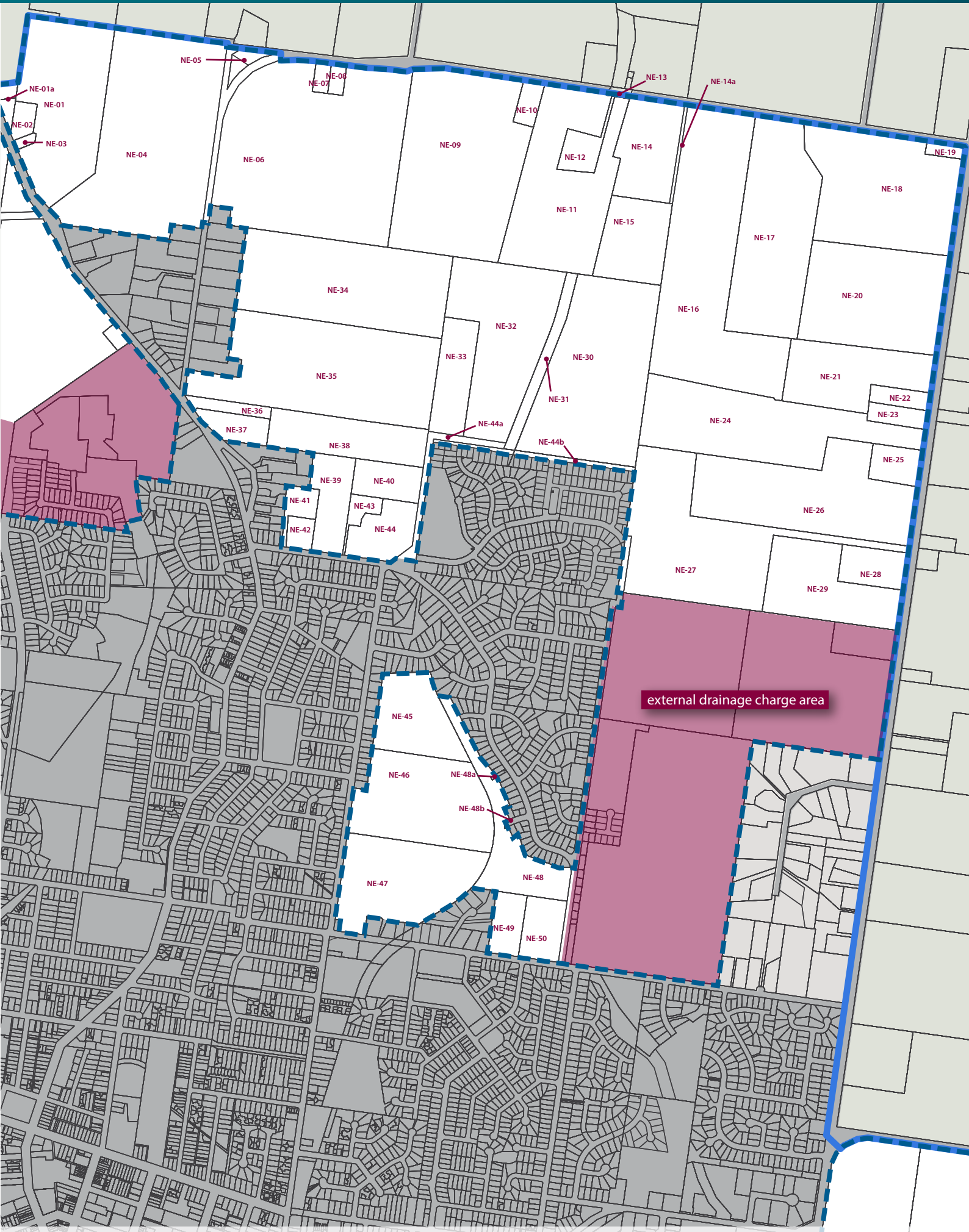
PROPERTY ID	TOTAL AREA WITHIN PSP (HECTARES)	ENCUMBERED LAND (Available for recreation)			TOTAL DEVELOPABLE AREA	INFRASTRUCTURE REQUIREMENTS						NET DEVELOPABLE AREA (NDA) (Hectares)	LAND USES				KEY PERCENTAGES			
		Waterway corridors & drainage assets	Native vegetation retention	Utility sites & easements		Arterial road intersections	Neighbourhood parks	Sporting reserves	Schools (government)	Schools (non-government)	Community facilities		Farming Zone*	Business & industry	Low-density residential	Standard residential	NDA as % of total area within PSP	Sporting reserves as % of NDA	Neighbourhood parks as % of NDA	Total open space as % of NDA
SE-31	1.08				1.08							1.08			1.08	0.00	100.00%	0.00%	0.00%	0.00%
SE-32	0.97				0.97							0.97			0.97	0.00	100.00%	0.00%	0.00%	0.00%
SE-33	2.26				2.26							2.26			2.26	0.00	100.00%	0.00%	0.00%	0.00%
SE-34	2.39				2.39							2.39			2.39	0.00	100.00%	0.00%	0.00%	0.00%
SE-35	4.72	0.54	0.06		4.12							4.12				4.12	87.26%	0.00%	0.00%	0.00%
SE-36	23.44	6.35	1.95		15.14							15.14				15.14	64.59%	0.00%	0.00%	0.00%
SE-37	1.05				1.05							1.05				1.05	100.00%	0.00%	0.00%	0.00%
SE-38	0.41				0.41							0.41				0.41	100.00%	0.00%	0.00%	0.00%
SE-39	0.51				0.51							0.51				0.51	100.00%	0.00%	0.00%	0.00%
SE-40	0.40				0.40							0.40				0.40	100.00%	0.00%	0.00%	0.00%
SE-41	0.54				0.54							0.54				0.54	100.00%	0.00%	0.00%	0.00%
SE-42	21.23	3.13			18.10							18.10				18.10	85.27%	0.00%	0.00%	0.00%
SE-43	4.62				4.62							4.62				4.62	100.00%	0.00%	0.00%	0.00%
SE-43A	0.16				0.16							0.16				0.16	100.00%	0.00%	0.00%	0.00%
SE-44	0.82				0.82							0.82				0.82	100.00%	0.00%	0.00%	0.00%
SE-45	5.77				5.77							5.77				5.77	100.00%	0.00%	0.00%	0.00%
SE-46	0.82				0.82							0.82				0.82	100.00%	0.00%	0.00%	0.00%
SE-47	3.39				3.39							3.39				3.39	100.00%	0.00%	0.00%	0.00%
R13	0.94				0.94							0.94				0.94	100.00%	0.00%	0.00%	0.00%
R14	1.43				1.43							1.43				1.43	100.00%	0.00%	0.00%	0.00%
R15	0.64				0.64							0.64				0.64	100.00%	0.00%	0.00%	0.00%
R16	1.10				1.10							1.10				1.10	100.00%	0.00%	0.00%	0.00%
R17	0.37				0.37							0.37		0.37	0.00	100.00%	0.00%	0.00%	0.00%	
	171.68	12.15	2.37	2.09	155.06	0.03	7.89	0.00	0.00	0.00	0.00	147.15		0.00	8.16	138.99	85.71%	0.00%	5.36%	5.36%
	1465.32	160.18	9.89	7.08	1,288.17	0.09	51.05	28.43	9.52	13.88	1.60	1,183.60	36.38	65.96	104.76	1012.88	80.77%	2.40%	4.31%	6.72%

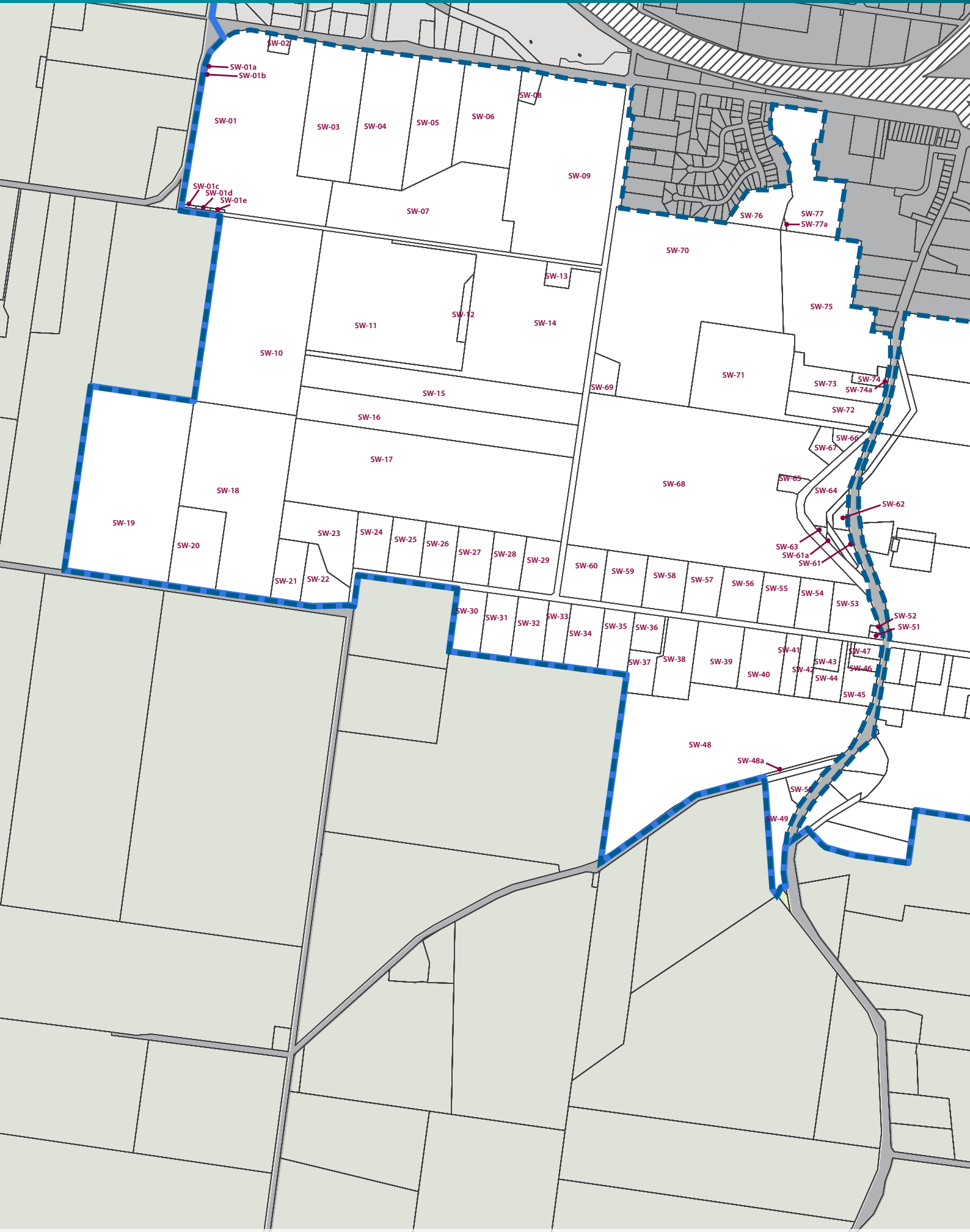
\* Areas listed as 'farming zone' under land uses is not included within the Net Developable Area

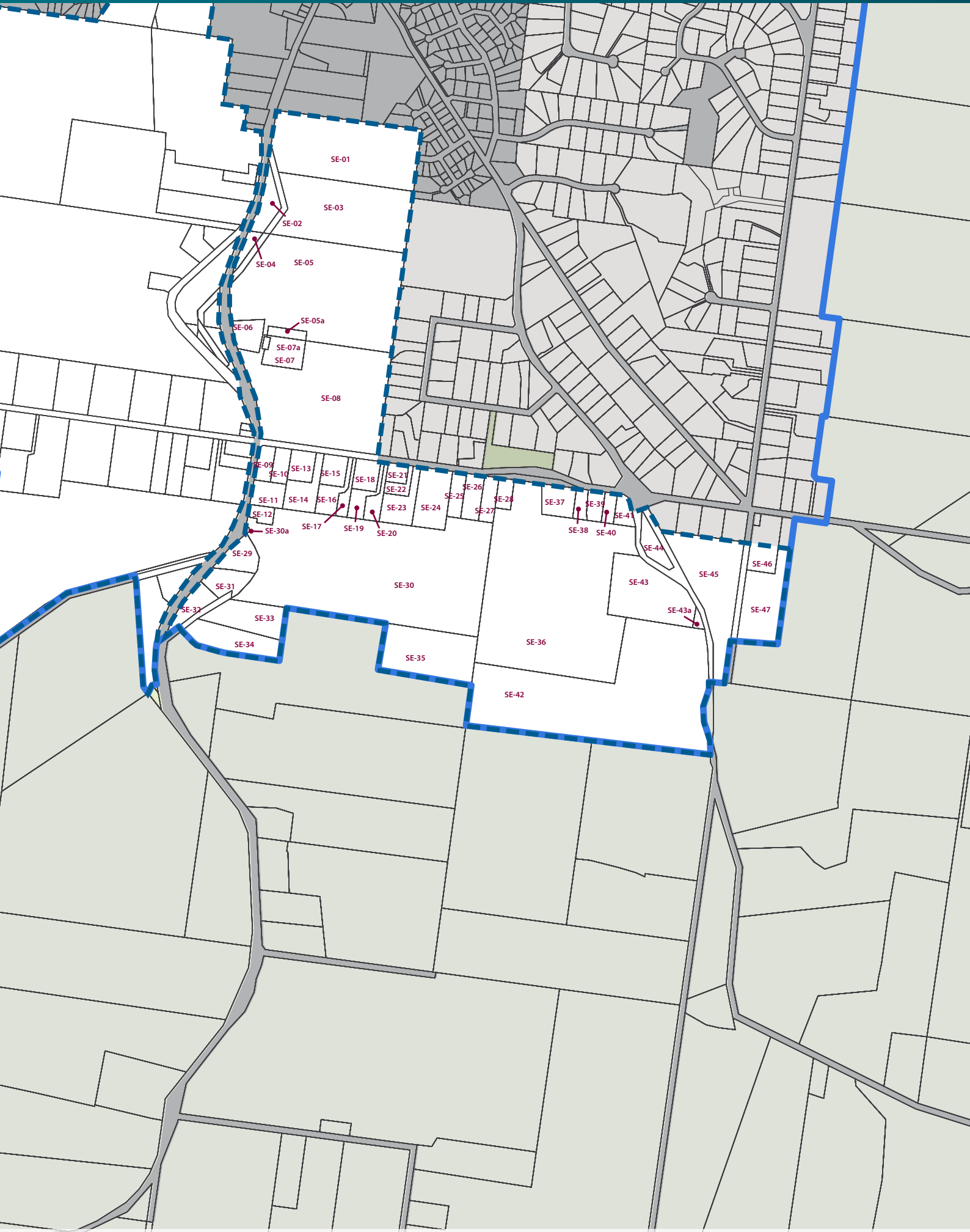














## 6.2 APPENDIX B: Project cost estimates & concept designs

- 6.2.1 Road construction cost estimates & standard cross sections
- 6.2.2 Intersection construction cost estimates & concept layouts
- 6.2.3 Community centre construction cost estimates

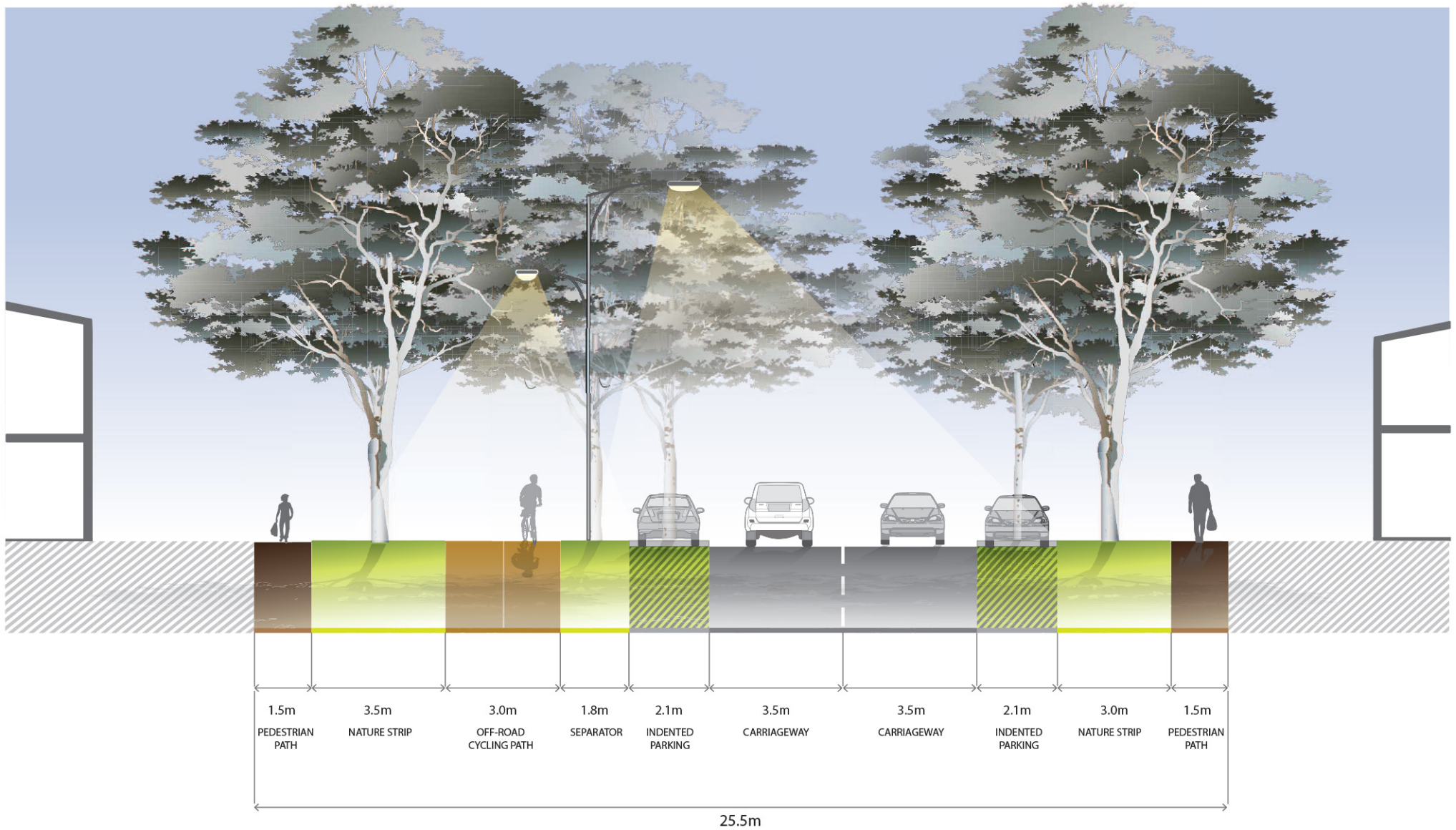
The following cost estimates and designs are provided for information purposes only to provide an indication of how the DCP project costs were calculated. All projects will be subject to detail design prior to delivery.

## ROAD CONSTRUCTION COST ESTIMATES & STANDARD CROSS SECTIONS

Standard connector			
	Item	Rate	Unit
1	Asphalt; 50mm compacted depth of size 14mm nominal size Type N asphalt with primer	\$ 247.50	Lin.m
2	150mm Compacted Depth Class 2, 20mm Nom. Size	\$ 200.00	Lin.m
3	200mm Compacted Depth Class 3, 20mm Nom. Size	\$ 212.50	Lin.m
4	Kerb & Channel	\$ 90.00	Lin.m
5	Footpath (2 x 1.5 metres)	\$ 120.00	Lin.m
6	Bicycle path (3.0 metres)	\$ 180.00	Lin.m
7	AG Drain	\$ 44.00	Lin.m
8	Signs & Linemarking	\$ 20.00	Lin.m
9	Excavation (assume 0.4m depth)	\$ 259.00	Lin.m
10	Subgrade Testing & Preparation	\$ 10.00	Lin.m
11	Naturestrips, grassed only	\$ 92.00	Lin.m
12	Street Trees (2m Tall Staked Tree, 10m Centres)	\$ 100.00	Lin.m
13	Contractor Preliminaries & Overheads	\$ 200.00	Lin.m
14	Street lighting incl. conduit (5.5m standard light pole and lantern)	\$ 140.00	Lin.m
	Sub total	\$ 1,915.00	Lin.m
	Contingency (10%)	\$ 191.50	Lin.m
	<b>Total per linear metre rate</b>	<b>\$ 2,106.50</b>	Lin.m

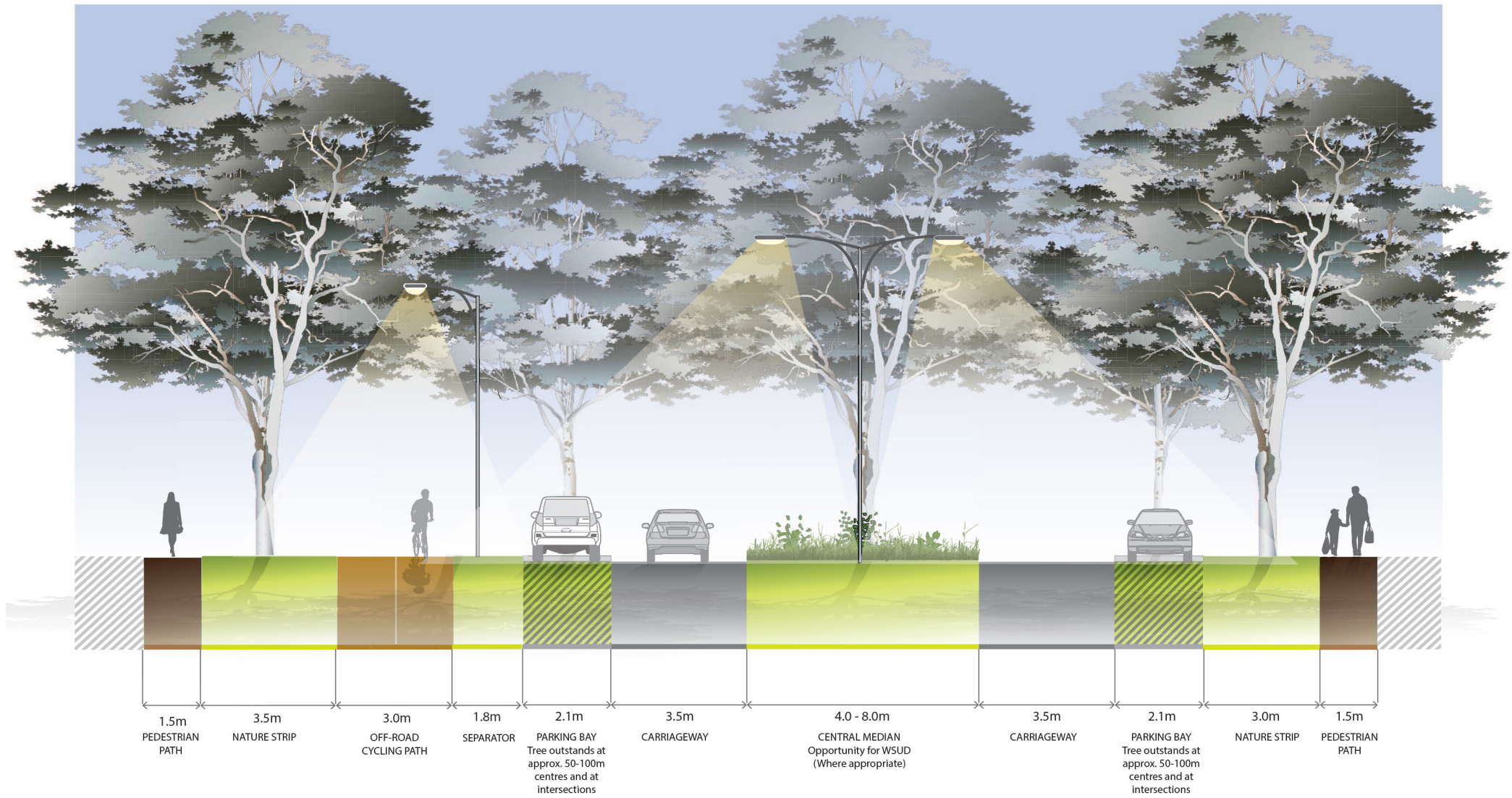
Connector boulevard			
	Item	Rate	Unit
1	Asphalt; 50mm compacted depth of size 14mm nominal size Type N asphalt with primer	\$ 234.00	Lin.m
2	150mm Compacted Depth Class 2, 20mm Nom. Size	\$ 214.40	Lin.m
3	200mm Compacted Depth Class 3, 20mm Nom. Size	\$ 227.80	Lin.m
4	Kerb & Channel	\$ 90.00	Lin.m
5	Central Median	\$ 238.00	Lin.m
6	Footpath	\$ 120.00	Lin.m
7	AG Drain	\$ 88.00	Lin.m
8	Signs & Linemarking	\$ 20.00	Lin.m
9	Excavation (assume 0.4m depth)	\$ 276.00	Lin.m
10	Subgrade Testing & Preparation	\$ 10.00	Lin.m
11	Naturestrips, grassed only	\$ 58.00	Lin.m
12	Street Trees (2m Tall Staked Tree, 10m Centres)	\$ 100.00	Lin.m
13	Contractor Preliminaries & Overheads	\$ 200.00	Lin.m
14	Street lighting incl. conduit (5.5m standard light pole and lantern)	\$ 140.00	Lin.m
	Sub total	\$ 2,016.20	Lin.m
	Contingency (10%)	\$ 201.62	Lin.m
	<b>Total per linear metre rate</b>	<b>\$ 2,217.82</b>	Lin.m





**CROSS SECTION 1**  
 Standard connector street  
 (Refer Drouin PSP for further details)





**CROSS SECTION 2**  
 Connector boulevard  
 (Refer Drouin PSP for further details)

## INTERSECTION CONSTRUCTION COST ESTIMATES & CONCEPT LAYOUTS





**LEGEND**

	PROPOSED ROAD CENTRE LINE		PROPOSED LAND ACQUISITION
	PROPOSED INVERT OF KERB		PROPOSED TRAFFIC ISLAND
	PROPOSED DRAINAGE		PROPOSED MOUNTABLE CONCRETE APRON
	EXISTING ROAD CENTRE LINE		PROPOSED GRASSED AREA
	EXISTING KERB		PROPOSED ROAD PAVEMENT
	EXISTING LINE MARKING		
	APPROVED PARCEL		
	PROPOSED PARCEL		



**WARRAGUL KEY PLAN**  
N.T.S.

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
<b>PRELIMINARIES</b>	SERVICE ALTERATIONS	1	ITEM		\$10,000.00
	DEMOLITION/SITE PREPERATION	1	ITEM		\$5,000.00
<b>ROADWORKS</b>	EARTHWORKS	3460	sq. m	\$30.00	\$103,787.85
	ASPHALT PAVEMENT	1055	sq. m	\$150.00	\$158,269.80
	KERB & CHANNEL	370	m	\$60.00	\$22,206.60
	GRASSED AREA	172	sq. m	\$25.00	\$4,300.85
	CONCRETE PAVEMENT	142	sq. m	\$200.00	\$28,425.20
	TRAFFIC ISLAND	54	sq. m	\$200.00	\$10,721.80
<b>LAND PURCHASE</b>	AREA OF LAND PURCHASE	110	sq. m		
<b>STORMWATER</b>	STORMWATER PIPES	75	m	\$200.00	\$14,938.00
	STORMWATER PITS	7	No.	\$2,500.00	\$17,500.00
	SUBSOIL DRAINAGE	370	m	\$40.00	\$14,804.40
<b>MISCELLANEOUS</b>	LANDSCAPING	1	ITEM		\$2,000.00
	SIGNAGE & LINEMARKING	1	ITEM		\$15,000.00
	LIGHTING	1	ITEM		\$100,000.00
<b>CONTINGENCIES</b>	TRAFFIC MANAGEMENT 5%	1	ITEM		\$25,347.73
	SURVEY & DESIGN 12.5%	1	ITEM		\$63,369.31
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$50,695.45
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$101,390.90
	<b>TOTAL</b>				<b>\$747,757.89</b>

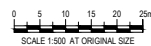
**NOTES:**

1. ALL COSTS EXCLUDE GST
2. COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
3. DESIGN VEHICLE: 12.5m SU VEHICLE
4. CHECKING VEHICLE: 25m B-D DOUBLE TO USE CONCRETE APRON
5. NO PROVISION FOR CAR PARKING OR BICYCLE LANES WITHIN ROUNDABOUT
6. STORMWATER 3750N RCP CLASS 2 WITH FCR BACKFILL 1.2M DEPTH.
7. COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE.

**LAYOUT PLAN**

SCALE 1:500

**WARNING**  
SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.



No.	Revision	Note	Drawn	Job Manager	Project Director	Date
A		ISSUED FOR CLIENT COMMENT	A.H.	A.M.*	M.W.*	05.05.14



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**DO NOT SCALE**

Drawn	M. LUDVIKSEN	Designer	M. LUDVIKSEN
Drafting Check		Design Check	
Approved (Project Director)		Date	
Scale	1:500	Original Size	A1

**Client** METROPOLITAN PLANNING AUTHORITY  
**Project** MPA TRANSIT DCP, WARRAGUL & DROUIN  
**Title** INL-NE-11 - ALBERT ROAD / COPELANDS ROAD INTERSECTION  
**Drawing No:** 31-31192-C201  
**Rev:** A





LAYOUT PLAN  
SCALE 1:500

**LEGEND**

- PROPOSED ROAD CENTRE LINE
- PROPOSED INVERT OF KERB
- D- PROPOSED DRAINAGE
- PROPOSED SWALE
- EXISTING ROAD CENTRE LINE
- EXISTING KERB
- EXISTING LINE MARKING
- APPROVED PARCEL
- PROPOSED PARCEL
- PROPOSED ROAD RESERVE
- PROPOSED LAND ACQUISITION
- PROPOSED TRAFFIC ISLAND
- PROPOSED MOUNTABLE CONCRETE APRON
- PROPOSED GRASSED AREA
- PROPOSED ROAD PAVEMENT



WARRAGUL KEY PLAN  
N.T.S.

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
<b>PRELIMINARIES</b>	SERVICE ALTERATIONS	1	ITEM		\$10,000.00
	DEMOLITION/SITE PREPARATION	1	ITEM		\$5,000.00
<b>ROADWORKS</b>	EARTHWORKS	3430	sq.m	\$30.00	\$102,900.00
	ASPHALT PAVEMENT	1027	sq.m	\$150.00	\$154,052.55
	KERB & CHANNEL	364	m	\$60.00	\$21,822.60
	GRASSED AREA	172	sq.m	\$25.00	\$4,300.85
	CONCRETE PAVEMENT	142	sq.m	\$200.00	\$28,425.20
	TRAFFIC ISLAND	51	sq.m	\$200.00	\$10,180.80
<b>LAND PURCHASE</b>	AREA OF LAND PURCHASE	264	sq.m		
<b>STORMWATER</b>	STORMWATER PIPES	8	m	\$200.00	\$1,600.00
	STORMWATER PITS	2	No.	\$2,500.00	\$5,000.00
	SUBSOIL DRAINAGE	364	m	\$40.00	\$14,548.40
	SWALE DRAIN	177	m	\$100.00	\$17,711.00
<b>MISCELLANEOUS</b>	LANDSCAPING	1	ITEM	\$2,000.00	\$2,000.00
	SIGNAGE & LINEMARKING	1	ITEM	\$10,000.00	\$10,000.00
	LIGHTING	1	ITEM	\$100,000.00	\$100,000.00
<b>CONTINGENCIES</b>	TRAFFIC MANAGEMENT 5%	1	ITEM		\$24,378.57
	SURVEY & DESIGN 12.5%	1	ITEM		\$60,946.43
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$48,757.14
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$97,514.28
	<b>TOTAL</b>				<b>\$719,167.82</b>

**NOTES:**

- ALL COSTS EXCLUDE GST
- COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
- DESIGN VEHICLE: 12.5m SU VEHICLE  
CHECKING VEHICLE: 25m B-DOUBLE TO USE CONCRETE APRON
- NO PROVISION FOR CAR PARKING OR BICYCLE LANES WITHIN ROUNDABOUT
- COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
- STORMWATER 375mm RCP CLASS 2 WITH FCR BACKFILL 1-2M DEPTH.

**WARNING**  
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Drawn M. LUDVIKSEN Designer M. LUDVIKSEN  
Drafting Check Design Check  
Approved (Project Director)  
Date  
Scale 1:500  
This Drawing must not be used for construction unless signed as approved.

**CONCEPT DESIGN**  
Client **METROPOLITAN PLANNING AUTHORITY**  
Project **MPA TRANSIT DCP, WARRAGUL & DROUIN**  
Title **INL-NE-09 - EAST-WEST CONNECTOR BOULEVARD / COPELANDS ROAD INTERSECTION**  
Original Size **A1**  
Drawing No: **31-31192-C202** Rev: **A**





LAYOUT PLAN  
SCALE 1:500

**LEGEND**

- PROPOSED ROAD CENTRE LINE
- PROPOSED INVERT OF KERB
- PROPOSED DRAINAGE
- PROPOSED SWALE
- EXISTING ROAD CENTRE LINE
- EXISTING KERB
- EXISTING LINE MARKING
- APPROVED PARCEL
- PROPOSED PARCEL
- PROPOSED ROAD RESERVE
- PROPOSED LAND ACQUISITION
- PROPOSED TRAFFIC ISLAND
- PROPOSED MOUNTABLE CONCRETE APRON
- PROPOSED GRASSED AREA
- PROPOSED ROAD PAVEMENT



WARRAGUL KEY PLAN  
NTS

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
<b>PRELIMINARIES</b>	SERVICE ALTERATIONS	1	ITEM		\$20,000.00
	DEMOLITION/SITE PREPARATION	1	ITEM		\$40,000.00
<b>ROADWORKS</b>	EARTHWORKS	3568	sq.m	\$30.00	\$107,040.00
	ASPHALT PAVEMENT	1332	sq.m	\$150.00	\$199,800.00
	KERB & CHANNEL	426	m	\$60.00	\$25,533.00
	GRASSED AREA	172	sq.m	\$25.00	\$4,300.00
	CONCRETE PAVEMENT	135	sq.m	\$200.00	\$27,047.00
	TRAFFIC ISLAND	69	sq.m	\$200.00	\$13,800.00
<b>LAND PURCHASE</b>	AREA OF LAND PURCHASE	114	sq.m	-	
<b>STORMWATER</b>	SUBSOIL DRAINAGE	426	m	\$40.00	\$17,022.00
	SWALE DRAIN	247	m	\$100.00	\$24,700.00
<b>MISCELLANEOUS</b>	LANDSCAPING	1	ITEM		\$5,000.00
	SIGNAGE & LINEMARKING	1	ITEM		\$20,000.00
	LIGHTING	1	ITEM		\$100,000.00
	TRAFFIC MANAGEMENT 5%	1	ITEM		\$30,212.14
	SURVEY & DESIGN 12.5%	1	ITEM		\$75,530.36
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$90,424.26
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$120,848.57
	<b>TOTAL</b>				<b>\$891,258.20</b>

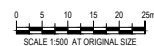
**NOTES:**

1. ALL COSTS EXCLUDE GST
2. COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
3. DESIGN VEHICLE: 12.5m SU TRUCK  
CHECKING VEHICLE: 25m B-D DOUBLE TO USE CONCRETE APRON
4. NO PROVISION FOR CAR PARKING, BICYCLE LANES OR PEDESTRIAN CROSSINGS
5. COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
6. STORMWATER COSTS ARE BASED ON 3750 RCP WITH CRUSHED ROCK BACKFILL 1.2m DEPTH

**WARNING**  
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No.	Revision	Note	Drawn	Job Manager	Project Director	Date
A		ISSUED FOR CLIENT COMMENT	A.H.	A.M.*	M.W.*	05/05/14



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

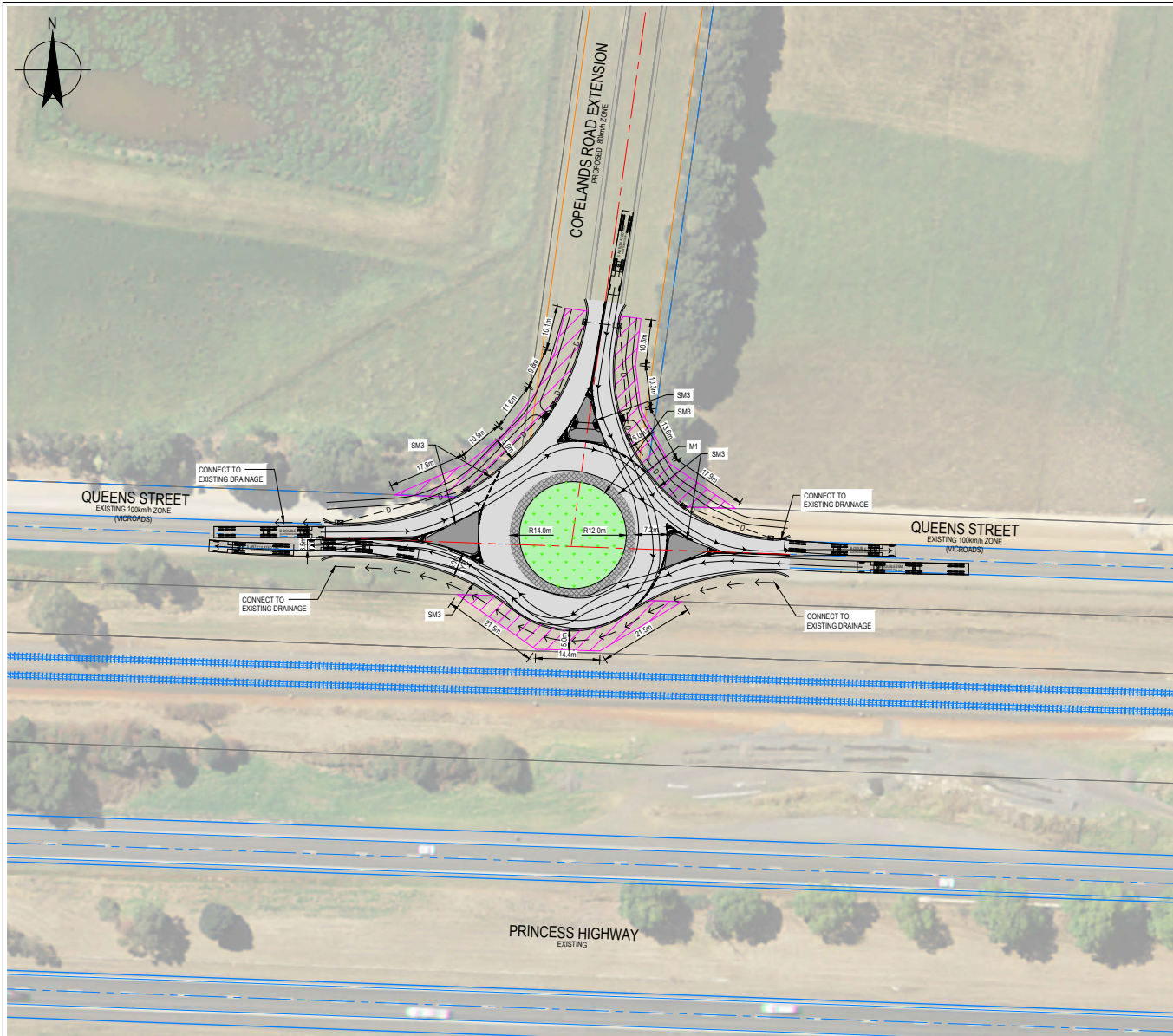
Client	METROPOLITAN PLANNING AUTHORITY
Project	MPA TRANSIT DCP, WARRAGUL & DROUIN
Title	INL-NE-04 - LILLICO ROAD / COPELANDS ROAD
Original Size	A1
Drawing No.	31-31192-C204
Rev.	A

**CONCEPT DESIGN**



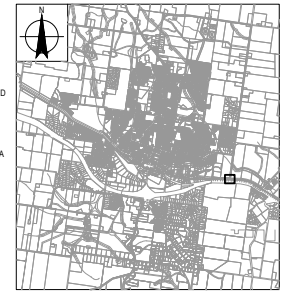






**LEGEND**

	PROPOSED ROAD CENTRE LINE		PROPOSED LAND ACQUISITION
	PROPOSED INVERT OF KERB		PROPOSED TRAFFIC ISLAND
	PROPOSED DRAINAGE		PROPOSED MOUNTABLE CONCRETE APRON
	PROPOSED SWALE		PROPOSED GRASSED AREA
	EXISTING ROAD CENTRE LINE		PROPOSED ROAD PAVEMENT
	EXISTING KERB		
	EXISTING LINE MARKING		
	EXISTING TRAIN TRACK		
	APPROVED PARCEL		
	PROPOSED PARCEL		
	PROPOSED ROAD RESERVE		



**WARRAGUL KEY PLAN**  
N.T.S.

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
<b>PRELIMINARIES</b>	SERVICE ALTERATIONS	1	ITEM		\$10,000.00
	DEMOLITION/SITE PREPERATION	1	ITEM		\$5,000.00
<b>ROADWORKS</b>	EARTHWORKS	4210	sq.m	\$30.00	\$126,300.00
	ASPHALT PAVEMENT	1798	sq.m	\$150.00	\$269,700.00
	KERB & CHANNEL	557	m	\$60.00	\$33,420.00
	GRASSED AREA	452	sq.m	\$25.00	\$11,300.00
	CONCRETE PAVEMENT	183	sq.m	\$200.00	\$36,600.00
	TRAFFIC ISLAND	232	sq.m	\$200.00	\$46,400.00
<b>LAND PURCHASE</b>	AREA OF LAND PURCHASE	1764	sq.m		
<b>STORMWATER</b>	STORMWATER PIPES	158	m	\$200.00	\$31,600.00
	STORMWATER PITS	8	No.	\$2,500.00	\$20,000.00
	SUBSOIL DRAINAGE	557	m	\$40.00	\$22,280.00
	SWALE DRAIN	105	m	\$100.00	\$10,500.00
<b>MISCELLANEOUS</b>	LANDSCAPING	1	ITEM	\$2,000.00	\$2,000.00
	SIGNAGE & LINEMARKING	1	ITEM	\$10,000.00	\$10,000.00
	LIGHTING	1	ITEM	\$40,000.00	\$40,000.00
<b>CONTINGENCIES</b>	TRAFFIC MANAGEMENT 5%	1	ITEM		\$33,563.41
	SURVEY & DESIGN 12.5%	1	ITEM		\$83,908.53
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$67,126.65
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$134,253.66
	<b>TOTAL</b>				<b>\$990,120.71</b>

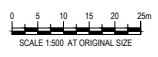
**NOTES:**

- ALL COSTS EXCLUDE GST
- COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
- DESIGN VEHICLE: 12.5m SU VEHICLE  
CHECKING VEHICLE: 25m B-DOUBLE TO USE CONCRETE APRON
- NO PROVISION FOR CAR PARKING OR BICYCLE LANES WITHIN ROUNDABOUT
- COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
- STORMWATER 375mm RCP CLASS 2 WITH FCR BACKFILL, 1-2M DEPTH.
- QUEENS STREET IS OWNED BY VICROADS

**LAYOUT PLAN**  
SCALE 1:500

**WARNING**  
SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR CLIENT COMMENT		A.H.	A.M.*	M.W.*	05.05.14

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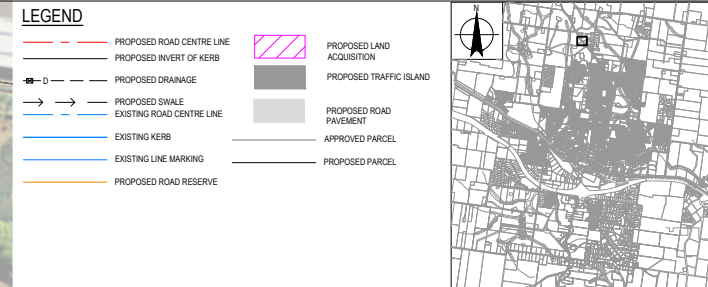
Drawn	M. LUDVIKSEN	Designer	M. LUDVIKSEN
Drafting Check		Design Check	
Approved (Project Director)		Date	
Scale	1:500	This Drawing must not be used for Construction unless signed as Approved.	

**CONCEPT DESIGN**

Client: **METROPOLITAN PLANNING AUTHORITY**  
Project: **MPA TRANSIT DCP, WARRAGUL & DROUIN**  
Title: **INA-NE-01 - QUEENS ROAD / COPELANDS ROAD EXTENSION INTERSECTION**

Original Size: **A1**  
Drawing No: **31-31192-C212**  
Rev: **A**





**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
PRELIMINARIES	SERVICE ALTERATIONS	1	ITEM		\$30,000.00
	DEMOLITION/SITE PREPERATION	1	ITEM		\$20,000.00
ROADWORKS	EARTHWORKS	4683	sq.m	\$30.00	\$140,490.00
	ASPHALT PAVEMENT	633	sq.m	\$150.00	\$94,950.00
	ASPHALT RESURFACING	1580	sq.m	\$100.00	\$158,000.00
LAND PURCHASE	AREA OF LAND PURCHASE	332	sq.m	-	
STORMWATER	SUBSOIL DRAINAGE	0	m	\$40.00	\$0.00
	SWALE DRAIN	658.18	m	\$100.00	\$65,818.00
MISCELLANEOUS	LANDSCAPING	1	ITEM		\$15,000.00
	SIGNAGE & LINEMARKING	1	ITEM		\$30,000.00
	LIGHTING	1	ITEM		\$60,000.00
	RETAINING WALLS	380	m	\$2,000.00	\$760,000.00
	TRAFFIC MANAGEMENT 5%	1	ITEM		\$58,712.90
	SURVEY & DESIGN 12.5%	1	ITEM		\$171,782.23
CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$137,425.80	
CONTINGENCY ALLOWANCE 20%	1	ITEM		\$274,851.60	
				<b>TOTAL</b>	<b>\$2,027,030.55</b>

**NOTES:**

- ALL COSTS EXCLUDE GST
- COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
- DESIGN VEHICLE: 12.5m SU TRUCK
- CHECKING VEHICLE: 25m B-DOUBLE
- NO PROVISION FOR CAR PARKING, BICYCLE LANES OR PEDESTRIAN CROSSINGS
- COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
- STORMWATER COSTS ARE BASED ON 3750 RCP WITH CRUSHED ROCK BACKFILL 1.2m DEPTH
- BRANDY CREEK ROAD IS OWNED BY VICROADS

**WARNING**  
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**LAYOUT PLAN**  
SCALE 1:500



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Drawn	A. HAMMERSCHLAG	Designer	A. HAMMERSCHLAG
Drafting		Design	
Check		Check	
Approved		Approved	
(Project Director)		(Project Director)	
Date		Date	
Scale	1:500		

Original file

A1

**CONCEPT DESIGN**

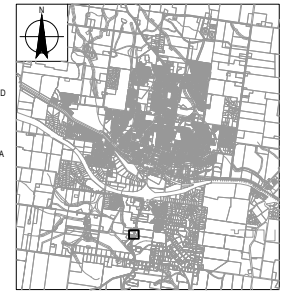
Client **METROPOLITAN PLANNING AUTHORITY**  
Project **MPA TRANSIT DCP, WARRAGUL & DROUIN**  
Title **INA-NW-02 - BOWEN STREET EXTENSION / BRANDY CREEK ROAD**  
Drawing No: **31-31192-C213** Rev: **A**





**LEGEND**

- PROPOSED ROAD CENTRE LINE
- PROPOSED INVERT OF KERB
- PROPOSED SWALE
- EXISTING ROAD CENTRE LINE
- EXISTING KERB
- EXISTING LINE MARKING
- APPROVED PARCEL
- PROPOSED PARCEL
- PROPOSED LAND ACQUISITION
- PROPOSED TRAFFIC ISLAND
- PROPOSED MOUNTABLE CONCRETE APRON
- PROPOSED GRASSED AREA
- PROPOSED ROAD PAVEMENT



**WARRAGUL KEY PLAN**  
N.T.S.

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
PRELIMINARIES	SERVICE ALTERATIONS	1	ITEM		\$10,000.00
	DEMOLITION/SITE PREPARATION	1	ITEM		\$5,000.00
ROADWORKS	EARTHWORKS	4651	sq.m	\$30.00	\$139,530.00
	ASPHALT PAVEMENT	1674	sq.m	\$150.00	\$251,049.30
	KERBS & CHANNEL	427	m	\$60.00	\$25,620.00
	GRASSED AREA	141	sq.m	\$25.00	\$3,525.00
	CONCRETE PAVEMENT	173	sq.m	\$200.00	\$34,600.00
	TRAFFIC ISLAND	58	sq.m	\$200.00	\$11,600.00
LAND PURCHASE	AREA OF LAND PURCHASE	512	sq.m		
STORMWATER	SUBSOIL DRAINAGE	427	m	\$40.00	\$17,080.00
	SWALE DRAIN	290	m	\$100.00	\$29,000.00
MISCELLANEOUS	LANDSCAPING	1	ITEM	\$5,000.00	\$5,000.00
	SIGNAGE & LINEMARKING	1	ITEM	\$15,000.00	\$15,000.00
	LIGHTING	1	ITEM	\$60,000.00	\$60,000.00
CONTINGENCIES	TRAFFIC MANAGEMENT 5%	1	ITEM		\$30,350.22
	SURVEY & DESIGN 12.5%	1	ITEM		\$75,875.54
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$60,700.43
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$121,400.86
	<b>TOTAL</b>				<b>\$895,331.34</b>

**NOTES:**

- ALL COSTS EXCLUDE GST
- COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
- DESIGN VEHICLE: 12m SA VEHICLE  
CHECKING VEHICLE: 25m B-DOUBLE TO USE CONCRETE APRON
- NO PROVISION FOR CAR PARKING OR BICYCLE LANES WITHIN ROUNDABOUT
- COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
- WARRAGUL-KORUMBURRA ROAD IS OWNED BY VICROADS

**LAYOUT PLAN**  
SCALE 1:500

**WARNING**  
SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

No	Revision	Note	Drawn	Job Managers	A.M.*	M.W.*	Date
A	ISSUED FOR CLIENT COMMENT				A.H.	A.M.*	05.05.14

Note: \* indicates signatures on original issue of drawing or last revision of drawing



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Drawn M. LUDVIKSEN	Designer M. LUDVIKSEN
Drafting Check	Design Check
Approved (Project Director)	Date

Scale 1:500

**CONCEPT DESIGN**

Client **METROPOLITAN PLANNING AUTHORITY**  
Project **MPA TRANSIT DCP, WARRAGUL & DROUIN**  
Title **INA-SW-01 - WARRAGUL-KORUMBURRA ROAD / MURDIE ROAD INTERSECTION**

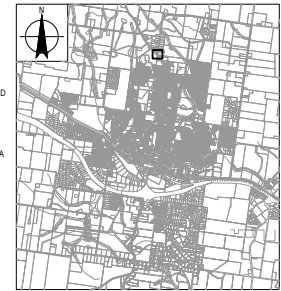
Original Size **A1** Drawing No: **31-31192-C215** Rev: **A**





**LEGEND**

- PROPOSED ROAD CENTRE LINE
- PROPOSED INVERT OF KERB
- PROPOSED DRAINAGE
- EXISTING ROAD CENTRE LINE
- EXISTING KERB
- EXISTING LINE MARKING
- APPROVED PARCEL
- PROPOSED PARCEL
- PROPOSED ROAD RESERVE
- PROPOSED LAND ACQUISITION
- PROPOSED TRAFFIC ISLAND
- PROPOSED MOUNTABLE CONCRETE APRON
- PROPOSED GRASSED AREA
- PROPOSED ROAD PAVEMENT



**WARRAGUL KEY PLAN**  
N.T.S.

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
PRELIMINARIES	SERVICE ALTERATIONS	1	ITEM		\$10,000.00
	DEMOLITION/SITE PREPERATION	1	ITEM		\$5,000.00
ROADWORKS	EARTHWORKS	5139	sq.m	\$30.00	\$154,170.00
	ASPHALT PAVEMENT	2259	sq.m	\$150.00	\$338,924.25
	KERBS & CHANNEL	543	m	\$60.00	\$32,580.00
	GRASSED AREA	314	sq.m	\$25.00	\$7,853.98
	CONCRETE PAVEMENT	138	sq.m	\$200.00	\$27,646.00
	TRAFFIC ISLAND	34	sq.m	\$200.00	\$6,880.00
LAND PURCHASE	AREA OF LAND PURCHASE	207	sq.m		
STORMWATER	STORMWATER PIPES	274	m	\$200.00	\$54,800.00
	STORMWATER PITS	11	No.	\$2,500.00	\$27,500.00
	SUBSOIL DRAINAGE	543	m	\$40.00	\$21,722.40
MISCELLANEOUS	LANDSCAPING	1	ITEM	\$2,000.00	\$2,000.00
	SIGNAGE & LINE MARKING	1	ITEM	\$15,000.00	\$15,000.00
	LIGHTING	1	ITEM	\$60,000.00	\$60,000.00
CONTINGENCIES	TRAFFIC MANAGEMENT 5%	1	ITEM		\$38,204.31
	SURVEY & DESIGN 12.5%	1	ITEM		\$66,510.78
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$76,408.62
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$152,817.25
	<b>TOTAL</b>				<b>\$1,127,027.18</b>

**NOTES:**

1. ALL COSTS EXCLUDE GST
2. COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
3. DESIGN VEHICLE: 125m SJ VEHICLE
4. CHECKING VEHICLE: 25m B-DUBLE TO USE CONCRETE APRON
5. NO PROVISION FOR CAR PARKING OR BICYCLE LANES WITHIN ROUNDABOUT
6. BRANDY CREEK ROAD IS OWNED BY VICROADS
7. COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
8. STORMWATER 375DN RCP CLASS 2 WITH FCR BACKFILL 1-2M DEPTH.

**LAYOUT PLAN**  
SCALE 1:500

**WARNING**  
SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.



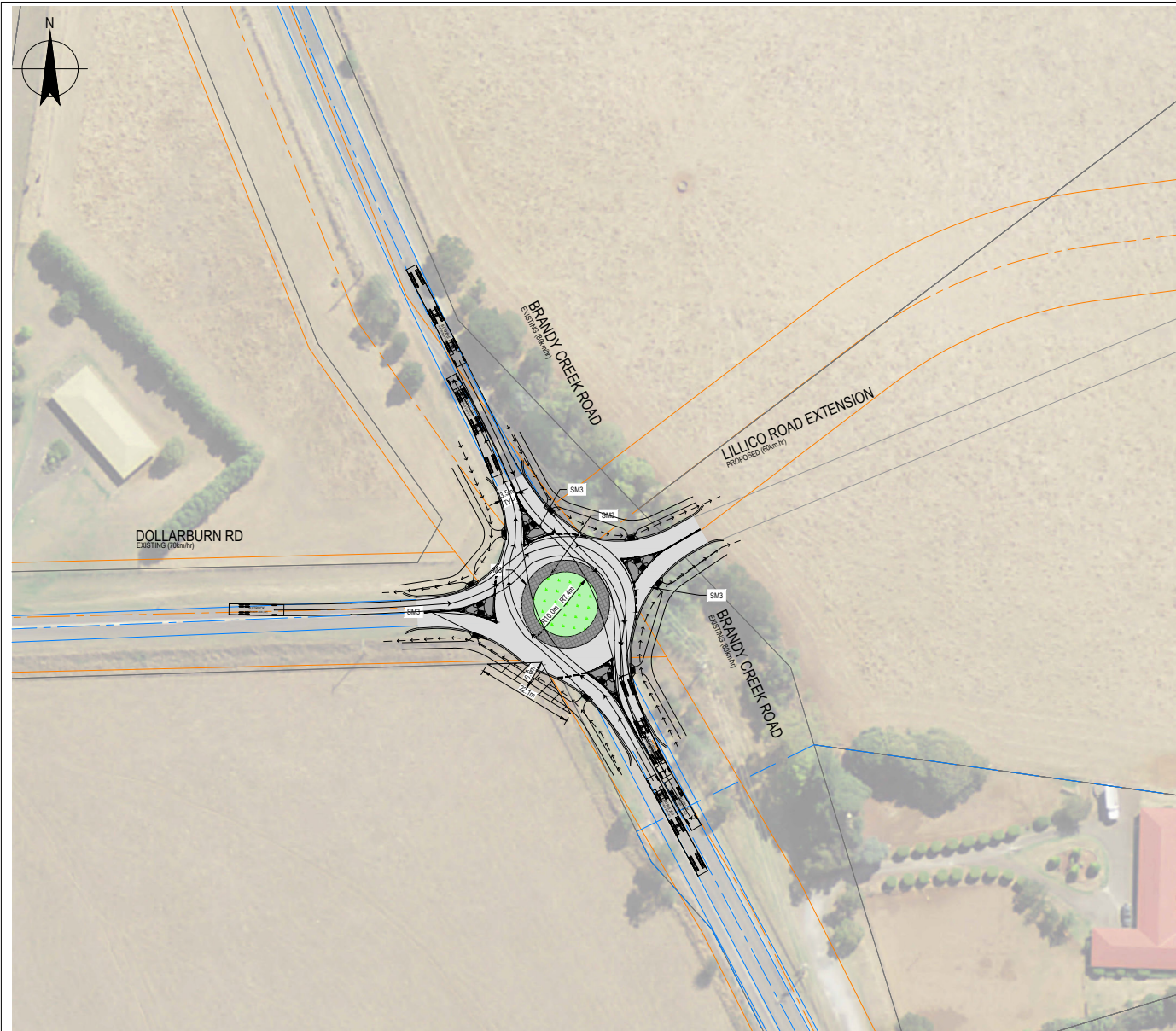
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Drawn M. LUDVIKSEN Designer M. LUDVIKSEN  
Drafting Check Design Check  
Approved (Project Director)  
Date  
Scale 1:500  
This Drawing must not be used for construction unless signed as approved.

**CONCEPT DESIGN**  
Client **METROPOLITAN PLANNING AUTHORITY**  
Project **MPA TRANSIT DCP, WARRAGUL & DROUIN**  
Title **INA-NE-02- BRANDY CREEK ROAD / EAST-WEST CONNECTOR INTERSECTION**  
Original Size  
A1 Drawing No: **31-31192-C216** Rev: A





**LEGEND**

- PROPOSED ROAD CENTRE LINE
- PROPOSED INVERT OF KERB
- PROPOSED DRAINAGE
- PROPOSED SWALE
- EXISTING ROAD CENTRE LINE
- EXISTING KERB
- EXISTING LINE MARKING
- PROPOSED ROAD RESERVE
- PROPOSED LAND ACQUISITION
- PROPOSED TRAFFIC ISLAND
- PROPOSED MOUNTABLE CONCRETE APRON
- PROPOSED GRASSED AREA
- PROPOSED ROAD PAVEMENT
- APPROVED PARCEL
- PROPOSED PARCEL

**QUANTITIES AND COST**

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	RATE	AMOUNT
PRELIMINARIES	SERVICE ALTERATIONS	1	ITEM		\$100,000.00
	DEMOLITION/SITE PREPERATION	1	ITEM		\$40,000.00
ROADWORKS	EARTHWORKS	2978	sq.m	\$30	\$89,340.00
	ASPHALT PAVEMENT	1163	sq.m	\$150	\$174,450.00
	KERB & CHANNEL	402	m	\$60	\$24,120.00
	GRASSED AREA	172	sq.m	\$25	\$4,300.00
	CONCRETE PAVEMENT	135	sq.m	\$200	\$27,000.00
	TRAFFIC ISLAND	89	sq.m	\$200	\$17,800.00
LAND PURCHASE	AREA OF LAND PURCHASE	73	sq.m		
STORMWATER	SUBSOIL DRAINAGE	402	m	\$40	\$16,080.00
	SWALE DRAIN	244	m	\$100	\$24,400.00
MISCELLANEOUS	LANDSCAPING	1	ITEM		\$10,000.00
	SIGNAGE & LINEMARKING	1	ITEM		\$30,000.00
	LIGHTING	1	ITEM		\$150,000.00
	TRAFFIC MANAGEMENT 5%	1	ITEM		\$35,324.50
	SURVEY & DESIGN 12.5%	1	ITEM		\$83,311.25
	CONSTRUCTION MANAGEMENT 10%	1	ITEM		\$70,649.00
	CONTINGENCY ALLOWANCE 20%	1	ITEM		\$141,298.00
	<b>TOTAL</b>				<b>\$1,042,072.75</b>

**NOTES:**

- ALL COSTS EXCLUDE GST
- COSTS HAVE BEEN ESTIMATED USING TYPICAL CONSTRUCTION RATES FROM SIMILAR PROJECTS
- DESIGN VEHICLE: 12.5m SU TRUCK  
CHECKING VEHICLE: 25m B-D DOUBLE
- NO PROVISION FOR CAR PARKING, BICYCLE LANES OR PEDESTRIAN CROSSINGS
- COST OF LAND ACQUISITION IS NOT INCLUDED IN TOTAL ESTIMATE
- STORMWATER COSTS ARE BASED ON 3750 RCP WITH CRUSHED ROCK BACKFILL 1-2m DEPTH
- BRANDY CREEK ROAD IS OWNED BY VICROADS
- LILLICO RD EXTENSION PROPOSED ROAD REALIGNED TO ALLOW FOR PERPENDICULAR INTERSECTION(REFER TO 31-31192-C219B)

**LAYOUT PLAN**  
SCALE 1:500

**WARNING**  
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
A		ISSUED FOR CLIENT COMMENT	A.H.	A.M.*	M.W.*	05.05.14

Plot Date: 25 August 2014 - 3:10 PM Plotted by: Peter Van Hulst Cad File No: G:\3131192\CADD\Drawings\31-31192-C219.dwg



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Drawn	A. HAMMERSCHLAG	Designer	A. HAMMERSCHLAG
Drafting Check		Design Check	
Approved (Project Director)		Date	
Scale	1:500	This Drawing must not be used for construction unless signed as Approved.	

**Client** METROPOLITAN PLANNING AUTHORITY  
**Project** MPA TRANSIT DCP, WARRAGUL & DROUIN  
**Title** INA-NW-01 - DOLLARBURN ROAD / BRANDY CREEK ROAD

**Original Size** A1 **Drawing No:** 31-31192-C219A **Rev:** A

**CONCEPT DESIGN**



COMMUNITY CENTRE CONSTRUCTION COST ESTIMATES

### Community Centre Level 1

**Name:** Community Centre Level 1 Site 0.4ha

**Scope of works:** Double Kindergarten with carparking facilities

**Detail** Double Kindergarten with community room and Carparking facilities

**Notes:** Costs based on estimate from previous community centres as provided by Wyndham City Council

Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	subtotal	Amount
<b>Community Centre</b>						
Building	<b>subtotal</b>		<b>712</b>	<b>square metres</b>		<b>\$ 2,277,247</b>
Community room	m <sup>2</sup>	\$ 2,721.00	100		\$ 272,100.00	
Kindergarten (double)	m <sup>2</sup>	\$ 2,721.00	368	2 children rooms, Kitchen, Office/Admin, Storage internal & External, Children's toilets	\$ 1,001,328.00	
Central Management Offices	m <sup>2</sup>	\$ 2,721.00	84	includes circulation space	\$ 228,564.00	
Kitchen/Kiosk	m <sup>2</sup>	\$ 2,721.00	40		\$ 108,840.00	
Storage	m <sup>2</sup>	\$ 2,439.00	61		\$ 148,779.00	
Public amenities	m <sup>2</sup>	\$ 2,439.00	59		\$ 143,901.00	
Wall area	m <sup>2</sup>	\$ 2,721.00	71.2	allowance for wall thickness 10% of room areas	\$ 193,735.20	
Playground	m <sup>2</sup>	\$ 225.00	800	outdoor play space for kindergarden and 100m2 playgroups	\$ 180,000.00	
<b>Carpark works</b>		<b>\$ 3,000.00</b>	<b>73</b>	<b>fixed cost</b>	<b>\$ 219,000.00</b>	<b>\$ 246,500</b>
Landscaping Level A	m <sup>2</sup>	\$ 55.00	500	Level A	\$ 27,500.00	
Subtotal					\$ 2,523,747.20	
estimated total						\$ 2,523,747
Contingence			15%			\$ 378,562
<b>Total + contingencies</b>					<b>\$ 2,902,309</b>	
Services for buildings	Item					\$ 50,000
Survey and Design			5%			\$ 126,187
Overheads (supervision etc)			10%			\$ 252,375
Site establishment			2.5%			\$ 63,094
<b>Total Estimated Cost</b>						<b>\$ 3,393,965</b>
<b>Adopted Cost</b>						

Estimate Prepared by: **CDCE**

Mar-14

## Community Centre Level 2 and 3 component

**Name:** Community Centre Level 2 Site 0.8ha

**Scope of works:** Integrated Community Centre

**Detail** Double Kindergarden, 2 consulting rooms for Maternal & Child Health, Flexible activity rooms, Consulting rooms for visiting services  
Community Hall, Public amenities, Central Management Office and carparking.

**Notes:** Costs based on estimate from previous community centres as provided by Wyndham City Council  
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	subtotal	Amount
<b>Community Centre</b>						
Building	<b>subtotal</b>		<b>1381</b>	<b>square metres</b>		<b>\$ 4,278,503</b>
Community Hall	m <sup>2</sup>	\$ 2,721.00	500	includes community rooms	\$ 1,360,500.00	
Kindergarten (double)	m <sup>2</sup>	\$ 2,721.00	368	2 children rooms, Kitchen, Office/Admin, Storage internal & External, Children's toilets	\$ 1,001,328.00	
Maternal & Child Health	m <sup>2</sup>	\$ 2,721.00	100	2 consulting rooms & consult/interview room, waiting room, separate consulting/waiting	\$ 272,100.00	
Visiting Services Consulting rms	m <sup>2</sup>	\$ 2,721.00	70	2 consulting rooms, waiting room	\$ 190,470.00	
Central Management Offices	m <sup>2</sup>	\$ 2,721.00	179	includes circulation space of 95m <sup>2</sup>	\$ 487,059.00	
Flexible Activity rooms	m <sup>2</sup>	\$ 2,439.00	25	youth space	\$ 60,975.00	
Kitchen/Kiosk	m <sup>2</sup>	\$ 2,721.00	40		\$ 108,840.00	
Storage	m <sup>2</sup>	\$ 2,439.00	40		\$ 97,560.00	
Public amenities	m <sup>2</sup>	\$ 2,439.00	59		\$ 143,901.00	
Wall thickness	m <sup>2</sup>	\$ 2,721.00	138.1	allowance for wall thickness 10% of room areas	\$ 375,770.10	
Playground	m <sup>2</sup>	\$ 225.00	800	outdoor play space for kindergarden and 100m <sup>2</sup> for playgroups	\$ 180,000.00	
<b>Carpark works</b>	<b>subtotal</b>	<b>\$ 3,000.00</b>	<b>85</b>	<b>fixed cost</b>	<b>\$ 255,000.00</b>	<b>\$ 282,500</b>
Landscaping Level A	m <sup>2</sup>	\$ 55.00	500	Level A	\$ 27,500.00	
Subtotal					\$ 4,561,003.10	
estimated total						\$ 4,561,003
Contingence			15%			\$ 684,150
<b>Total + contingencies</b>					<b>\$ 5,245,154</b>	
Services for buildings	Item					\$ 100,000
Survey and Design			5%			\$ 228,050
Overheads (supervision etc)			10%			\$ 456,100
Site establishment			2.5%			\$ 114,025
<b>Total Estimated Cost</b>						<b>\$ 6,143,329</b>
<b>Adopted Cost</b>						

# DEVELOPMENT CONTRIBUTIONS PLAN

SEPTEMBER 2014 (Amended December 2023)



METROPOLITAN  
PLANNING  
AUTHORITY