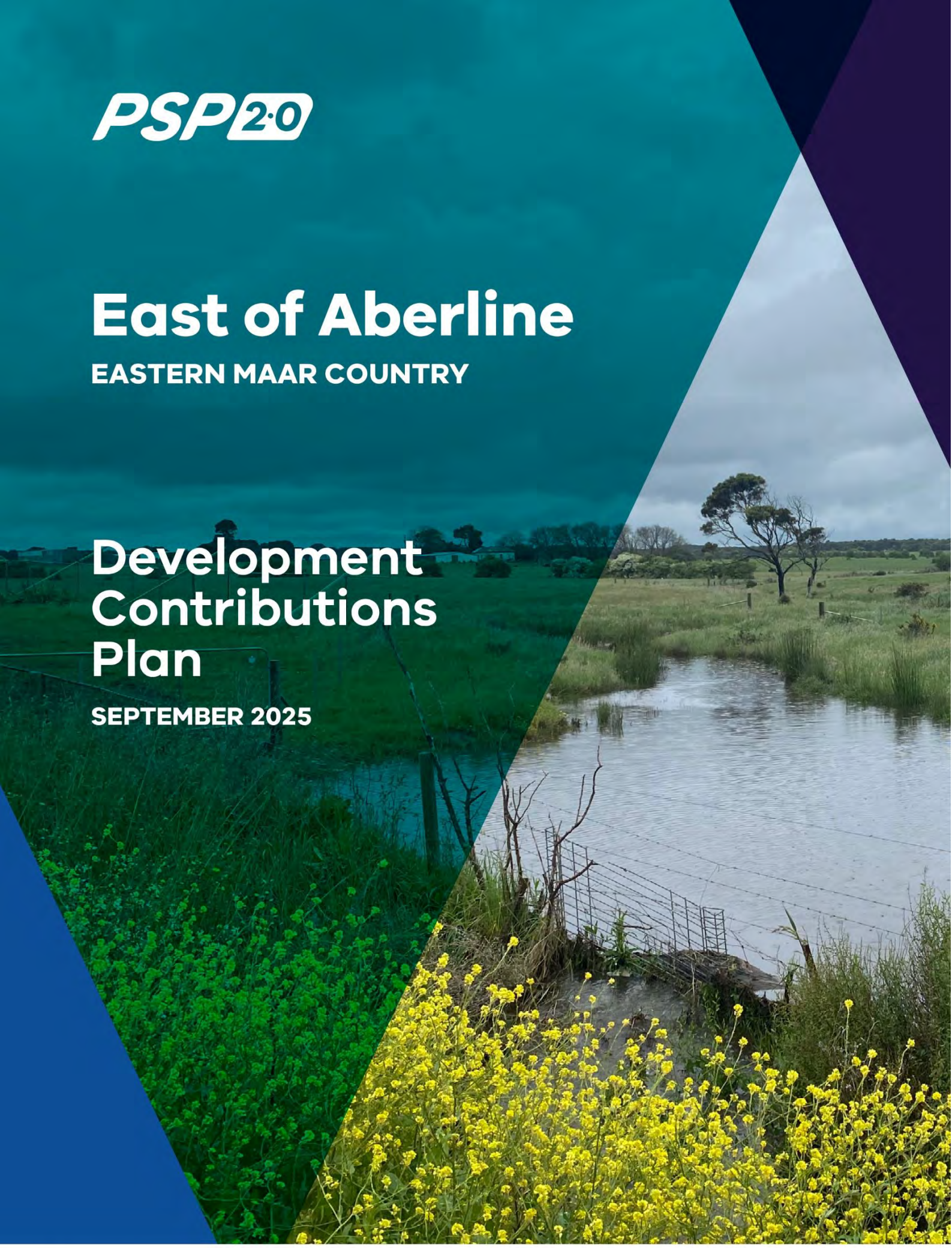
PSP 2.0

East of Aberline

EASTERN MAAR COUNTRY

Development Contributions Plan

SEPTEMBER 2025



More Homes For Victorians

VICTORIA State Government | Department of Transport and Planning

vpa Victorian Planning Authority

CONTENTS

PLANS

TABLES

1. SUMMARY OF CHARGES

Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.

Table 1 Summary of charges

Summary - Net Developable Area (NDA) by charge area		
Charge area	Total Cost of Infrastructure	Contribution per Net Developable Hectare (NDHa)
Residential	**$ 118,985,967**	**$ 442,189**

Summary - Development infrastructure levy				
Projects	Total cost of projects		Contribution per Net Developable Hectare (NDHa)	
Transport	$	21,308,415	$	79,189
Drainage	$	46,334,276	$	172,193
Recreation	$	24,119,862	$	89,637
Community	$	11,904,344	$	44,240
Public Purpose Land	$	12,802,419	$	47,578
Plan Preparation	$	2,516,650	$	9,353
Total	$	118,985,967	**$**	**442,189**

Summary - Breakdown of Development Infrastructure Levy				
Projects	Total cost of projects		Contribution per Net Developable Hectare (NDHa)	
Public Purpose Land	$	12,802,419	$	47,578
Construction	$	103,666,898	$	385,259
Plan Preparation	$	2,516,650	$	9,353
Total	**$**	**118,985,967**	**$**	**442,189**

Summary - Community infrastructure levy		
Levy per dwelling	Estimated dwellings	Estimated total contribution
$ 853	4305	$ 3,670,626

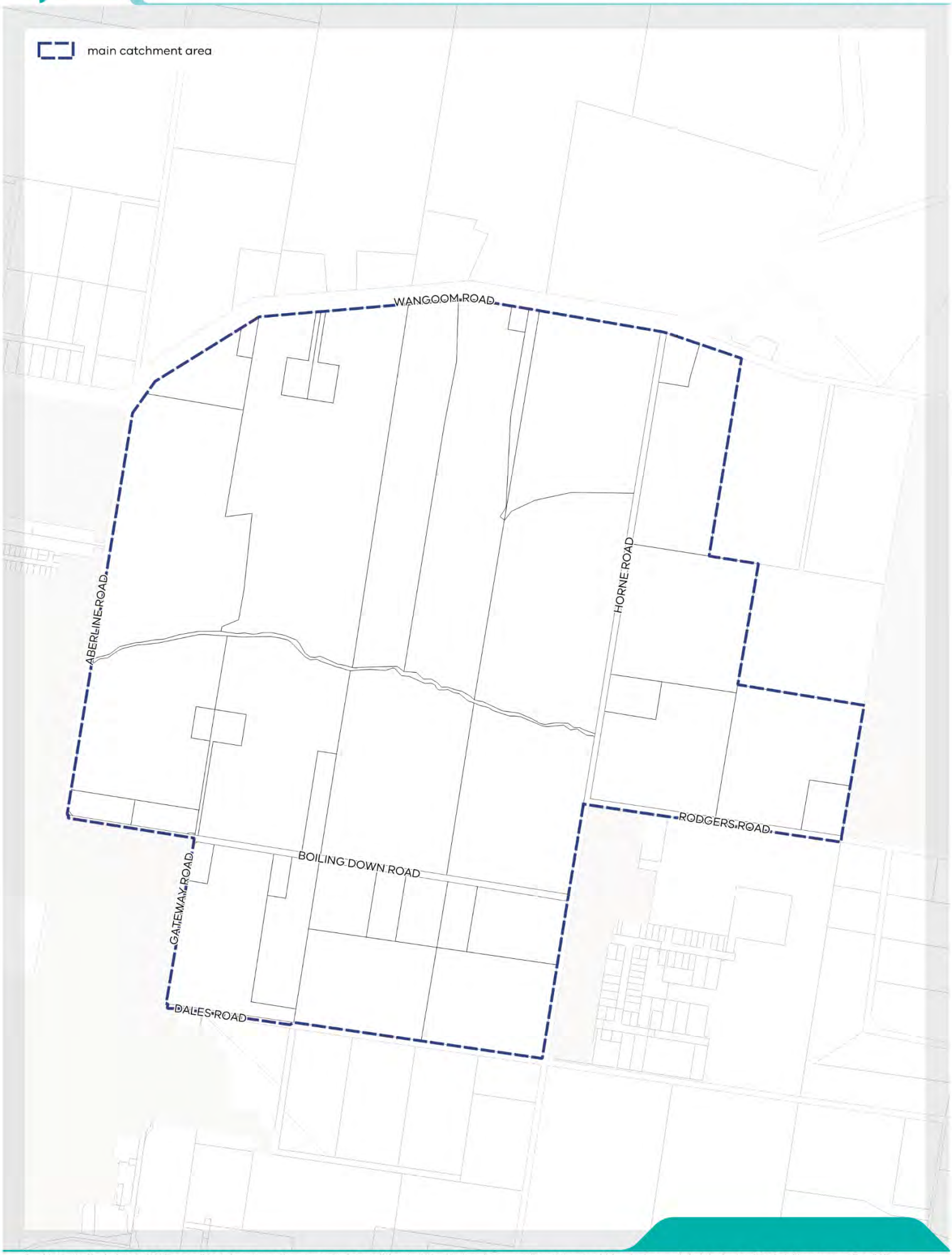
Note: All costs are rounded to the nearest dollar.

Plan 1
Main Catchment Area
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N



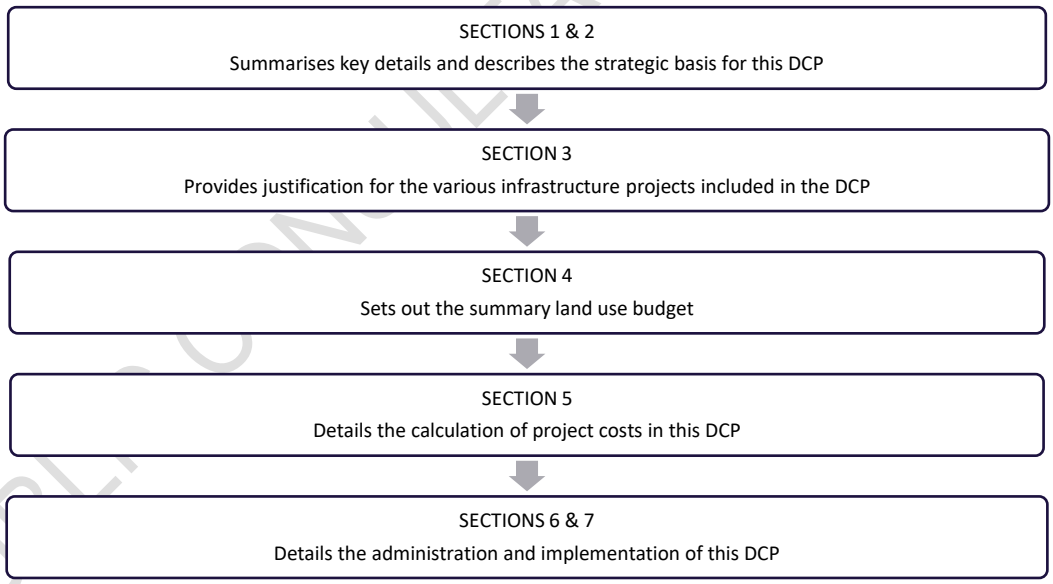
2. INTRODUCTION

The East of Aberline Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Warrnambool City Council and with the assistance of government agencies, service authorities and stakeholders.

The DCP:

- Outlines projects required to ensure that future residents, visitors and workers in the precinct can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle;
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects;
- Ensures 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 development proponents, investors and the local community with certainty about development contribution requirements and how these will be administered.

The DCP document comprises the following sections:



The strategic basis for the DCP is informed by:

- Planning Policy Framework as set out in the Warrnambool Planning Scheme;
- Precinct Structure Planning Guidelines; New Communities in Victoria (Victorian Planning Authority, 2021);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- East of Aberline Precinct Structure Plan and supporting documents.

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

2.1 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the Planning Policy Framework of the Warrnambool Planning Scheme. It is consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans made under section 46M(1) of the Act and has regard to the Victorian Government's Development Contributions Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities. The DCP also sets out the collection of funds under the Community Infrastructure Levy (CIL) for the construction of community and sporting facilities. Section 46L (1)(a) and (1)(b) of the Planning and Environment Act sets a maximum levy for community infrastructure.

The DCP forms part of the Warrnambool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Warrnambool Planning Scheme. The DCP is implemented into the Warrnambool Planning Scheme through Schedule 1 to the Development Contributions Plan Overlay (DCPO3) that applies to the 'main catchment area' illustrated on Plan 2.

2.2 Subdivision Act 1988

Under Section 18A of the Subdivision Act 1988 the owner of land proposed to be subdivided is required, as a condition of permit, to make a public open space contribution in accordance with this DCP in one of the following forms:

- The transfer of land, not exceeding the area of local park(s) as specified in **Appendix A** and designated in **Plan 6**, for public open space purposes;
- The payment of an amount equivalent to not more than 3.81% of the site value of the net developable area; or
- A combination of land and monetary contribution, such that the total value does not exceed 3.83% of the value of the net developable area.

This requirement applies to all land within the DCP area. The public open space contribution must comprise, at a minimum, the land designated for local parks as specified in **Appendix A** and required to meet the service catchments of the precinct.

Where the area of designated local parks within a subdivision exceeds 3.81% of the net developable area proposed to be subdivided, the permit applicant shall be required to provide the balance of the public open space contribution, either by way of reimbursement agreement with Council, a monetary contribution, or a combination thereof, to satisfy the total obligation under Section 18A.

Council may accept the public open space contribution via encumbered lands if the encumbered lands can meet the relevant requirements and/or policies under the planning scheme.

2.3 East of Aberline Precinct Structure Plan

The East of Aberline Precinct Structure Plan (PSP) is located to the northwest of the existing Warrnambool township and was identified as a priority growth corridor for Warrnambool in the *Warrnambool City-wide Housing Strategy* (2013).

The PSP identifies 269.08 hectares of land for urban development as illustrated on **Table 2**. The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario 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, which identifies the infrastructure items required by the new community based on the baseline assumption of the dwelling number and population and apportions the cost of the infrastructure items in an equitable manner across the plan area.

2.4 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 1 and **Appendix A**; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Warrnambool 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, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

2.5 Infrastructure items included in the Development Contributions Plan

The need for infrastructure included in the DCP has been determined based on 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 the 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 the 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.

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

- Are essential to the health, safety and wellbeing of the community;
- Will be used by a broad cross-section of the community;
- Reflect the vision and strategic aspirations expressed in the PSP;
- Are not recurrent items;
- Are the basis for the future development of an integrated network;
- Provide for infrastructure delivery due to heavy fragmentation of land.

2.6 Items not included in the Development Contributions Plan (development proponent works)

The following items are not included in the DCP. They must be provided by development proponents as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:

- Connector streets and local streets;
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);
- Local bus stop infrastructure;
- Landscaping (including irrigation) of all existing and future connector roads, including central medians, 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);
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;
- Overland flow paths as required to divert stormwater flows of existing and new developments;
- Local street or path crossings of Russells Creek and constructed waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP;
- Local parks, which are different from sports reserves, masterplans and any agreed associated works required by the PSP for local parks. The schedule to clause be used by the collecting agency to manage the public open space contributions associated with local parks.
- Any landscaping in local parks;
- Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications;
- Interim works, such as fencing, unless included in the DCP or outlined as the responsibility of an agency in the PSP.

The items listed above are 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 adjoining 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.

2.7 Related infrastructure agreements

A number of additional infrastructure agreements may relate to the precinct area. These includes the Section 173 agreements of The Act that have been entered into and relevant capital works programs.

3. INFRASTRUCTURE PROJECT JUSTIFICATION

3.1 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
- IN – Intersection projects
- BR – Bridge and culvert projects
- Community projects
- CI – Community centre projects
- SR – Sports reserve projects
- Drainage projects
- RBWL – Retarding basin projects

3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in **Appendix B**. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

The Warrnambool City Council is the development agency as well as the collecting agency and will monitor and assess the required timing for individual items and have regard to its capital works program.

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, sports reserves 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 **Appendix B** and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Plan 2
Transport Projects
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N

3.3 Transport projects

The PSP outlines an expanded urban structure intended to support the future residential growth of the Precinct, including new north-south road connection, connector streets, and local streets adjusted to meet the existing constraints of the area.

Transport projects are based on the transport network illustrated in Plan 2 and include a combination of:

- Construction of controlled intersection at Boiling Down Road and Horne Road;
- Construction of new roundabout intersection at Boiling Down Road and a connector road;
- Upgrade to existing roundabout intersections at Boiling Down Road and Gateway Road; and
- Construction of a connector road bridge and culverts over Russells Creek.

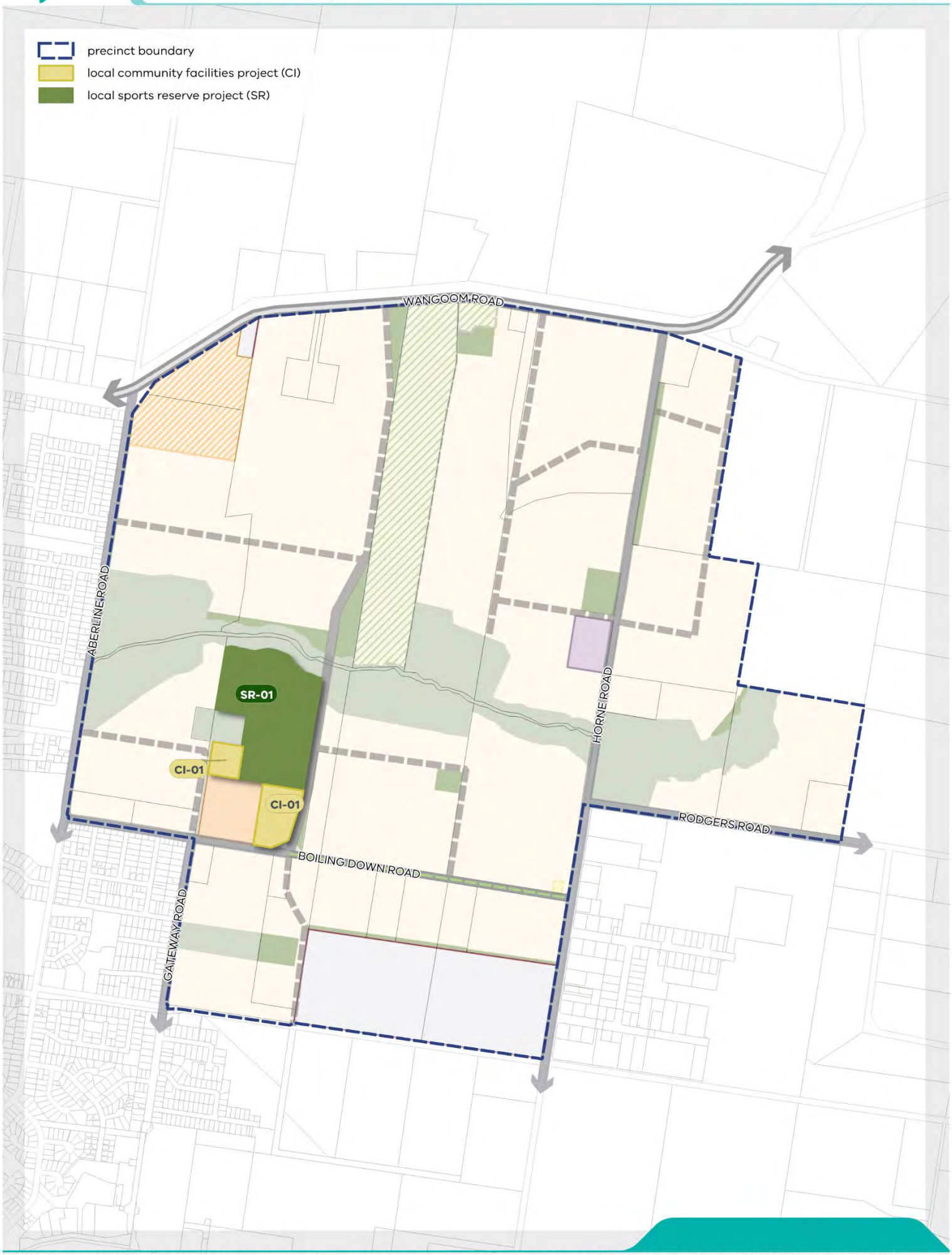
The above projects are shown on Plan 2 and described in **Appendix B**.

Plan 3
Community & Recreation Projects
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N



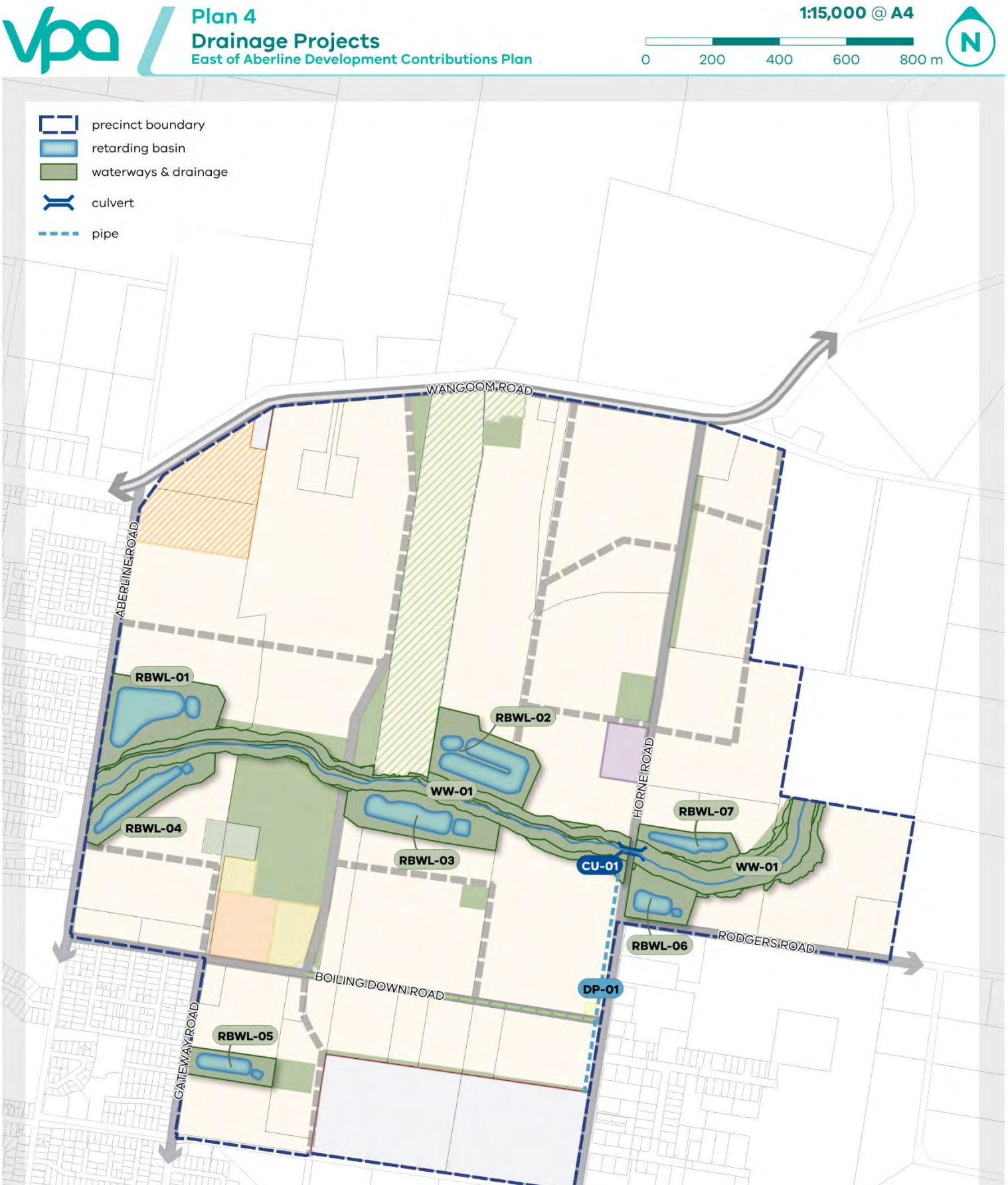
3.4 Community and recreation projects

Community projects include a contribution towards land required and for the construction of community facilities, active recreational reserves and indoor recreation.

Community projects have been identified based upon recommendations of the *East of Aberline Community Infrastructure Needs Assessment* (ASR, 2025).

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on Plan 3 and described in **Appendix B**.

Plan 4 Drainage Projects



3.5 Drainage projects

The DCP makes funding available for the construction of all necessary drainage infrastructure. The DCP only makes an allowance for the acquisition of land for stormwater drainage infrastructure where the land required would be otherwise unencumbered. Waterway corridors and land required for flood mitigation, as designated in the DCP, are encumbered flood-prone land and represent the minimum width when a suitable frontage road is provided.

The drainage infrastructure has been identified through hydraulic modelling undertaken as part of the *East of Aberline Precinct Structure Plan Proof of Concept Report (SMEC,* 2005).

The stormwater drainage infrastructure is required to appropriately retard and treat stormwater flows from new urban development, in accordance with best practice principles and prior to discharge into Russells Creek and existing urban drainage system to the satisfaction of the Warrnambool City Council and Glenelg Hopkins Catchment Management Authority.

The upgrade to the existing culvert of Russells Creek underneath Horne Road is included in the DCP to accommodate the floodway requirement under a 1% Annual Exceedance Probability (AEP) flood event.

The drainage projects include land and construction of stormwater drainage projects. The drainage infrastructure projects funded by the DCP are shown on Plan 4 and described in **Appendix B**.

Temporary and interim drainage works are not the infrastructure projects funded by the DCP.

Plan 5
Public Purpose Land
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N

3.6 Public purpose land projects

Public purpose land projects are illustrated in **Plan 5** to support the delivery of transport, drainage, local parks and community infrastructure.

Public purpose land may be transferred into public ownership by one of two primary mechanisms:

- Public acquisition or
- Vesting in council via subdivision.

These processes differ in their legal basis, compensation rights, and financial implications.

3.6.1 Public Acquisition

Public acquisition is governed by the *Planning and Environment Act 1987* and the *Land Acquisition and Compensation Act 1986*. It involves the compulsory acquisition of land from a private owner by an acquiring authority for a public purpose.

Where a Public Acquisition Overlay (PAO) applies, the affected land remains in private ownership until the acquisition process is initiated. Once the land is compulsorily acquired, the landowner becomes entitled to compensation in accordance with the process set by the Land Acquisition and Compensation Act 1986.

If a land is identified as a public purpose land project under **Appendix B**, the public acquisition, acted on by the acquiring authority, on the land is funded by the DCP. If the compensation determined through the acquisition process exceeds the estimate of value assumed in the DCP, any funding shortfall must be met outside this DCP, unless otherwise resolved through agreement or amendment.

3.6.2 Vesting Land

Land vested in council occurs under the Subdivision Act 1988, whereby land is transferred to a public authority as a condition of subdivision permit. Unless **Appendix B** designates a land credit for a public purpose land project (excluding EA-WW-01), this transfer is effected without compensation and is treated as a development cost borne by the development proponent. Vesting takes effect upon registration of the plan of subdivision, at which point legal title is transferred to the relevant authority.

The establishment of the Russells Creek waterway and conservation corridor i.e. EA-WW-01 aligns with the existing undevelopable land which is identified as natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway in accordance with the catchment planning and management policy. The public purpose land of EA-WW-01 is generally required to be vested in Council at subdivision stage with no DCP land credit or reimbursement, except Council implementing a public acquisition.

The land transfer of the designated waterway reserve, other than the lands for EA-WW-01 and other drainage projects, is also uncredited due to its flood-prone nature under a 1%AEP flood event.

4. SUMMARY LAND USE BUDGET

The land use budget in Table 2 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the PSP.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).

The GDA for East of Aberline PSP is 410.41 hectares while the NDA is 269.08 hectares. This equates to 66.24 of the land within the East of Aberline PSP area being available for development.

Table 2 Summary land use budget

Description	PSP East of Aberline PSP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	**410.41**		
Transport			
Non-Arterial Road - Existing Road Reserve	7.81	1.90%	2.90%
Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	0.31	0.07%	0.11%
Sub-total Transport	8.12	2.0%	3.02%
Community & Education			
Proposed Government School	3.50	0.85%	1.30%
Potential Non-Government School	10.00	2.44%	3.72%
Local Community Facility (DCP land)	3.23	0.79%	1.20%
Government Services	0.12	0.03%	0.04%
Sub-total Education	16.85	4.1%	6.3%
Open Space			
Uncredited Open Space			
Conservation Reserve	19.52	4.76%	7.25%
Potential Conservation Reserve	1.06	0.26%	0.39%
Waterway and Drainage Within Conservation	15.50	3.78%	5.76%
Waterway and Drainage Reserve	31.30	7.63%	11.63%
Crown Land	3.68	0.90%	1.37%
Sub-total Service Open Space	71.06	17.31%	26.41%
Credited Open Space			
Local Sports Reserve (DCP land)	10.65	2.6%	3.96%
Local Network Park (via Clause 53.01)	10.26	2.5%	3.81%
Sub-total Credited Open Space	20.91	5.1%	7.77%
Total All Open Space	91.97	22.4%	34.18%
Other			
Utilities Sub-station / facility (acquired by relevant authority)	24.39	5.94%	9.06%
Sub-total	24.39	5.94%	9.06%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	269.08	65.57%	

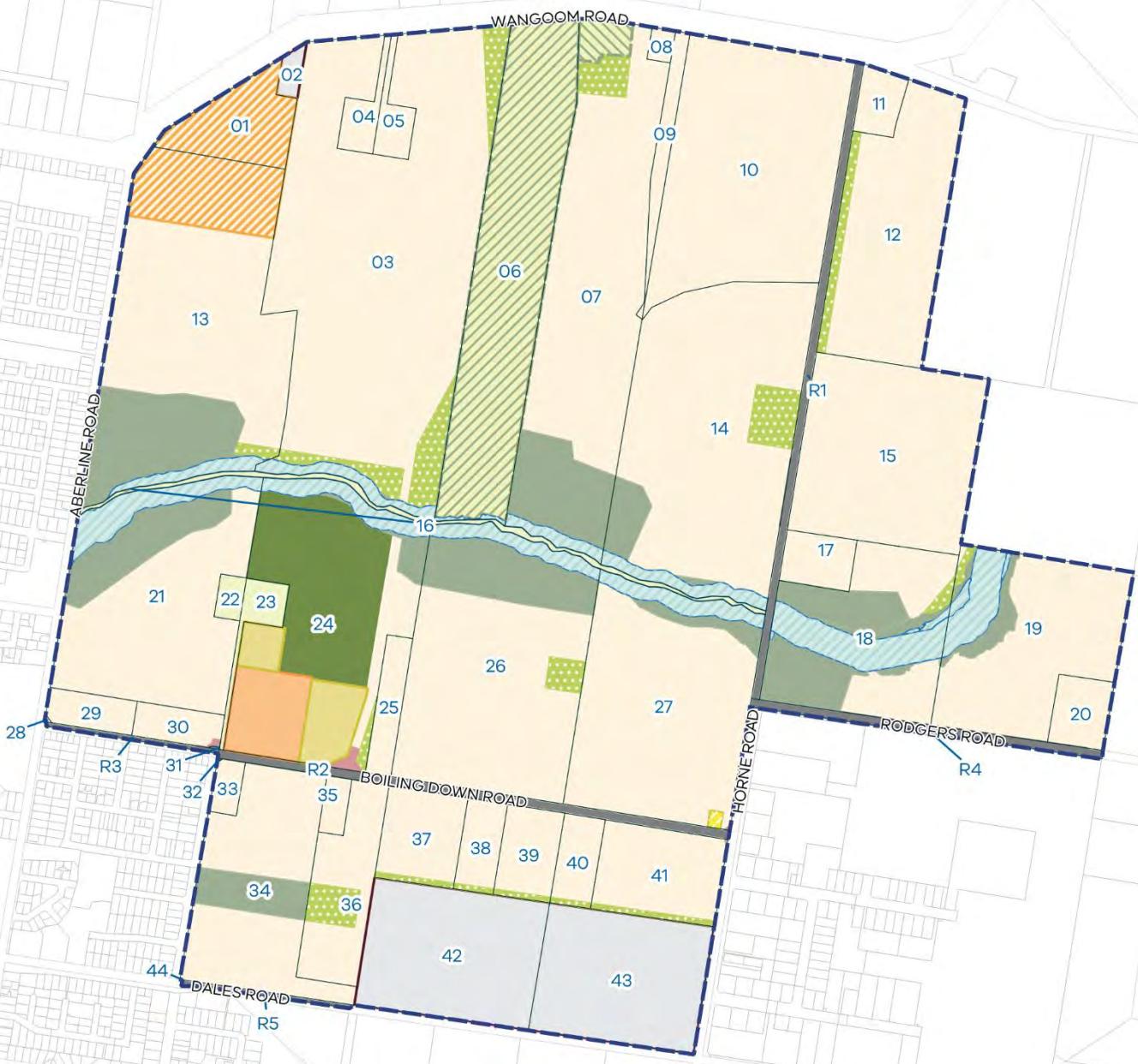
Plan 6
Land Use Budget
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N

- precinct boundary
- 12 parcel boundary (PSP reference number)
- non-arterial road - existing road reserve
- non-arterial road - new / widening / intersection flaring (DCP land)
- proposed government school
- potential non-government school
- local community facilities (DCP land)
- proposed emergency services facility
- conservation reserve
- potential conservation area
- waterway & drainage within conservation (DCP land)
- waterway & drainage reserve (DCP land)
- crown land
- local sports reserve (DCP land)
- local park (via Cl 52.01)
- utility sub-station / facility (acquired by relevant authority)
- NDA - residential



5. CALCULATION OF CONTRIBUTIONS

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

5.1 Net developable area

In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property are outlined in the property-specific land budget included at **Appendix A**.

For the purposes of the DCP, the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.

The NDA for the DCP is outlined in Table 2. 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 **Appendix A**.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (Table 2) and the detailed property-specific land budget (**Appendix A**) and associated tables.

If the NDA for any specific parcel ID as set out in **Appendix A** is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may require the land owner to enter into an agreement under section 173 of the Planning and Environment Act 1987 for payment of for the additional net developable area at the contributions 'per net developable hectare' applicable at the time of any permit application.

5.2 Demand units and residential land budget

There are two types of demand units enforced in this DCP:

- Net developable hectare (NDHa) is the demand unit used for the Development Infrastructure Levy (DIL).
- Number of dwellings is the demand unit for the Community Infrastructure Levy (CIL).

'Residential' development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the local activity centre.

'Residential' development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 269.08 NDHa and 4,305 dwellings.

5.3 Calculation of contributions charges

5.3.1 Calculation of charges - Construction cost

Each infrastructure project has been assigned a land and/or construction cost, as listed in **Appendix B**. The costs are expressed in 2025/26 dollars and will be adjusted annually in accordance with the method specified in Section 2.3.

Transport, drainage and most community infrastructure costings have been determined through individual design and costing process while the costs of the community centres utilise high benchmarks based on *Benchmark Infrastructure Report (Cardno) April 2019* and will be refined at a later date before finalisation of the PSP and DCP documents. The design and costings are provided in **Appendix C**.

5.3.2 Temporary Works

Temporary works are not factored in as a cost in this DCP unless expressly listed in the DCP.

5.3.3 Estimate of land value

Per property broad hectare estimate of value

The public land cost under the DCP is based on the per property broad hectare estimate of value that is prepared for each individual property based on 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.

All development proponents contribute proportionally to the total cost of public land acquisitions, calculated using this same standardised DIL rate. The area of land to be acquired for each DCP project on each property will be identified from the property specific land budget prepared for the PSP.

Landowners who are required to provide land for DCP-funded public purposes—such as roads, open space, drainage reserves (except EA-WW-01), or community infrastructure—are credited at the estimate of value. The transfer and crediting process is set under Section 2.6 of the DCP.

Site specific assessment

A site-specific assessment applies to the following conditions and is endorsed by the collecting agency:

- Existing natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway
- Flood-prone lands subject to 1%AEP flood extent
- Encumbrances such as easements

- DCP-funded community infrastructure land that is assumed to be serviced at the time of acquisition.

5.3.4 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in **Appendix B**. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

6. ADMINISTRATION

This section sets out how the DCP will be administered and covers:

- The timing of payment
- Provision of works and land in lieu
- How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

The community infrastructure levy applies to the construction of dwellings.

Warrnambool City Council is both the collecting agency and the development agency for the purposes of this DCP.

6.1 Payment of contributions and payment timing

6.1.1 Community infrastructure levy

If a community infrastructure levy is payable, it has either been paid, or an agreement has been entered into an agreement with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

Council may require the owner to enter into a section 173 agreement that obligates the payment of the community infrastructure levy prior to the issues of a Statement of Compliance or otherwise agreed.

Section 24(5) of the Building Act 1993 requires that the relevant building surveyor must not issue a building permit unless they are satisfied that if a CIL is payable, it has either been paid, or an agreement has been entered into with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

The community infrastructure levy is payable for every new dwelling, so where a lot is further subdivided (into townhouses for example), and additional levy will be payable for each of the extra dwellings created.

6.1.2 Development infrastructure levy

For subdivision of land

A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance 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, a 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 prior to the issue of the permit 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 requirements 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, which is proposed to be provided in kind.

6.1.3 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 layout and standards outlined in the PSP and 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 shall equal the total cost of the works as identified in the DCP, considering the impact of indexation
- 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 DCP financial contributions will be required until the agreed value of any credits are used.

6.1.4 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 development proponent makes a contribution with a value that exceeds that required by the DCP.

The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, considering the impact of indexation. 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 per Section 6.2.

6.1.5 Non-government schools

The development of land for a non-government school is exempt from the requirement to pay a DIL and a CIL under the DCP.

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 which results in an increased NDA, the owner of that land must pay to the collecting agency development contributions in accordance with Section 4.1 of the DCP. The development 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.

6.1.6 Social and affordable housing

The collecting agency may on an individual basis consider any request for an exemption or discount on the DIL for the development of social and affordable housing.

6.1.7 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 2020* 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.

6.2 Construction and land value costs indexation

Capital costs of all infrastructure items, including land, are in 2025/2026 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:

- **Transport projects** – indexed in line with the Australian Bureau of Statistics Producer Prices Indexes, Road and Bridge Construction Index, Victoria;
- **All other infrastructure items** – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Estimates of land value will be revised annually by a registered valuer based on a broad hectare methodology; this exercise may be required for each respective land use category within the DCP. 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.

6.3 Review period

This DCP adopts a long term outlook for development. This DCP commenced on the date when it was first incorporated into the Warrnambool Planning Scheme. This DCP will end when

development within the DCP area is complete, which is projected to be 25 years after gazettal, or when this DCP is removed from the Warrnambool Planning Scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all. Alternatively, this may require an amendment to the Ballarat Planning Scheme to replace this document with a revised document.

6.4 Adjustment to the scope of projects

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

As part of detailed design, Council or a development proponent with the consent of Council may amend or modify some aspects of projects and propose alternative designs, 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 increased densities or material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In such cases, the development proponent must bear any additional costs for infrastructure that exceed the standard provision assumed in the DCP, to ensure there is no adverse financial impact on the DCP or other contributors.

Where 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, 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.

6.5 Collecting agency (agency responsible for collecting infrastructure levy)

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

6.6 Development agency (agency responsible for works)

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

7. IMPLEMENTATION STRATEGY

This section provides further details regarding how the collecting agency intends to implement the DCP. 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.

7.1 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.

7.2 Finance requirements by stage

The table below sets out the development contributions expected to be collected by stage, showing how much revenue is generated from the applied levy rate against the projected DCP infrastructure costs. It illustrates the financial balance for each stage of development, highlighting whether the levy revenue is sufficient to meet the identified costs.

Table 3 Summary of revenue by stage

Stage	Area of stage (NDHa)	Levy per ha (Total/Transport/Community, as needed)	Stage Revenue	Stage Cost	Overall Position
1	148.69939	$442,189.00	$65,753,234.56	$92,551,469.69	-$26,798,235.12
2	120.38429	$442,189.00	$53,232,608.81	$26,434,497.78	-$124.09

7.3 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 by 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 1 to the Urban Growth Zone in the Warrnambool Planning Scheme for the PSP requires an application for subdivision to be accompanied by a public infrastructure plan to the satisfaction of the responsible authority.

The infrastructure plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the PSP or reasonably required because 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 impact assessment
- The reserving or encumbrance of land for infrastructure, including for community facilities, sports reserves and open space
- Any infrastructure works which 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, 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.

APPENDICES

APPENDIX A – PROPERTY SPECIFIC LAND BUDGET

Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

TABLE NOTE: The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

The land budget has been prepared to reflect current advice from council regarding the public purpose lands for the precinct. The land required for drainage and transport assets and open space may be subject to minor refinement through the subdivision process.

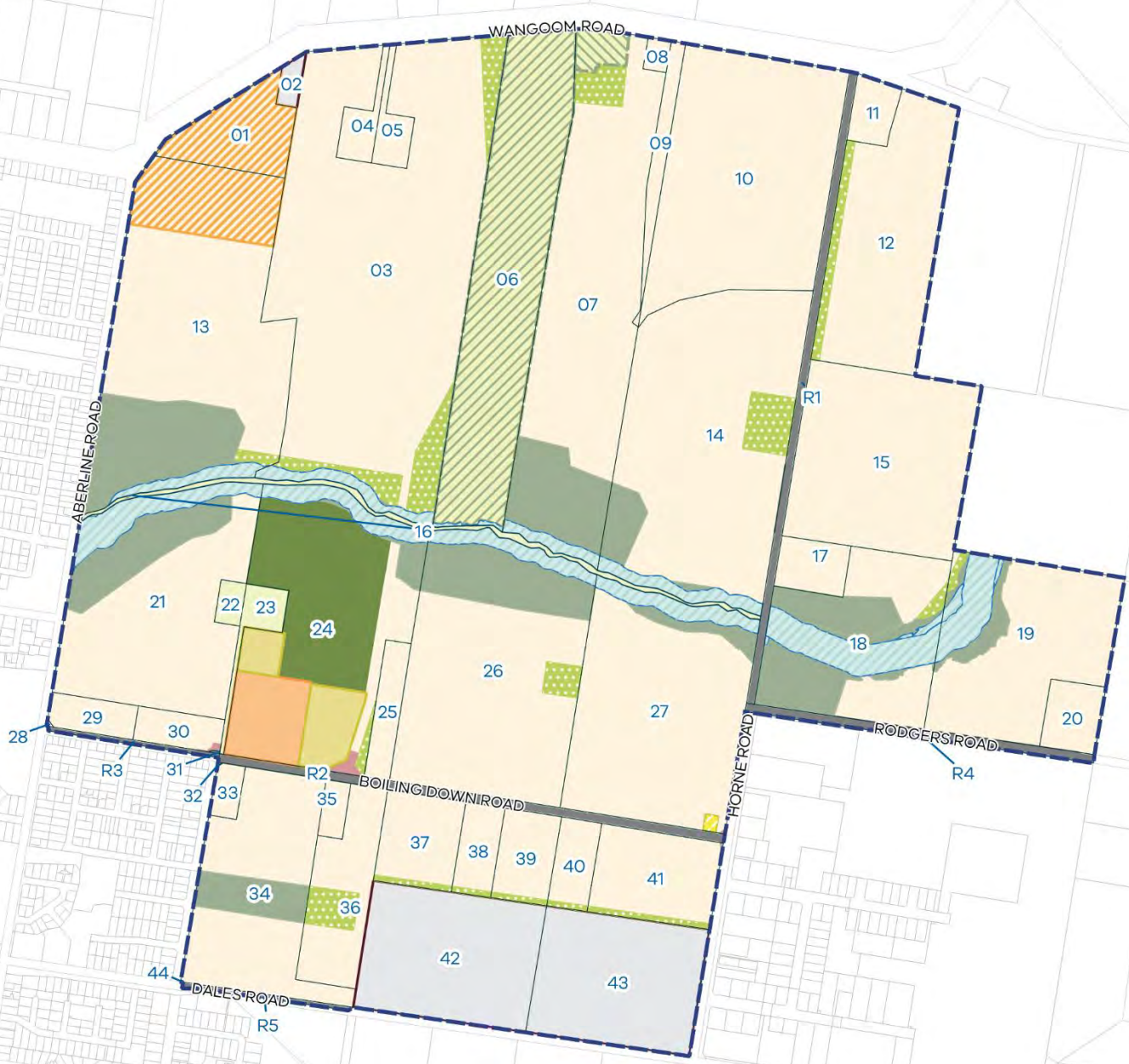
Plan 6
Land Use Budget
East of Aberline Development Contributions Plan

1:15,000 @ A4

0 200 400 600 800 m

N

- precinct boundary
- 12 parcel boundary (PSP reference number)
- non-arterial road - existing road reserve
- non-arterial road - new / widening / intersection flaring (DCP land)
- proposed government school
- potential non-government school
- local community facilities (DCP land)
- proposed emergency services facility
- conservation reserve
- potential conservation area
- waterway & drainage within conservation (DCP land)
- waterway & drainage reserve (DCP land)
- crown land
- local sports reserve (DCP land)
- local park (via Cl 52.01)
- utility sub-station / facility (acquired by relevant authority)
- NDA - residential



Parcel Specific Land Budget

PSP East of Aberline PSP

PSP PARCEL ID	TOTAL AREA (HECTARES)	Transport		Community & Education				Uncredited Open Space					Credited Open Space		Other	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Other Transport												Local Parks			
		Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	Conservation Reserve	Potential Conservation Reserve	Waterway and Drainage Within Conservation	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)		
EA-01	4.46	-	-	-	4.46	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-02	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	0.55	0.00	0.00%
EA-03	44.17	-	-	-	-	-	-	-	-	1.10	0.03	-	-	3.43	-	39.62	89.69%
EA-04	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-05	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-06	19.63	-	-	-	-	-	-	19.52	-	0.11	-	-	-	-	-	0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-	1.06	0.64	4.44	-	-	1.00	-	19.57	73.28%
EA-08	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
EA-09	1.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.72	100.00%
EA-10	22.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.01	100.00%
EA-11	1.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.51	100.00%
EA-12	14.67	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	13.67	93.18%
EA-13	29.66	-	-	-	5.54	-	-	-	-	0.87	6.53	-	-	0.26	-	16.46	55.48%
EA-14	27.78	-	-	-	-	-	-	-	-	1.14	1.43	-	-	1.40	-	23.81	85.70%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.78	100.00%
EA-16	1.76	-	-	-	-	-	-	-	-	-	-	1.76	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.97	100.00%
EA-18	14.04	-	-	-	-	-	-	-	-	3.13	5.54	-	-	0.20	-	5.18	36.87%
EA-19	14.99	-	-	-	-	-	-	-	-	2.03	1.14	-	-	0.149	-	11.67	77.87%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	100.00%
EA-21	19.89	-	-	-	-	-	-	-	-	2.23	3.84	-	-	-	-	13.82	69.49%
EA-22	0.61	-	-	-	-	-	-	-	-	-	-	0.61	-	-	-	0.00	0.00%
EA-23	1.31	-	-	-	-	-	-	-	-	-	-	1.31	-	-	-	0.00	0.00%
EA-24	22.08	-	0.24	3.50	-	3.23	-	-	-	1.54	0.68	-	10.65	0.22	-	2.03	9.18%
EA-25	1.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.94	100.00%
EA-26	23.88	-	-	-	-	-	-	-	-	1.33	4.56	-	-	0.60	-	17.39	72.84%

Parcel Specific Land Budget

PSP East of Aberline PSP

PSP PARCEL ID	TOTAL AREA (HECTARES)	Transport		Community & Education				Uncredited Open Space					Credited Open Space		Other	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Other Transport												Local Parks			
		Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	Conservation Reserve	Potential Conservation Reserve	Waterway and Drainage Within Conservation	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)		
EA-27	20.62	-	0.01	-	-	-	0.12	-	-	1.39	0.92	-	-	-	-	18.17	88.14%
EA-28	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%
EA-29	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.63	100.00%
EA-30	1.64	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	1.59	97.24%
EA-31	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-32	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-33	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.81	100.00%
EA-34	13.35	-	-	-	-	-	-	-	-	-	2.19	-	-	-	-	11.16	83.58%
EA-35	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.77	100.00%
EA-36	6.07	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	5.08	83.55%
EA-37	3.97	-	-	-	-	-	-	-	-	-	-	-	-	0.23	-	3.74	94.12%
EA-38	1.98	-	-	-	-	-	-	-	-	-	-	-	-	0.12	-	1.86	94.08%
EA-39	2.82	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	2.65	94.08%
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	-	-	0.12	-	1.88	94.01%
EA-41	5.97	-	0.01	-	-	-	-	-	-	-	-	-	-	0.36	-	5.60	93.83%
EA-42	12.26	-	-	-	-	-	-	-	-	-	-	-	-	-	12.26	0.00	0.00%
EA-43	11.58	-	-	-	-	-	-	-	-	-	-	-	-	-	11.58	0.00	0.00%
EA-44	0.001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	100.00%
SUB-TOTAL	**402.61**	**0.02**	**0.31**	**3.50**	**10.00**	**3.23**	**0.12**	**19.52**	**1.06**	**15.50**	**31.30**	**3.68**	**10.65**	**10.26**	**24.39**	**269.08**	**66.83%**
Road Reserve																	
EA-R1	2.90	2.90	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R2	2.45	2.45	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R3	0.41	0.41	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R4	1.66	1.66	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R5	0.38	0.38	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
SUB-TOTAL	**7.79**	**7.79**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**0.00**	**0.00%**

Parcel Specific Land Budget

PSP East of Aberline PSP

PSP PARCEL ID	TOTAL AREA (HECTARES)	Transport		Community & Education				Uncredited Open Space					Credited Open Space		Other	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Other Transport												Local Parks			
		Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	Conservation Reserve	Potential Conservation Reserve	Waterway and Drainage Within Conservation	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)		
TOTALS PSP East of Aberline PSP	410.41	7.81	0.31	3.50	10.00	3.23	0.12	19.52	1.06	15.50	31.30	3.68	10.65	10.26	24.39	269.08	65.57%

APPENDIX B – PROJECT COST CALCULATION AND INDICATIVE TIMING

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
TRANSPORT PROJECTS												
	Intersection Projects											
EA-IN-01	Horne Road & Boiling Down Road Boulevard	Development	Construction of Signalised T-intersection	S	0.00	$ -	$ 3,505,621	$ 3,505,621	100%	$ 3,505,621		$ 13,028
EA-IN-02	Connector Road & Boiling Down Road Boulevard	Development	Construction of three-leg roundabout	S	0.00	$ -	$ 1,558,184	$ 1,558,184	100%	$ 1,558,184		$ 5,791
EA-IN-03	Gateway Road & Boiling Down Connector Road	Development	Extension of the northern leg of the existing roundabout	S	0.00	$ -	$ 594,014	$ 594,014	100%	$ 594,014		$ 2,208
	Sub-Total Intersections				**0.00**	**$ -**	**$ 5,657,819**	**$ 5,657,819**		**$ 5,657,819**		**$ 21,026**
	Bridge Crossing											
EA-BR-01	Russell Creek Bridge	Development	Construction of connector road and T-beam bridge over Russells Creek	S	0.00	$ -	$ 15,650,596	$ 15,650,596	100%	$ 15,650,596		$ 58,163
	Sub-Total Bridge Crosssing				**0.00**	**$ -**	**$ 15,650,596**	**$ 15,650,596**		**$ 15,650,596**		**$ 58,163**
	Total Transport				**0.00**	**$ -**	**$ 21,308,415**	**$ 21,308,415**	**0%**	**$ 21,308,415**		**$ 79,189**
COMMUNITY PROJECTS												
	Community Centres											
EA-CI-01	Level 2 Community Centre	Development	Construction of Level 2 Community Centre including car parking facilities	S	0.00	$ -	$ 11,904,344	$ 11,904,344	100%	$ 11,904,344		$ 44,240
	Sub-Total Community Centres					**$ -**	**$ 11,904,344**	**$ 11,904,344**		**$ 11,904,344**	**$ -**	**$ 44,240**
	Active Recreation											
EA-SR-01	Active Open Space - Sports Reserve including fields and outdoor courts	Development	Construction of Sports Reserve and fields (2 ovals, 2 tennis courts, 2 basketball courts, car parks and landscaping)	S	0.00	$ -	$ 24,119,862	$ 24,119,862	100%	$ 24,119,862		$ 89,637
EA-SR-01p	Active Open Space - Pavilion (700 sqm)	Community	Construction of pavilions	S	0.00	$ -	$ 3,670,626	$ 3,670,626	100%	$ 3,670,626	$ 853	

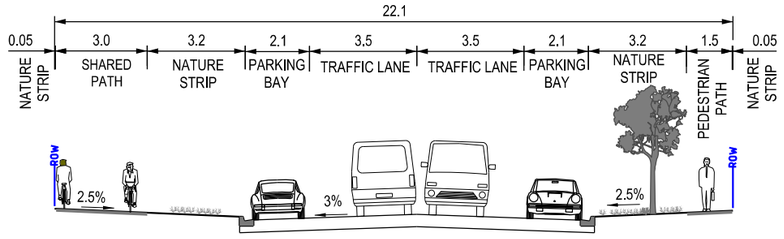
DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
	Sub-Total Active Recreation					**$ -**	**$ 27,790,488**	**$ 27,790,488**		**$ 27,790,488**	**$ 853**	**$ 89,637**
	Total Community and Rec				**0.00**	**$ -**	**$ 39,694,832**	**$ 39,694,832**	**100%**	**$ 39,694,832**	**$ 853**	**$ 133,877**
DRAINAGE PROJECTS												
	Stormwater Drainage											
EA-RBWL-01c	Retarding Basin/Wetland & Sedimentation Poind - Catchment A	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	S	0.00	$ -	$ 6,324,271	$ 6,324,271	100%	$ 6,324,271		$ 23,503
EA-RBWL-02c	Retarding Basin/Wetland & Sedimentation Poind - Catchment B	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	M	0.00	$ -	$ 10,083,373	$ 10,083,373	100%	$ 10,083,373		$ 37,473
EA-RBWL-03c	Retarding Basin/Wetland & Sedimentation Poind - Catchment C	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	S	0.00	$ -	$ 8,649,041	$ 8,649,041	100%	$ 8,649,041		$ 32,143
EA-RBWL-04c	Retarding Basin/Wetland & Sedimentation Poind - Catchment D	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	S	0.00	$ -	$ 4,660,158	$ 4,660,158	100%	$ 4,660,158		$ 17,319
EA-RBWL-05c	Retarding Basin/Wetland & Sedimentation Poind - Catchment E	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E	S	0.00	$ -	$ 3,183,884	$ 3,183,884	100%	$ 3,183,884		$ 11,832
EA-RBWL-06c	Retarding Basin/Wetland & Sedimentation Poind - Catchment F	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F	L	0.00	$ -	$ 2,738,793	$ 2,738,793	100%	$ 2,738,793		$ 10,178
EA-RBWL-07c	Retarding Basin/Wetland & Sedimentation Poind - Catchment G	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	L	0.00	$ -	$ 3,370,772	$ 3,370,772	100%	$ 3,370,772		$ 12,527
EA-DP-01c	Drainage piping (Catchment C) and Grassed swales along Russells Creek corridor	Development	Construction of Q100 pipe in Horne Road connecting to Catchment C and and grassed swales along Russells Creek corridor under Drainage Ancillary Work Cost Estimate	S	0.00	$ -	$ 1,287,900	$ 1,287,900	100%	$ 1,287,900		$ 4,786
EA-CU-01c	Drainage culvert upgrade in Horne Road and Drainage Ancillary Works	Development	Upgrade of existing culvert in Horne Road and Drainage Ancillary Works	S	0.00	$ -	$ 6,036,083	$ 6,036,083	100%	$ 6,036,083		$ 22,432
	Sub-Total Drainage				0.00	$ -	$ 46,334,276	$ 46,334,276		$ 46,334,276	$ -	$ 172,193
	Total Drainage and Flooding				0.00	**$ -**	**$ 46,334,276**	**$ 46,334,276**		**$ 46,334,276**	**$ -**	**$ 172,193**
PUBLIC PURPOSE LAND PROJECTS												

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
	Public Land											
EA-WW-01	Russells Creek Waterway & Conservation Corridor	Development - Land	PAO acquisition cost for the establishment of the Russells Creek waterway and conservation corridor, including natural waterway functions and 1% AEP floodplain storage. Applies only to land subject to PAO acquisition and excludes land vested in Council at subdivision.	S	15.50	$ 565,810	$ -	$ 565,810	100%	$ 565,810		$ 2,103
EA-RBWL-01	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment A at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	6.53	$ 97,977	$ -	$ 97,977	100%	$ 97,977		$ 364
EA-RBWL-02	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment B at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	M	5.77	$ 135,386	$ -	$ 135,386	100%	$ 135,386		$ 503
EA-RBWL-03	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment C at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	5.16	$ 121,184	$ -	$ 121,184	100%	$ 121,184		$ 450
EA-RBWL-04	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment D at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	3.83	$ 76,620	$ -	$ 76,620	100%	$ 76,620		$ 285
EA-RBWL-05	Combined retarding basin, wetland, and sedimentation pond - Western Boundary of Catchment E at Gateway Road	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	2.19	$ 1,315,146	$ -	$ 1,315,146	100%	$ 1,315,146		$ 4,887
EA-RBWL-06	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment Fat Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	L	2.57	$ 51,406	$ -	$ 51,406	100%	$ 51,406		$ 191

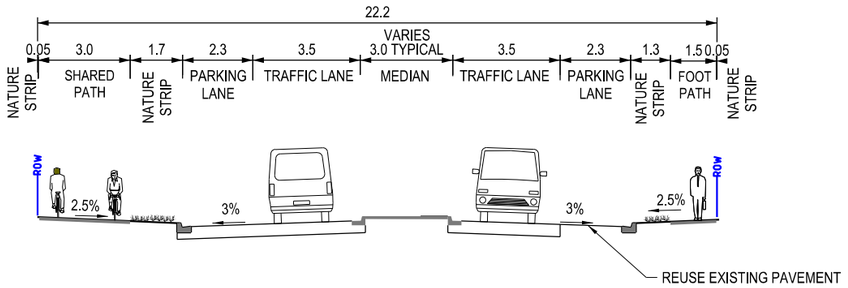
DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
EA-RBWL-07	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment G at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	L	2.22	$ 44,391	$ -	$ 44,391	100%	$ 44,391		$ 165
EA-IN-01	Horne Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of Signalised T-intersection	S	0.00	$ 13,917	$ -	$ 13,917	100%	$ 13,917		$ 52
EA-IN-02	Connector Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of three-leg roundabout	S	0.24	$ 133,773	$ -	$ 133,773	100%	$ 133,773		$ 497
EA-IN-03	Gateway Road & Boiling Down Connector Road	Development - Land	PAO acquisition / land credit cost for the extension of the northern leg of the existing roundabout	S	0.000	$ 46,211	$ -	$ 46,211	100%	$ 46,211		$ 172
EA-CI-01	Level 2 Community Centre	Development - Land	PAO acquisition / land credit cost for the construction of Level 2 Community Centre including shared car parking facilities	S	3.23	$ 2,745,500	$ -	$ 2,745,500	100%	$ 2,745,500		$ 10,203
EA-SR-01	Active Open Space - Sports Reserve	Development - Land	PAO acquisition / land credit cost for the construction of a sports reserve and fields.	S	10.65	$ 7,455,098	$ -	$ 7,455,098	100%	$ 7,455,098		$ 27,706
	Sub-Total Public Land				57.89	$ 12,802,419	$ -	$ 12,802,419		$ 12,802,419	$ -	$ 47,578
	Total Public Land				57.89	$ 12,802,419	$ -	**$ 12,802,419**		**$ 12,802,419**	**$ -**	**$ 47,578**
STRATEGIC PLANNING												
EA-PP-01	Plan Preparation Costs	Development	Plan Preparation Costs		0.00	$ -	$ 2,516,650	$ 2,516,650	100%	$ 2,516,650		$ 9,353
	Sub total Planning Costs				0.00	$ -	$ 2,516,650	$ 2,516,650	100%	$ 2,516,650		$ 9,353
	Total Planning Cost				0.00	$ -	$ 2,516,650	**$ 2,516,650**	100%	**$ 2,516,650**		**$ 9,353**
	TOTALS				**57.89**	**$ 12,802,419**	**$ 109,854,174**	**$ 122,656,594**	**100%**	**$ 122,656,594**	**$ 853**	**$ 442,189**

APPENDIX C – PROJECT DESIGNS AND COSTINGS

- Appendix C1 – Design and cost estimate of transport projects prepared by SMEC
- Appendix C2 - Design and cost estimate of community and recreation projects of SR-01 prepared by SMEC
- Appendix C3 - Design and cost estimate of community and recreation project C!-01 and SR-01p based on VPA ICP Benchmark
- Appendix C4 - Design and cost estimate of drainage projects prepared by SMEC



CONNECTOR STREET



BOILING DOWN ROAD (EAST OF IN-02)

150 mm ON ORIGINAL
A1
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.Villamayor
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	—

SCALES AT A3 SIZE DRAWING

DESIGNER
smec an Sᐩ company

SMEC PROJECT No 30043640

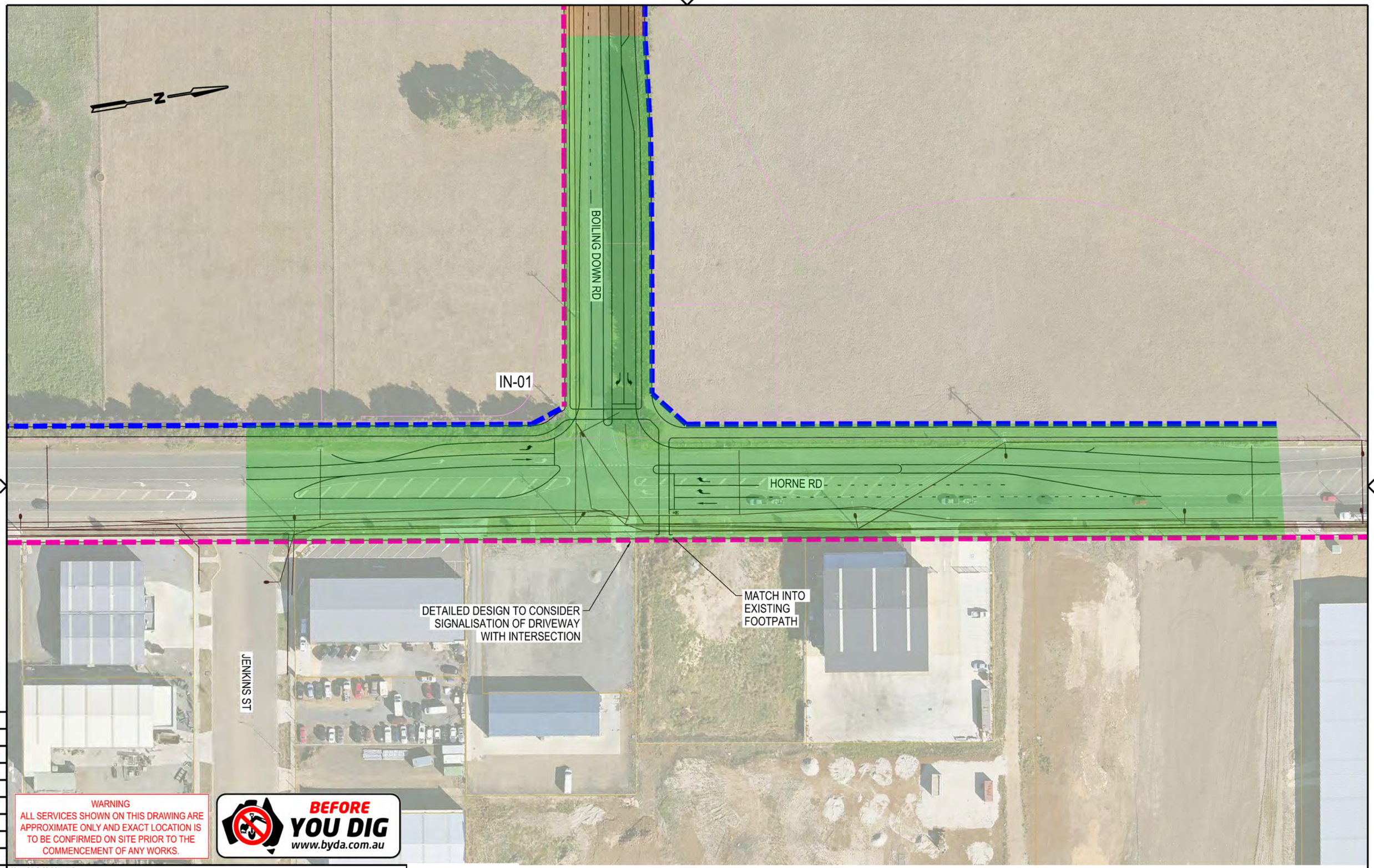
CLIENT
Victorian Planning Authority

PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
TYPICAL SECTIONS
SHEET 01

PHASE

PROJECT / DRAWING No.
30043640-SMEC-CV-DRG-2301

REVISION
C



WARNING
ALL SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND EXACT LOCATION IS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

BEFORE YOU DIG www.byda.com.au

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN
D	22/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.VILLAMAYOR
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	---

SCALES AT A3 SIZE DRAWING
SCALE 1:1000 10 0 10 20

DESIGNER
smec an ASK company

SMEC PROJECT No 30043640

CLIENT
Victorian Planning Authority

PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
GENERAL ALIGNMENT
PLAN IN-01

PHASE

PROJECT / DRAWING No.
30043640-SMEC-CV-DRG-3001

REVISION
D

150 mm ON ORIGINAL
A1

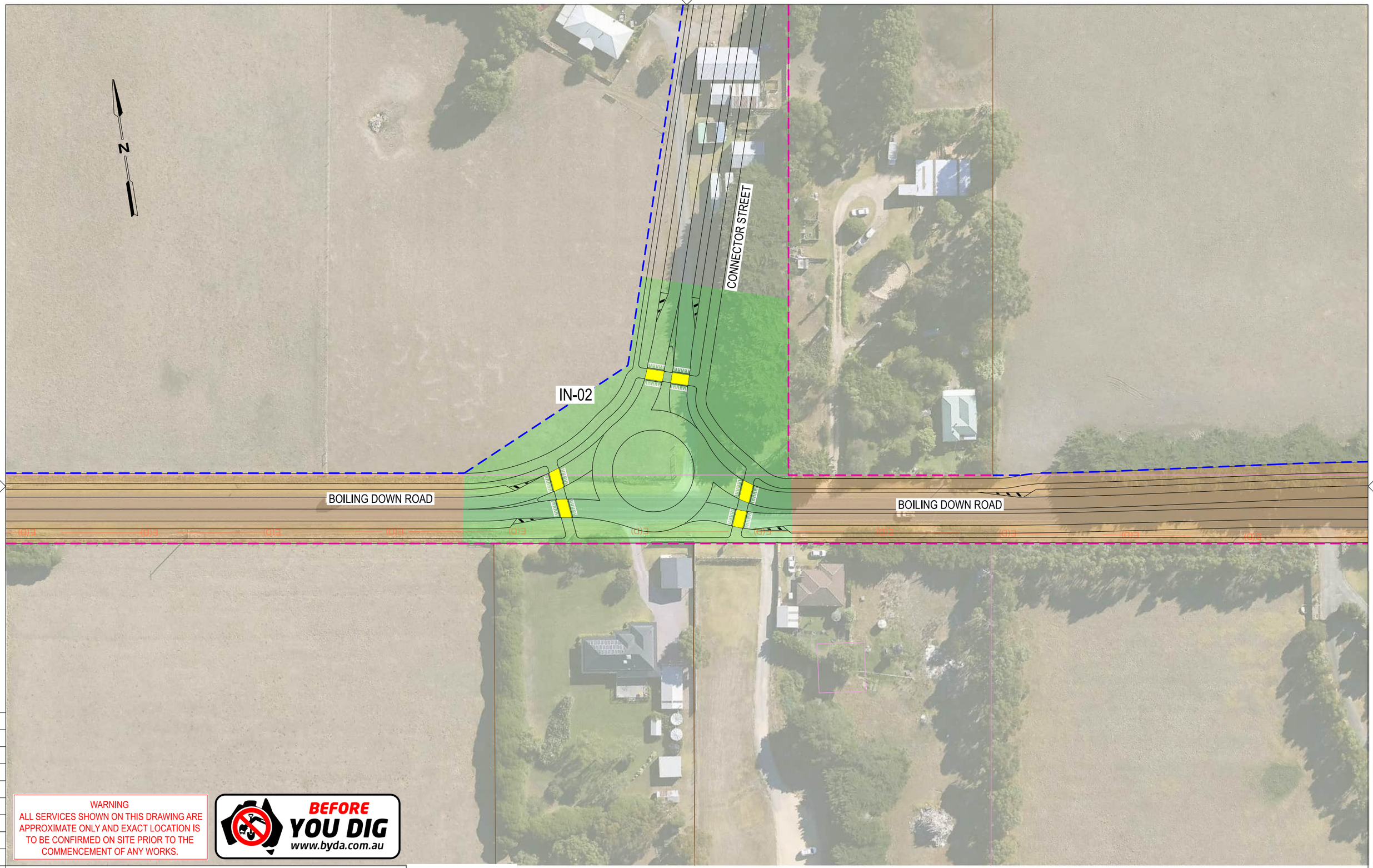
IN-01 - Boiling Down Road and Horne Road

Rev D - 19 Aug 2025

Intersection - Secondary - Connector Signalised Intersection (Benchmark Item 9)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	10351	m2	4.96	1.32	$ 67,770.07
	1.2	Earthworks	1756	m3	40.52	1.32	$ 93,910.08
Road Pavement	2.1	Secondary Arterial Pavement	580	m2	133.78	1.32	$ 102,421.97
	2.2	Collector Arterial Pavement	1405	m2	112.44	1.32	$ 208,531.22
	2.3	Subgrade Preparation	397	m2	16.16	1.32	$ 8,468.49
	2.4	Pavement Rehab / Resheeting	5350	m2	59.32	1.32	$ 418,917.84
Concrete Works	3.1	Kerb and Channel	1153	m	60.9	1.32	$ 92,687.36
	3.2	Traffic Island / Crossover	480	m2	84.07	1.32	$ 53,266.75
	3.3	SUP/footpath/ Cycle Path	1314	m2	91.94	1.32	$ 159,468.09
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	220	m	282.96	1.32	$ 82,171.58
	4.3	Drainage Pipe 450mm CR Bfilled	110	m	334.33	1.32	$ 48,544.72
	4.4	Drainage Pipe 600mm CR Bfilled	110	m	550	1.32	$ 79,860.00
	4.5	Drainage - Pits	12	No.	2806.1	1.32	$ 44,448.62
	4.6	Drainage - Subsoil Drainage	1182	m	43.4	1.32	$ 67,714.42
Traffic	5.1	Traffic Signals	3	Item/ per leg	128786.34	1.32	$ 509,993.91
Landscape	6.1	Trees	20	No. m2 m2	363.01	1.32	$ 9,583.46
	6.2	Landscaping	1222	m2	25.16	1.32	$ 40,584.09
	6.3	Topsoil Seeding	1222	m2	8.44	1.32	$ 13,614.06
Street Lighting	7.1	Street Lighting (intersections)	3	Item/ per leg	55617.74	1.32	$ 220,246.25
Miscellaneous	8.1	Linemarking	4613	m2 of pavement	4.09	1.32	$ 24,904.66
	8.2	Regulatory Signage	12	Item	380.39	1.32	$ 6,025.38
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	10	Item	319.78	1.32	$ 4,221.10
	8.5	Utility relocations - Power	1	Item	50000	1	$ 50,000.00
	8.6	Guard Rail	100	m	224.54	1.32	$ 29,639.28
	8.7	GREAT Terminal	2	Item	13875.66	1.32	$ 36,631.74
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	25	m3	206	1.32	$ 6,798.00
	9.2	Redundant pavement demolition	0	m3	206	1.32	$ -
Delivery	10.1	Council Fees	1	%	0	1	$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	$ 12,983.78
	10.3	Traffic Management	1	%	2.5	1	$ 64,918.92
	10.4	Environmental Management	1	%	0.5	1	$ 12,983.78
	10.5	Survey/Design	1	%	5	1	$ 129,837.83
	10.6	Supervision and Project Management	1	%	9	1	$ 233,708.10
	10.7	Site Establishment	1	%	2.5	1	$ 64,918.92
	10.8	Contingency	1	%	15	1	$ 389,513.49
Total		Excluding Delivery				1	$ 2,596,756.63
		Including Delivery					$ 3,505,621.45

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Infrastructure Contributions Plan. Rates are based on VPA Benchmark Infrastructure Report 11 April 2019 unless otherwise noted. No allowance has been included for geotechnical testing or WSUD. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.



WARNING
ALL SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND EXACT LOCATION IS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

BEFORE YOU DIG www.byda.com.au

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.Villamayor
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	—

SCALES AT A3 SIZE DRAWING

SCALE 1:1000 10 0 10 20

DESIGNER
smec an AtkinsRéalis company
© SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
SMEC PROJECT No 30043640

CLIENT
Victorian Planning Authority

PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
GENERAL ALIGNMENT
PLAN IN-02

PHASE

PROJECT / DRAWING No.
30043640-SMEC-CV-DRG-3002

REVISION
C

IN-02 - Boiling Down Road

Rev D - 19 Aug 2025

Intersection - Connector - Connector Intersection (Benchmark Item 10)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	3827	m2	4.96	1.32	$ 25,057.82
	1.2	Earthworks	1144	m3	40.52	1.32	$ 61,173.87
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.32	$ -
	2.2	Collector Arterial Pavement	1647	m2	112.44	1.32	$ 244,418.48
	2.3	Subgrade Preparation	329	m2	16.16	1.32	$ 7,025.62
	2.4	Pavement Rehab / Resheeting	0	m2	59.32	1.32	$ -
Concrete Works	3.1	Kerb and Channel	498	m	60.9	1.32	$ 40,050.51
	3.2	Traffic Island / Crossover	672	m2	84.07	1.32	$ 74,602.86
	3.3	SUP/footpath/ Cycle Path	641	m2	91.94	1.32	$ 77,816.42
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	90	m	282.96	1.32	$ 33,615.65
	4.3	Drainage Pipe 450mm CR Bfilled	7	m	334.33	1.32	$ 3,089.21
	4.4	Drainage Pipe 600mm CR Bfilled	70	m	550	1.32	$ 50,820.00
	4.5	Drainage - Pits	8	No.	2806.1	1.32	$ 29,632.42
	4.6	Drainage - Subsoil Drainage	527	m	43.4	1.32	$ 30,203.09
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	$ -
Landscape	6.1	Trees	38	No. m2 m2	363.01	1.32	$ 18,208.58
	6.2	Landscaping	867	m2	25.16	1.32	$ 28,794.11
	6.3	Topsoil Seeding	867	m2	8.44	1.32	$ 9,659.07
Street Lighting	7.1	Street Lighting (intersections)	3	Item/ per leg	55617.74	1.32	$ 220,246.25
Miscellaneous	8.1	Linemarking	2929	m2 of pavement	4.09	1.32	$ 15,814.12
	8.2	Regulatory Signage	24	Item	380.39	1.32	$ 12,050.76
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	18	Item	319.78	1.32	$ 7,597.97
	8.5	Contaminated land removal (300mm depth)	1200	m2	40	1	$ 48,000.00
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.32	$ -
	9.2	Redundant pavement demolition	0	m3	206	1.32	$ -
Delivery	10.1	Council Fees	1	%	0	1	$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	$ 5,771.05
	10.3	Traffic Management	1	%	2.5	1	$ 28,855.26
	10.4	Environmental Management	1	%	0.5	1	$ 5,771.05
	10.5	Survey/Design	1	%	5	1	$ 57,710.52
	10.6	Supervision and Project Management	1	%	9	1	$ 103,878.93
	10.7	Site Establishment	1	%	2.5	1	$ 28,855.26
	10.8	Contingency	1	%	15	1	$ 173,131.55
Total		Excluding Delivery				1	$ 1,154,210.31
		Including Delivery					$ 1,558,183.91

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Infrastructure Contributions Plan. Rates are based on VPA Benchmark Infrastructure Report 11 April 2019 unless otherwise noted. No allowance has been included for utility relocation works, geotechnical testing or WSUD. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

N

IN-03

BOILING DOWN ROAD

BOILING DOWN ROAD

GAVIN STREET

GATEWAY ROAD

WARNING
ALL SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND EXACT LOCATION IS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

BEFORE YOU DIG
www.byda.com.au

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.Villamayor
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	—

SCALES AT A3 SIZE DRAWING

SCALE 1:1000 10 0 10 20

DESIGNER

smec an AtkinsRéalis company

SMEC PROJECT No 30043640

CLIENT

Victorian Planning Authority

PROJECT TITLE

EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
GENERAL ALIGNMENT
PLAN IN-03

PHASE	PROJECT / DRAWING No.	REVISION
	30043640-SMEC-CV-DRG-3003	C

150 mm ON ORIGINAL

A1

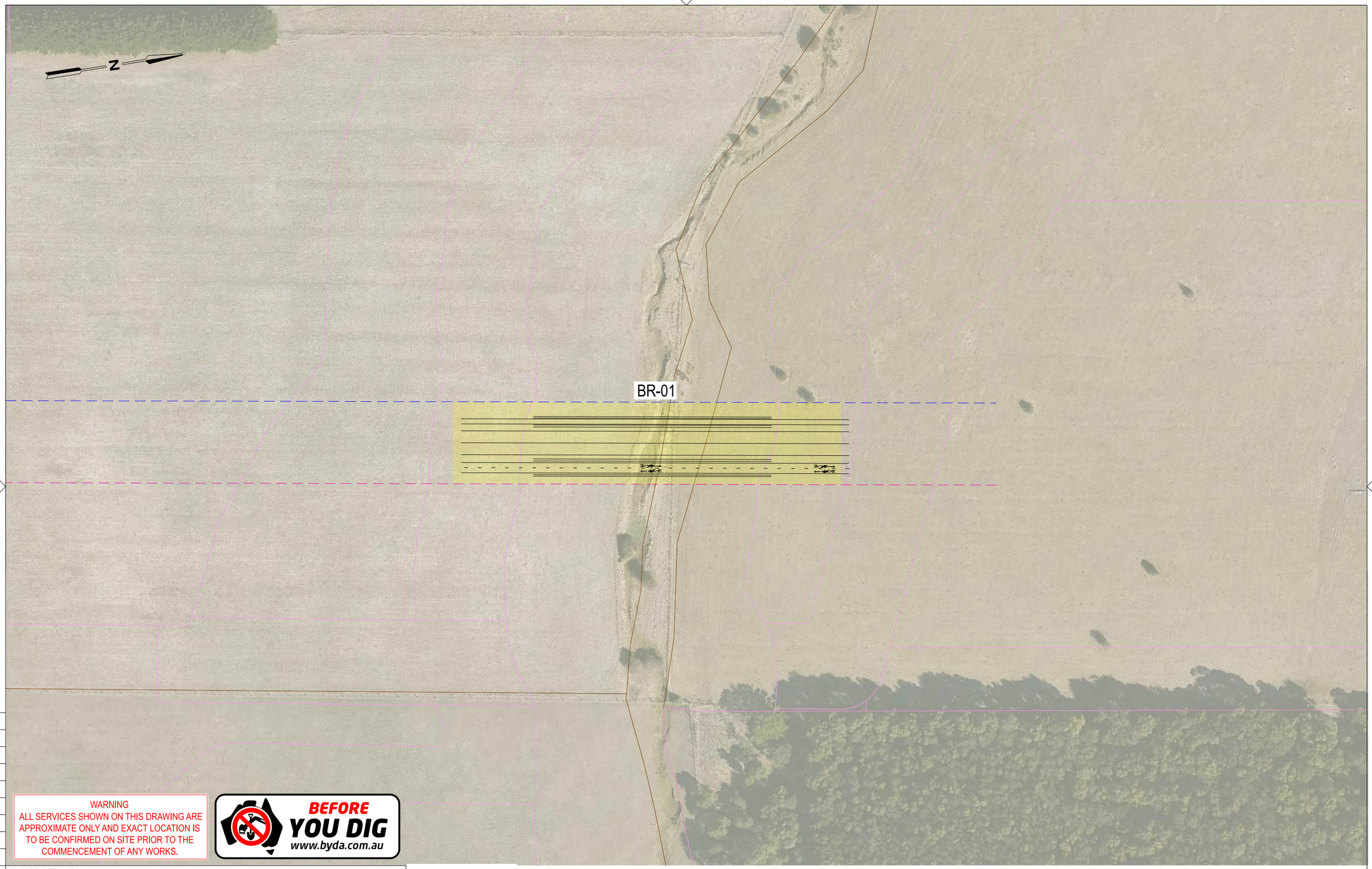
IN-03 - Boiling Down Road and Gateway Road

Rev D - 19 Aug 2025

Intersection - Connector - Connector Intersection (Benchmark Item 10)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	1449	m2	4.96	1.32	$ 9,485.69
	1.2	Earthworks	296	m3	40.52	1.32	$ 15,821.78
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.32	$ -
	2.2	Collector Arterial Pavement	373	m2	112.44	1.32	$ 55,344.93
	2.3	Subgrade Preparation	75	m2	16.16	1.32	$ 1,590.85
	2.4	Pavement Rehab / Resheeting	0	m2	59.32	1.32	$ -
Concrete Works	3.1	Kerb and Channel	127	m	60.9	1.32	$ 10,234.12
	3.2	Traffic Island / Crossover	47	m2	84.07	1.32	$ 5,175.75
	3.3	SUP/footpath/ Cycle Path	435	m2	91.94	1.32	$ 52,782.36
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	40	m	282.96	1.32	$ 14,940.29
	4.3	Drainage Pipe 450mm CR Bfilled	20	m	334.33	1.32	$ 8,826.31
	4.4	Drainage Pipe 600mm CR Bfilled	20	m	550	1.32	$ 14,520.00
	4.5	Drainage - Pits	2	No.	2806.1	1.32	$ 7,408.10
	4.6	Drainage - Subsoil Drainage	156	m	43.4	1.32	$ 8,954.63
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	$ -
Landscape	6.1	Trees	10	No. m2 m2	363.01	1.32	$ 4,552.15
	6.2	Landscaping	594	m2	25.16	1.32	$ 19,739.51
	6.3	Topsoil Seeding	594	m2	8.44	1.32	$ 6,621.68
Street Lighting	7.1	Street Lighting (intersections)	1	Item/ per leg	55617.74	1.32	$ 73,415.42
Miscellaneous	8.1	Linemarking	1243	m2 of pavement	4.09	1.32	$ 6,709.27
	8.2	Regulatory Signage	10	Item	380.39	1.32	$ 5,021.15
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.32	$ -
	9.2	Redundant pavement demolition	0	m3	206	1.32	$ -
Delivery	10.1	Council Fees	1	%	0	1	$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	$ 2,200.05
	10.3	Traffic Management	1	%	2.5	1	$ 11,000.25
	10.4	Environmental Management	1	%	0.5	1	$ 2,200.05
	10.5	Survey/Design	1	%	5	1	$ 22,000.51
	10.6	Supervision and Project Management	1	%	9	1	$ 39,600.91
	10.7	Site Establishment	1	%	2.5	1	$ 11,000.25
	10.8	Contingency	1	%	15	1	$ 66,001.52
Total		Excluding Delivery				1	$ 440,010.12
		Including Delivery					$ 594,013.67

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Infrastructure Contributions Plan. Rates are based on VPA Benchmark Infrastructure Report 11 April 2019 unless otherwise noted. No allowance has been included for utility relocation works, geotechnical testing or WSUD. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.



WARNING
ALL SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND EXACT LOCATION IS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

BEFORE YOU DIG
www.byda.com.au

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.Villamayor
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	—

SCALES AT A3 SIZE DRAWING
SCALE 1:1000 10 0 10 20

DESIGNER
smec an AECOM company

SMEC PROJECT No 30043640

CLIENT
Victorian Planning Authority

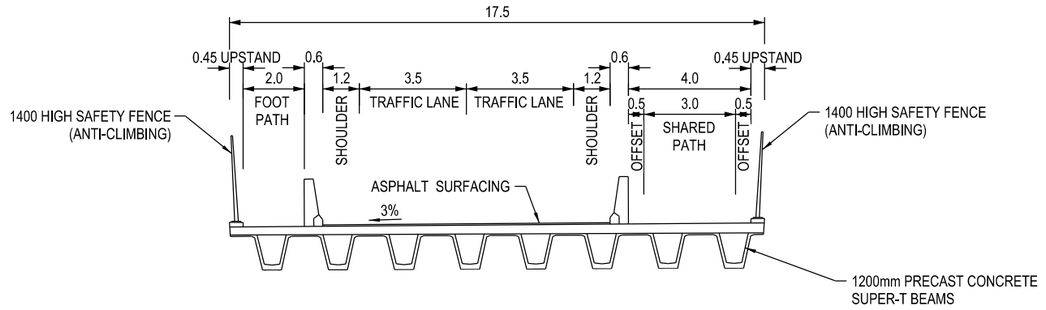
PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
GENERAL ALIGNMENT
PLAN BR-01

PHASE

PROJECT / DRAWING No.
30043640-SMEC-CV-DRG-7001

REVISION
C

A1
150 mm ON ORIGINAL
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150



BRIDGE-01

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION \ NAME
c:\bms\smec-pw-04\dms45167\30043640-SME-GEN-XRF-0001.dgn

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
A	17/04/25	DRAFT CONCEPT DRAWINGS		GC
B	11/07/25	DRAFT CONCEPT DESIGN RESUBMISSION		AD
C	05/08/25	FINAL CONCEPT DESIGN		RN

TITLE	NAME
DRAFTER	L.Villamayor
DRAFTING CHECK	G.CHRZANOWSKI
DESIGNER	G.CHRZANOWSKI
DESIGN CHECK	R.NATION
PROJECT MANAGER	G.CHRZANOWSKI
PROJECT DIRECTOR	—

SCALES AT A3 SIZE DRAWING

DESIGNER
smec an SJ company

SMEC PROJECT No 30043640

CLIENT
Victorian Planning Authority

PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
TYPICAL SECTIONS
SHEET 02

PHASE

PROJECT / DRAWING No.
30043640-SMEC-CV-DRG-2302

REVISION
C

BR-01 - Russel Creek

Rev D - 19 Aug 2025

Bridge - 100m - Connector (Modified Benchmark Item 22)

Bridge Length - 70m

Bridge Width - 17.5

Group	Item	Description	Quanity	Unit	Rate ($)	Amount ($)
Siteworks and Earthworks	1.1	Site Preparation	1	Item	50000	$ 50,000.00
	1.2	Earthworks	2000	m3	70	$ 140,000.00
	1.3	Set-Out	1	Item	15000	$ 15,000.00
Structure	2.1	Slab & foundations/piers/beams	1225	m2	6500	$ 7,962,500.00
	2.2	Abutments	2	Item	650000	$ 1,300,000.00
	2.3	Bridge Containment Barrier	140	LM	2400	$ 336,000.00
On-Bridge Works	3.1	Asphalt wearing course over slab	658	m2	160	$ 105,280.00
	3.4	Lighting on-bridge	1	Item	25500	$ 25,500.00
Off-Bridge Works	4.1	Approach slabs	263	m2	600	$ 157,500.00
	4.2	Safety guard rail/ barrier	200	LM	1800	$ 360,000.00
	4.3	Drainage	2	Item	120000	$ 240,000.00
	4.4	Scour Protection	2	Item	30000	$ 60,000.00
Miscellaneous	5.1	Line-marking	70	LM	52	$ 3,640.00
	5.2	Regulatory Signage	1	Item	25000	$ 25,000.00
	5.3	Maintenance of works - 1 year	1	Item	150000	$ 150,000.00
Services	6.1	Services conduit on-bridge	70	LM	1000	$ 70,000.00
Delivery	7.1	Council Fees	1	%	0	$ -
	7.2	Other Authority Fees - utility services	1	%	0.5	$ 55,002.10
	7.3	Traffic Management	1	%	2.5	$ 275,010.50
	7.4	Environmental Management	1	%	0.5	$ 55,002.10
	7.5	CHMP Allowance	1	Item	30000	$ 30,000.00
	7.6	Survey/Design (incl. Proof engineering/Structural eng cert)	1	%	7	$ 770,029.40
	7.7	Supervision and Project Management	1	%	9	$ 990,037.80
	7.8	Site Establishment	1	%	2.5	$ 275,010.50
	7.9	Contingency	1	%	20	$ 2,200,084.00
		Excluding Delivery				$ 11,000,420.00
		Including Delivery				$ 15,650,596.40

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Infrastructure Contributions Plan. Rates are based on VPA Benchmark Infrastructure Report 11 April 2019 unless otherwise noted. No allowance has been included for utility relocation works, geotechnical testing or WSUD. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the bridge or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

Figure 2. Civic Precinct

SUMMARY

East of Aberline PSP - Multipurpose Sports Facility

Masterplan Cost Plan - Base (Bechmark) Scheme

Cost Plan No. 1 based on Master Plan design documentation

Description of Works	Unit	Quantity	Rate ($/unit)	Cost ($)
Demolition and Site Preparation				
Demolition	Note			Excluded
Asbestos / hazardous material removal	Note			Excluded
Site preparation	m2	113,000	6	678,000
Earthworks / site levelling - assumed site generally flat	m2	113,000	8	904,000
Excavation and removal of rock	Note			Excluded
Playing Fields - 2 no.				
Sports field playing surface (turf) - including preparation, sub grade, top soil and turf	m2	32,000	110	3,520,000
Irrigation	m2	32,000	10	320,000
Sub surface drainage	m2	32,000	15	480,000
Perimeter fencing	m	-	65	Excluded
Goal posts	No.	2	15,000	30,000
Soccer nets	No.	-	12,000	-
Field lighting	No.	8	65,000	520,000
Interchange shelters	No.	10	10,000	100,000
Cricket pitch (2 no.)	No.	2	30,000	60,000
Practice cricket nets (4 bays)	No.	1	40,000	40,000
Tennis Courts - 2 no.				
Court surface	m2	1,640	260	426,400
Fencing	m	165	500	82,500
Lighting	no.	2	25,000	50,000
Netting, line marking, etc.	no.	2	3,000	6,000
Basketball / Netball courts - 2 no.				
Court surface	m2	1,625	260	422,500
Fencing	m	165	500	82,500
Lighting	no.	2	25,000	50,000
Backboards, goals, line marking, etc.	court	2	15,000	30,000
Traffic and Parking				
Access road (incl. asphalt paving, kerbs, stormwater drainage, minimal landscaping, lighting, etc.)	Note			Not Applicable
Carpark - (incl. asphalt paving, kerbs, stormwater drainage, etc.)	m2	5,330	280	1,492,400
Carpark lighting	No.	6	10,000	60,000
Vehicle crossovers	No.	4	15,000	60,000
Bicycle Racks	No.	30	800	Excluded
Large passive green node (dry creek feature, natural play) - removed from scope				
Mulched /grassed area (allow 20% area)	m2	-	30	-
Garden bed (allow planting 50% of the area at 4 no. per sqm)	m2	-	96	-
Dry creek feature (allow 30% area)	m2	-	200	-

SUMMARY

East of Aberline PSP - Multipurpose Sports Facility

Masterplan Cost Plan - Base (Bechmark) Scheme

Cost Plan No. 1 based on Master Plan design documentation

Description of Works	Unit	Quantity	Rate ($/unit)	Cost ($)
Natural play features	Item	-	150,000	-
Seating	No.	-	1,500	-
Bins, signage	Item	-	15,000	-
Small passive green node (seating, outdoor equipment, sensory play, interpretation) - 6 no.				
Mulched /grassed area (allow 70% area)	m2	-	30	-
Garden bed (allow planting 30% of the area at 4 no. per sqm)	m2	-	96	-
Seating (allow 2 no. per node)	No.	-	2,500	-
Picnic tables and chairs (allow 3 nodes at 2 no. per node)	No.	-	5,000	-
Sensory play (allow to 3 nodes)	No.	-	150,000	-
Bins, signage	Node	-	4,000	-
Play node (accessible play equipment with rubber and mulch, seating)				
Rubber surface on concrete base	m2	1,600	400	640,000
Mulched Softfall surface	m2	3,200	35	112,000
Accessible play equipment	Item	1	350,000	350,000
Seating	No.	6	2,500	Excluded
Bins, signage	Item	1	15,000	Excluded
General Landscaping				
Pedestrian paths - Concrete 3m wide	m2	3,900	160	624,000
Pedestrian paths - Gravel 2m wide	m2	2,230	65	144,950
Grass area including 100 thick topsoil and turf	m2	31,475	30	928,513
Garden beds including 200 thick topsoil, 100 thick mulch and 150 pot plan at 4 no./m2	m2	30,000	96	2,865,000
Supply and install of 45L trees	No.	250	300	75,000
Irrigation to all landscaped areas	m2			Excluded
Landscape furniture - bench seating, bins	No.	20	5,700	Excluded
Precinct signage	Item	1	15,000	Excluded
Drinking fountains	No.	10	8,000	Excluded
Site boundary fence	m	1,050	120	126,000
External Services - Provisional Sum				
Path lighting	Note			Excluded
Parking lighting	Note			Included
Road lighting	Note			Excluded
Stormwater services	Item	1	730,000	730,000
Sewer drainage	Item	1	-	-
Water Supply	Item	1	145,000	145,000
Electrical Services (LV supply, comms, main switchboard / meter, submains, etc.)	Item	1	823,000	823,000
Fire Services (excluding tanks and pump set)	Item	1	90,000	90,000
Constructed wetlands/ stormwater basins	Note			Excluded
Relocate or upgrade of existing services and infrastructure	Note			Excluded

SUMMARY

East of Aberline PSP - Multipurpose Sports Facility

Masterplan Cost Plan - Base (Bechmark) Scheme

Cost Plan No. 1 based on Master Plan design documentation

Description of Works	Unit	Quantity	Rate ($/unit)	Cost ($)
Other				
Landscape maintenance - 12 months	Week	52	2,500	130,000
Works outside site boundary	Note			Excluded
Abnormal ground conditions / site decontamination / remediation	Note			Excluded
Total Building and External Works & Services Cost (at July, 2025)				**17,197,763**
Non-Construction Costs				
Council fees - as per VPA benchmark	%	3.25		558,927
Authority / headwork's charges - as per VPA benchmark	%	1.00		171,978
Traffic Management - as per VPA benchmark	%	2.00		343,955
Environmental Management - as per VPA benchmark	%	0.50		85,989
Design contingency - as per VPA benchmark	%	5.00		859,888
Supervision and Project Management	%	9.00		1,547,799
Site Establishment	%	2.50		429,944
ESD initiatives (over and above business as usual requirements) - as per VPA benchmark	%	2.00		343,955
Contract contingency - as per VPA benchmark	%	15.00		2,579,664
TOTAL - EXCLUDING DELIVERY				**17,197,763**
TOTAL - INCLUDING DELIVERY				**24,119,862**

Exclusions:				
Fencing to playing fields	Note			Excluded
Internal access Roads	Note			Excluded
Irrigation other than to playing fields	Note			Excluded
Lighting other than sporting fields, courts and carparks	Note			Excluded
Bicycle racks	Note			Excluded
Bench seats, drinking fountains, signage	Note			Excluded
Constructed wetlands/ stormwater basins	Note			Excluded
Relocate or upgrade of existing services and infrastructure	Note			Excluded
Ground conditions (abnormal ground conditions, excavation in rock, ground water, site decontamination, etc)	Note			Excluded
Asbestos / hazardous material removal	Note			Excluded
Gas supply to site	Note			Excluded
Staging of the works	Note			Excluded
Locality factor	Note			Excluded
Cost Escalation Allowance	Note			Excluded
Independent Project Manager fees	Note			Excluded
Client costs	Note			Excluded
Cultural Heritage Management Plan	Note			Excluded
Habitat compensation obligation / offset credits	Note			Excluded
IT equipment	Note			Excluded
Audio visual equipment and infrastructure	Note			Excluded

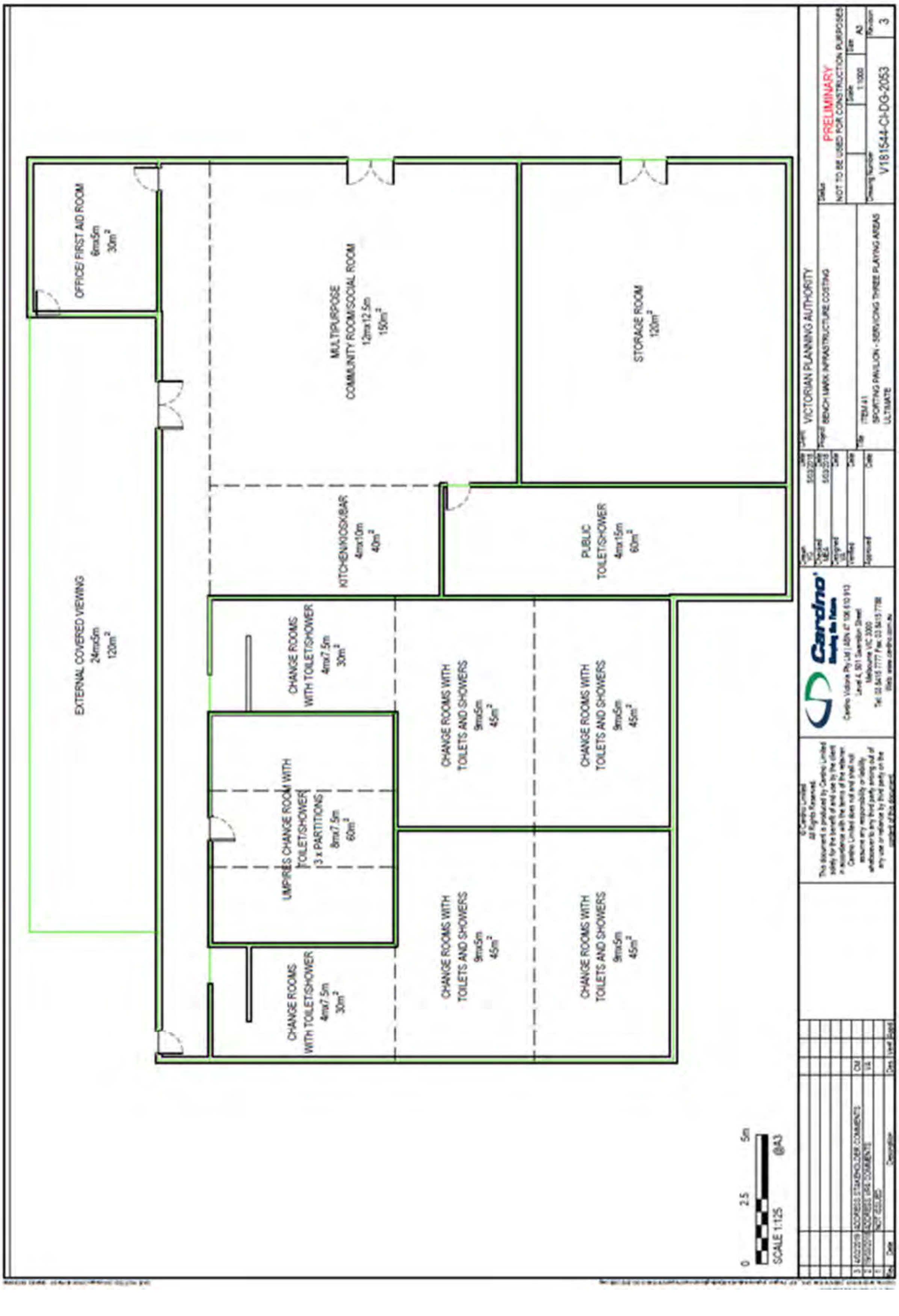
SUMMARY

East of Aberline PSP - Multipurpose Sports Facility

Masterplan Cost Plan - Base (Bechmark) Scheme

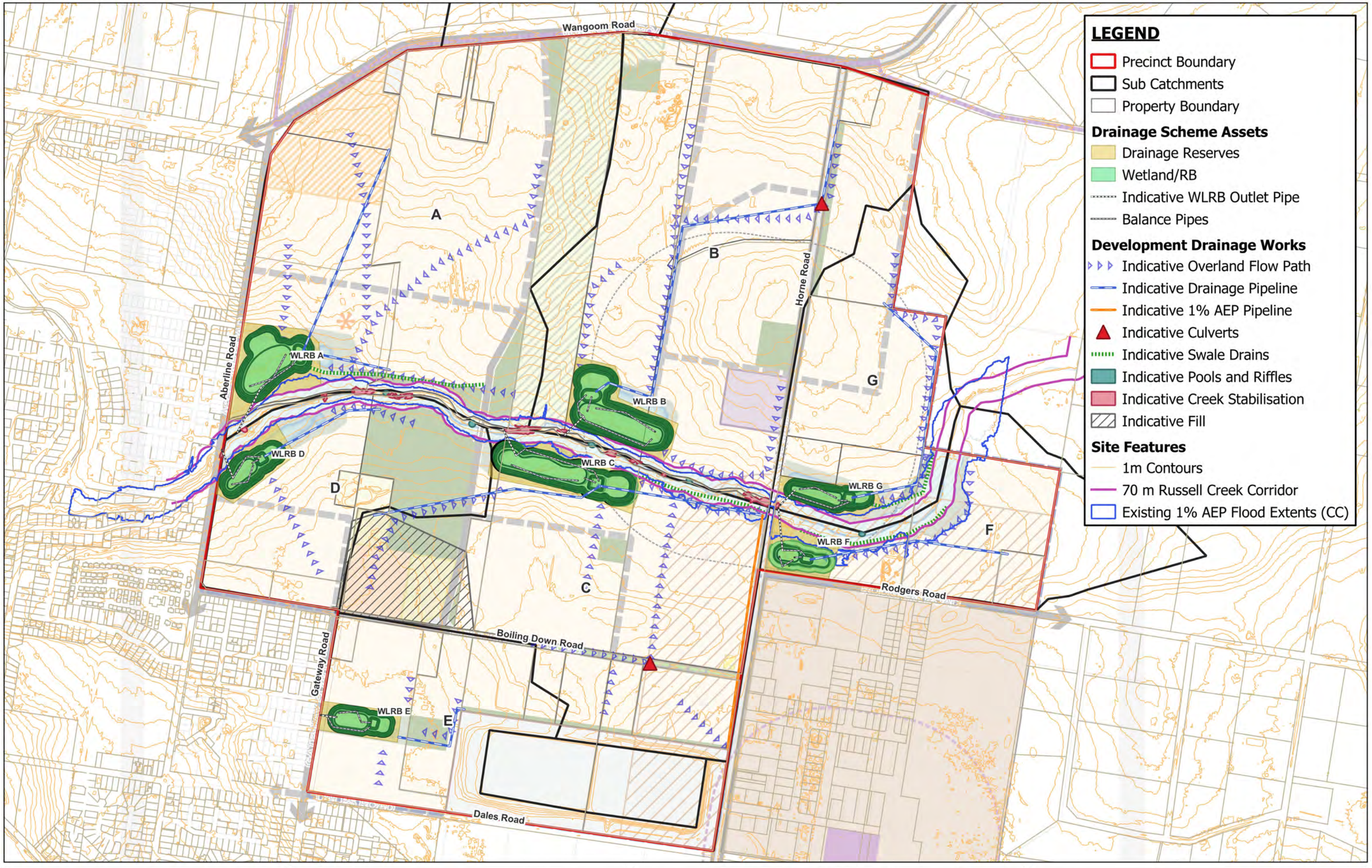
Cost Plan No. 1 based on Master Plan design documentation

Description of Works	Unit	Quantity	Rate ($/unit)	Cost ($)
Media / broadcasting equipment	Note			Excluded
Loose furniture	Note			Excluded
Decanting or relocation	Note			Excluded
Public artwork	Note			Excluded
Goods & Services Tax	Note			Excluded


OFFICE/ FIRST AID ROOM
6mx5m
30m²
EXTERNAL COVERED VIEWING
24mx5m
120m²
MULTIPURPOSE
COMMUNITY ROOM/SOCIAL ROOM
12mx12.5m
150m²
STORAGE ROOM
120m²
KITCHEN/KIOSK/BAR
4mx10m
40m²
PUBLIC
TOILET/SHOWER
4mx15m
60m²
CHANGE ROOMS
WITH TOILET/SHOWER
4mx7.5m
30m²
CHANGE ROOMS WITH
TOILETS AND SHOWERS
9mx5m
45m²
CHANGE ROOMS WITH
TOILETS AND SHOWERS
9mx5m
45m²
UMPIRES CHANGE ROOM WITH
TOILET/SHOWER
3 x PARTITIONS
8mx7.5m
60m²
CHANGE ROOMS WITH
TOILETS AND SHOWERS
9mx5m
45m²
CHANGE ROOMS WITH
TOILETS AND SHOWERS
9mx5m
45m²
CHANGE ROOMS
WITH TOILET/SHOWER
4mx7.5m
30m²
0
2.5
5m
SCALE 1:125
@A3
VICTORIAN PLANNING AUTHORITY
BENCH MARK INFRASTRUCTURE COSTING
ITEM 41
SPORTING PAVILION - SERVICING THREE PLAYING AREAS
ULTIMATE
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Cardno
V181544-CI-DG-2053
3

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

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



PROJECT TITLE:	EAST OF ABERLINE PSP		
PROJECT NO:	30043612		
MAP NO:	01		
MAP TITLE:	DRAINAGE STRATEGY PLAN		

REVISION:	A	DATE:	31/08/2025
STATUS:	FINAL	SIZE:	A3
AUTHOR:	A.B.	SOURCES:	METROMAPS
CHECKED:	K.V.	CRS:	GDA94 / MGA zone 54

SCALE: 1:10,000

0.1 0 0.1 0.2 0.3 0.4 0.5 km

CLIENT:

CONSULTANT:

RBWL-01 WETLAND A COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland A	11000	m2	$ 130.00	$ 1,430,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP A	1800	m2	$ 250.00	$ 450,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	88	LM	$ 1,500.00	$ 132,000.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	169	LM	$ 110.00	$ 18,590.00	assumed 225mm pipe
2.3.3	High Flow Bypass	183	LM	$ 750.00	$ 137,250.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland A					
	Cut	42607.64	m3	$ 40.00	$ 1,704,305.60	Assumed cut to onsite stockpile
	Fill	4848.297	m3	$ 10.00	$ 48,482.97	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	12800	m2	$ 0.50	$ 6,400.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 4,007,458.57	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 130,242.40	
5.2	Authority Fees	1	%		$ 40,074.59	
5.3	Traffic Management	5	%		$ 200,372.93	
5.4	Environmental Management	0.5	%		$ 20,037.29	
5.5	Survey & Design	5	%		$ 200,372.93	
5.6	Supervision & Project Management	9	%		$ 360,671.27	
5.7	Site Establishment	2.5	%		$ 100,186.46	
5.8	Contingency	25	%		$ 1,264,854.11	
	SUB-TOTAL DELIVERY				$ 2,316,811.99	
6	**TOTAL ESTIMATED COST**				$ 6,324,270.56	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-02 WETLAND B COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland B	13000	m2	$ 130.00	$ 1,690,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP B	1900	m2	$ 250.00	$ 475,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	71	LM	$ 1,500.00	$ 106,500.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	478	LM	$ 110.00	$ 52,580.00	assumed 225mm pipe
2.3.3	High Flow Bypass	81	LM	$ 750.00	$ 60,750.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	10	Item	$ 2,500.00	$ 25,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland B					
	Cut	97380.2	m3	$ 40.00	$ 3,895,208.00	Assumed cut to onsite stockpile
	Fill	1654.613	m3	$ 10.00	$ 16,546.13	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	14900	m2	$ 0.50	$ 7,450.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 6,389,464.13	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 207,657.58	
5.2	Authority Fees	1	%		$ 63,894.64	
5.3	Traffic Management	5	%		$ 319,473.21	
5.4	Environmental Management	0.5	%		$ 31,947.32	
5.5	Survey & Design	5	%		$ 319,473.21	
5.6	Supervision & Project Management	9	%		$ 575,051.77	
5.7	Site Establishment	2.5	%		$ 159,736.60	
5.8	Contingency	25	%		$ 2,016,674.62	
	SUB-TOTAL DELIVERY				$ 3,693,908.95	
6	**TOTAL ESTIMATED COST**				$ 10,083,373.08	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-03 WETLAND C COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland C	11000	m2	$ 130.00	$ 1,430,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP C	1700	m2	$ 250.00	$ 425,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	65	LM	$ 1,500.00	$ 97,500.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	235	LM	$ 110.00	$ 25,850.00	assumed 225mm pipe
2.3.3	High Flow Bypass	285	LM	$ 750.00	$ 213,750.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland C					
	Cut	79632.069	m3	$ 40.00	$ 3,185,282.76	Assumed cut to onsite stockpile
	Fill	1641.759	m3	$ 10.00	$ 16,417.59	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	12700	m2	$ 0.50	$ 6,350.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 5,480,580.35	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 178,118.86	
5.2	Authority Fees	1	%		$ 54,805.80	
5.3	Traffic Management	5	%		$ 274,029.02	
5.4	Environmental Management	0.5	%		$ 27,402.90	
5.5	Survey & Design	5	%		$ 274,029.02	
5.6	Supervision & Project Management	9	%		$ 493,252.23	
5.7	Site Establishment	2.5	%		$ 137,014.51	
5.8	Contingency	25	%		$ 1,729,808.17	
	SUB-TOTAL DELIVERY				$ 3,168,460.51	
6	**TOTAL ESTIMATED COST**				$ 8,649,040.86	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-04 WETLAND D COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland D	3500	m2	$ 130.00	$ 455,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP D	1000	m2	$ 250.00	$ 250,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	116	LM	$ 1,500.00	$ 174,000.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	117	LM	$ 110.00	$ 12,870.00	assumed 225mm pipe
2.3.3	High Flow Bypass	104	LM	$ 750.00	$ 78,000.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland D					
	Cut	47420.944	m3	$ 40.00	$ 1,896,837.76	Assumed cut to onsite stockpile
	Fill	358.386	m3	$ 10.00	$ 3,583.86	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	4500	m2	$ 0.50	$ 2,250.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 2,952,971.62	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 95,971.58	
5.2	Authority Fees	1	%		$ 29,529.72	
5.3	Traffic Management	5	%		$ 147,648.58	
5.4	Environmental Management	0.5	%		$ 14,764.86	
5.5	Survey & Design	5	%		$ 147,648.58	
5.6	Supervision & Project Management	9	%		$ 265,767.45	
5.7	Site Establishment	2.5	%		$ 73,824.29	
5.8	Contingency	25	%		$ 932,031.67	
	SUB-TOTAL DELIVERY				$ 1,707,186.72	
6	**TOTAL ESTIMATED COST**				$ 4,660,158.34	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-05 WETLAND E COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland E	4000	m2	$ 130.00	$ 520,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP E	900	m2	$ 250.00	$ 225,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	46	LM	$ 1,500.00	$ 69,000.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	108	LM	$ 110.00	$ 11,880.00	assumed 225mm pipe
2.3.3	High Flow Bypass	145	LM	$ 750.00	$ 108,750.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland E					
	Cut	24971.694	m3	$ 40.00	$ 998,867.76	Assumed cut to onsite stockpile
	Fill	113.318	m3	$ 10.00	$ 1,133.18	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	4900	m2	$ 0.50	$ 2,450.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 2,017,510.94	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 65,569.11	
5.2	Authority Fees	1	%		$ 20,175.11	
5.3	Traffic Management	5	%		$ 100,875.55	
5.4	Environmental Management	0.5	%		$ 10,087.55	
5.5	Survey & Design	5	%		$ 100,875.55	
5.6	Supervision & Project Management	9	%		$ 181,575.98	
5.7	Site Establishment	2.5	%		$ 50,437.77	
5.8	Contingency	25	%		$ 636,776.89	
	SUB-TOTAL DELIVERY				$ 1,166,373.51	
6	**TOTAL ESTIMATED COST**				$ 3,183,884.45	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-06 WETLAND F COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland F	2000	m2	$ 130.00	$ 260,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP F	900	m2	$ 250.00	$ 225,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	61	LM	$ 1,500.00	$ 91,500.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	136	LM	$ 110.00	$ 14,960.00	assumed 225mm pipe
2.3.3	High Flow Bypass	178	LM	$ 750.00	$ 133,500.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland F					
	Cut	23215.634	m3	$ 40.00	$ 928,625.36	Assumed cut to onsite stockpile
	Fill	0.746	m3	$ 10.00	$ 7.46	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	2900	m2	$ 0.50	$ 1,450.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 1,735,472.82	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 56,402.87	
5.2	Authority Fees	1	%		$ 17,354.73	
5.3	Traffic Management	5	%		$ 86,773.64	
5.4	Environmental Management	0.5	%		$ 8,677.36	
5.5	Survey & Design	5	%		$ 86,773.64	
5.6	Supervision & Project Management	9	%		$ 156,192.55	
5.7	Site Establishment	2.5	%		$ 43,386.82	
5.8	Contingency	25	%		$ 547,758.61	
	SUB-TOTAL DELIVERY				$ 1,003,320.22	
6	**TOTAL ESTIMATED COST**				$ 2,738,793.04	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

RBWL-07 WETLAND G COST ESTIMATE

2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
2	**DRAINAGE WORKS**					
2.1	WETLANDS					
2.1.1	Wetland G	4000	m2	$ 130.00	$ 520,000.00	
2.2	SEDIMENTATION PONDS					
2.2.1	SP G	1000	m2	$ 250.00	$ 250,000.00	Recently received a $250/sq.m rate for bioretention system
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	124	LM	$ 1,500.00	$ 186,000.00	Rate for clay liner and topsoil respread
2.3.2	Balance Pipes	84	LM	$ 110.00	$ 9,240.00	assumed 225mm pipe
2.3.3	High Flow Bypass	77	LM	$ 750.00	$ 57,750.00	assumed 900mm pipe
2.3.4	Control Structures	1	Item	$ 20,000.00	$ 20,000.00	estimated rate for a large pit 2000mm x 2000mm
2.3.5	Junction Pits	8	Item	$ 2,500.00	$ 20,000.00	assumed small sized junction pit (600mm x 900mm)
2.3.6	Outfall Pit Structure	1	Item	$ 4,000.00	$ 4,000.00	
2.3.7	Littre Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	
2.4	EARTHWORKS					
2.4.1	Wetland G					
	Cut	25298.624	m3	$ 40.00	$ 1,011,944.96	Assumed cut to onsite stockpile
	Fill	1807.005	m3	$ 10.00	$ 18,070.05	Spread and compact, no import
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	5000	m2	$ 0.50	$ 2,500.00	
4.2	Maintenance Track	235	m2	$ 18.00	$ 4,230.00	Assumed a 200mm Class 2 C.R track
	SUB-TOTAL WORKS				$ 2,135,935.01	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 69,417.89	
5.2	Authority Fees	1	%		$ 21,359.35	
5.3	Traffic Management	5	%		$ 106,796.75	
5.4	Environmental Management	0.5	%		$ 10,679.68	
5.5	Survey & Design	5	%		$ 106,796.75	
5.6	Supervision & Project Management	9	%		$ 192,234.15	
5.7	Site Establishment	2.5	%		$ 53,398.38	
5.8	Contingency	25	%		$ 674,154.49	
	SUB-TOTAL DELIVERY				$ 1,234,837.43	
6	**TOTAL ESTIMATED COST**				$ 3,370,772.44	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

CU-01 & DP-01 ANCILLARY WORKS COST ESTIMATE 2025-08-23

Item	Description	Quantity	Unit	Rate $	Amount $	Comments
	WORKS					
1	**SITEWORKS AND EARTHWORKS**					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	$ 20,000.00	$ 20,000.00	Horne Road Culvert Upgrade
1.3	Waterway connection	6	Item	5000	$ 30,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	**DRAINAGE WORKS**					
2.1	WATERWAYS					
2.1.1	Revegetation	12519	m2	$ 30.00	$ 375,570.00	High Shear Stress Areas
2.1.2	Stabilisation Works	12519	m2	$ 130.00	$ 1,627,470.00	High Shear Stress Areas
2.1.3	Pools and Riffle	5	Item	$ 20,000.00	$ 100,000.00	
2.2	DRAINAGE PIPES/PITS					
2.2.1	DP-01 Q100 Pipe	690	LM	$ 1,500.00	$ 1,035,000.00	Pipe Along Horne Road (Assumed this is a 1650mm pipe)
2.2.2	DP-01 Grassed Swales	1686	LM	$ 150.00	$ 252,900.00	Overland Swale
2.2.3						
2.2.4						
2.2.5						
2.2.6						
2.2.7						
3	**OTHER**					
3.1						
3.2	Culvert Upgrade (Horne Road)	1	Item	$ 1,200,000.00	$ 1,200,000.00	TBC
4	**MISCELLANEOUS**					
4.1						
	SUB-TOTAL WORKS				$ 4,640,940.00	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 150,830.55	
5.2	Authority Fees	1	%		$ 46,409.40	
5.3	Traffic Management	5	%		$ 232,047.00	
5.4	Environmental Management	0.5	%		$ 23,204.70	
5.5	Survey & Design	5	%		$ 232,047.00	
5.6	Supervision & Project Management	9	%		$ 417,684.60	
5.7	Site Establishment	2.5	%		$ 116,023.50	
5.8	Contingency	25	%		$ 1,464,796.69	
	SUB-TOTAL DELIVERY				$ 2,683,043.44	
6	**TOTAL ESTIMATED COST**				$ 7,323,983.44	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include cost for Russell Ck rehabilitation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

PSP 2.0

East of Aberline

EASTERN MAAR COUNTRY

Development Contributions Plan

SEPTEMBER 2025

More Homes For Victorians
VICTORIA State Government
Department of Transport and Planning
Victorian Planning Authority