

Clyde North Precinct Structure Plan
DEVELOPMENT CONTRIBUTIONS PLAN
Amendment C153 to the Casey Planning Scheme
04 August 2011 Rev 21

State
Secondary
School 7-12

State
Primary
School
P-6

State
Primary
School
P-6

Independent
School

SOLDIERS ROAD

GRICES ROAD

THOMPSONS ROAD

This page has been intentionally left blank

CONTENTS

1.0 PART 1: STRATEGIC BASIS	7	3.0 PART 3: ADMINISTRATION AND IMPLEMENTATION	32	PLANS	
1.1 PLANNING AND ENVIRONMENT ACT 1987	7	3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN	32	Plan 1: growth area framework	6
1.2 PRECINCT STRUCTURE PLAN	9	3.1.1 Payment of Contribution Levies and Timing	32	Plan 2: future urban structure	8
1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES	9	3.1.2 Cost of the Preparation of the PSP	32	Plan 3: Development Contributions plan	10
1.4 INFRASTRUCTURE PROJECT JUSTIFICATION	11	3.1.3 Works in kind	32	Plan 4: Road and Transport Projects	12
1.4.1 Introduction	11	3.1.4 Credit for over provision	33	Plan 5: Community Projects	14
1.4.2 Items not included in the Development Contributions Plan	11	3.1.5 Funds Administration	33	Plan 6: Open Space Projects	16
1.5 INFRASTRUCTURE PROJECTS	13	3.1.6 Construction and Land Value Costs and Indexation	33	Plan 7: Land use Budget	18
1.5.1 Transport	13	3.1.7 Development Contributions Plan Review Period	34		
1.5.2 Community Facilities	15	3.1.8 Collecting Agency (Agency responsible for collecting infrastructure levy)	34	TABLES	
1.5.3 Unencumbered Local Passive Open Space	17	3.1.9 Development Agency (Agency Responsible for Works)	34	Table 1: Summary Land Use Budget	20
1.5.4 Active Recreation	17	3.2 IMPLEMENTATION STRATEGY	34	Table 2: Property specific land use budget	22
1.5.5 Strategic Planning	17	3.2.1 Rationale for the Implementation Strategy	34	Table 3: Overall Housing Yields Summary	23
1.5.6 Project Timing	17	3.2.2 Implementation mechanism	34	Table 4: Overall Housing Yield Details	23
1.5.7 Distinction between Community and Development Infrastructure	17			Table 5: Infrastructure project justification	24
2.0 PART 2: CALCULATION OF CONTRIBUTIONS	19	4.0 PART 4: OTHER INFORMATION	35	Table 6: Calculation of Costs	27
2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS	19	4.1 ACRONYMS	35	Table 7: Schedule of Costs	30
2.1.1 Introduction	19	4.2 GLOSSARY	35		
2.1.2 Net Developable Area	19	4.3 SUPPORTING INFORMATION	36		
2.1.3 Land Budget and Demand Units	19	5.0 PART 5: PROJECT DETAILS	37		
2.1.4 Development and Population Projections	19	5.1 TRANSPORT PROJECTS	37		
2.2 CALCULATION OF CONTRIBUTION CHARGES	21	5.2 COMMUNITY FACILITIES PROJECTS	51		
2.2.1 Calculation of Costs	21	5.3 ACTIVE RECREATION PROJECTS	55		
2.2.2 External Use	21				
2.2.3 Cost Apportionment	21				
2.2.4 Main Catchment Areas	21				

This page has been intentionally left blank

INTRODUCTION

The Clyde North Precinct Structure Plan Development Contributions Plan has been prepared by the Growth Areas Authority with the assistance of the Casey City Council, Government agencies, service authorities and major stakeholders.

The Development Contributions Plan has been developed to support the provision of works, services, and facilities to be used by the future community of Clyde North which is generally covered by the Clyde North Precinct Structure Plan in the Casey-Cardinia Growth Area (refer to Plan 1 for location).

The Development Contributions Plan outlines projects required to ensure that future residents, visitors and workers within the Clyde North area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.

It also details requirements that must be met by future land use and development and provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

This Development Contributions Plan establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Clyde North. It ensures the cost of providing new infrastructure and services is shared equitably between various developers and the wider community. Fairness requires costs to be apportioned according to the projected share of use and the required works, services and facilities items.

Development Contributions Plan Structure

The Development Contributions Plan document comprises three parts.

PART ONE

Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the Clyde North Precinct Structure Plan and justification for the various infrastructure projects included in the Development Contributions Plan.



PART TWO

Part 2 sets out how the development contributions are calculated and costs apportioned.



PART THREE

Part 3 focuses on the administrative and implementation of the Development Contributions Plan

Land Use

- Urban Growth Boundary
- Existing Urban Area
- Employment - Existing
- Urban Land Supply
- Mixed Use Employment - Proposed
- Strategic Development Area
- Clyde North DCP Boundary
- Proposed UGZ

Strategic Road Network

- Freeway
- Arterial Road

Principal Public Transport Network (PPTN)

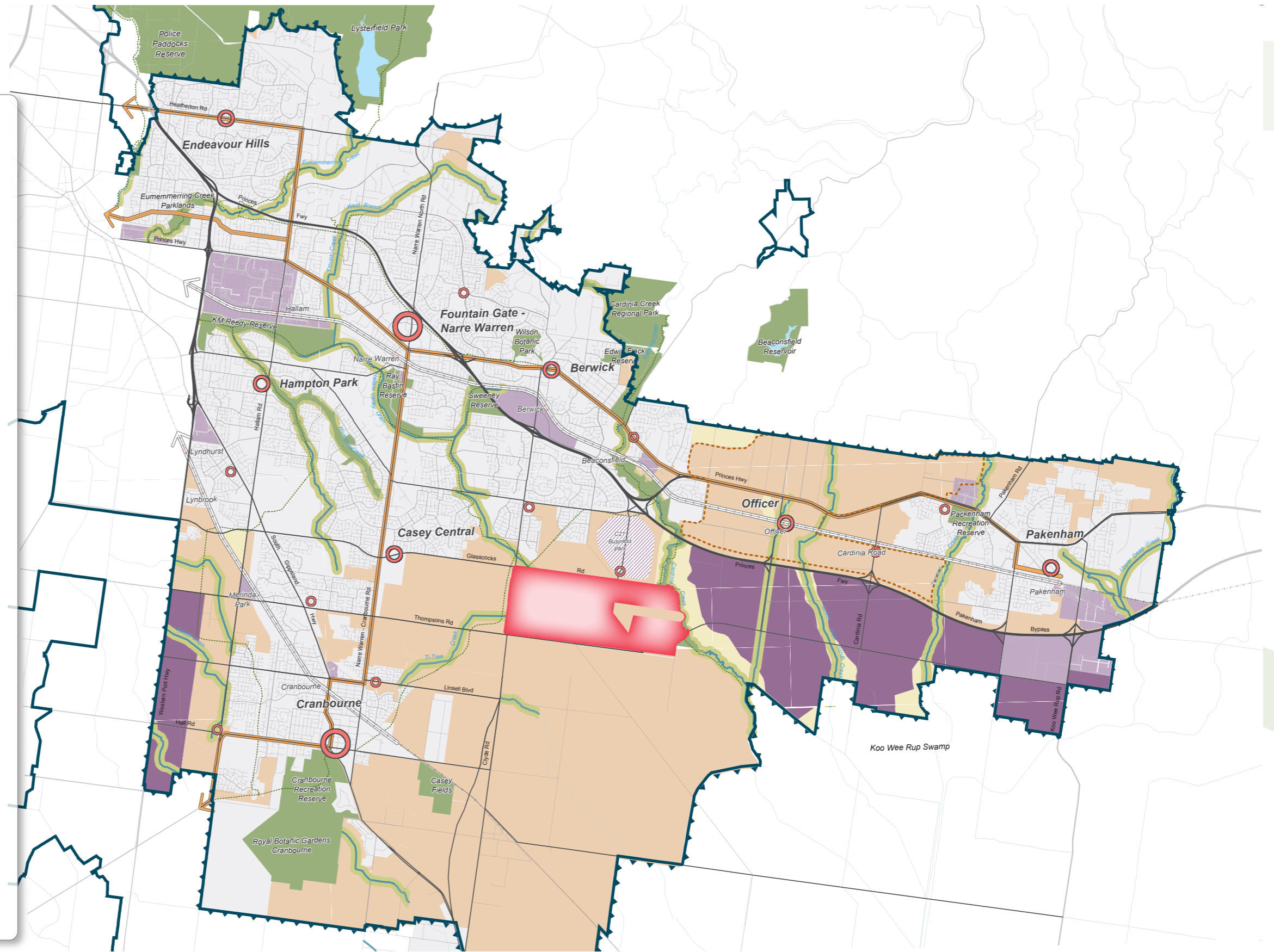
- Rail Line
- Station - Existing or Committed
- Rail
- PPTN Bus Route

Activity Centre Existing

- Neighbourhood (Large)
- Major
- Principal

Environment

- Regional Open Space
- Potential Environmental Sensitivity (Subject to further investigation)
- Significant Waterway
- Other Waterway
- Metropolitan Trail Network (Existing and proposed)



1.0 PART 1: STRATEGIC BASIS

The strategic basis for this Development Contributions Plan is established by the State and Local Planning Policy Framework of the Casey Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Clyde North Precinct Structure Plan (and supporting documents), which set out a broad, long term vision for the sustainable development of the Development Contributions Plan area.

The Growth Area Framework Plans, September 2006, have been incorporated into the Victoria Planning Provisions and illustrate the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services including the regional open space network, the location of public transport networks, freeways and arterial roads.

The Clyde North Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the preparation of the Development Contributions Plan.

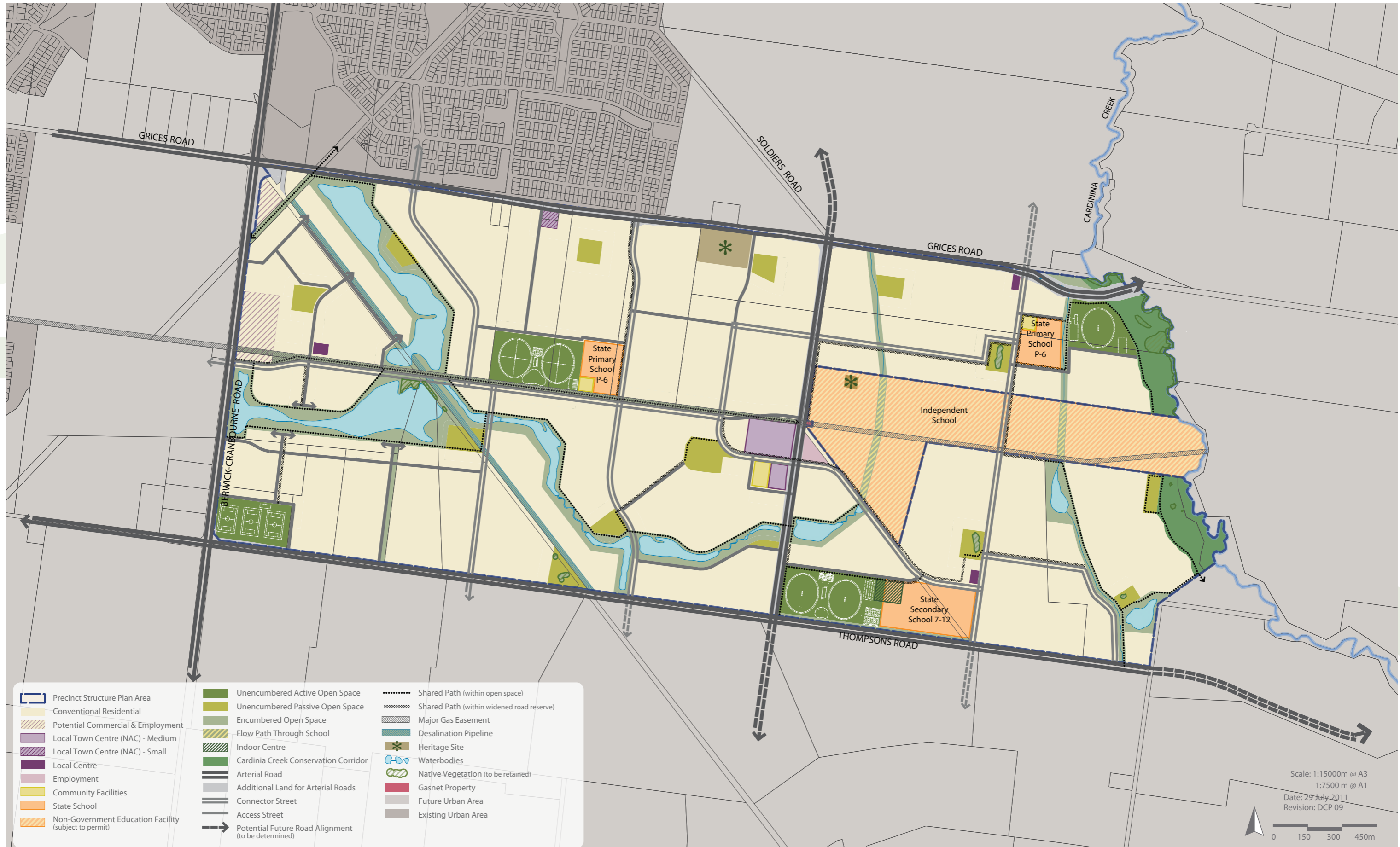
1.1 PLANNING AND ENVIRONMENT ACT 1987

This Development Contributions Plan has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Frameworks of the Casey Planning Scheme as well as Victorian Government Guidelines.

The Development Contributions Plan provides for the charging of a 'development infrastructure levy' pursuant to Section 46J(a) of the Act towards works, services or facilities. It also provides for the charging of a 'community infrastructure levy' pursuant to Section 46J(b) of the Act as some items are classified as community infrastructure under the Act.

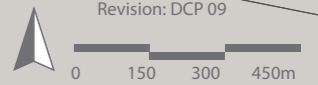
This Development Contributions Plan forms part of the Casey Planning Scheme pursuant to Section 46I of the Act, and is an incorporated document under Clause 81 of the Casey Planning Scheme.

The Development Contributions Plan is linked to Schedule 12 of the Development Contributions Plan Overlay in the Casey Planning Scheme.



- | | | |
|---|--|---|
| Precinct Structure Plan Area | Unencumbered Active Open Space | Shared Path (within open space) |
| Conventional Residential | Unencumbered Passive Open Space | Shared Path (within widened road reserve) |
| Potential Commercial & Employment | Encumbered Open Space | Major Gas Easement |
| Local Town Centre (NAC) - Medium | Flow Path Through School | Desalination Pipeline |
| Local Town Centre (NAC) - Small | Indoor Centre | Heritage Site |
| Local Centre | Cardinia Creek Conservation Corridor | Waterbodies |
| Employment | Arterial Road | Native Vegetation (to be retained) |
| Community Facilities | Additional Land for Arterial Roads | Gasnet Property |
| State School | Connector Street | Future Urban Area |
| Non-Government Education Facility (subject to permit) | Access Street | Existing Urban Area |
| | Potential Future Road Alignment (to be determined) | |

Scale: 1:15000m @ A3
1:7500 m @ A1
Date: 29 July 2011
Revision: DCP 09



plan 2

future urban structure
clyde north development contributions plan

1.2 PRECINCT STRUCTURE PLAN

The Clyde North Precinct Structure Plan is located to the south-east of Berwick in the outer south-east region of Melbourne.

The Clyde North Precinct Structure Plan area is expected to:

- Provide for a population of approximately 18,500 people.
- Deliver approximately 6,600 households.

The Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks including transport, open space and active recreation, social infrastructure, activity centres, and residential neighbourhoods (refer to Plan 2).

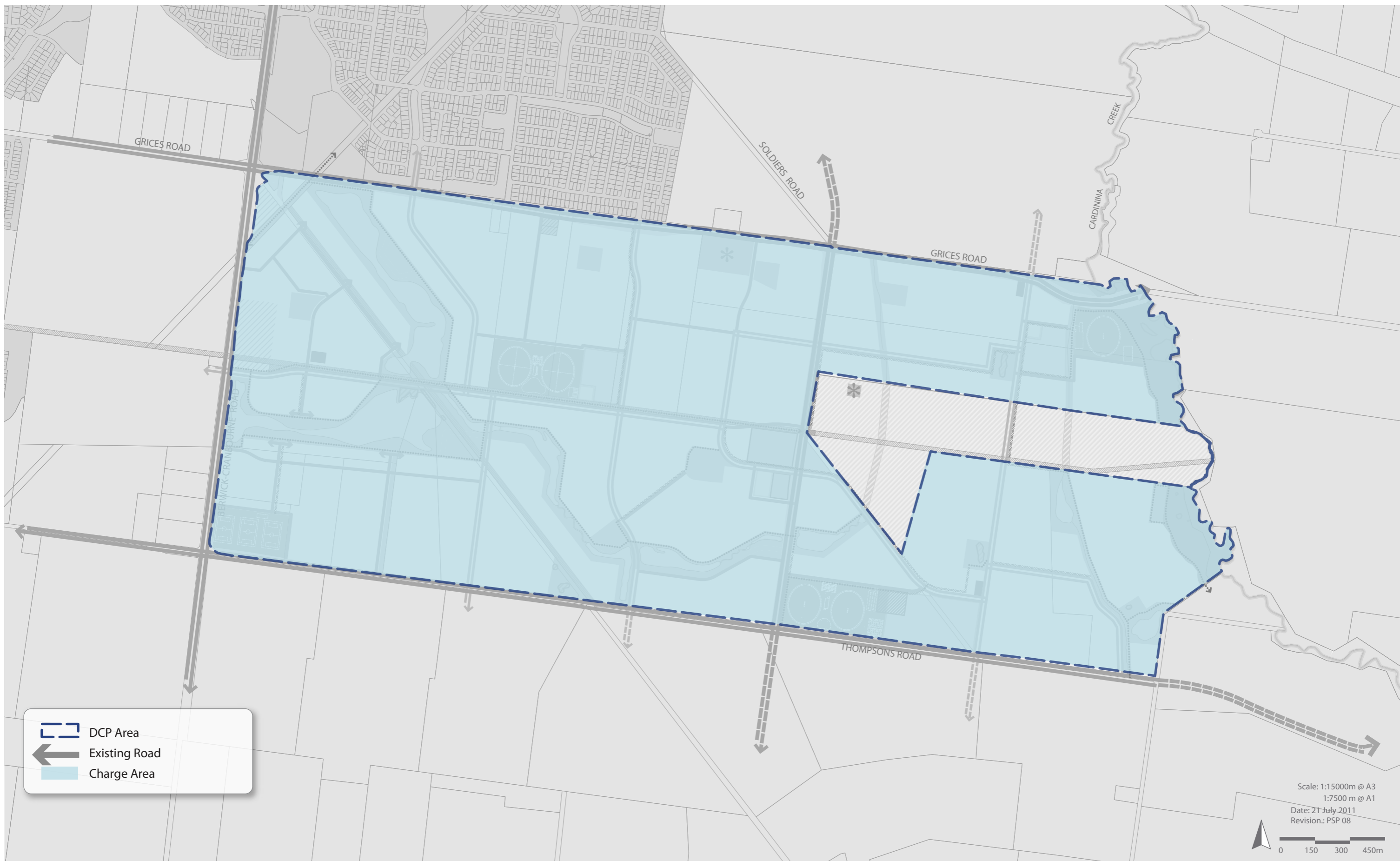
The need for the infrastructure has been determined according to the anticipated development scenario for Clyde North as described in the Clyde North Precinct Structure Plan. The Development Contributions Plan emanates from the Precinct Structure Plan, as the Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions Plan. Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with Section 46K(1)(a) of the Planning and Environment Act 1987, the Clyde North Development Contributions Plan applies to land shown in Plan 3. The area is also indicated in the relevant Development Contributions Plan Overlay in the Casey Planning Scheme (Schedule 12).

The Development Contributions Plan applies to approximately 612 hectares of land as shown in Plan 3.

The Development Contributions Plan forms a single catchment area as shown in Plan 3, consistent with the Clyde North Precinct Structure Plan.



1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 Introduction

The need for infrastructure has been determined according to the anticipated development scenario for Clyde North as described in the Clyde North Precinct Structure Plan and its supporting documents.

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

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Clyde North Precinct Structure Plan, an existing local development contributions plan, an agreement under Section 173 of the Act or as a condition on an existing planning permit.

Before inclusion in this Development Contributions Plan, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Clyde North Precinct Structure Plan area. The cost apportionment methodology adopted in this Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 5.

The items that have been included in the Development Contributions Plan all have the following characteristics:

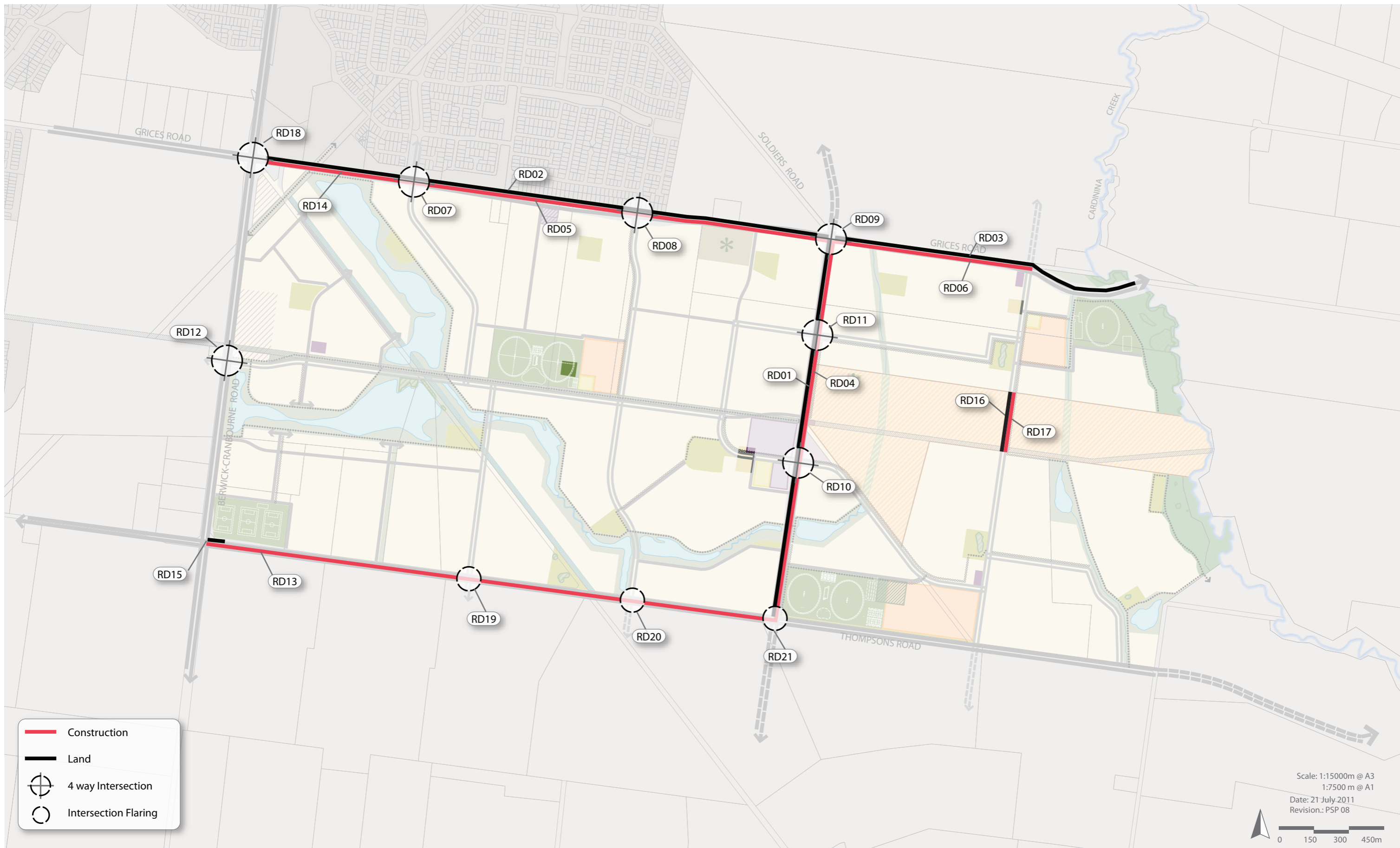
- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- They reflect the vision and strategic aspirations as expressed in the Clyde North Precinct Structure Plan; and,
- They are not recurrent items.

1.4.2 Items not included in the Development Contributions Plan

The following items are not included in the Development Contributions Plan, as they are not considered to be higher order items, but must be provided by developers as a matter of course:

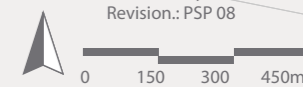
- Internal streets and connector streets, and associated traffic management measures. This includes streets on the edge of the Clyde North Precinct Structure Plan.
- Flood mitigation works;
- Local drainage systems;
- Main drainage works;
- Intersections connecting the development to the existing road network, except where specified as Development Contribution Plan projects;
- Water, sewerage, underground power, gas, and telecommunication services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic leveling, water tapping and landscaping of open space;
- Passive open space reserve masterplans and any agreed associated works required by the Precinct Structure Plan;
- Council's plan checking and supervision costs; and,
- Bus stops.

Table 3– Infrastructure Project Justification provides an explanation of all projects in the Development Contributions Plan.



- Construction
- Land
- 4 way Intersection
- Intersection Flaring

Scale: 1:15000m @ A3
1:7500 m @ A1
Date: 21 July 2011
Revision: PSP 08



plan 4

road & transport projects
clyde north development contributions plan

1.5 INFRASTRUCTURE PROJECTS

1.5.1 Transport

The Transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is derived from the Clyde North Precinct Structure Plan Transport Assessment Report (GTA Consultants, May 2011). The transport projects comprise two categories:

- Road construction and duplication including land requirements; and,
- Construction of major controlled intersections.

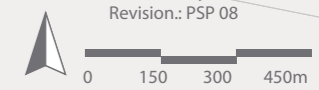
The transport plan was prepared taking into account the requirements and objectives of the Clyde North Precinct Structure Plan.

The road and intersection projects funded by the Development Contributions Plan include:

DCP Project number	Project Description
RD01	North-South Arterial – Land to achieve a 41 metre road reserve. Total land required is 7.69 hectares.
RD02	Grices Road (West) – Land required to achieve a 34 metre road reserve (including a 31 metre narrowing point at the heritage site) between Berwick Cranbourne Road and the North-South Arterial. Total land required is 4.91 hectares.
RD03	Grices Road (East) – Land required for the construction of a 34 metre road reserve between the North –South Arterial and Cardinia Creek. Total land required is 5.848 ha.
RD04	North-South Arterial – Construction of road, 2 lanes urban standard. Includes the construction of one culvert.
RD05	Grices Road (West) – Construction of Grices Road between Viewgrand Drive and the North-South Arterial, 2 lanes urban standard, including connections to the northern service road and pedestrian crossing point.
RD06	Grices Road (East) Construction of Grices Road between North-South Arterial and the Eastern Connector Road, 2 lanes urban standard.
RD07	Grices Road West, Western Connector Road – Signalised Intersection 1. Construction.
RD08	Grices Road West, Eastern Connector Road – Signalised Intersection 2. Construction.
RD09	Grices Road/North South Arterial - Construction of roundabout.
RD10	North-South Arterial/Local Town Centre (Medium) – Signalised Intersection 3. Construction.
RD11	North-South Arterial and East-West Connector - Signalised Intersection 4. Construction
RD12	East-West Collector - Mid Block Berwick-Cranbourne Road - Signalised Intersection 5. Construction
RD13	Thompsons Road - Berwick-Cranborne Road to Soldiers Road. Construction to 2 lanes .
RD14	Grices Road (West) Duplication from Berwick-Cranbourne Road to Viewgrand Drive, 4 lanes urban standard.
RD15	Land for additional lane at Berwick-Cranbourne Road and Thompsons Road roundabout.
RD16	North-South Collector Road - Land for Hillcrest Christian College collector road
RD17	North-South Collector Road - Construction of Hillcrest Christian College collector road
RD18	Berwick-Cranbourne Road, Grices Road - Signalised Intersection 6. Construction
RD19	Intersection flaring 0.2ha
RD20	Intersection flaring 0.2ha
RD21	Intersection flaring 0.2ha



Scale: 1:15000m @ A3
1:7500 m @ A1
Date: 21 July 2011
Revision: PSP 08



plan 5

community projects
clyde north development contributions plan

1.5.2 Community Facilities

The Community Infrastructure Assessment undertaken by ASR Research and assessment by Casey City Council determined the requirement for a range of community facilities which are illustrated in Plan 5.

The community facility projects funded by the Development Contributions Plan include:

DCP Project number	Project Description
CI01	Community Centre 1 – Local Town Centre (Medium). Land required is 0.8 hectares.
CI02	Community Centre 1 – Local Town Centre (Medium). Construction of public hall, community rooms, maternal and child health, and NGO rooms (adult education).
CI03	Community Centre 2 – Western Area (co-located with school). Land required is 0.4 hectares.
CI04	Community Centre 2 – Western Area (co-located with school). Construction of centre to include triple kindergarten and maternal and child health (interim only - to be relocated to Community Centre 1 in the long term).
CI05	Community Centre 3 – Eastern Area (co-located with school). Land required is 0.4 hectares.
CI06	Community Centre 3 – Eastern Area (co-located with school). Construction of centre to include triple kindergarten.



AR01, AR02 & OS01
Active Playing Fields
 1 Football/Cricket Oval
 Cricket nets
 2 Netball courts
 Pavilion

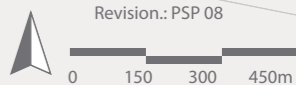
AR05, AR06 & OS03
Active Playing Fields 3
 2 Football/Cricket Ovals
 Cricket nets
 2 Netball courts
 Pavilion

AR07, OS04
Active Playing Fields 3
 3 Soccer Pitches
 Pavilion

AR07
Indoor Recreation Centre

AR03, AR04 & OS02
Active Playing Fields 2
 2 Cricket/football Ovals
 Cricket nets
 6 Tennis courts
 2 Netball Courts
 Pavilion

Scale: 1:15000m @ A3
 1:7500 m @ A1
 Date: 21 July 2011
 Revision.: PSP 08



1.5.3 Unencumbered Local Passive Open Space

Pursuant to Clause 52.01 of the Casey Planning Scheme, subdivision is required to contribute to the provision of unencumbered local passive open space (neighbourhood parks). Land for active open space is included in the Development Contributions Plan as shown in the table below.

DCP Project number	Project Description
OS01	Land (5.251 ha) for Active Playing Fields 1 (North-eastern area) to accommodate construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.
OS02	Land (9.31ha) for Active Playing Fields 2 (South-eastern area) to accommodate construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park. Includes land (part 0.4ha) required for indoor sporting complex.
OS03	Land (8.22ha) for Active Playing Fields 3 (Western area) to accommodate construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.
OS04	Land (5.603 ha) for Active Playing Fields 4 (South-western area) to accommodate construction of 3 soccer pitches, a pavillion and car park.

As these projects are included in the Development Contributions Plan, they do not form part of the contribution under Clause 52.01.

1.5.4 Active Recreation

The analysis undertaken by ASR Research and Casey City Council determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community, refer Plan 6.

The active recreation projects funded by the Development Contributions Plan include:

DCP Project number	Project Description
AR01	Active Playing fields 1 – North-eastern area. Construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.
AR02	Pavilion 1 – North-eastern area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).
AR03	Active Playing fields 2 – South-eastern area. Construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park.

DCP Project number	Project Description
AR04	Pavilion 2 - South-eastern area. Construction of Pavilion to serve active playing fields 2 (cricket/tennis/netball/football)
AR05	Active Playing fields 3 – Western area. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.
AR06	Pavilion 3 – Western area. Construction of Pavilion to serve active playing fields 3 (football/cricket/netball).
AR07	Construction of Indoor sporting complex co-located with the secondary school.
AR08	Active Playing Fields 4 - South western area. Construction of 3 soccer pitches and carpark.
AR09	Pavilion 4 - South-western area. Construction of a Pavilion to serve active playing fields 4 (soccer).

1.5.5 Strategic Planning

Funding for the preparation of the Precinct Structure Plan and Development Contributions Plan was made available up front by major development proponents. The funding of \$900,000 has been included in the Development Contributions Plan so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this Development Contributions Plan.

1.5.6 Project Timing

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 3. The timing of the provision of the items in this Development Contributions Plan is consistent with information available at the time that the Development Contributions Plan was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Casey Planning Scheme to adjust indicative provision triggers as part of the 5 year review (or earlier if justified).

While indicative provision triggers are provided these do not preclude the early provision of certain infrastructure to be constructed/provided by development proponents as works or land in-kind, if agreed to by the Collecting Agency.

1.5.7 Distinction between Community and Development Infrastructure

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions, the Development Contributions Plan makes a distinction between “development” and “community” infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

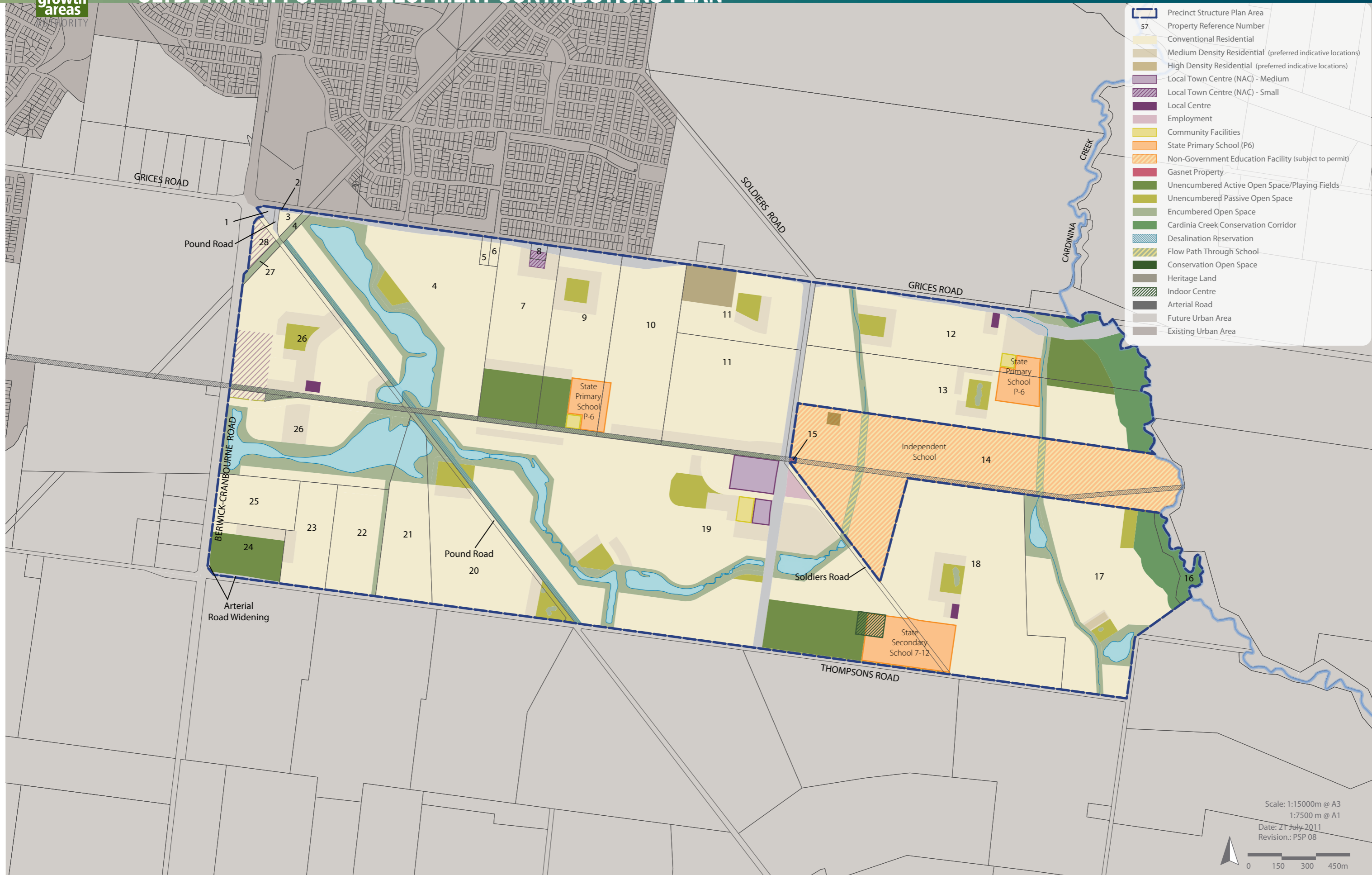
For community infrastructure, contributions are to be made by the home-builder at the time of building approval. Contributions relating to community infrastructure will be paid for at a “per dwelling” rate.

The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$900 per dwelling. If the cap is ever increased and the increased amount is equal to or less than the amount required by the Development Contributions Plan, this higher amount will be collected from the date a change to the cap is introduced.

DCP Project number	Project Description
AR02	Pavilion 1 – North-eastern area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).
AR04	Pavilion 2 - South-eastern area. Construction of Pavilion to serve active playing fields 2 (football/cricket/tennis/netball).
AR06	Pavilion 3 – Western area. Construction of Pavilion to serve active playing fields 3 (football/cricket/netball).
AR07	Construction of Indoor sporting complex co-located with the secondary school.
AR09	Pavilion 4 - South-western area. Construction of a Pavilion to serve active playing fields 4 (soccer).

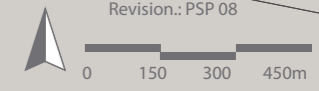
The following infrastructure projects are deemed to be community infrastructure:

All other infrastructure projects are considered to be in the development infrastructure category. Contributions relating to development infrastructure are to be made by developers at the time of subdivision. If subdivision is not applicable, payments must be made prior to construction of works.



- Precinct Structure Plan Area
- 57 Property Reference Number
- Conventional Residential
- Medium Density Residential (preferred indicative locations)
- High Density Residential (preferred indicative locations)
- Local Town Centre (NAC) - Medium
- Local Town Centre (NAC) - Small
- Local Centre
- Employment
- Community Facilities
- State Primary School (P6)
- Non-Government Education Facility (subject to permit)
- Gasnet Property
- Unencumbered Active Open Space/Playing Fields
- Unencumbered Passive Open Space
- Encumbered Open Space
- Cardinia Creek Conservation Corridor
- Desalination Reservation
- Flow Path Through School
- Conservation Open Space
- Heritage Land
- Indoor Centre
- Arterial Road
- Future Urban Area
- Existing Urban Area

Scale: 1:15000m @ A3
1:7500 m @ A1
Date: 21 July 2011
Revision: PSP 08



plan 7

land use budget

clyde north development contributions plan

2.0 PART 2: CALCULATION OF CONTRIBUTIONS

Part 1 sets out the strategic basis for this Development Contributions Plan and identifies infrastructure items to be included in the Development Contributions Plan. Part 2 focuses on the calculation of contributions and apportionment of costs.

The general cost apportionment method includes the following steps: -

- Calculation of the net developable area and demand units (refer Tables 1 and 2);
- Calculation of projects costs (refer Table 3);
- Identification and allowance for external use (refer Table 4);
- Cost apportionment (refer Table 4);
- Calculation of service catchments (refer Table 4);
- Identification of development types required to pay the levy (refer Table 6);
- Summary of costs payable by development type and precinct for each infrastructure category (refer Table 5); and,
- A charge per net developable hectare for all land included in the Development Contributions Plan (Table 4).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 Introduction

The following section sets out how Net Developable Area is calculated, provides a detailed land budget for every property within the Clyde North Precinct Structure Plan and outlines the residential and employment projection anticipated for the Precinct Structure Plan area.

2.1.2 Net Developable Area

In this Development Contributions Plan, all development infrastructure contributions are payable on the net developable land on any given development site.

Residential development land will contribute to all items forming part of the Development Contributions Plan.

Employment development land will contribute to the road, intersection and structure planning items of the Development Contributions Plan.

For the purposes of this Development Contributions Plan, Net Developable Area is defined as the total amount of land within the precinct that is made available for development of housing, employment, including lots, local streets and connector streets.

It is the total precinct area minus community facilities, government schools, existing educational facilities, open space, encumbered land and arterial roads. Additional small local parks defined at the subdivision stage are included in Net Developable Area.

The Net Developable Area (NDA) for the Development Contributions Plan (DCP) has been calculated in Tables 1 and 2 to ensure the levies are properly apportioned.

2.1.3 Land Budget and Demand Units

Net developable hectares is the demand unit for this Development Contributions Plan.

The NDA is the basis upon which the development contribution levies are payable.

2.1.4 Development and Population Projections

The Clyde North Development Contributions Plan covers a total area of 612 hectares.

The NDA is established by deducting the land requirements for community facilities, education facilities, encumbered land and land for arterial roads and open space (both active and passive) from the precinct area.

As such the NDA for the Clyde North Development Contributions Plan is 432.213ha which equates to approximately 71% of the Development Contributions Plan area. This includes 431.458ha of residential and activity centre land, and 0.755ha of employment land.

It should be noted that the areas designated for the neighbourhood activity centres have been included as part of the NDA and are required to pay a development contribution.

Table 1: Summary Land Use Budget

DESCRIPTION	Area		
	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (ha)	612.314	100.00%	
Transport			
Arterial Roads	16.533	2.70%	3.83%
Tree Reserve / Buffer	1.081	0.18%	0.25%
Existing Road Reserve	4.162	0.68%	0.96%
Sub-total	21.776	3.56%	5.04%
Community Facilities			
Community Services Facilities	1.600	0.26%	0.37%
Subtotal	1.600	0.26%	0.37%
Education			
Government Schools	15.393	2.51%	3.56%
Subtotal	15.393	2.51%	3.56%
Open Space			
Encumbered Land Available for Recreation	0.000	0.00%	0.00%
Gas Easements	5.054	0.83%	1.17%
Desalination Pipe Easement	4.390	0.72%	1.02%
Melbourne Water Easement	1.199	0.20%	0.28%
Waterway / Drainage Line / Wetland / Retarding	67.756	11.07%	15.68%
Cardinia Creek Conservation Corridor	14.742	2.41%	3.41%
Conservation - Other	0.906	0.15%	0.21%
Sub-total	94.047	15.36%	21.76%
Unencumbered Land Available for Recreation			
Active Open Space	28.384	4.64%	6.57%
Passive Open Space	15.305	2.50%	3.54%
Subtotal	43.689	7.14%	10.11%
TOTALS OPEN SPACE	137.736	22.49%	31.87%
Other			
Heritage	3.540	0.58%	0.82%
Gasnet Property	0.056	0.01%	0.01%
Subtotal	3.596	0.59%	0.83%
NET DEVELOPABLE AREA (NDA) ha	432.213	70.59%	0.00%

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 Calculation of Costs

Each project has been assigned a land and/or construction cost. These costs are listed in Table 5. The costs are expressed in July 2011 dollars and will be indexed annually in accordance with the indexation method specified in Section 3.1.6. A summary of the total costs for each charge area by infrastructure category are provided in Table 7.

Valuation of Land

The cost of each land project was determined by a registered valuer appointed by the Growth Areas Authority based on a compensation based valuation to determine the current market value of the land required in accordance with the Precinct Structure Plan and Development Contributions Plan.

Calculation of Construction Costs

All road construction costs have been determined by a certified engineer appointed by the Growth Areas Authority. Detailed project cost sheets are included in Section 5 of this DCP.

All sports fields and community building construction costs have been determined by a certified engineer appointed by the Growth Areas Authority, with input from Casey City Council Building Services and Engineering Services sections.

2.2.2 External Use

The strategic planning undertaken has determined the allowance for other use external to the Main Catchment Area (MCA) for specific projects – that is use that does not emanate from the Clyde North Precinct Structure Plan Development Contributions Plan area alone.

Table 6 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to column 7, Table 6).

In addition, any pre-existing funding commitments under other Development Contributions Plans & Section 173 Agreements that impact upon this Development Contributions Plan are identified and quantified in Table 6.

Active Recreation

Project AR07 services a catchment beyond the area located in the Clyde North Development Contributions Plan MCA. 38% of the demand for the indoor sporting complex is generated by catchments external to the Clyde North MCA.

2.2.3 Cost Apportionment

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

This Development Contributions Plan cannot and does not require payment from existing or approved development. However, the share of use that existing development receives from these items is taken into account when calculating the contributions expected from new development. This means new development only pays its fair share of the estimated cost of new infrastructure and services (and does not pay for the use by existing development).

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

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

To support this approach, a Main Catchment Area has been determined for each item.

2.2.4 Main Catchment Areas

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. The Development Contributions Plan has a single MCA to which the use of local infrastructure has been allocated.

The spatial extent of the MCA is illustrated in Plan 3.

It is important to note that the number of demand units (net developable hectares) in the MCA is based on the land budgets in Tables 1 and 2.

The per hectare contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the Detailed Land Budget in Table 2.

For the purposes of the Development Contributions Plan, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Table 2 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

Table 2: Property specific land use budget

Property Number	Total Area (Hectares)	Transport			Community		Encumbered Land Available for Recreation								Unencumbered Land for Recreation			Heritage	Gasnet Property	Total Net Developable Area (Hectares)	Net Developable Area for calculation of Open Space (Excludes Hillcrest SC)
		Arterial Road / Widening	Tree Reserve / Buffer (Thompsons Road)	Existing Road Reserve	Community Facilities	Government Schools	Gas Easement	Desalination Pipe Easement	Melbourne Water Easement	Waterway / Drainage Line / Wetland / Retarding	Floodplain (Creek Corridor)	Conservation - Cardinia Ck Corridor	Cardinia Ck Conservation Corridor	Conservation - Other	Active Open Space	Passive Open Space	Other - Regional Recreation (Indoor Centre)				
		Not included in NDA	Not included in NDA		Not included in NDA	Not included in NDA	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Included in OS %	Included in OS %	Included in OS %	Not included in NDA	Not included in NDA	Not including Arterial, Commercial & Recreational	
Property 1	0.387	0.387	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property 2	0.008	0.008	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property 3	0.712	0.074	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.638	0.896
Property 4	53.140	1.171	0.000	0.000	0.000	0.000	0.558	1.942	0.473	16.047	0.000	0.000	0.000	0.000	0.000	1.004	0.000	0.000	0.000	31.945	0.601
Property 5	0.499	0.055	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.444	0.890
Property 6	0.511	0.063	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.448	0.877
Property 7	20.633	0.474	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5.541	0.000	0.000	0.000	0.000	14.118	0.684
Property 8	0.485	0.225	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.260	0.536
Property 9	21.731	0.835	0.000	0.000	0.400	2.788	0.522	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.680	1.000	0.000	0.000	0.000	13.506	0.622
Property 10	22.849	0.739	0.000	0.000	0.000	0.712	0.559	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	20.839	0.912
Property 11	43.855	2.104	0.000	0.000	0.000	0.000	1.043	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.009	0.000	3.540	0.000	36.159	0.000
Property 12	40.404	4.450	0.000	0.000	0.400	1.093	0.000	0.000	0.000	1.921	0.000	0.000	4.689	0.000	4.358	1.000	0.000	0.000	0.000	22.493	0.557
Property 13	40.348	0.000	0.000	0.000	0.000	2.407	0.000	0.000	0.000	1.595	0.000	0.000	3.494	0.220	0.893	0.999	0.000	0.000	0.000	30.740	0.762
Property 15	0.056	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.056	0.000	0.000
Property 16	2.340	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.340	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property 17	43.280	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7.316	0.000	0.000	4.219	0.032	0.000	1.582	0.000	0.000	0.000	30.131	0.696
Property 18	48.478	0.000	0.001	0.000	0.000	2.419	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.186	0.000	1.002	0.000	0.000	0.000	44.870	0.926
Property 19	135.225	3.610	1.046	0.000	0.800	5.382	0.000	2.448	0.000	19.485	0.000	0.000	0.000	0.000	9.309	3.937	0.000	0.000	0.000	89.208	0.660
Property 20	22.032	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.878	0.000	0.000	0.000	0.152	0.000	1.800	0.000	0.000	0.000	19.202	0.872
Property 21	13.866	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3.090	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10.776	0.777
Property 22	10.479	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.941	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	9.538	0.910
Property 23	8.467	0.051	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8.416	0.994
Property 24	7.560	0.409	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5.603	0.000	0.000	0.000	0.000	1.548	0.205
Property 25	7.708	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7.708	1.000
Property 26	56.887	0.000	0.000	0.000	0.000	0.000	1.889	0.000	0.000	15.601	0.000	0.000	0.000	0.252	0.000	1.216	0.000	0.000	0.000	37.929	0.667
Property 27	0.666	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.666	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property 28	1.298	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.298	1.000
Pound Road	4.515	0.217	0.000	2.694	0.000	0.000	0.056	0.000	0.060	0.742	0.000	0.000	0.000	0.064	0.000	0.682	0.000	0.000	0.000	0.000	0.000
Soldiers Road	3.895	1.661	0.034	1.468	0.000	0.592	0.000	0.000	0.000	0.140	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	612.314	16.533	1.081	4.162	1.600	15.393	5.127	4.390	1.199	67.756	0.000	0.000	14.742	0.906	28.384	15.231	0.000	3.540	0.056	432.214	0.706

Table 2: Property specific land use budget (Continued)

Property Number	Key Percentages				Open Space Development Target %	Difference	Equivalent Land Area (Hectares)
	Net Developable Area % of Precinct	Active Open Space % NDA	Passive Open Space % NDA	Total Passive & Active Open Space %			
Property 1	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Property 2	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Property 3	89.61%	0.00%	0.00%	0.00%	10.09%	-10.09%	-6.44%
Property 4	60.11%	0.00%	3.14%	3.14%	10.09%	-6.95%	-222.02%
Property 5	88.98%	0.00%	0.00%	0.00%	10.09%	-10.09%	-4.48%
Property 6	87.67%	0.00%	0.00%	0.00%	10.09%	-10.09%	-4.52%
Property 7	68.42%	39.25%	0.00%	39.25%	10.09%	29.16%	411.68%
Property 8	53.61%	0.00%	0.00%	0.00%	10.09%	-10.09%	-2.62%
Property 9	62.15%	19.84%	7.40%	27.25%	10.09%	17.16%	231.76%
Property 10	91.20%	0.00%	0.00%	0.00%	10.09%	-10.09%	-210.27%
Property 11	82.45%	0.00%	2.79%	2.79%	10.09%	-7.30%	-263.96%
Property 12	55.67%	19.37%	4.45%	23.82%	10.09%	13.73%	308.83%
Property 13	76.19%	2.91%	3.25%	6.15%	10.09%	-3.94%	-121.12%
Property 15	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Property 16	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Property 17	69.62%	0.00%	5.25%	5.25%	10.09%	-4.84%	-145.83%
Property 18	92.56%	0.00%	2.23%	2.23%	10.09%	-7.86%	-352.68%
Property 19	65.97%	10.44%	4.41%	14.85%	10.09%	4.76%	424.63%
Property 20	87.16%	0.00%	9.37%	9.37%	10.09%	-0.72%	-13.83%
Property 21	77.72%	0.00%	0.00%	0.00%	10.09%	-10.09%	-108.73%
Property 22	91.02%	0.00%	0.00%	0.00%	10.09%	-10.09%	-96.24%
Property 23	99.40%	0.00%	0.00%	0.00%	10.09%	-10.09%	-84.92%
Property 24	20.48%	361.95%	0.00%	361.95%	10.09%	351.86%	544.68%
Property 25	100.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	-77.77%
Property 26	66.67%	0.00%	3.21%	3.21%	10.09%	-6.89%	-261.33%
Property 27	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Property 28	100.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	-13.10%
Pound Road	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Soldiers Road	0.00%	0.00%	0.00%	0.00%	10.09%	-10.09%	0.00%
Total	70.59%	6.57%	3.52%	10.09%	10.09%	0.00%	0.00%

Table 3: Overall Housing Yields Summary

Density Target	Area Ha	Total No. Dwellings	% of Total Net Residential Area	% of Total Lots	Av. Lot Size (sqm)
Net Developable Area	432.213				
Net Residential Area	426.344	6,610			
Conventional Residential Density (Min. Av. of 15 lots for NRHa)	386.366	5,795	90.62%	87.68%	500
Medium Density Housing (Min. Av. 20 dwellings per NRHa)	38.466	769	9.02%	11.64%	375
High Density/Specialised Housing (Min. Av. 30 dwellings per NRHa)	1.512	45	0.35%	0.69%	251

Table 4: Overall Housing Yields in Detail

Description	Area 1		
Retail / Emp & Other	Ha		
Activity Centre (retail / office / mixed use)	5.115		
Other Employment	0.755		
Subtotal	5.870		
Residential	NRA (Ha)	Dwell / NRHa	Dwellings
Residential - Conventional Density	386.366	15	5,795
Residential - Medium Density	38.466	20	769
Residential - High Density	1.512	30	45
Subtotal Against Net Residential Area (NRA)	426.344	15.5	6,610
Combined Res/ Retail / Emp / Other	NDA (Ha)	Dwell / NDHa	Dwellings
Totals Residential Yield Against NDA	432.213	15.3	6,610

Table 5: Infrastructure Project Justification

DCP Project No.	Infrastructure Category	Description	Estimated Project Cost			Indicative Provision Trigger	Strategic Justification
			land value	construction	total		
Roads							
RD01	Development	North-South Arterial – Land to achieve a 41 metre road reserve. Total land required is 7.69 hectares.	\$4,765,000	\$0	\$4,765,000	At the time of subdivision	Traffic modelling byGTA.
RD02	Development	Grices Road (West) – Land required to achieve a 34 metre road reserve (including a 31m narrowing point at the heritage site) between Berwick Cranbourne Road and the North-South Arterial. Total land required is 6.135 hectares.	\$4,897,000	\$0	\$4,897,000	At the time of subdivision	As above
RD03	Development	Grices Road (East) – Land required for the construction of a 34 metre road reserve between the North – South Arterial and Cardinia Creek. Total land required is 4.430 ha.	\$2,950,000	\$0	\$2,950,000	At the time of subdivision	As above
RD04	Development	North-South Arterial – Construction of road, 2 lanes urban standard. Includes the construction of one culvert.	\$0	\$3,219,298	\$3,219,298	At the time of subdivision	As above
RD05	Development	Grices Road (West) – Construction of Grices Road between Viewgrand Drive and the North-South Arterial, 2 lanes urban standard, including connections to the northern service road and pedestrian crossing point.	\$0	\$2,908,884	\$2,908,884	At the time of subdivision	As above
RD06	Development	Grices Road (East) Construction of Grices Road between North-South Arterial and the Eastern Connector Road, 2 lanes urban standard.	\$0	\$2,265,708	\$2,265,708	At the time of subdivision	As above
RD13	Development	Thompsons Road - Berwick Cranbourne Road to Soldiers Road. Construction to 2 lanes.	\$0	\$2,576,700	\$2,576,700	To be agreed with VicRoads and Council, but no later that construction of RD01	As above
RD14	Development	Grices Road (West) Duplication from Berwick-Cranbourne Road to Viewgrand Drive, 4 lanes urban standard.	\$0	\$1,989,298	\$1,989,298	At the time of subdivision	As above
RD15	Development	Land for additional lane at Berwick-Cranbourne Road and Thompsons Road roundabout.	\$491,000	\$0	\$491,000	To be agreed with VicRoads and Council, but no later that construction of RD01	As above
RD16	Development	North-South Collector Road - Land for Hillcrest Christian College collector road	\$599,000	\$0	\$599,000	Once land acquired through Master Plan process	As above
RD17	Development	North-South Collector Road - Construction of Hillcrest Christian College collector road	\$0	\$1,171,894	\$1,171,894	Once land acquired through Master Plan process	As above
Sub-total			\$13,702,000	\$14,131,782	\$27,833,782		
Intersections							
RD07	Development	Grices Road West, Western Connector Road – Signalised Intersection 1. Construction.	\$0	\$3,817,307	\$3,817,307	At the time of subdivision	Traffic modelling by GTA
RD08	Development	Grices Road West, Eastern Connector Road – Signalised Intersection 2. Construction.	\$0	\$3,398,465	\$3,398,465	At the time of subdivision.	As above
RD09	Development	Grices Road/North South Arterial - Construction of roundabout.	\$0	\$1,581,831	\$1,581,831	At the time of subdivision.	As above
RD10	Development	North-South Arterial/Town Centre (Medium) – Signalised Intersection 3. Construction.	\$0	\$2,551,278	\$2,551,278	At the time of subdivision	As above
RD11	Development	North-South Arterial/East-West Connector Road - Signalised Intersection 4. Construction.	\$0	\$3,192,761	\$3,192,761	At the time of subdivision	As above
RD12	Development	East-West Collector Road/Mid-Block Berwick Cranbourne Road - Signalised Intersection 5. Construction. (56% total cost \$3,312,062)	\$0	\$1,862,424	\$1,862,424	At the time of subdivision	As above
RD18	Development	Berwick-Cranbourne Road, Grices Road - Signalised Intersection 6. Construction	\$0	\$1,589,970	\$1,589,970	At the time of subdivision	As above
RD19	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	At the time of subdivision	As above
RD20	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	At the time of subdivision	As above
RD21	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	At the time of subdivision	As above
Sub-total			\$60,000	\$17,994,036	\$18,054,036		
Community Facilities							
CI01	Development	Community Centre 1 – Local Town Centre (Medium). Land required is 0.8 hectares.	\$2,800,000	\$0	\$2,800,000	When population growth triggers requirement for additional facilities.	Community Infrastructure Assessment, ASR Research

Table 5: Infrastructure Project Justification (Continued)

DCP Project No.	Infrastructure Category	Description	Estimated Project Cost			Indicative Provision Trigger	Strategic Justification
			land value	construction	total		
CI02	Development	Community Centre 1 – Local Town Centre (Medium). Construction of public hall, community rooms, maternal and child health and NGO rooms (adult education).	\$0	\$3,414,211	\$3,414,211	When population growth triggers requirement for additional facilities.	As above
CI03	Development	Community Centre 2 – Western Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	When population growth triggers requirement for additional facilities.	As above
CI04	Development	Community Centre 2 – Western Area (co-located with school). Construction of centre to include triple kindergarten and maternal and child health (interim only - to be relocated to Community Centre 1 in the long term).	\$0	\$3,887,801	\$3,887,801	When population growth triggers requirement for additional facilities.	As above
CI05	Development	Community Centre 3 – Eastern Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	When population growth triggers requirement for additional facilities.	As above
CI06	Development	Community Centre 3 – Eastern Area (co-located with school). Construction of centre to include triple kindergarten.	\$0	\$3,548,933	\$3,548,933	When population growth triggers requirement for additional facilities.	As above
Sub-total			\$5,600,000	\$10,850,945	\$16,450,945		
Unencumbered land for active open space							
OS01	Development	Land (5.25ha) for Active Playing Fields 1 (North-eastern area) to accommodate construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.	\$6,301,000	\$0	\$6,301,000	When population growth triggers requirement for additional facilities.	Community Infrastructure Assessment, ASR Research.
OS02	Development	Land (9.32ha) for Active Playing Fields 2 (South-eastern area) to accommodate construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park. Includes land for indoor sporting complex (0.4ha).	\$11,636,000	\$0	\$11,636,000	When population growth triggers requirement for additional facilities.	As above.
OS03	Development	Land (8.22ha) for Active Playing Fields 3 (Western area) to accommodate construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	\$9,043,000	\$0	\$9,043,000	When population growth triggers requirement for additional facilities.	As above.
OS04	Development	Land (5.60ha) for Active Playing Fields 4 (South-western area) to accommodate 3 soccer pitches and 1 pavilion	\$7,004,000	\$0	\$7,004,000	When population growth triggers requirement for additional facilities.	As above.
Sub-total			\$33,984,000	\$0	\$33,984,000		
Outdoor Active Recreation							
AR01	Development	Active Playing fields 1 – North-eastern area. Construction of 1 junior football/cricket oval, cricket nets, 2 netball courts and car park.	\$0	\$1,773,536	\$1,773,536	When population growth triggers requirement for additional facilities.	Community Infrastructure Assessment, ASR Research.
AR02	Community	Pavilion 1 – North-eastern area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).	\$0	\$1,520,796	\$1,520,796	When population growth triggers requirement for additional facilities.	As above.
AR03	Development	Active Playing fields 2 – South-eastern area. Construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park.	\$0	\$4,075,167	\$4,075,167	When population growth triggers requirement for additional facilities.	As above.
AR04	Community	Pavilion 2 - South-eastern area. Construction of Pavilion to serve active playing fields 2 (football/cricket/tennis/netball).	\$0	\$1,927,111	\$1,927,111	When population growth triggers requirement for additional facilities.	As above.

Table 5: Infrastructure Project Justification (Continued)

DCP Project No.	Infrastructure Category	Description	Estimated Project Cost			Indicative Provision Trigger	Strategic Justification
			land value	construction	total		
AR05	Development	Active Playing fields 3 – Western area. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	\$0	\$3,278,738	\$3,278,738	When population growth triggers requirement for additional facilities.	As above.
AR06	Community	Pavilion 3 – Western area. Construction of Pavilion to serve active playing fields 3 (football/cricket/netball).	\$0	\$1,727,569	\$1,727,569	When population growth triggers requirement for additional facilities.	As above.
AR07	Community	Construction of Indoor sporting complex co-located with the secondary school. (DCP constitutes 62% of total catchment)	\$0	\$2,468,132	\$2,468,132	When population growth triggers requirement for additional facilities.	As above.
AR08	Development	Active Playing Fields 4 - South Western Area. Construction of 3 soccer pitches and car park.	\$0	\$2,315,134	\$2,315,134	When population growth triggers requirement for additional facilities.	As above.
AR09	Community	Pavilion 4 - South-western area. Constuction of Pavilion to serve active playing fields 4 (soccer).	\$0	\$2,245,221	\$2,245,221	When population growth triggers requirement for additional facilities.	As above.
Sub Total			\$0	\$21,331,404	\$21,331,404		
Structure Planning							
PL01	0	Structure Plan and Development Contributions Plan Preparation.	\$0	\$0	\$1,100,000	Not applicable	Not applicable.
Sub- Total			\$0	\$0	\$0		
TOTAL			\$53,346,000	\$64,308,167	\$118,754,167		

Table 6: Calculation of Costs

DCP Project no.	Infrastructure Category	Description	Estimated Project Cost			Estimated External Use %	Total Cost Attributable to MCA	Dev. Types making contributors	No. NDHa in MCA	Contribution per NDHa
			Land	Construction	Total					
Roads										
RD01	Development	North-South Arterial – Land to achieve a 41 metre road reserve. Total land required is 7.69 hectares.	\$4,765,000	\$0	\$4,765,000	0%	\$4,765,000	Residential and employment.	432.213	\$11,025
RD02	Development	Grices Road (West) – Land required to achieve a 34 metre road reserve (including a 31m narrowing point at the heritage site) between Berwick Cranbourne Road and the North-South Arterial. Total land required is 6.135 hectares.	\$4,897,000	\$0	\$4,897,000	0%	\$4,897,000	Residential and employment.	432.213	\$11,330
RD03	Development	Grices Road (East) – Land required for the construction of a 34 metre road reserve between the North –South Arterial and Cardinia Creek. Total land required is 5.848 ha.	\$2,950,000	\$0	\$2,950,000	0%	\$2,950,000	Residential and employment.	432.213	\$6,825
RD04	Development	North-South Arterial – Construction of road, 2 lanes urban standard. Includes the construction of one culvert.	\$0	\$3,219,298	\$3,219,298	0%	\$3,219,298	Residential and employment.	432.213	\$7,448
RD05	Development	Grices Road (West) – Construction of Grices Road between Viewgrand Drive and the North-South Arterial, 2 lanes urban standard, including connections to the northern service road and pedestrian crossing point.	\$0	\$2,908,884	\$2,908,884	0%	\$2,908,884	Residential and employment.	432.213	\$6,730
RD06	Development	Grices Road (East) Construction of Grices Road between North-South Arterial and the Eastern Connector Road, 2 lanes urban standard.	\$0	\$2,265,708	\$2,265,708	0%	\$2,265,708	Residential and employment.	432.213	\$5,242
RD13	Development	Thompsons Road - Berwick Cranbourne Road to Soldiers Road. Construction to 2 lanes.	\$0	\$2,576,700	\$2,576,700	0%	\$2,576,700	Residential and employment.	432.213	\$5,962
RD14	Development	Grices Road (West) Duplication from Berwick-Cranbourne Road to Viewgrand Drive, 4 lanes urban standard.	\$0	\$1,989,298	\$1,989,298	0%	\$1,989,298	Residential and employment.	432.213	\$4,603
RD15	Development	Land for additional lane at Berwick-Cranbourne Road and Thompsons Road roundabout.	\$491,000	\$0	\$491,000	0%	\$491,000	Residential and employment.	432.213	\$1,136
RD16	Development	North-South Collector Road - Land for Hillcrest Christian College collector road	\$599,000	\$0	\$599,000	0%	\$599,000	Residential and employment.	432.213	\$1,386
RD17	Development	North-South Collector Road - Construction of Hillcrest Christian College collector road	\$0	\$1,171,894	\$1,171,894	0%	\$1,171,894	Residential and employment.	432.213	\$2,711
Sub-total			\$13,702,000	\$14,131,782	\$27,833,782	0%	\$27,833,782			\$64,398
Intersections										
RD07	Development	Grices Road West, Western Connector Road – Signalised Intersection 1. Construction.	\$0	\$3,817,307	\$3,817,307	0%	\$3,817,307	Residential and employment.	432.213	\$8,832
RD08	Development	Grices Road West, Eastern Connector Road – Signalised Intersection 2. Construction.	\$0	\$3,398,465	\$3,398,465	0%	\$3,398,465	Residential and employment.	432.213	\$7,863
RD09	Development	Grices Road/North South Arterial - Construction of roundabout.	\$0	\$1,581,831	\$1,581,831	0%	\$1,581,831	Residential and employment.	432.213	\$3,660
RD10	Development	North-South Arterial/Local Town Centre (Medium) – Signalised Intersection 3. Construction.	\$0	\$2,551,278	\$2,551,278	0%	\$2,551,278	Residential and employment.	432.213	\$5,903
RD11	Development	North-South Arterial/East-West Connector Road - Signalised Intersection 4. Construction.	\$0	\$3,192,761	\$3,192,761	0%	\$3,192,761	Residential and employment.	432.213	\$7,387
RD12	Development	East-West Collector Road/Mid-Block Berwick Cranbourne Road - Signalised Intersection 5. Construction.	\$0	\$1,862,424	\$1,862,424	0%	\$1,862,424	Residential and employment.	432.213	\$4,309
RD18	Development	Berwick-Cranbourne Road, Grices Road - Signalised Intersection 6. Construction	\$0	\$1,589,970	\$1,589,970	0%	\$1,589,970	Residential and employment.	432.213	\$3,679
RD19	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	0%	\$20,000	Residential and employment.	432.213	\$46

Table 6: Calculation of Costs (Continued)

DCP Project no.	Infrastructure Category	Description	Estimated Project Cost			Estimated External Use %	Total Cost Attributable to MCA	Dev. Types making contributors	No. NDHa in MCA	Contribution per NDHa
			Land	Construction	Total					
RD20	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	0%	\$20,000	Residential and employment.	432.213	\$46
RD21	Development	Intersection flaring 0.02ha	\$20,000	\$0	\$20,000	0%	\$20,000	Residential and employment.	432.213	\$46
Sub-total			\$60,000	\$17,994,036	\$18,054,036	0%	\$18,054,036			\$41,771
Community Facilities										
CI01	Development	Community Centre 1 – Local Town Centre (Medium). Land required is 0.8 hectares.	\$2,800,000	\$0	\$2,800,000	0%	\$2,800,000	Residential	426.344	\$6,567
CI02	Development	Community Centre 1 – Local Town Centre (Medium) Construction of public hall, community rooms, maternal and child health and NGO rooms (adult education).	\$0	\$3,414,211	\$3,414,211	0%	\$3,414,211	Residential	426.344	\$8,008
CI03	Development	Community Centre 2 – Western Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	0%	\$1,400,000	Residential	426.344	\$3,284
CI04	Development	Community Centre 2 – Western Area (co-located with school). Construction of centre to include double kindergarten and maternal and child health (interim only - to be relocated to Community Centre 1 in the long term).	\$0	\$3,887,801	\$3,887,801	0%	\$3,887,801	Residential	426.344	\$9,119
CI05	Development	Community Centre 3 – Eastern Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	0%	\$1,400,000	Residential	426.344	\$3,284
CI06	Development	Community Centre 3 – Eastern Area (co-located with school). Construction of centre to include double kindergarten.	\$0	\$3,548,933	\$3,548,933	0%	\$3,548,933	Residential	426.344	\$8,324
Sub-total			\$5,600,000	\$10,850,945	\$16,450,945	0%	\$16,450,945			\$38,586
Unencumbered Land For Active Open Space										
OS01	Development	Land (5.251ha) for Active Playing Fields 1 (North-eastern area) to accommodate construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.	\$6,301,000	\$0	\$6,301,000	0%	\$6,301,000	Residential	426.344	\$14,779
OS02	Development	Land (9.31ha) for Active Playing Fields 2 (South-eastern area) to accommodate construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park.. Includes land for indoor sporting complex.	\$11,636,000	\$0	\$11,636,000	0%	\$11,636,000	Residential	426.344	\$27,293
OS03	Development	Land (8.22ha) for Active Playing Fields 3 (Western area) to accommodate construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	\$9,043,000	\$0	\$9,043,000	0%	\$9,043,000	Residential	426.344	\$21,211
OS04	Development	Land (5.603ha) for Active Playing Fields 4 (South-western area) to accommodate 3 soccer pitches and 1 pavillion	\$7,004,000	\$0	\$7,004,000	0%	\$7,004,000	Residential	426.344	\$16,428
Sub-total			\$33,984,000	\$0	\$33,984,000	0%	\$33,984,000			\$79,710
Outdoor Active Recreation										
AR01	Development	Active Playing fields 1 – North-eastern area. Construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.	\$0	\$1,773,536	\$1,773,536	0%	\$1,773,536	Residential	426.344	\$4,160
AR02	Community	Pavilion 1 – North-eastern area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).	\$0	\$1,520,796	\$1,520,796	0%	\$1,520,796	Residential	426.344	\$3,567
AR03	Development	Active Playing fields 2 – South-eastern area. 4 soccer fields, 2 cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park.	\$0	\$4,075,167	\$4,075,167	0%	\$4,075,167	Residential	426.344	\$9,558
AR04	Community	Pavilion 2 - South-eastern area. Construction of Pavilion to serve active playing fields 1 (cricket/tennis/netball).	\$0	\$1,927,111	\$1,927,111	0%	\$1,927,111	Residential	426.344	\$4,520

Table 6: Calculation of Costs (Continued)

DCP Project no.	Infrastructure Category	Description	Estimated Project Cost			Estimated External Use %	Total Cost Attributable to MCA	Dev. Types making contributors	No. NDHa in MCA	Contribution per NDHa
			Land	Construction	Total					
AR05	Development	Active Playing fields 3 – Western area. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	\$0	\$3,278,738	\$3,278,738	0%	\$3,278,738	Residential	426.344	\$7,690
AR06	Community	Pavilion 3 – Western area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).	\$0	\$1,727,569	\$1,727,569	0%	\$1,727,569	Residential	426.344	\$4,052
AR07	Community	Construction of Indoor sporting complex co-located with the secondary school.	\$0	\$2,468,132	\$2,468,132	38%	\$1,530,242	Residential	426.344	\$3,589
AR08	Development	Active Playing Fields 4 - South Western Area. Construction of 3 soccer pitches and car park.	\$0	\$2,315,134	\$2,315,134	0%	\$2,315,134	Residential	426.344	\$5,430
AR09	Community	Pavillion 4 - South-western area. Constuction of Pavillion to serve active playing fields 4 (soccer).	\$0	\$2,245,221	\$2,245,221	0%	\$2,245,221	Residential	426.344	\$5,266
Sub-total			\$0	\$21,331,404	\$21,331,404	0%	\$20,393,514			\$47,833
Structure Planning										
PL01	0	Structure Plan and Development Contributions Plan Preparation.	\$0	\$0	\$1,100,000	0%	\$1,100,000	Residential and employment.	432.213	\$2,545
Sub- Total										
TOTAL			\$53,346,000	\$64,308,167	\$118,754,167	0%	\$117,816,277			\$274,844

Table 7: Schedule of Costs

DCP Project No.	Infrastructure Category	Description	Residential Charge Area	Employment Charge Area	Total Project Cost	Total Funded via Clyde North DCP
Roads			431.459	0.755		
RD01	Development	North-South Arterial – Land to achieve a 41 metre road reserve. Total land required is 7.69 hectares.	\$4,756,687	\$8,324	\$4,765,000	\$4,765,000
RD02	Development	Grices Road (West) – Land required to achieve a 34 metre road reserve (including a 31m narrowing point at the heritage site) between Berwick Cranbourne Road and the North-South Arterial. Total land required is 4.91 hectares.	\$4,888,457	\$8,554	\$4,897,000	\$4,897,000
RD03	Development	Grices Road (East) – Land required for the construction of a 34 metre road reserve between the North –South Arterial and Cardinia Creek. Total land required is 5.848 ha.	\$2,944,854	\$5,153	\$2,950,000	\$2,950,000
RD04	Development	North-South Arterial – Construction of road, 2 lanes urban standard. Includes the construction of one culvert.	\$3,213,682	\$5,624	\$3,219,298	\$3,219,298
RD05	Development	Grices Road (West) – Construction of Grices Road between Viewgrand Drive and the North-South Arterial, 2 lanes urban standard, including connections to the northern service road and pedestrian crossing point.	\$2,903,809	\$5,081	\$2,908,884	\$2,908,884
RD06	Development	Grices Road (East) Construction of Grices Road between North-South Arterial and the Eastern Connector Road, 2 lanes urban standard.	\$2,261,755	\$3,958	\$2,265,708	\$2,265,708
RD13	Development	Thompsons Road - Berwick Cranbourne Road to Soldiers Road. Construction to 2 lanes.	\$2,572,205	\$4,501	\$2,576,700	\$2,576,700
RD14	Development	Grices Road (West) Duplication from Berwick-Cranbourne Road to Viewgrand Drive, 4 lanes urban standard.	\$1,985,828	\$3,475	\$1,989,298	\$1,989,298
RD15	Development	Land for additional lane at Berwick-Cranbourne Road and Thompsons Road roundabout.	\$490,143	\$858	\$491,000	\$491,000
RD16	Development	North-South Collector Road - Land for Hillcrest Christian College collector road	\$597,955	\$1,046	\$599,000	\$599,000
RD17	Development	North-South Collector Road - Construction of Hillcrest Christian College collector road	\$1,169,850	\$2,047	\$1,171,894	\$1,171,894
Sub-total			\$27,785,226	\$48,621	\$27,833,782	\$27,833,782
Intersections						
RD07	Development	Grices Road West, Western Connector Road – Signalised Intersection 1. Construction.	\$3,810,648	\$6,668	\$3,817,307	\$3,817,307
RD08	Development	Grices Road West, Eastern Connector Road – Signalised Intersection 2. Construction.	\$3,392,536	\$5,937	\$3,398,465	\$3,398,465
RD09	Development	Grices Road/North South Arterial - Construction of roundabout.	\$1,579,071	\$2,763	\$1,581,831	\$1,581,831
RD10	Development	North-South Arterial/Local Town Centre (Medium) – Signalised Intersection 3. Construction.	\$2,546,827	\$4,457	\$2,551,278	\$2,551,278
RD11	Development	North-South Arterial/East-West Connector Road - Signalised Intersection 4. Construction.	\$3,187,191	\$5,577	\$3,192,761	\$3,192,761
RD12	Development	East-West Collector Road/Mid-Block Berwick Cranbourne Road - Signalised Intersection 5. Construction.	\$1,859,175	\$3,253	\$1,862,424	\$1,862,424
RD18	Development	Berwick-Cranbourne Road, Grices Road - Signalised Intersection 6. Construction	\$1,587,196	\$2,777	\$1,589,970	\$1,589,970
RD19	Development	Intersection flaring 0.02ha	\$19,965	\$35	\$20,000	\$20,000
RD20	Development	Intersection flaring 0.02ha	\$19,965	\$35	\$20,000	\$20,000
RD21	Development	Intersection flaring 0.02ha	\$19,965	\$35	\$20,000	\$20,000
Sub-total			\$18,022,541	\$31,537	\$18,054,036	\$18,054,036
Community Facilities						
CI01	Development	Community Centre 1 – Local Town Centre (Medium) Land required is 0.8 hectares.	\$2,800,000	\$0	\$2,800,000	\$2,800,000
CI02	Development	Community Centre 1 – Local Town Centre (Medium). Construction of public hall, community rooms, maternal and child health and NGO rooms (adult education).	\$3,414,211	\$0	\$3,414,211	\$3,414,211
CI03	Development	Community Centre 2 – Western Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	\$1,400,000
CI04	Development	Community Centre 2 – Western Area (co-located with school). Construction of centre to include triple kindergarten and maternal and child health (interim only - to be relocated to Community Centre 1 in the long term).	\$3,887,801	\$0	\$3,887,801	\$3,887,801
CI05	Development	Community Centre 3 – Eastern Area (co-located with school). Land required is 0.4 hectares.	\$1,400,000	\$0	\$1,400,000	\$1,400,000
CI06	Development	Community Centre 3 – Eastern Area (co-located with school). Construction of centre to include triple kindergarten.	\$3,548,933	\$0	\$3,548,933	\$3,548,933
Sub-total			\$16,450,945	\$0	\$16,450,945	\$16,450,945
Unencumbered Land For Active Open Space						
OS01	Development	Land (5.25ha) for Active Playing Fields 1 (North-eastern area) to accommodate construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.	\$6,301,000	\$0	\$6,301,000	\$6,301,000
OS02	Development	Land (9.32ha) for Active Playing Fields 2 (South-eastern area) to accommodate construction of 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park. Includes land for indoor sporting complex.	\$11,636,000	\$0	\$11,636,000	\$11,636,000
OS03	Development	Land (8.22ha) for Active Playing Fields 3 (Western area) to accommodate construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park	\$9,043,000	\$0	\$9,043,000	\$9,043,000
OS04	Development	Land (5.60ha) for Active Playing Fields 4 (South-western area) to accommodate 3 soccer pitches and 1 pavillion	\$7,004,000	\$0	\$7,004,000	\$7,004,000
Sub-total			\$33,984,000	\$0	\$33,984,000	\$33,984,000
Outdoor Active Recreation						

Table 7: Schedule of Costs (Continued)

DCP Project No.	Infrastructure Category	Description	Residential Charge Area	Employment Charge Area	Total Project Cost	Total Funded via Clyde North DCP
AR01	Development	Active Playing fields 1 – North-eastern area. Construction of 1 football/cricket oval, cricket nets, 2 netball courts and car park.	\$1,773,536	\$0	\$1,773,536	\$1,773,536
AR02	Community	Pavilion 1 – North-eastern area. Construction of Pavilion to serve active playing fields 1 (football/cricket/netball).	\$1,520,796	\$0	\$1,520,796	\$1,520,796
AR03	Development	Active Playing fields 2 – South-eastern area. 2 football/cricket ovals, cricket nets, 6 tennis courts, 2 netball courts and car park.	\$4,075,167	\$0	\$4,075,167	\$4,075,167
AR04	Community	Pavilion 2 - South-eastern area. Construction of Pavilion to serve active playing fields 2 (football/cricket/tennis/netball).	\$1,927,111	\$0	\$1,927,111	\$1,927,111
AR05	Development	Active Playing fields 3 – Western area. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	\$3,278,738	\$0	\$3,278,738	\$3,278,738
AR06	Community	Pavilion 3 – Western area. Construction of Pavilion to serve active playing fields 3 (football/cricket/netball).	\$1,727,569	\$0	\$1,727,569	\$1,727,569
AR07	Community	Construction of Indoor sporting complex co-located with the secondary school.	\$1,530,242	\$0	\$1,530,242	\$1,530,242
AR08	Development	Active Playing Fields 4 - South Western Area. Construction of 3 soccer pitches and car park.	\$2,315,134	\$0	\$2,315,134	\$2,315,134
AR09	Community	Pavillion 4 - South-western area. Constuction of Pavillion to serve active playing fields 4 (soccer).	\$2,245,221	\$0	\$2,245,221	\$2,245,221
Sub Total			\$20,393,514	\$0	\$20,393,514	\$20,393,514
Structure Planning						
PL01		Structure Plan and Development Contributions Plan Preparation	\$1,098,081	\$1,922	\$1,100,000	\$1,100,000
Sub-Total			\$1,098,081	\$1,922	\$1,100,000	\$1,100,000
TOTAL			\$0	\$0	\$117,816,277	\$117,816,277

3.0 PART 3: ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

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

The Clyde North Precinct Structure Plan Development Contributions Plan Infrastructure Levy applies to subdivision and/or development of land.

The Clyde North Precinct Structure Plan Community Infrastructure Levy applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

3.1.1 Payment of Contribution Levies and Timing

Development Infrastructure

For subdivision of land

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

For development of land where no subdivision is proposed

- Provided an infrastructure levy has not already been paid on the subject land, an infrastructure levy must be paid to the Collecting Agency in accordance with the

provision of the approved Development Contributions Plan for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (for example: development includes buildings, car parks, access ways, landscaping and ancillary components). The Collecting Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.

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

Where no planning permit is required

The following requirements apply where no planning permit is required.

The land may only be used and developed subject to the following requirements being met.

- Unless some other arrangement has been agreed to by Collecting Agency in a Section 173 Agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this approved Development Contributions Plan for the land.
- If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

Community Infrastructure

Contributions relating to community infrastructure are to be made by the home-builder prior to the issue of a Building Permit. However, development proponents are encouraged to pay the levy prior to the issue of a Statement of Compliance to reduce the administrative burden of collection from individual home builders.

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

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

3.1.2 Cost of the Preparation of the PSP

The initial cost of the preparation of the Precinct Structure Plan has been borne by Australand Holdings Limited. The cost of the structure Planning preparation was \$900,000. This cost has been included in the Development Contributions Plan.

Upon Gazettal of the planning scheme amendment and incorporation of the Development Contributions Plan into the Planning Scheme, the full cost of the Structure Planning preparation (i.e. \$1.1 million) should be acknowledged as an immediate credit against development contributions attributable to Australand Holdings Limited.

3.1.3 Works in kind

Works may be constructed in-lieu of a cash contribution on some projects. This is only possible where the arrangement has been approved in writing by the Collecting Agency.

As outlined in Section 3.1.1, payment of development contributions is to be made in cash.

Alternatively, infrastructure works and land may be provided by developers, with a credit provided against their development contribution, subject to the written agreement of the Collecting Agency. In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

- Only works or land identified in the Development Contributions Plan can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the Development Contributions Plan unless agreed between the Collecting Agency and the developer;
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the Development Contributions Plan unless agreed by the Collecting Agency and the developer;
- The construction of works must be completed to the satisfaction of the Collecting Agency; and,
- There is no additional financial impact on the Development Contributions Plan.

Where the Collecting Agency agrees that works are to be provided by a development proponent in lieu of cash contributions:

- The credit for the works provided shall equal the value identified in the Development Contributions Plan, taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the development proponent; and;
- The development proponent will not be required to make cash payments for contributions until the agreed value of any credits for the provision of agreed works –in-kind are exhausted/balanced.

3.1.4 Credit for over provision

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

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

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

3.1.5 Funds Administration

The administration of the contributions made under the Development Contributions Plan will be transparent and development contributions charges will be held until required for provision of the item. Details of funds received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Planning and Environment Act 1987.

The administration of contributions made under the Development Contributions Plan will be transparent and demonstrate:

- The amount and timing of funds collected;
- The source of the funds collected;

- The amount and timing of expenditure on specific projects;
- The project on which the expenditure was made;
- The account balances for individual projects; and
- Clearly show any pooling 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 this Development Contributions Plan.

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 this Development Contributions Plan, as required under Section 46QB(2) of the Planning and Environment Act 1987.

Should the Collecting Agency resolve not to proceed with any of the infrastructure projects listed in this Development Contributions Plan, the funds collected for these items will be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Planning and Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges.

3.1.6 Construction and Land Value Costs and Indexation

Capital costs of all infrastructure items are in 1st January 2010 dollars and will be indexed by the Collecting Agency annually for inflation in the following way. Capital costs of land are at 1 July 2011.

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

- The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson’s Australian Construction handbook on 1st January and 1st July each year;
- In relation to the cost of land, the land value must be adjusted by adopting a revised value determined according to the following method:
- The land value will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuers. Within 14 days of the adjustments being made, the Collecting Agency will publish the amended contributions on the Collecting Agency’s website.

3.1.7 Development Contributions Plan Review Period

This Development Contributions Plan adopts a long-term outlook for development. It takes into account future development in Clyde North. A ‘full development’ horizon of land within the current Urban Growth Boundary to the year 2025 has been adopted for this Development Contributions Plan.

This Development Contributions Plan commenced on the date when it was first incorporated into the Casey Planning Scheme. This Development Contributions Plan will end when development within the Development Contributions Plan area is complete and when the Development Contributions Plan is removed from the Planning Scheme.

The Development Contributions Plan is expected to be revised and updated every 5 years (or more often if required). This will require an amendment to the Casey Planning Scheme to replace this document with an alternative, revised document. This review is anticipated to include:

- Update any aspect of the plan which is required.
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger.
- Review of estimated net developable area (this will also be required if the Precinct Structure Plan is subject to a substantive amendment).
- Review of land values for land to be acquired through the plan.

3.1.8 Collecting Agency (Agency responsible for collecting infrastructure levy)

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

3.1.9 Development Agency (Agency Responsible for Works)

Casey City Council is the Development Agency and is responsible for the provision of the works funded. In the future the Development Agency for several road and intersection infrastructure projects may change from Casey City Council to VicRoads. However, any such transfer of responsibility would be dependent on the written agreement from VicRoads.

- Seeking direct delivery of infrastructure and land by development proponents where appropriate;
- Identifying preferred implementation mechanism to achieve the above outcomes and reducing the risk associate with the Development Contributions Plan to ensure that it will be delivered as intended; and,
- Provision of adequate resources to administer the Development Contributions Plan.

Once approved, the Public Infrastructure and Land Plan must be implemented to the satisfaction of the Responsible Authority. The implementation of the Public Infrastructure Plan may include the requirement to enter into a Section 173 Agreement.

3.2.2 Implementation mechanism

As set out in Section 46P of the *Planning and Environment Act 1987*, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency) the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

This can be agreed with the Collecting Agency before or after the application for the permit is made or before or after the development is carried out.

To coordinate the provision of infrastructure, the Urban Growth Zone Schedule for the Clyde North PSP requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the Responsible Authority. The Public Infrastructure and Land Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Clyde North PSP or reasonably required as a result of the subdivision of the land and address the following:

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

Through the approval of this plan the Council (acting as the Collecting Agency) would consider if and what infrastructure should be provided as in-kind works under the Clyde North DCP in accordance with Section 46P of the Act. The approved Infrastructure Plan must include a list of DCP infrastructure which the Collecting Agency has agreed in writing to allow to be provided as works in lieu.

3.2 IMPLEMENTATION STRATEGY

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

3.2.1 Rationale for the Implementation Strategy

This Implementation Strategy has been incorporated into the Development Contributions Plan 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.

The implementation strategy has been formulated by:

- Assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items);
- Having regard to the development context;
- Assessing the need for finance requirements – upfront financing and pooling of funds;
- Agreeing the land value and indexing it appropriately (where possible);

4.0 PART 4: OTHER INFORMATION

4.1 Acronyms

- AHD Australian Height Datum
- AFL Australian Football League ovals
- CAD Central Activities District
- CALC Cranbourne Aquatic & Leisure Centre
- CBD Central Business District
- CIL Community Infrastructure Levy
- DEECD Department of Education & Early Childhood Development
- DII Development Infrastructure Levy
- DPCD Department of Planning & Community Development
- DoT Department of Transport
- DSE Department of Sustainability & Environment
- ECV Environmental Conservation Value
- GM Growth Areas Authority
- GDA Gross Developable Area
- I-ha Hectare
- HO Heritage Overlay
- MCH Maternal & Child Health
- MSS Municipal Strategic Statement
- NAC Neighbourhood Activity Centre
- NDA Net Developable Area
- NDHa Net Developable Hectare
- NGO Non Government Organisation
- PAC Principle Activity Centre
- PPTN Principle Public Transport Network
- PSP Precinct Structure Plan
- P-6 State School Prep to Year 6
- P-12 StateSchool Prep to Year 12
- RBGC Royal Botanic Gardens Cranbourne
- Sqm Square Metres
- UGB Urban Growth Boundary
- UGZ Urban Growth Zone

4.2 Glossary

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

Active Open Space

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

Activity Centre

Provide the focus for services, commercial and retail based employment and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and intensity of use. In the growth areas, these are referred to as principal activity centres, major activity centres, neighbourhood activity centres and local centres. For further information refer to Melbourne 2030.

Arterial Road

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

Co-location

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

Community Facilities

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

Connector Street

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

Conventional Density Housing

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

Development Contributions Plan

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

Encumbered Land

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

Freeway

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

Growth Area

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

Growth Area Framework Plan

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

High Density Housing

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

Housing Density (Net)

The number of houses divided by net developable area

Linear Open Space Network

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

Land BudgetTable

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

Lot

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

Lower Density Housing

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

Major Activity Centre

Activity centres that have similar characteristics to Principal Activity Centres but serve smaller catchment areas. For further information refer to Melbourne 2030.

Major Employment Area

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

Medium Density Housing

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

Native Vegetation

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

Net Developable Area

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

Net Residential Area

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

Passive Open Space

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

Precinct Structure Plan

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

Principal Public Transport Network

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

Public Open Space

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

Urban Growth Boundary

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

Urban Growth Zone

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

4.3 Supporting Information

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

Pound Road and Clyde North Precinct Structure Plan (Combined PSP Area), Transport Impact Assessment, August 2011.

Community Infrastructure Assessment, ASR Research, September 2009.

Planning for infrastructure in Growth Areas, April 2008
<http://www.wyndham.vic.gov.au/council/pub/10410>.

Leisure Facilities and Development Plan (LFDP)- Volume 1 - Appendix 4, Casey City Council <http://www.casey.vic.gov.au/policiesstrategies/article.asp?Item=13835>.

5.0 PART 5: PROJECT DETAILS

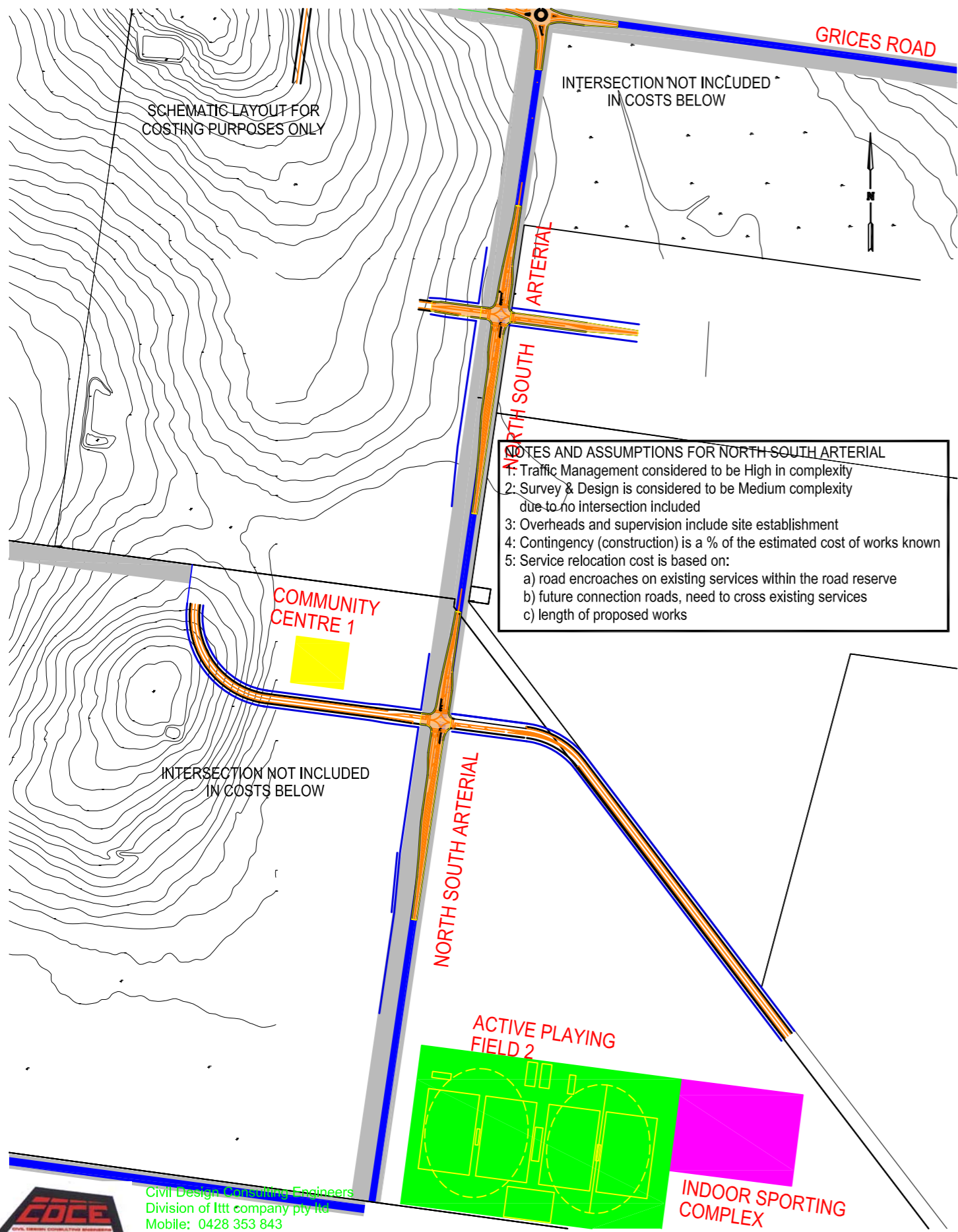
This section includes drawings and specifications for the construction projects included in this DCP.

5.1 Transport Projects

The drawings and specifications for the Transport Projects included in this DCP are included in the following DCP Costing Sheets:

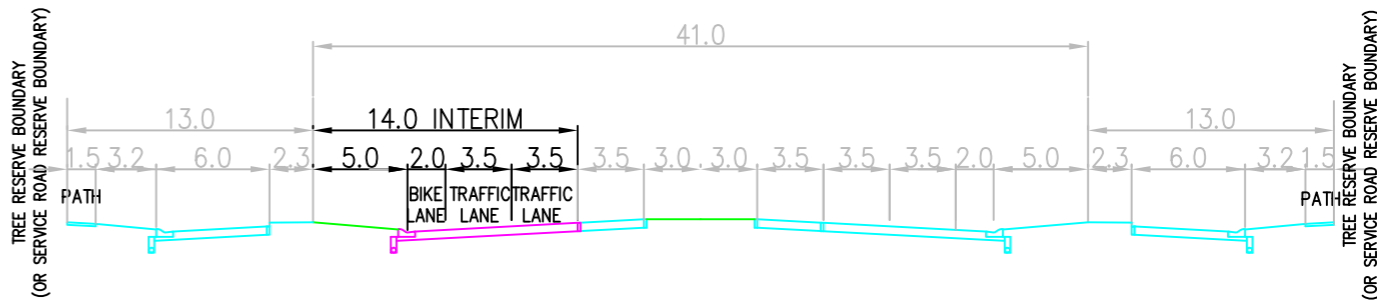
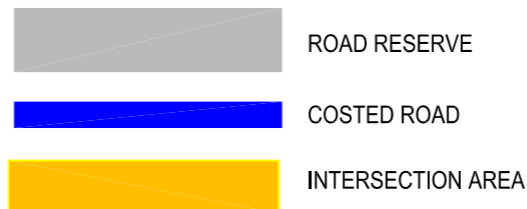
- RD04 - North South Arterial, Construction - DCP Costing Sheet 1;
- RD05 - Grices Road (West) Construction - DCP Costing Sheet 2;
- RD06 - Grices Road (East) Construction - DCP Costing Sheet 3;
- RD07 - Grices Road West, Western Connector Road - Signalised Intersection 1, Construction - DCP Costing Sheet 4;
- RD08 - Grices Road West, Eastern Connector Road - Signalised Intersection 2, Construction - DCP Costing Sheet 5;
- RD09 - Grices Road/North South Arterial - Construction of roundabout - DCP Costing Sheet 6; and,
- RD10 - North-South Arterial/Local Town Centre (Medium) - Signalised Intersection 3, Construction - DCP Costing Sheet 7;
- RD11 - North-South Arterial and East-West Connector - Signalised Intersection 4. Construction - DCP Costing Sheet 8;
- RD12 - East-West Collector - Mid Block Berwick-Cranbourne Road - Signalised Intersection 5. Construction - DCP Costing Sheet 9;
- RD13 - Thompsons Road - Berwick-Cranbourne Road to Soldiers Road. Construction to 2 lanes rural standard - DCP Costing Sheet 10;
- RD14 - Duplication of Grices Road from Berwick-Cranbourne Road and Viewgrand Drive - DCP Costing Sheet 11;
- RD16 - North-South Collector Road, Hillcrest Christian College - DCP Costing Sheet 12; and
- RD17 - Berwick-Cranbourne Road, Grices Road - Signalised Intersection 6. Construction - DCP Costing Sheet 13.

CLYDE NORTH PRECINCT NORTH SOUTH ARTERIAL COSTS



NOTES AND ASSUMPTIONS FOR NORTH SOUTH ARTERIAL

- 1: Traffic Management considered to be High in complexity
- 2: Survey & Design is considered to be Medium complexity due to no intersection included
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service relocation cost is based on:
 - a) road encroaches on existing services within the road reserve
 - b) future connection roads, need to cross existing services
 - c) length of proposed works



TYPICAL CROSS SECTION INTERIM SOLUTION SUPPLIED BY GAA

Clyde North DCP Roadworks Estimate

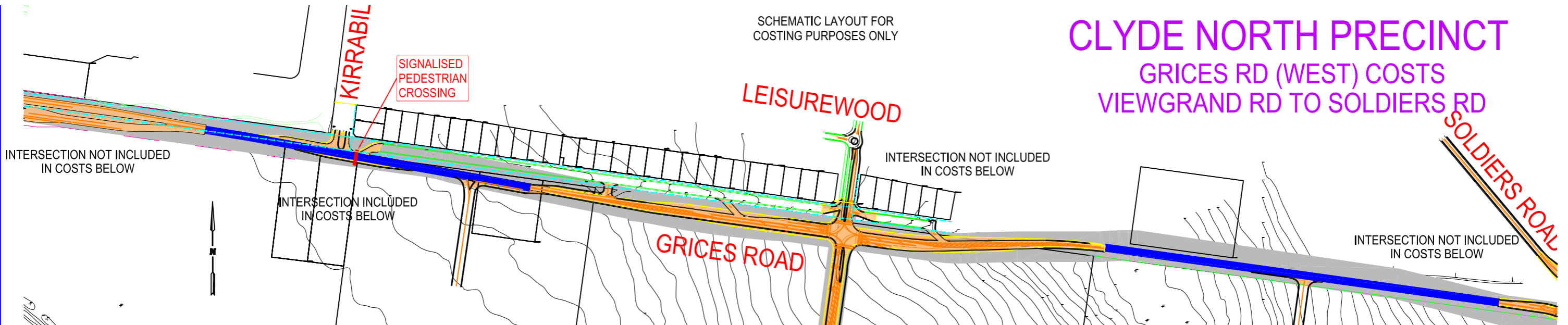
Road Name: North South Arterial
Limit of works: As shown on drawing 41m road reserve
Length of Job: Chainage 0.0 to Chainage 1630 less 918m for intersections
Notes: Costs based on City of Casey specification for road construction & GAA Cross Section 6 lane arterial 27-5-09
 No allowance has been made for service road

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$	712 m		\$ 1,172,710.00	\$ 1,172,710
Bulk Earthworks	m ²	\$ 40.00	4.75	metres	\$40	\$ 190.00	m		\$ 135,280.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	8.7	metres	\$92	\$ 796.05	m		\$ 566,787.60	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$15	\$ -	m		\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$10	\$ -	m		\$ -	\$ -
Culvert Structure 30No. 1.2m x 1.2m	m	\$ 1,500.00	594	sides					\$ 891,000.00	\$ 891,000
kerb and Channel S 503	m	\$ 40.00	1	sides	\$40	\$ 40.00	m		\$ 28,480.00	\$ -
Kerb and Channel S 504	m	\$ 45.00	1	sides	\$45	\$ 45.00	m		\$ 32,040.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	1	interval metres	90		no		\$ 15,822.22	\$ 15,822
Bike path 2.5m wide conc	m ²	\$ 60.00	0	metres		\$ -			\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres		\$ -			\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	0	metres		\$ -			\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres		\$ -			\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	1		\$15	\$ 14.70	m		\$ 10,466.40	\$ -
Linemarking & Signage	m	\$ 25.00	2	metres	\$25	\$ 50.00	m		\$ 35,600.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$45	\$ -	m		\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	11	metres	\$4	\$ 44.00	m		\$ 31,328.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	2	rows of trees	\$25	\$ 50.00	m		\$ 35,600.00	\$ -
Tube Stock Plantings	unit	\$5.27 -\$6.78	0	metres wide	\$6	\$ -	m		\$ -	\$ -
as per draft tree strategy										
root barriers										
optional as per design in respect of appropriate offset criteria										
300mm dia conc drain Stormwater Cr BF	per metre	\$182	240	metres	\$	\$ 61.35			\$ 43,680	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	240	metres	\$	\$ 77.87			\$ 55,440	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	240	metres	\$	\$ 99.10			\$ 70,560	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -			\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	0	No of intersection					\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 35.00	0	metres					\$ -	\$ -
Street Lighting	m	\$ 129.00	1	rows of lights	\$	\$ 129.00	m		\$ 91,848.00	\$ -
lighting conduit	m	\$ 50.00	1	No of runs/sides	\$	\$ 50.00	m		\$ 35,600.00	\$ -
Subtotal					\$	\$ 1,647.06			\$ 2,079,532.22	\$ -
estimated total									\$ 2,079,532	\$ 2,079,532
Traffic Management							5.0%		\$ 103,977	\$ 103,977
Contingency							20.0%		\$ 415,906	\$ 415,906
Total + contingencies									\$ 2,599,415	\$ 2,599,415
Services relocation Sec Poles, water fitting	Item								\$ 100,000	\$ 100,000
Survey and Design							10%		\$ 207,953	\$ 207,953
Overheads (supervision etc)							15%		\$ 311,930	\$ 311,930
Total excluding land cost									\$ 3,219,298	\$ 3,219,298
Land Acquisition	hectares	\$ -		hectares			111%		\$ -	\$ -
Total Estimated Cost									\$ 3,219,298	\$ 3,219,298
Adopted Cost									\$ 3,219,298	\$ 3,219,298

Estimate Prepared by: **CDCE** Jun-11

CLYDE NORTH PRECINCT GRICES RD (WEST) COSTS VIEWGRAND RD TO SOLDIERS RD

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY



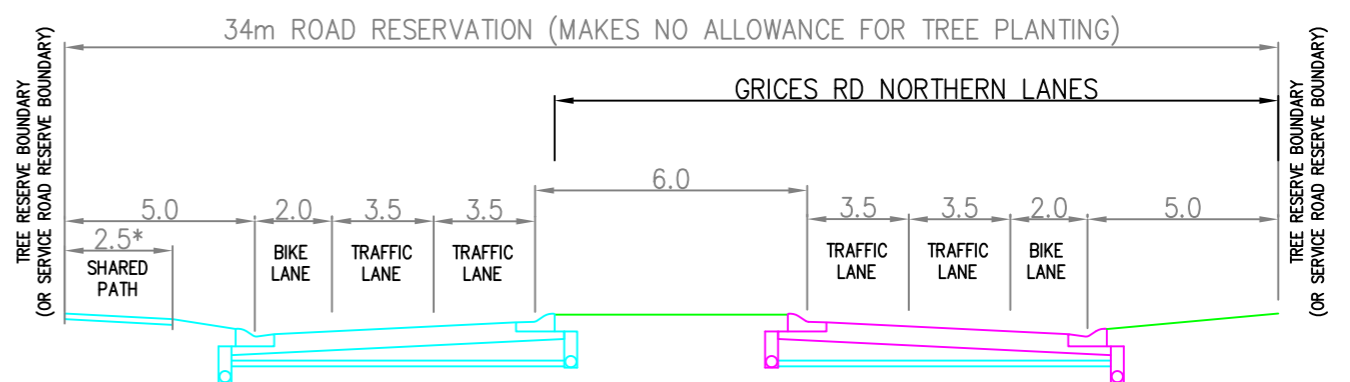
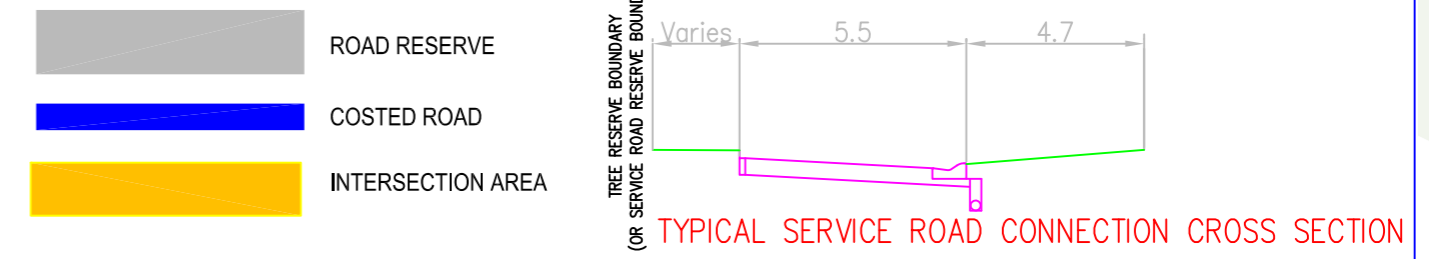
Clyde North DCP Roadworks Estimate

Road Name: Grices Rd Viewgrand to Soldiers Rd
Limit of works: As shown on drawing road reserve and cross section vary
Length of Job: Total combined length of 807m
Notes: Costs based on City of Casey specification for road construction & TraffixGroup Interim Intersection layouts including Kirrabil Type C & Service road connections & left in left out to south just west of Kirrabil & "T" intersection south between Soldiers & Leisurewood

NOTES AND ASSUMPTIONS FOR GRICES RD VIEWGRAND TO SOLDIERS RD

- 1: Traffic Management considered to be High in complexity
- 2: Survey & Design is considered to be Medium complexity due to no intersection included
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service relocation cost is based on:
 - a) road encroaches on existing services within the road reserve
 - b) future connection roads, need to cross existing services
 - c) length of proposed works

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$	807 m		\$ 1,311,237.40	\$ 1,311,267
Bulk Earthworks	m ²	\$ 40.00	4.8 metres		\$ 40	\$ 192.00	m		\$ 154,944.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	8.4 metres		\$ 92	\$ 768.60	m		\$ 620,230.20	\$ -
Crushed Rock Shoulder	m ²	\$ 20.00	0 metres		\$ 20	\$ -	m		\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0 metres		\$ -	\$ -	m		\$ -	\$ -
Kerb and Channel S 503	m	\$ 40.00	1 sides		\$ 40	\$ 40.00	m		\$ 32,230.00	\$ -
Kerb and Channel S 504	m	\$ 45.00	1 sides		\$ 45	\$ 45.00	m		\$ 36,315.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	1 interval metres	90			no		\$ 17,933.33	\$ 17,933
Bike path 2.0m wide conc	m ²	\$ 60.00	0 metres		\$ -	\$ -	m		\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0 metres		\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	0 metres		\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0 metres		\$ -	\$ -	m		\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	2		\$ 15	\$ 29.40	m		\$ 23,725.80	\$ -
Linemarking & Signage	m	\$ 25.00	2 metres		\$ 25	\$ 50.00	m		\$ 40,350.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0 metres		\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 60.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	9.8 metres		\$ 4	\$ 39.20	m		\$ 31,634.40	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	2 rows of trees		\$ 25	\$ 50.00	m		\$ 40,350.00	\$ -
Tube Stock Plantings	unit	\$5.27-\$6.78	0 metres wide		\$ 6	\$ -	m		\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr BF	per metre	\$182	269 metres		\$	\$ 60.67			\$ 43,958	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	269 metres		\$	\$ 77.00			\$ 62,139	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	269 metres		\$	\$ 98.00			\$ 73,086	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0 metres		\$	\$ -			\$ -	\$ -
Kirrabil Intersection & 2 No. Sth "T" connectors	1 No.								\$ 155,434	\$ 155,434
Pedestrian Traffic Signals	Unit	\$ 134,000.00	1						\$ 134,000	\$ 134,000
Traffic Signals	Unit	\$ 102,500.00	0 No of intersection						\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 35.00	0 metres						\$ -	\$ -
Street Lighting	m	\$ 125.00	1 rows of lights		\$	\$ 125.00	m		\$ 100,875.00	\$ -
lighting conduit	m	\$ 50.00	1 No of runs/sides		\$	\$ 50.00	m		\$ 40,350.00	\$ -
Subtotal						\$ 1,624.87			\$ 1,463,230.73	\$ 1,463,230.73
estimated total									\$ 1,618,635	\$ 1,618,635
Traffic Management							10.0%		\$ 161,863	\$ 161,863
Contingency							20.0%		\$ 323,727	\$ 323,727
Total + contingencies									\$ 400,000	\$ 400,000
Services relocation Sec Poles, water fitting, Item									\$ 161,863	\$ 161,863
Survey and Design							10%		\$ 242,795	\$ 242,795
Overheads (supervision etc)							15%		\$ 2,908,884	\$ 2,908,884
Total excluding land cost									\$ -	\$ -
Land Acquisition	hectares	\$ -	hectares				111%		\$ -	\$ -
Total Estimated Cost									\$ 2,908,884	\$ 2,908,884
Adopted Cost									\$ -	\$ -



S-107 (B) TYPICAL CROSS SECTION FOR FOUR LANE DIVIDED ARTERIAL ROAD

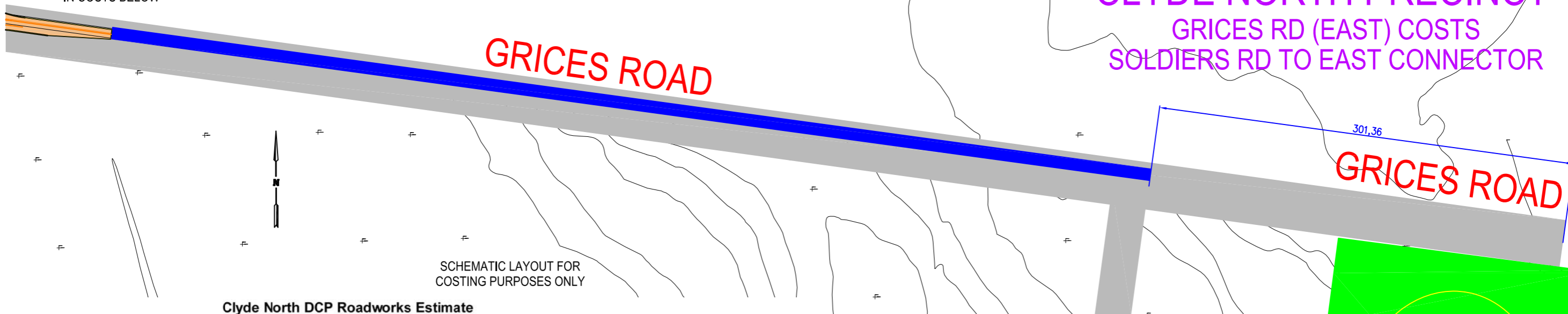
(34m ROAD RESERVATION)



Civil Design Consulting Engineers
 Division of Itt company Pty Ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11

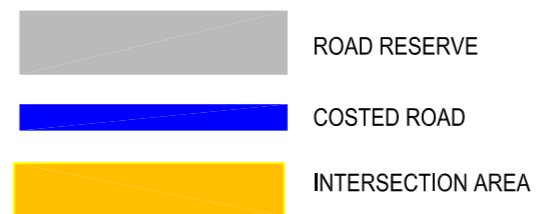
INTERSECTION NOT INCLUDED IN COSTS BELOW



CLYDE NORTH PRECINCT
GRICES RD (EAST) COSTS
SOLDIERS RD TO EAST CONNECTOR

Clyde North DCP Roadworks Estimate

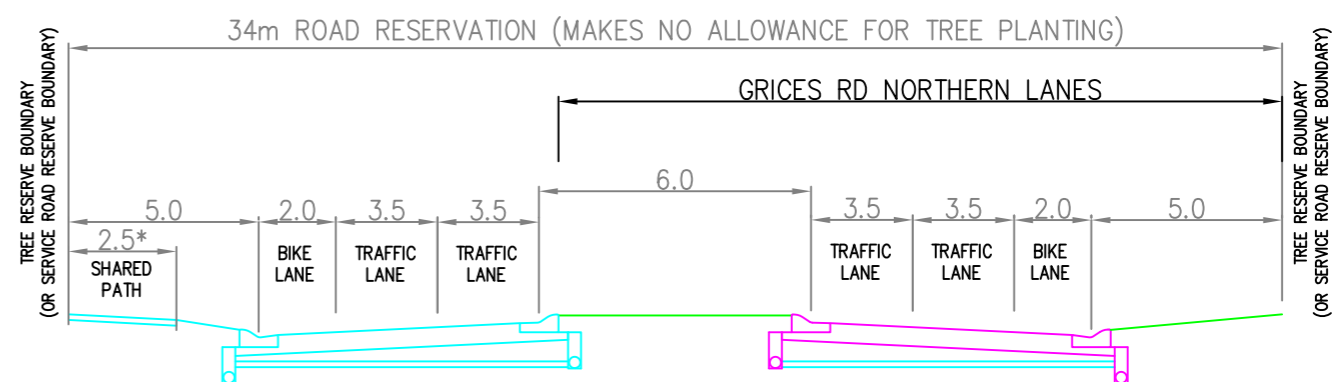
Road Name: Grices Rd (East) Soldiers Rd to Eastern Connector Road
Limit of works: As shown on drawing road reserve and cross section vary
Length of Job: Chainage 0.0 to Chainage 854 less 98m for intersections
Notes: Costs based on City of Casey specification for road construction & TraffixGroup Interim Intersection layouts & Cross Section



NOTES AND ASSUMPTIONS FOR GRICES RD (EAST)

- Traffic Management considered to be Medium complexity
- Survey & Design is considered to be Medium complexity due to no intersection included
- Overheads and supervision include site establishment
- Contingency (construction) is a % of the estimated cost of works known
- Service relocation cost is based on:
 - road encroaches on existing services within the road reserve
 - future connection roads, need to cross existing services
 - length of proposed works

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 1,592.17	756 m		\$ 1,203,682.20	\$ 1,203,682
Bulk Earthworks	m ³	\$ 40.00	4.8	metres	\$ 40	\$ 192.00	m		\$ 145,152.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	8.4	metres	\$ 92	\$ 768.60	m		\$ 581,061.60	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	\$ -	m		\$ -	\$ -
Pavement Removal	m ³	\$ 10.00	0	metres	\$ 10	\$ -	m		\$ -	\$ -
Kerb and Channel S 503	m	\$ 40.00	1	sides	\$ 40	\$ 40.00	m		\$ 30,240.00	\$ -
Kerb and Channel S 504	m	\$ 45.00	1	sides	\$ 45	\$ 45.00	m		\$ 34,020.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	1	interval metres	\$ 90.00	\$ 22.22	m		\$ 16,800.00	\$ -
Bike path 2.0m wide conc	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	2		\$ 15	\$ 29.40	m		\$ 22,226.40	\$ -
Linemarking & Signage	m	\$ 25.00	2	metres	\$ 25	\$ 50.00	m		\$ 37,800.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	9.8	metres	\$ 4	\$ 39.20	m		\$ 29,635.20	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	2	rows of trees	\$ 25	\$ 50.00	m		\$ 37,800.00	\$ -
Tube Stock Plantings	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	\$ -	m		\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr BF	per metre	\$182	189	metres	\$ 45.50	\$ 34,398			\$ 34,398	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	189	metres	\$ 57.75	\$ 43,659			\$ 43,659	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	189	metres	\$ 73.50	\$ 55,566			\$ 55,566	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$ -	\$ -			\$ -	\$ -
Service Road	Unit	\$ 102,500.00	1E-04	Lmetres					\$ 0	\$ 0
Traffic Signals	m	\$ 35.00	0	No of intesection	\$ -	\$ -			\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 129.00	0	metres	\$ -	\$ -			\$ -	\$ -
Street Lighting	m	\$ 129.00	1	rows of lights	\$ 129.00	\$ 129.00	m		\$ 97,524.00	\$ -
lighting conduit	m	\$ 50.00	1	No of runs/sides	\$ 50.00	\$ 50.00	m		\$ 37,800.00	\$ -
Subtotal					\$ 1,592.17				\$ 1,203,682.20	\$ 1,203,682
estimated total										\$ 1,203,682
Traffic Management							10.0%		\$ 120,368	\$ 120,368
Contingency							20.0%		\$ 240,736	\$ 240,736
Total + contingencies										\$ 400,000
Services relocation Sec Poles, water fitting	Item								\$ 120,368	\$ 120,368
Survey and Design							10%		\$ 180,552	\$ 180,552
Overheads (supervision etc)							15%		\$ 2,265,708	\$ 2,265,708
Total excluding land cost									\$ -	\$ -
Land Acquisition	hectares	\$ -		hectares			111%		\$ -	\$ -
Total Estimated Cost									\$ 2,265,708	\$ 2,265,708
Adopted Cost									\$ 2,265,708	\$ 2,265,708



S-107 (B) TYPICAL CROSS SECTION FOR FOUR LANE DIVIDED ARTERIAL ROAD

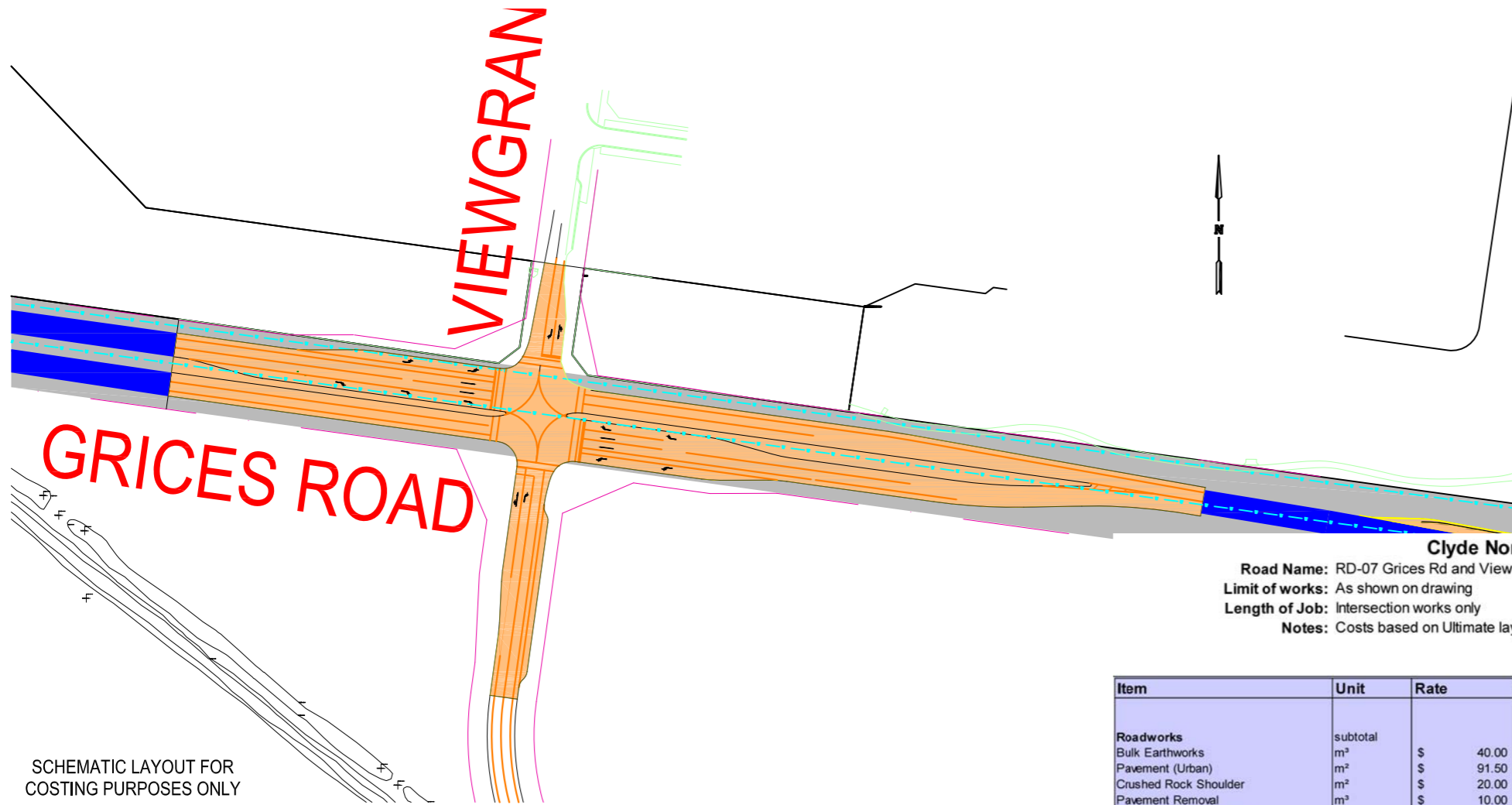
(34m ROAD RESERVATION)



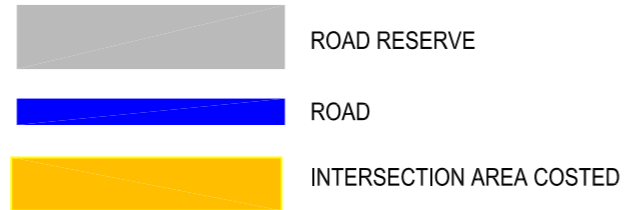
Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

Estimate Prepared by: CDCE Jun-11

CLYDE NORTH PRECINCT INTERSECTION COSTS RD-07 VIEWGRAND & GRICES RD



SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY



Clyde North DCP Roadworks Estimate

Road Name: RD-07 Grices Rd and View Grand Collector Intersection
 Limit of works: As shown on drawing
 Length of Job: Intersection works only
 Notes: Costs based on Ultimate layout as provided by GTA

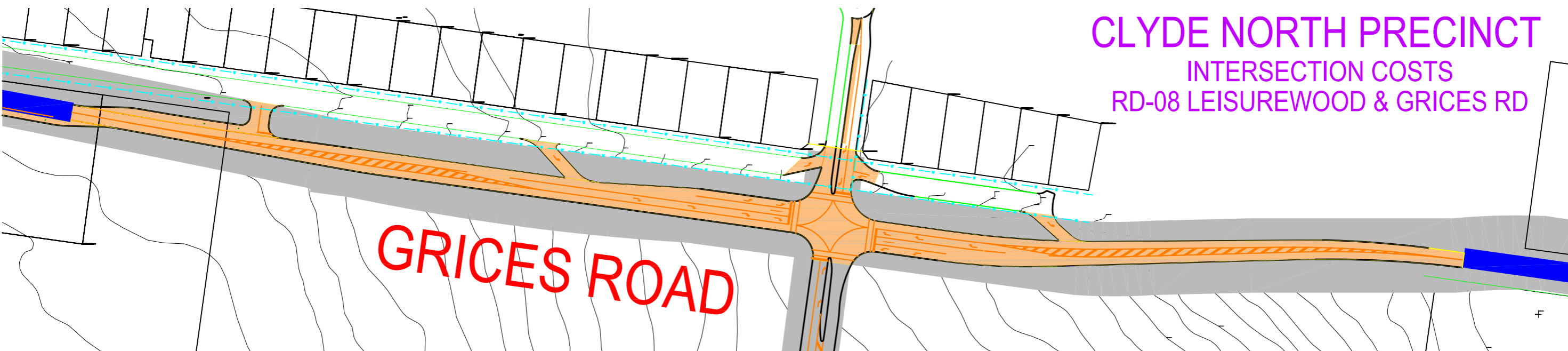
Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal						1 m		\$ 1,838,228.00	\$ 1,838,228
Bulk Earthworks	m ²	\$ 40.00	6036	metres	\$ 40	\$ 241,440.00			\$ 241,440.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	10580	metres	\$ 92	\$ 966,240.00			\$ 966,240.00	\$ -
Crushed Rock Shoulder	m ²	\$ 20.00	0	metres	\$ 20	\$ -			\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	\$ -			\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	658	sides	\$ 40	\$ 26,320.00			\$ 26,320.00	\$ -
Kerb and Channel S 504	\$	45.00	1022	sides	\$ 45	\$ 45,990.00			\$ 45,990.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	16	interval metres	90.00	\$ 32,000.00			\$ 32,000.00	\$ -
Bike path 2.0m wide On Road	m ²	\$ 233.00	0	metres	\$ -	\$ -			\$ -	\$ -
Shared pathway 2.5m wide Concrete	m ²	\$ 60.00	670	metres	\$ 60	\$ 40,200.00			\$ 40,200.00	\$ -
Pedestrian Footpath 1.5m wide	m ²	\$ 60.00	405	metres	\$ 60	\$ 24,300.00			\$ 24,300.00	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -			\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	1680		\$ 15	\$ 24,696.00			\$ 24,696.00	\$ -
Linemarking & Signage	m	\$ 25.00	2818	metres	\$ 25	\$ 70,450.00			\$ 70,450.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -			\$ -	\$ -
Concrete island infill	m ²	\$ 80.00	0		\$ 80	\$ -			\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	6132	metres	\$ 4	\$ 24,528.00			\$ 24,528.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	32	trees	\$ 25	\$ 800.00			\$ 800.00	\$ -
Tube Stock Plantings	unit	\$5.27-\$6.78	0	metres wide	\$ 6	\$ -			\$ -	\$ -
as per draft tree strategy									\$ -	\$ -
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	352	metres	\$	\$ 64,064.00			\$ 64,064	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	352	metres	\$	\$ 81,312.00			\$ 81,312	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	352	metres	\$	\$ 103,488.00			\$ 103,488	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -			\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intesection		\$ 410,000			\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	0	metres		\$ -			\$ -	\$ -
Street Lighting	m	\$ 125.00	528	rows of lights	\$	\$ 66,000.00			\$ 66,000.00	\$ -
lighting conduit	m	\$ 50.00	528	No of runs/sides	\$	\$ 26,400.00			\$ 26,400.00	\$ -
Subtotal						\$ 1,838,228.00			\$ 2,248,228.00	\$ 2,248,228
estimated total										\$ 2,248,228
Traffic Management							7.0%			\$ 157,376
Contingency							20.0%			\$ 449,646
Total + contingencies										\$ 3,255,250
Services relocation Sec Poles, water fitt	Item									\$ 400,000
Survey and Design							10%			\$ 224,823
Overheads (supervision etc)							15%			\$ 337,234
Total excluding land cost										\$ 3,817,307
Land Acquisition	hectares	\$ -		hectares				111%		\$ -
Total Estimated Cost										\$ 3,817,307
Adopted Cost										\$ 3,817,307

NOTES AND ASSUMPTIONS FOR RD-07 VIEWGRAND & GRICES RD INT.
 1: Traffic Management considered to be High in complexity
 2: Survey & Design is considered to be Medium in complexity due to signalised intersection proposal
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) existing connection road
 c) length of proposed works

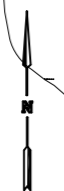
Civil Design Consulting Engineers
 Division of Ittt company Pty Ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11

CLYDE NORTH PRECINCT
INTERSECTION COSTS
RD-08 LEISUREWOOD & GRICES RD



GRICES ROAD



SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

- ROAD RESERVE
- ROAD
- INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR GRICES/LEISUREWOOD INTERSECTION

- 1: Traffic Management considered to be High in complexity
- 2: Survey & Design is considered to be Medium complexity due to signalised intersection proposal
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service relocation cost is based on:
 - a) road encroaches on existing services within the road reserve
 - b) existing connection road, green field connection
 - c) length of proposed works

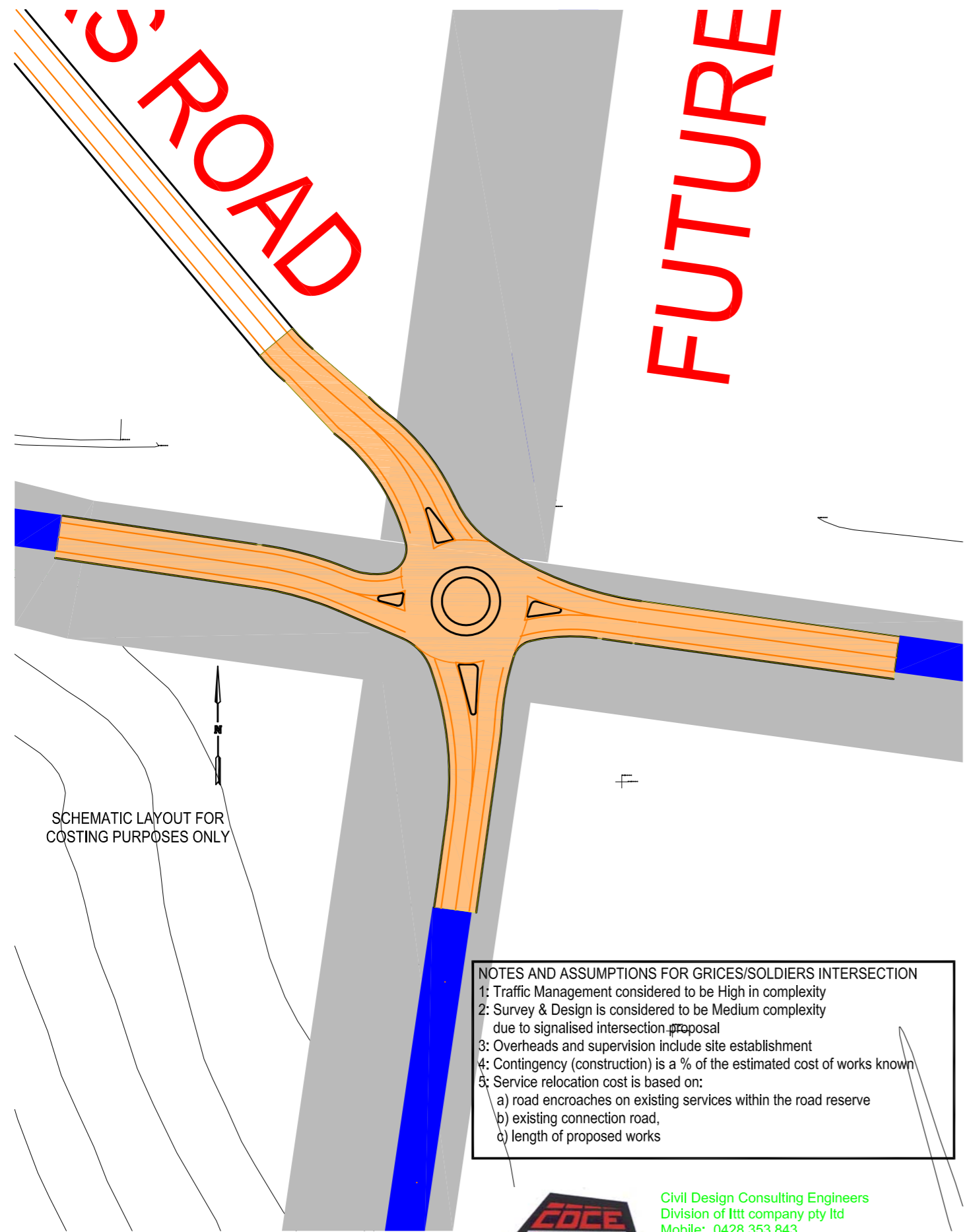
Clyde North DCP Roadworks Estimate

Road Name: RD-08 Grices Rd and Leisurewood Rd Collector Intersection
 Limit of works: As shown on drawing
 Length of Job: Intersection works only
 Notes: Costs based on Traffix Interim layout modified as per GTA draft Preliminary Evidence report May 2010

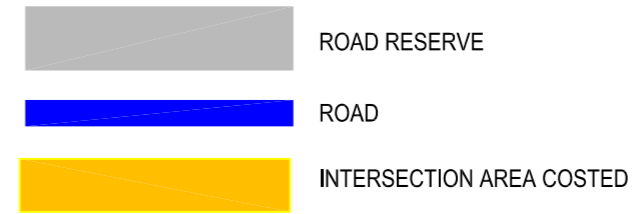
Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 1,595,113.30	1 m		\$ 1,595,113.30	\$ 1,595,113
Bulk Earthworks	m ³	\$ 40.00	4222	metres	\$ 40	\$ 168,880.00	m		\$ 168,880.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	8445	metres	\$ 92	\$ 772,717.50	m		\$ 772,717.50	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	-	m		\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	-	m		\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	0	sides	\$ 40	-	m		\$ -	\$ -
Kerb and Channel S 504	m	\$ 45.00	1564	sides	\$ 45	\$ 70,380.00	m		\$ 70,380.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	16	interval metres	90.00	\$ 32,000.00	m		\$ 32,000.00	\$ -
Bike path 2.0m wide On Road	m ²	\$ 233.00	640	metres	\$ -	\$ 149,120.00	m		\$ 149,120.00	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	-	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	6	metres	\$ -	\$ 360.00	m		\$ 360.00	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	-	m		\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	1564		\$ 15	\$ 22,990.80	m		\$ 22,990.80	\$ -
Linemarking & Signage	m	\$ 25.00	2560	metres	\$ 25	\$ 64,000.00	m		\$ 64,000.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	-	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	-	m		\$ -	\$ -
level / trim nature strip as per standard drawings	m ²	\$ 4.00	7820	metres	\$ 4	\$ 31,280.00	m		\$ 31,280.00	\$ -
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	33	trees	\$ 25	\$ 825.00	m		\$ 825.00	\$ -
Tube Stock Plantings as per draft tree strategy	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	-	m		\$ -	\$ -
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr BF	per metre	\$182	0	metres	\$ -	-	m		\$ -	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	320	metres	\$ 73,920.00		m		\$ 73,920	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	320	metres	\$ 94,080.00		m		\$ 94,080	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$ -	-	m		\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intesection					\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	208	metres					\$ 7,280.00	\$ 7,280
Street Lighting	m	\$ 129.00	640	rows of lights	\$ 82,560.00		m		\$ 82,560.00	\$ -
lighting conduit	m	\$ 50.00	640	No of runs/sides	\$ 32,000.00		m		\$ 32,000.00	\$ -
Subtotal						\$ 1,595,113.30			\$ 2,012,393.30	\$ -
estimated total										\$ 2,012,393
Traffic Management							7.0%			\$ 140,868
Contingency							20.0%			\$ 402,479
Total + contingencies										\$ 400,000
Services relocation Sec Poles, water fitting Item										\$ 140,868
Survey and Design							7%			\$ 301,859
Overheads (supervision etc)							15%			\$ -
Total excluding land cost										\$ 3,398,466
Land Acquisition	hectares	\$ -		hectares			111%			\$ -
Total Estimated Cost										\$ 3,398,466
Adopted Cost										\$ 3,398,466

CDCE Civil Design Consulting Engineers
 Division of Ittt company pty ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11



CLYDE NORTH PRECINCT INTERSECTION COSTS RD-09 GRICES & SOLDIERS RD NTH/STH ARTERIAL



Clyde North DCP Roadworks Estimate
Road Name: RD-09 Grices Rd and (Soldiers Rd) North/South Arterial Intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on Traffix Interim layout modified as per GTA DWG IM16985-04-05P6 with onroad bike lanes

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

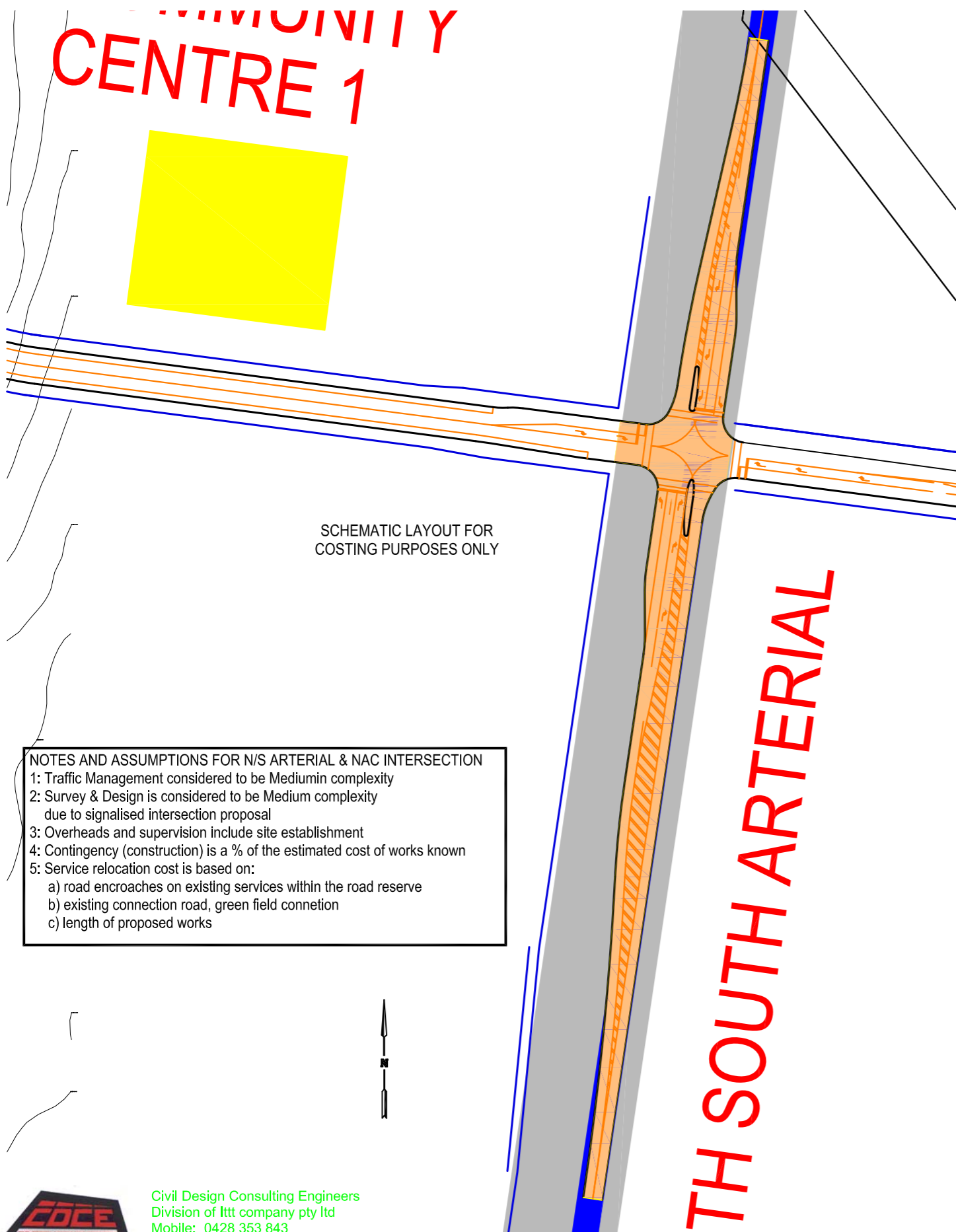
NOTES AND ASSUMPTIONS FOR GRICES/SOLDIERS INTERSECTION
 1: Traffic Management considered to be High in complexity
 2: Survey & Design is considered to be Medium complexity due to signalised intersection proposal
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) existing connection road,
 c) length of proposed works

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$	767,422.60		\$	767,422.60
Bulk Earthworks	m ³	\$ 40.00	2153	metres	\$ 40	\$	86,120.00	m	\$	86,120.00
Pavement (Urban)	m ²	\$ 91.50	4306	metres	\$ 92	\$	393,999.00	m	\$	393,999.00
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	\$	-	m	\$	-
Pavement Removal	m ³	\$ 10.00	0	metres	\$	\$	-		\$	-
kerb and Channel S 503	m	\$ 40.00	176	sides	\$ 40	\$	7,040.00	m	\$	7,040.00
Kerb and Channel S 504	m	\$ 45.00	648	sides	\$ 45	\$	29,160.00	m	\$	29,160.00
side entry pits std drw S305	unit	\$ 2,000.00	16	interval metres	90.00	\$	32,000.00	m	\$	32,000.00
Bike path 2.0m wide On Road	m ²	\$ 233.00	0	metres	\$	\$	-		\$	-
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$	\$	-		\$	-
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	0	metres	\$	\$	-		\$	-
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$	\$	-		\$	-
Drainage , subgrade drain	m	\$ 14.70	648		\$ 15	\$	9,525.60	m	\$	9,525.60
Linemarking & Signage	m	\$ 25.00	724	metres	\$ 25	\$	18,100.00	m	\$	18,100.00
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$	-	m	\$	-
Concrete Island infill	m ²	\$ 60.00	303		\$ 60	\$	18,180.00	m	\$	18,180.00
level / trim nature strip	m ²	\$ 4.00	3275	metres	\$ 4	\$	13,100.00	m	\$	13,100.00
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	15	trees	\$ 25	\$	375.00	m	\$	375.00
Tube Stock Plantings	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	\$	-	m	\$	-
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	0	metres	\$	\$	-		\$	-
375mm conc drain stormwater Cr Bk fill	per metre	\$231	181	metres	\$	\$	41,811.00		\$	41,811.00
450mm conc drain stormwater Cr BF	per metre	\$294	181	metres	\$	\$	53,214.00		\$	53,214.00
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$	-		\$	-
Traffic Signals	Unit	\$ 102,500.00	0	No of intesection		\$	-		\$	-
Traffic Signal Conduit subset	m	\$ 35.00	0	metres		\$	-		\$	-
Street Lighting	m	\$ 129.00	362	rows of lights	\$	\$	46,698.00	m	\$	46,698.00
lighting conduit	m	\$ 50.00	362	No of runs/sides	\$	\$	18,100.00	m	\$	18,100.00
Subtotal					\$	\$	767,422.60		\$	767,422.60
estimated total									\$	767,423
Traffic Management							7.0%		\$	53,720
Contingency							20.0%		\$	153,485
Total + contingencies									\$	400,000
Services relocation Sec Poles, water fit	Item								\$	92,091
Survey and Design							12%		\$	115,113
Overheads (supervision etc)							15%		\$	1,581,831
Total excluding land cost									\$	1,581,831
Land Acquisition	hectares	\$ -		hectares			111%		\$	-
Total Estimated Cost									\$	1,581,831
Adopted Cost									\$	1,581,831

CDCE
 Civil Design Consulting Engineers
 Division of Ittt company Pty Ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jul-11

COMMUNITY CENTRE 1

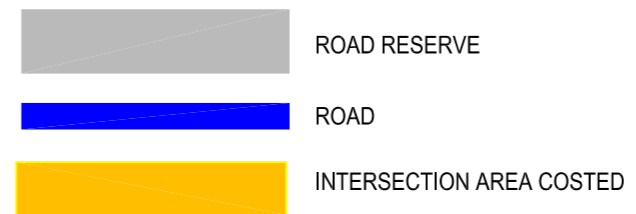


SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

NOTES AND ASSUMPTIONS FOR N/S ARTERIAL & NAC INTERSECTION

- 1: Traffic Management considered to be Medium complexity
- 2: Survey & Design is considered to be Medium complexity due to signalised intersection proposal
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service relocation cost is based on:
 - a) road encroaches on existing services within the road reserve
 - b) existing connection road, green field connection
 - c) length of proposed works

CLYDE NORTH PRECINCT
INTERSECTION COSTS
RD-10 NORTH SOUTH ARTERIAL &
LOCAL TOWN CENTRE (Medium)



Clyde North DCP Roadworks Estimate

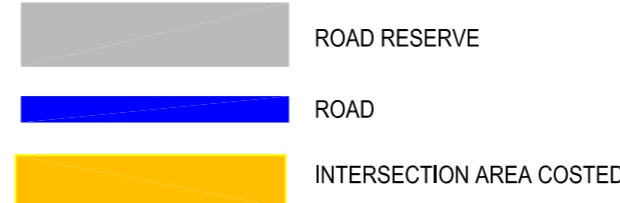
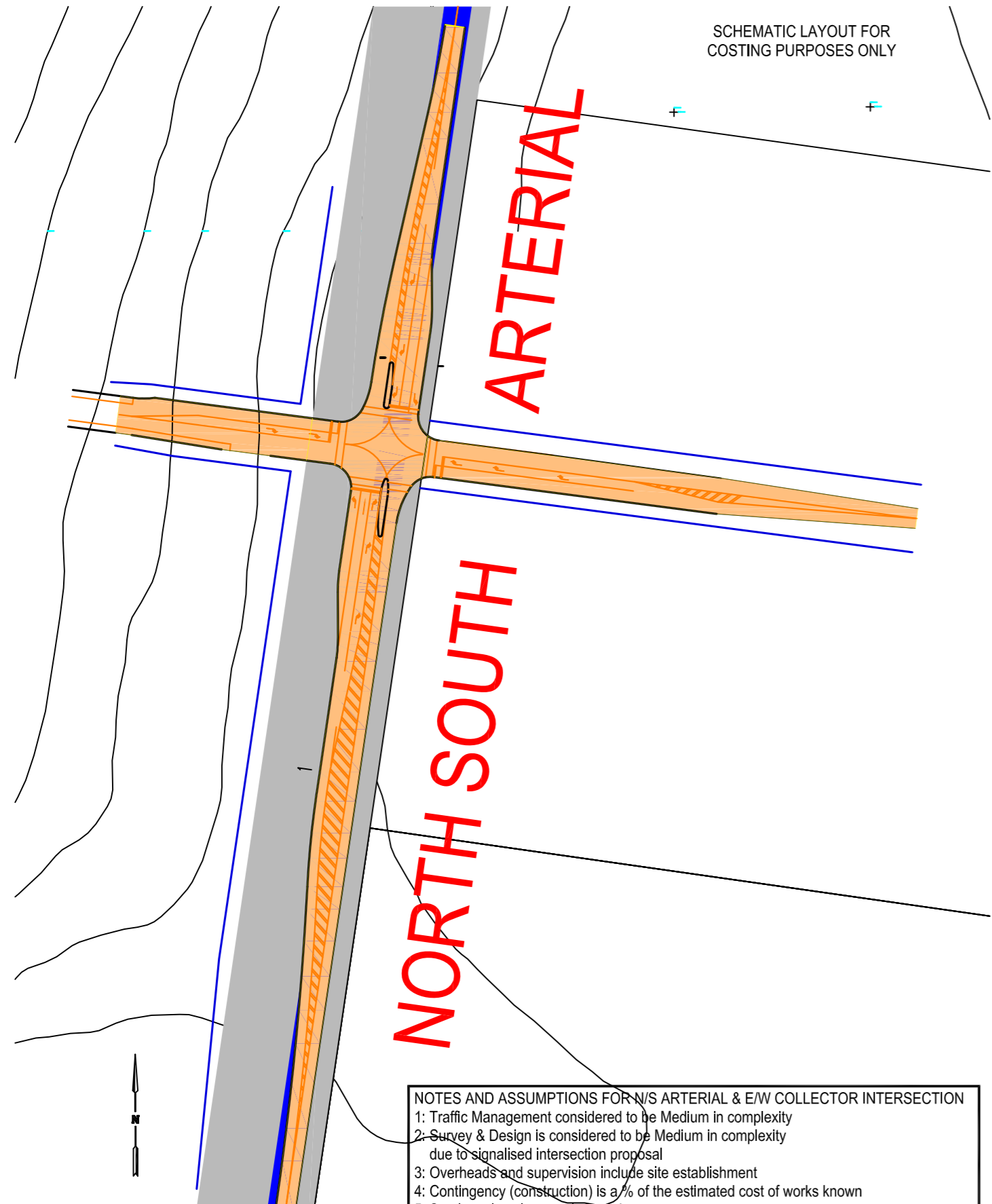
Road Name: RD-10 North South Arterial and NAC intersection
 Limit of works: As shown on drawing
 Length of Job: Intersection works only
 Notes: Costs based on Traffic Interim layout modified as per GTA draft Preliminary Evidence report May 2010

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 1,181,109.10	1 m		\$ 1,181,109.10	\$ 1,181,109
Bulk Earthworks	m³	\$ 40.00	2889	metres	\$ 40	\$ 115,560.00	m		\$ 115,560.00	\$ -
Pavement (Urban)	m²	\$ 91.50	5779	metres	\$ 92	\$ 528,778.50	m		\$ 528,778.50	\$ -
Crushed Rock Shoulder	m²	\$ 15.10	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Pavement Removal	m²	\$ 10.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	0	sides	\$ 40	\$ -	m		\$ -	\$ -
Kerb and Channel S 504	m	\$ 45.00	924	sides	\$ 45	\$ 41,580.00	m		\$ 41,580.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	8	interval metres	90.00	\$ 16,000.00	m		\$ 16,000.00	\$ -
Bike path 2.0m wide on road	m²	\$ 233.00	846	metres	\$ -	\$ 197,118.00	m		\$ 197,118.00	\$ -
Shared pathway 2.5m wide gravel	m²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	898		\$ 15	\$ 13,200.60	m		\$ 13,200.60	\$ -
Linemarking & Signage	m	\$ 25.00	2538	metres	\$ 25	\$ 63,450.00	m		\$ 63,450.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m²	\$ 45.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip	m²	\$ 4.00	4620	metres	\$ 4	\$ 18,480.00	m		\$ 18,480.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	18	rows of trees	\$ 25	\$ 450.00	m		\$ 450.00	\$ -
Tube Stock Plantings	unit	\$5.27-\$6.78	0	metres wide	\$ 6	\$ -	m		\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	0	metres	\$ -	\$ -	m		\$ -	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	211	metres	\$	\$ 48,741.00	m		\$ 48,741.00	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	211	metres	\$	\$ 62,034.00	m		\$ 62,034.00	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -	m		\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intesection					\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	240	metres					\$ 8,400.00	\$ 8,400
Street Lighting	m	\$ 129.00	423	rows of lights	\$	\$ 54,567.00	m		\$ 54,567.00	\$ -
lighting conduit	m	\$ 50.00	423	No of runs/sides	\$	\$ 21,150.00	m		\$ 21,150.00	\$ -
Subtotal						\$ 1,181,109.10			\$ 1,599,509.10	\$ -
estimated total										\$ 1,599,509
Traffic Management							5.0%			\$ 79,975
Contingency							20.0%			\$ 319,902
Total + contingencies										\$ 2,000,000
Services relocation Sec Poles, water fitt item										\$ 200,000
Survey and Design							7%			\$ 111,966
Overheads (supervision etc)							15%			\$ 239,926
Total excluding land cost										\$ 2,551,278
Land Acquisition	hectares	\$ -		hectares			111%			\$ -
Total Estimated Cost										\$ 2,551,278
Adopted Cost										\$ 2,551,278

Civil Design Consulting Engineers
 Division of Ittt company pty ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11

CLYDE NORTH PRECINCT INTERSECTION COSTS RD-11 NORTH SOUTH ARTERIAL & EAST WEST COLLECTOR



Clyde North DCP Roadworks Estimate
Road Name: RD-11a North South Arterial and E-W collector intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on Interim layout as per GTA Evidence report

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 1,625,891.50	1 m		\$ 1,625,891.50	\$ 1,625,892
Bulk Earthworks	m ²	\$ 40.00	4401	metres	\$ 40	\$ 176,040.00	m		\$ 176,040.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	8803	metres	\$ 92	\$ 805,474.50	m		\$ 805,474.50	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	0	sides	\$ 40	\$ -	m		\$ -	\$ -
Kerb and Channel S 504	m	\$ 45.00	2310	sides	\$ 45	\$ 103,950.00	m		\$ 103,950.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	16	interval metres	90	\$ 32,000.00	m		\$ 32,000.00	\$ -
Bike path 2.0m wide on road	m ²	\$ 60.00	846	metres	\$ -	\$ 50,760.00	m		\$ 50,760.00	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	726	metres	\$ -	\$ 43,560.00	m		\$ 43,560.00	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	2310		\$ 15	\$ 33,957.00	m		\$ 33,957.00	\$ -
Linemarking & Signage	m	\$ 25.00	3022	metres	\$ 25	\$ 75,550.00	m		\$ 75,550.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	7524	metres	\$ 4	\$ 30,096.00	m		\$ 30,096.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	26	rows of trees	\$ 25	\$ 650.00	m		\$ 650.00	\$ -
Tube Stock Plantings	unit	\$5.27-\$6.78	0	metres wide	\$ 6	\$ -	m		\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	242	metres	\$ -	\$ 44,044.00	m		\$ 44,044.00	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	211	metres	\$ -	\$ 48,741.00	m		\$ 48,741.00	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	211	metres	\$ -	\$ 62,034.00	m		\$ 62,034.00	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$ -	\$ -	m		\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intesection					\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Street Lighting	m	\$ 129.00	665	rows of lights	\$ -	\$ 85,785.00	m		\$ 85,785.00	\$ -
lighting conduit	m	\$ 50.00	665	No of runs/sides	\$ -	\$ 33,250.00	m		\$ 33,250.00	\$ -
Subtotal						\$ 1,625,891.50			\$ 2,035,891.50	\$ 2,035,892
estimated total										\$ 2,035,892
Traffic Management							5.0%			\$ 101,795
Contingency							20.0%			\$ 407,178
Total + contingencies										\$ 2,544,865
Services relocation Sec Poles, water fitl	Item									\$ 200,000
Survey and Design							7%			\$ 142,512
Overheads (supervision etc)							15%			\$ 305,384
Total excluding land cost										\$ 3,192,761
Land Acquisition	hectares	\$ -		hectares			111%			\$ -
Total Estimated Cost										\$ 3,192,761
Adopted Cost										\$ 3,192,761

NOTES AND ASSUMPTIONS FOR N/S ARTERIAL & E/W COLLECTOR INTERSECTION

- Traffic Management considered to be Medium in complexity
- Survey & Design is considered to be Medium in complexity due to signalised intersection proposal
- Overheads and supervision include site establishment
- Contingency (construction) is a % of the estimated cost of works known
- Service relocation cost is based on:
 - road encroaches on existing services within the road reserve
 - existing connection road, green field connetion
 - length of proposed works

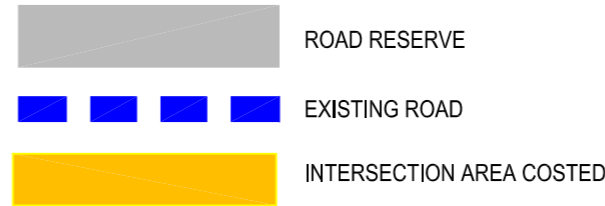
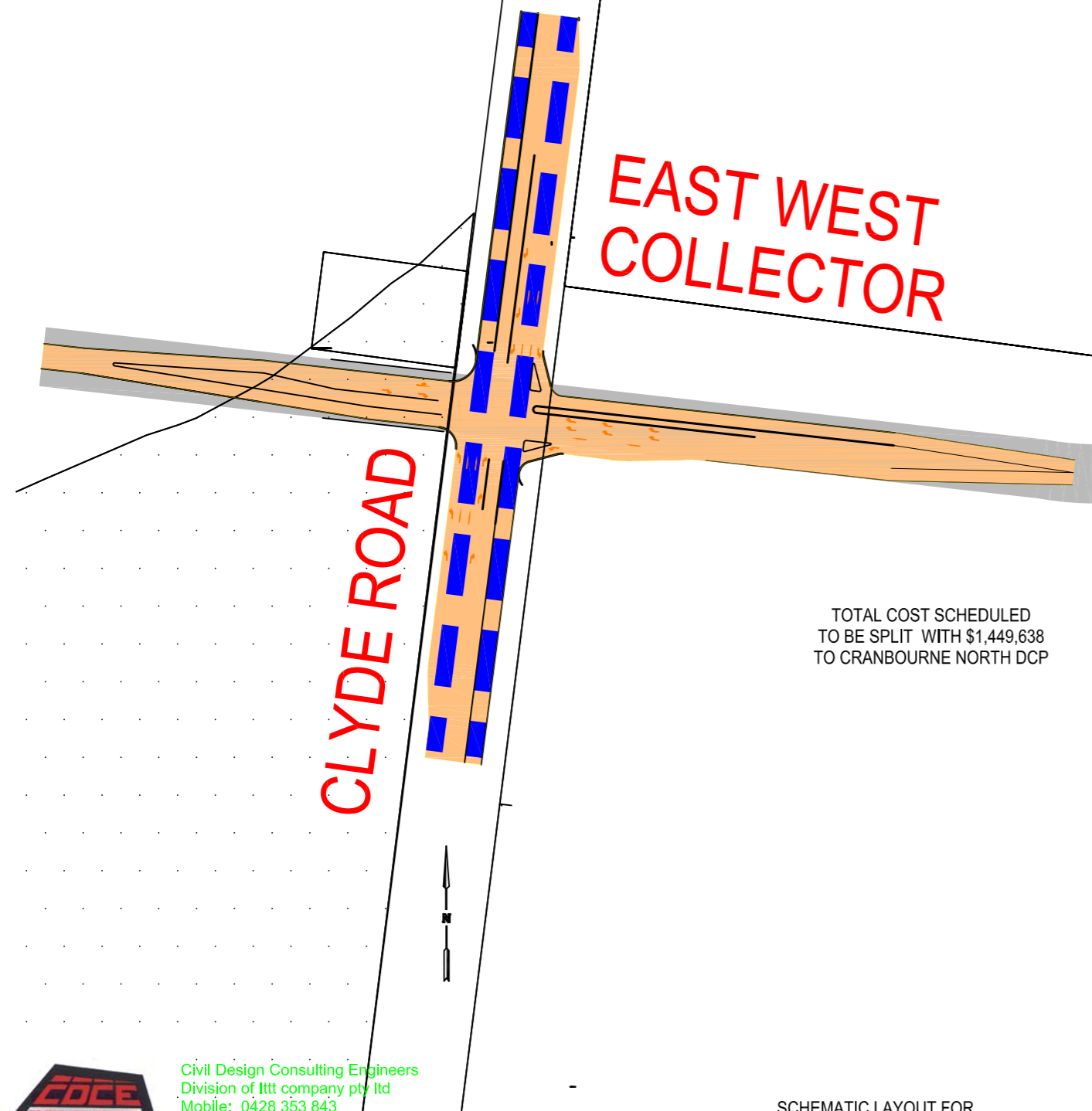
CDCE
 Civil Design Consulting Engineers
 Division of Ittt company pty ltd
 Mobile: 0428 353 443
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11

NOTES AND ASSUMPTIONS FOR RD12a E/W RD & CLYDE INTERSECTION

- 1: Traffic Management considered to be High complexity
- 2: Survey & Design is considered to be Medium complexity due to signalised intersection proposal
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service relocation cost is based on:
 - a) road encroaches on existing services within the road reserve
 - b) connection road, green field
 - c) length of proposed works

CLYDE NORTH PRECINCT
INTERSECTION COSTS
RD-12 EAST WEST COLLECTOR
MID BLOCK CLYDE RD



Clyde North DCP Roadworks Estimate

Road Name: RD-12a Clyde & East/West collector intersection
 Limit of works: As shown on drawing
 Length of Job: Intersection works only
 Notes: Costs based on Interim layout as per GTA evidence to panel report and further updates requested by VicRoads

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal						1 m		\$ 1,565,523.80	\$ 1,565,524
Bulk Earthworks	m ³	\$ 40.00	4987	metres	\$ 40	\$ 199,480.00			\$ 199,480.00	\$ -
Pavement Urban	m ²	\$ 91.50	7897	metres	\$ 92	\$ 722,575.50			\$ 722,575.50	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	\$ -			\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	\$ -			\$ -	\$ -
Kerb and Channel island	m	\$ 40.00	1217	sides	\$ 40	\$ 48,680.00			\$ 48,680.00	\$ -
Kerb and Channel S 504	\$	45.00	1102	sides	\$ 45	\$ 49,590.00			\$ 49,590.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	12	interval metres	90.00	\$ 24,000.00			\$ 24,000.00	\$ -
Bike path 2.5m wide conc	m ²	\$ 60.00	0	metres	\$ -	\$ -			\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -			\$ -	\$ -
Pedestrian Footpath 1.5m wide	m ²	\$ 60.00	1044	metres	\$	\$ 62,640.00			\$ 62,640.00	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -			\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	2319		\$ 15	\$ 34,089.30			\$ 34,089.30	\$ -
Linemarking & Signage	m	\$ 25.00	1750	metres	\$ 25	\$ 43,750.00			\$ 43,750.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -			\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0	metres	\$ 45	\$ -			\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	6060	metres	\$ 4	\$ 24,240.00			\$ 24,240.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	15	rows of trees	\$ 25	\$ 375.00			\$ 375.00	\$ -
Tube Stock Plantings	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	\$ -			\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	330	metres	\$	\$ 60,060.00			\$ 60,060.00	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	330	metres	\$	\$ 76,230.00			\$ 76,230.00	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	330	metres	\$	\$ 97,020.00			\$ 97,020.00	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -			\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intersection					\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	0	metres					\$ -	\$ -
Street Lighting	m	\$ 129.00	688	rows of lights	\$	\$ 88,494.00			\$ 88,494.00	\$ -
lighting conduit	m	\$ 50.00	688	No of runs/sides	\$	\$ 34,300.00			\$ 34,300.00	\$ -
Subtotal						\$ 1,565,523.80			\$ 1,975,523.80	\$ -
estimated total										\$ 1,975,524
Traffic Management							10.0%		\$ 197,552	\$ 197,552
Contingency							20.0%		\$ 395,105	\$ 395,105
Total + contingencies									\$ 2,588,181	\$ 2,588,181
Services relocation Sec Poles, water fit	item								\$ 250,000	\$ 250,000
Survey and Design							10%		\$ 197,552	\$ 197,552
Overheads (supervision etc)							15%		\$ 296,329	\$ 296,329
Total excluding land cost										\$ 3,312,062
Land Acquisition	hectares	\$ -		hectares					\$ -	\$ -
Total Estimated Cost										\$ 3,312,062
Adopted Cost										\$ 3,312,062

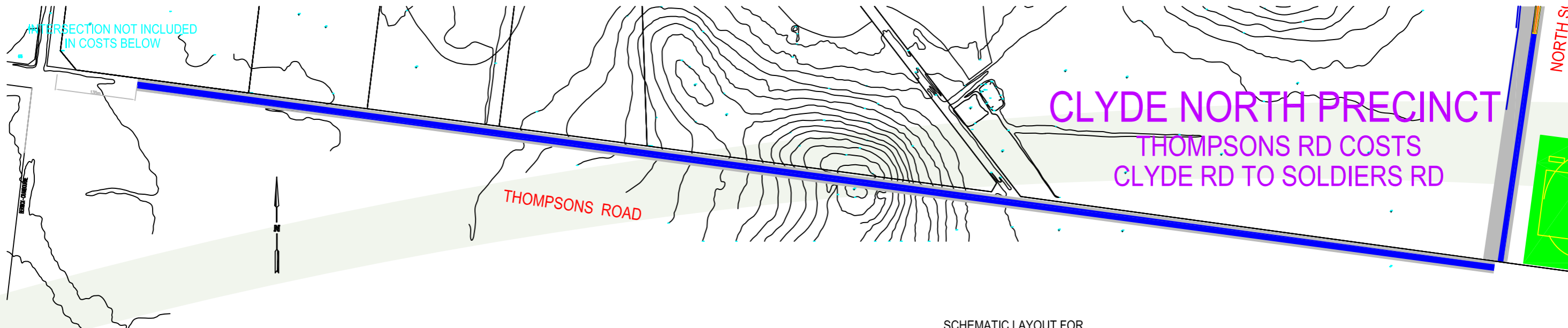
TOTAL COST SCHEDULED
TO BE SPLIT WITH \$1,449,638
TO CRANBOURNE NORTH DCP

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

Estimate Prepared by: **CDCE** Jul-11

Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au



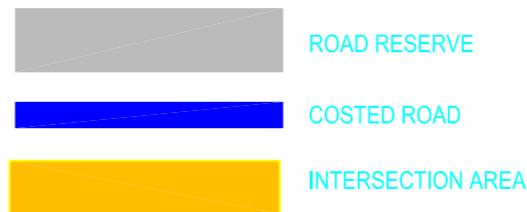


CLYDE NORTH PRECINCT
THOMPSONS RD COSTS
CLYDE RD TO SOLDIERS RD

Clyde North DCP Roadworks Estimate

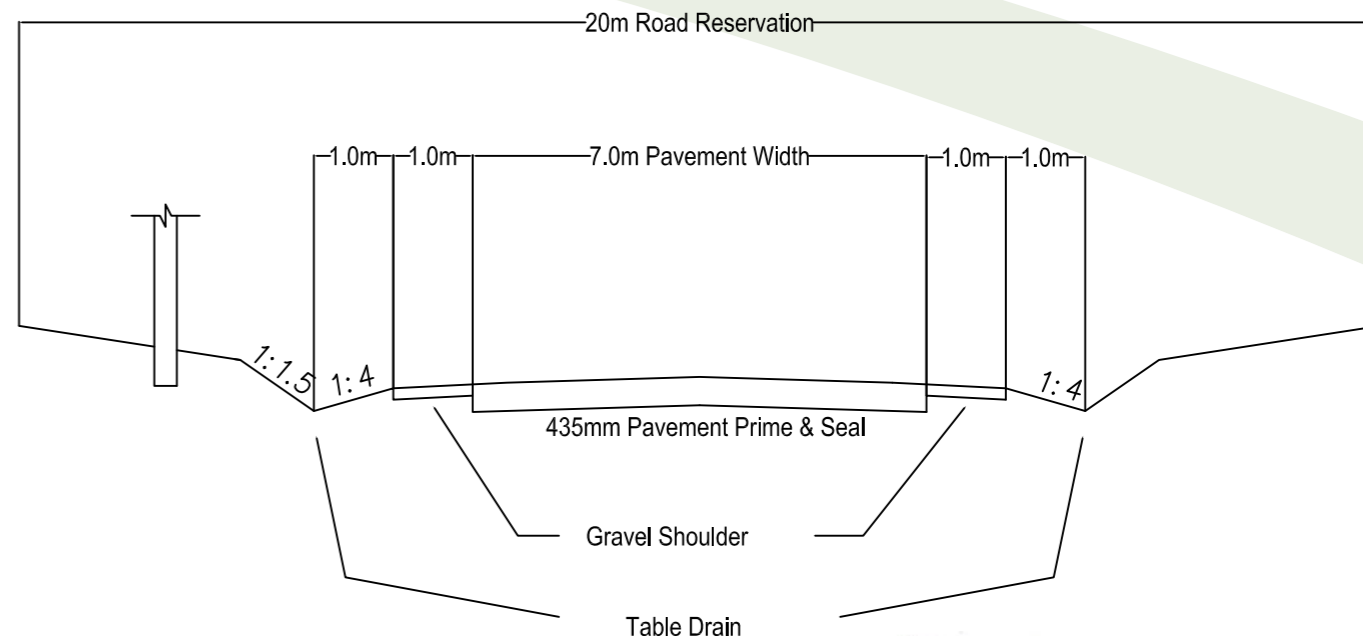
Road Name: RD- ?? Thompsons Road from Clyde Rd to North South Arterial
 Limit of works: As shown on drawing
 Length of Job: Based on road lengths combined 2304m for the connection only
 Notes: Costs based on road lengths above and typical section provided by GTA as shown

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY



NOTES AND ASSUMPTIONS FOR THOMPSONS RD
 1: Traffic Management considered to be Medium complexity
 2: Survey & Design is considered to be Medium complexity due to no intersection included
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) future connection roads, need to cross existing services
 c) length of proposed works

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 716.50	2304 m		\$ 1,650,816.00	\$ 1,650,816
Bulk Earthworks	m ³	\$ 40.00	5.3	metres	\$ 40	\$ 212.00	m		\$ 488,448.00	\$ -
Rural pavement Prime & Seal	m ²	\$ 61.90	7	metres	\$ 62	\$ 433.30	m		\$ 998,323.20	\$ -
Gravel shoulders 1.0m wide each side	m ²	\$ 15.10	2	metres	\$ 15	\$ 30.20	m		\$ 69,580.80	\$ -
Pavement Removal	m ³	\$ 10.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	0	sides	\$ 40	\$ -	m		\$ -	\$ -
Kerb and Channel S 504	m	\$ 45.00	0	sides	\$ 45	\$ -	m		\$ -	\$ -
side entry pits std dw S305	unit	\$ 2,000.00	0	interval m	\$ 90.00	\$ -	m		\$ -	\$ -
Bike path 2.5m wide conc	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m wide	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage, subgrade drain	m	\$ 14.70	0		\$ 15	\$ -	m		\$ -	\$ -
Linemarking & Signage	m	\$ 25.00	1	metres	\$ 25	\$ 25.00	m		\$ 57,600.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip as per standard drawings	m ²	\$ 4.00	4	metres	\$ 4	\$ 16.00	m		\$ 36,864.00	\$ -
Tree Planting 2 - 2.5m tall as per draft tree strategy	unit	\$25/m-\$150/tre	0	rows of tre	\$ 25	\$ -	m		\$ -	\$ -
Tube Stock Plantings as per draft tree strategy	unit	\$5.27 -\$6.78	0	metres wi	\$ 6	\$ -	m		\$ -	\$ -
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr BF	per metre	\$182	0	metres	\$ -	\$ -	m		\$ -	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	0	metres	\$ -	\$ -	m		\$ -	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	0	metres	\$ -	\$ -	m		\$ -	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$ -	\$ -	m		\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	0	No of intesection	\$ -	\$ -	m		\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 35.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Street Lighting	m	\$ 129.00	0	rows of lights	\$ -	\$ -	m		\$ -	\$ -
lighting conduit	m	\$ 50.00	0	No of runs/sides	\$ -	\$ -	m		\$ -	\$ -
Subtotal					\$ 716.50				\$ 1,650,816.00	
estimated total									\$ 1,650,816	\$ 1,650,816
Traffic Management							5.0%		\$ 82,541	\$ 82,541
Contingency							20.0%		\$ 330,163	\$ 330,163
Total + contingencies									\$ 2,063,520	\$ 2,063,520
Services relocation Sec Poles, water fitting	Item								\$ 150,000	\$ 150,000
Survey and Design							7%		\$ 115,557	\$ 115,557
Overheads (supervision etc)							15%		\$ 247,622	\$ 247,622
Total excluding land cost									\$ 2,576,700	\$ 2,576,700
Land Acquisition	hectares	\$ -		hectares					\$ -	\$ -
Total Estimated Cost									\$ 2,576,700	\$ 2,576,700
Adopted Cost										



Estimate Prepared by: DCE Jun-11

Civil Design Consulting Engineers
 Division of Itt company Pty Ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

GRICES ROAD

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

CLYDE NORTH PRECINCT
GRICES RD (WEST) COSTS
CLYDE RD TO VIEWGRAND RD

VIEWGRAND RD

INTERSECTION NOT INCLUDED IN COSTS BELOW

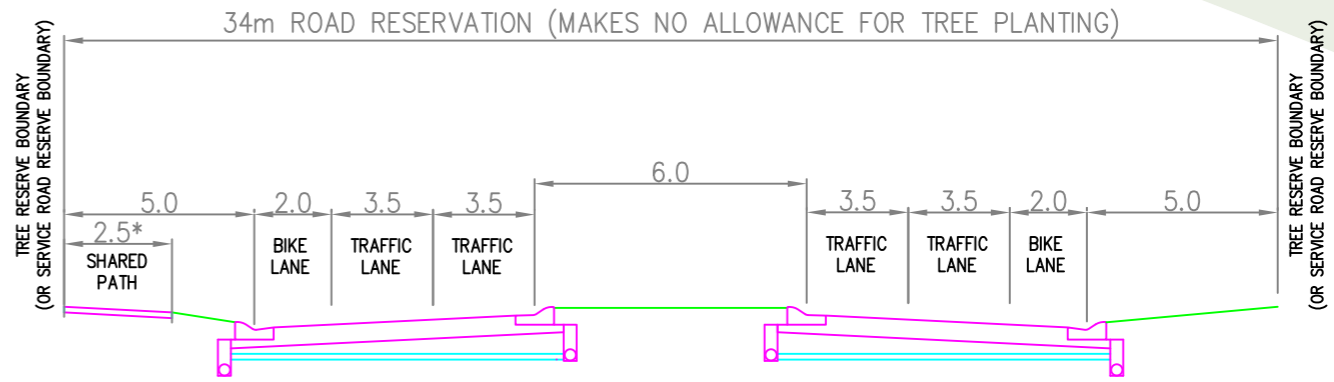
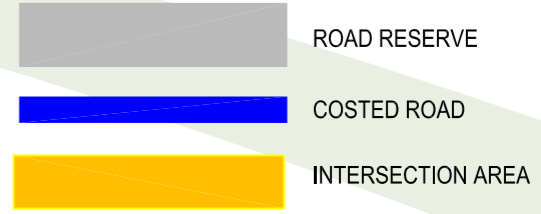
INTERSECTION NOT INCLUDED IN COSTS BELOW

Clyde North DCP Roadworks Estimate

Road Name: Grices Rd Ultimate between Clyde Rd & Viewgrand Rd
Limit of works: As shown on drawing road reserve and cross section vary
Length of Job:
Notes: Costs based on City of Casey specification for road construction & GTA ultimate between intersection scopes

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 2,584.67	390m		\$ 1,008,020.00	\$ 1,008,020
Bulk Earthworks	m ³	\$ 40.00	5.1	metres	\$ 40	\$ 204.00	m		\$ 79,560.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	16.8	metres	\$ 92	\$ 1,537.20	m		\$ 599,508.00	\$ -
Crushed Rock Shoulder	m ²	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Pavement Removal	m ³	\$ 10.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
kerb and Channel S 503	m	\$ 40.00	2	sides	\$ 40	\$ 80.00	m		\$ 31,200.00	\$ -
Kerb and Channel S 504	m	\$ 45.00	2	sides	\$ 45	\$ 90.00	m		\$ 35,100.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	2	interval metres	90	no			\$ 17,333.33	\$ 17,333
Bike path 2.0m wide conc	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.4m wide	m ²	\$ 60.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	4		\$ 15	\$ 58.80	m		\$ 22,932.00	\$ -
Linemarking & Signage	m	\$ 25.00	4	metres	\$ 25	\$ 100.00	m		\$ 39,000.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 60.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip as per standard drawings	m ²	\$ 4.00	13.5	metres	\$ 4	\$ 54.00	m		\$ 21,060.00	\$ -
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	2	rows of trees	\$ 25	\$ 50.00	m		\$ 19,500.00	\$ -
Tube Stock Plantings as per draft tree strategy	unit	\$5.27-\$6.78	0	metres wide	\$ 6	\$ -	m		\$ -	\$ -
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr BF	per metre	\$182	130	metres	\$	\$ 60.67	m		\$ 23,660	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	130	metres	\$	\$ 77.00	m		\$ 30,030	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	130	metres	\$	\$ 98.00	m		\$ 38,220	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -	m		\$ -	\$ -
Kirrabilli Intersection & 2 No. Sth "T" connectors	0	No.	0	No.					\$ -	\$ -
Pedestrian Traffic Signals	Unit	\$ 134,000.00	0						\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	0	No of intesection					\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 35.00	0	metres					\$ -	\$ -
Street Lighting	m	\$ 125.00	1	rows of lights	\$	\$ 125.00	m		\$ 48,750.00	\$ -
lighting conduit	m	\$ 50.00	1	No of runs/sides	\$	\$ 50.00	m		\$ 19,500.00	\$ -
Subtotal					\$ 2,584.67				\$ 1,025,353.33	
estimated total									\$ 1,025,353	\$ 1,025,353
Traffic Management							10.0%		\$ 102,535	\$ 102,535
Contingency							20.0%		\$ 205,071	\$ 205,071
Total + contingencies										\$ 400,000
Services relocation Sec Poles, water fitting	Item						10%		\$ 102,535	\$ 102,535
Survey and Design							15%		\$ 153,803	\$ 153,803
Overheads (supervision etc)									\$ 1,989,298	\$ 1,989,298
Total excluding land cost									\$ 1,989,298	\$ 1,989,298
Land Acquisition	hectares	\$ -		hectares			111%		\$ -	\$ -
Total Estimated Cost									\$ 1,989,298	\$ 1,989,298
Adopted Cost									\$ 1,989,298	\$ 1,989,298

NOTES AND ASSUMPTIONS FOR GRICES RD DUPLICATION
 1: Traffic Management considered to be High in complexity
 2: Survey & Design is considered to be Medium complexity due to no intersection included
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) future connection roads, need to cross existing services
 c) length of proposed works



S-107 (B) TYPICAL CROSS SECTION FOR FOUR LANE DIVIDED ARTERIAL ROAD

(34m ROAD RESERVATION)



Civil Design Consulting Engineers
Division of Itt company pty ltd
Mobile: 0428 353 843
cdce@ootusnet.com.au

Estimate Prepared by: CDCE Jun-11

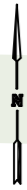
DCP Costing Sheet 11 - RD14 - Grices Road Duplication.



Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

CLYDE NORTH PRECINCT NORTH SOUTH COLLECTOR COSTS HILLCREST COLLEGE ONLY

- ROAD RESERVE
- COSTED ROAD
- INTERSECTION AREA



NORTH SOUTH CONNECTOR

AC
FIE

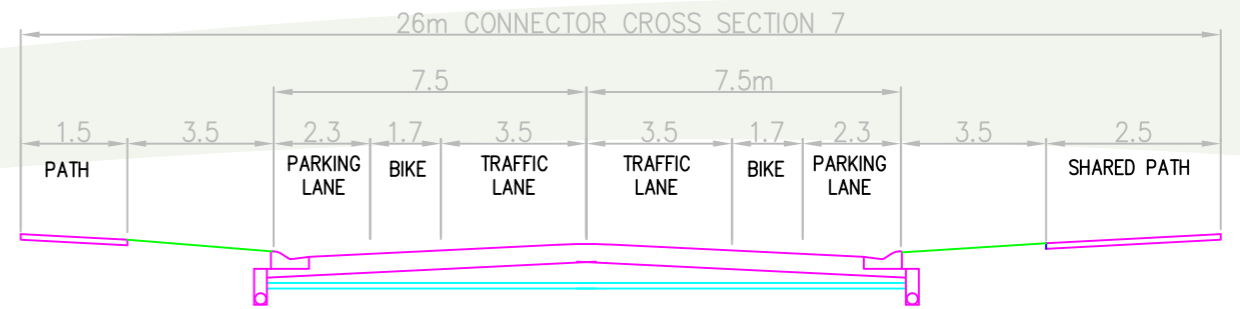
COMMUNITY
CENTRE 3

HILLCREST

CHRISTIAN COLLEGE

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

NOTES AND ASSUMPTIONS FOR NTH STH COLLECTOR HILLCREST
 1: Traffic Management considered to be Low in complexity
 2: Survey & Design is considered to be Low complexity due to no intersection included
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) future connection roads, need to cross existing services
 c) length of proposed works



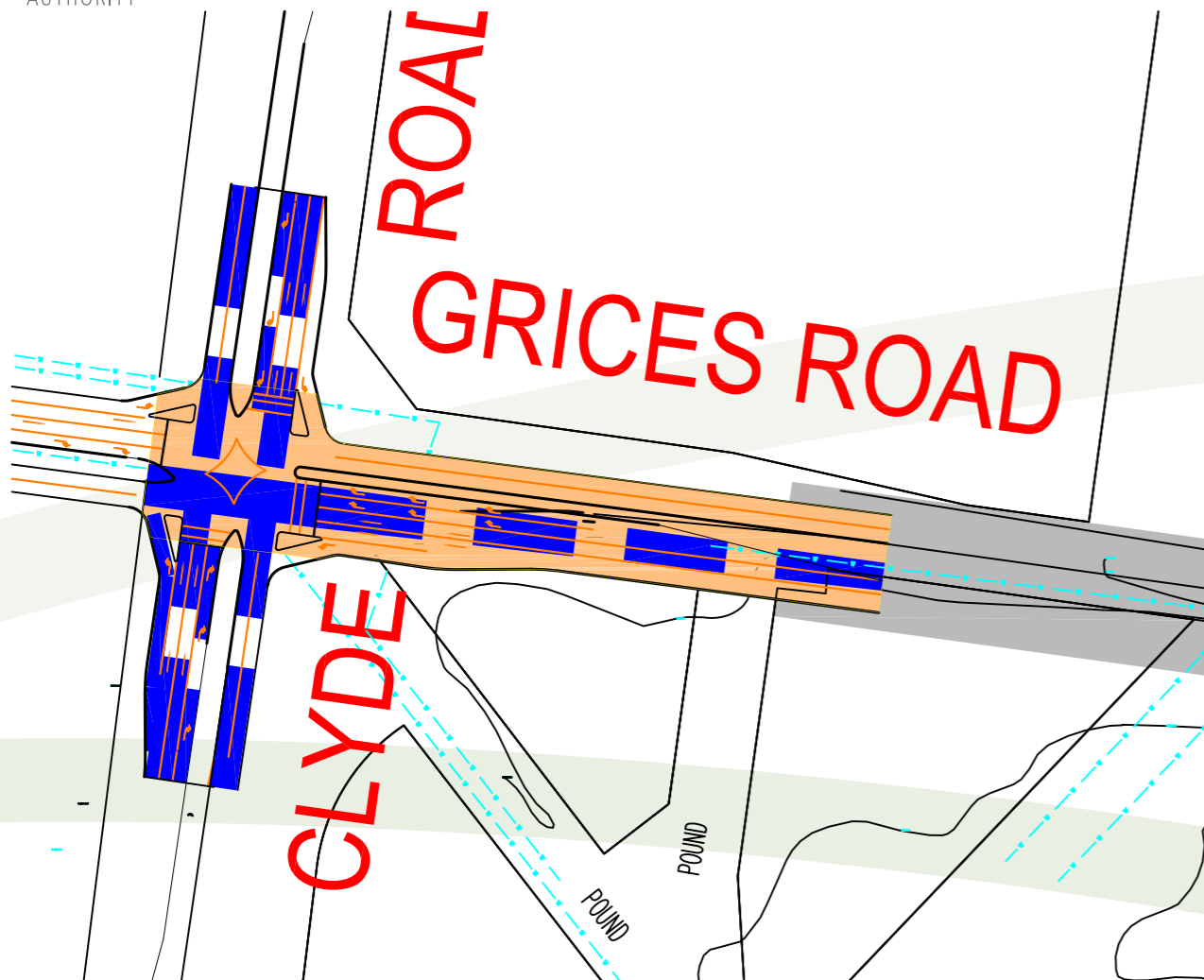
TYPICAL CROSS SECTION SUPPLIED BY GAA
(26m ROAD RESERVATION)

Clyde North DCP Roadworks Estimate

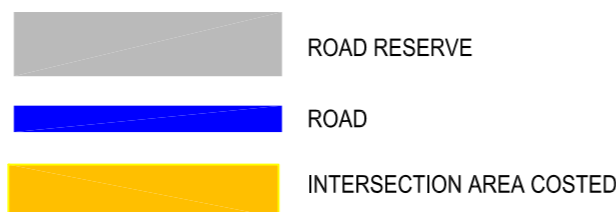
Road Name: North South Collector Hillcrest College
Limit of works: As shown on drawing 26m road reserve
Length of Job: Length of road crossing Hillcrest Christian College property ONLY
Notes: Costs based on City of Casey specification for road construction & 26m collector (GAA) typical cross section

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal					\$ 2,887.65	256m		\$ 739,237.38	\$ 739,237
Bulk Earthworks	m ³	\$ 40.00	7.75	metres	\$ 40	\$ 310.00	m		\$ 79,360.00	\$ -
Pavement (Urban)	m ²	\$ 91.50	13.8	metres	\$ 92	\$ 1,262.70	m		\$ 323,251.20	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	\$ -	m		\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
kerb and Channel S 503	\$	\$ 40.00		sides	\$ 40	\$ -	m		\$ -	\$ -
Kerb and Channel S 504	\$	\$ 45.00	2	sides	\$ 45	\$ 90.00	m		\$ 23,040.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	2	interval metres	90.00	\$ 44.44	m		\$ 11,377.78	\$ -
Bike path 2.5m wide conc	m ²	\$ 60.00	2.5	metres	\$ -	\$ 150.00	m		\$ 38,400.00	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Pedestrian Footpath 1.5m wide	m ²	\$ 60.00	1.5	metres	\$ 90	\$ 90.00	m		\$ 23,040.00	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -	m		\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	2		\$ 15	\$ 29.40	m		\$ 7,526.40	\$ -
Linemarking & Signage	m	\$ 25.00	5	metres	\$ 25	\$ 125.00	m		\$ 32,000.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -	m		\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	\$ -	m		\$ -	\$ -
level / trim nature strip as per standard drawings	m ²	\$ 4.00	7	metres	\$ 4	\$ 28.00	m		\$ 7,168.00	\$ -
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	2	rows of trees	\$ 25	\$ 50.00	m		\$ 12,800.00	\$ -
Tube Stock Plantings as per draft tree strategy	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	\$ -	m		\$ -	\$ -
root barriers	optional as per design in respect of appropriate offset criteria								\$ -	\$ -
300mm dia conc drain Stormwater Cr BF	per metre	\$182		metres	\$ -	\$ -			\$ -	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	258	metres	\$ 232.80	\$ 232.80			\$ 59,598	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	258	metres	\$ 296.30	\$ 296.30			\$ 75,852	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$ -	\$ -			\$ -	\$ -
Intersections along route									\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	0	No of intesection	\$ -	\$ -			\$ -	\$ -
Traffic Signal Conduit subset	m	\$ 35.00	0	metres	\$ -	\$ -			\$ -	\$ -
Street Lighting	m	\$ 129.00	1	rows of lights	\$ 129.00	\$ 129.00	m		\$ 33,024.00	\$ -
lighting conduit	m	\$ 50.00	1	No of runs/sides	\$ 50.00	\$ 50.00	m		\$ 12,800.00	\$ -
Subtotal					\$ 2,887.65				\$ 739,237.38	\$ 739,237
estimated total									\$ 739,237	\$ 739,237
Traffic Management							3.0%		\$ 22,177	\$ 22,177
Contingency							20.0%		\$ 147,847	\$ 147,847
Total + contingencies									\$ 909,261	\$ 909,261
Services relocation Sec Poles, water fitting item									\$ 100,000	\$ 100,000
Survey and Design							7%		\$ 51,747	\$ 51,747
Overheads (supervision etc)							15%		\$ 110,886	\$ 110,886
Total excluding land cost									\$ 1,171,894	\$ 1,171,894
Land Acquisition	hectares	\$ -		hectares			111%		\$ -	\$ -
Total Estimated Cost									\$ 1,171,894	\$ 1,171,894
Adopted Cost									\$ 1,171,894	\$ 1,171,894

CLYDE NORTH PRECINCT INTERSECTION COSTS RD-12 GRICES RD/GLASSCOCKS RD & CLYDE RD



SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY



Clyde North DCP Roadworks Estimate
Road Name: RD-12 Ultimate Intersection Grices Rd & Clyde-Glasscocks Rd
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on ultimate intersection desing provided by GTA.

Item	Unit	Rate	wide	units	cost/m	Unit cost	Quantity	subset	subtotal	Amount
			m		width		metres	cost		
Roadworks	subtotal						1 m		\$ 454,497.00	\$ 454,497
Bulk Earthworks	m ³	\$ 40.00	1276	metres	\$ 40	\$ 51,040.00			\$ 51,040.00	\$ -
Pavement Urban	m ²	\$ 91.50	2147	metres	\$ 92	\$ 196,450.50			\$ 196,450.50	\$ -
Crushed Rock Shoulder	m ²	\$ 15.10	0	metres	\$ 15	\$ -			\$ -	\$ -
Pavement Removal	m ²	\$ 10.00	0	metres	\$ -	\$ -			\$ -	\$ -
kerb and Channel island	m	\$ 40.00	450	sides	\$ 40	\$ 18,000.00			\$ 18,000.00	\$ -
Kerb and Channel S 504	m	\$ 45.00	315	sides	\$ 45	\$ 14,175.00			\$ 14,175.00	\$ -
side entry pits std drw S305	unit	\$ 2,000.00	10	interval metres	90.00	\$ 20,000.00			\$ 20,000.00	\$ -
Bike path 2.5m wide conc	m ²	\$ 60.00	372	metres	\$ -	\$ 22,320.00			\$ 22,320.00	\$ -
Shared pathway 2.5m wide gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -			\$ -	\$ -
Pedestrian Footpath 1.5m wide	m ²	\$ 60.00	0	metres	\$ -	\$ -			\$ -	\$ -
Pedestrian Footpath 1.5m gravel	m ²	\$ 30.00	0	metres	\$ -	\$ -			\$ -	\$ -
Drainage , subgrade drain	m	\$ 14.70	765		\$ 15	\$ 11,245.50			\$ 11,245.50	\$ -
Linemarking & Signage	m	\$ 25.00	745	metres	\$ 25	\$ 18,625.00			\$ 18,625.00	\$ -
Landscaping refer plantings	m	\$ 20.00	0	metres	\$ 20	\$ -			\$ -	\$ -
Concrete Path	m ²	\$ 45.00	0		\$ 45	\$ -			\$ -	\$ -
level / trim nature strip	m ²	\$ 4.00	1890	metres	\$ 4	\$ 7,560.00			\$ 7,560.00	\$ -
as per standard drawings										
Tree Planting 2 - 2.5m tall	unit	\$25/m-\$150/tree	10	rows of trees	\$ 25	\$ 250.00			\$ 250.00	\$ -
Tube Stock Plantings	unit	\$5.27 -\$6.78	0	metres wide	\$ 6	\$ -			\$ -	\$ -
as per draft tree strategy										
root barriers	optional as per design in respect of appropriate offset criteria									
300mm dia conc drain Stormwater Cr B	per metre	\$182	149	metres	\$	\$ 27,118.00			\$ 27,118	\$ -
375mm conc drain stormwater Cr Bk fill	per metre	\$231	149	metres	\$	\$ 34,419.00			\$ 34,419	\$ -
450mm conc drain stormwater Cr BF	per metre	\$294	0	metres	\$	\$ -			\$ -	\$ -
525mm conc drain stormwater Cr BF	per metre	\$351	0	metres	\$	\$ -			\$ -	\$ -
Traffic Signals	Unit	\$ 102,500.00	4	No of intesection					\$ 410,000	\$ 410,000
Traffic Signal Conduit subset	m	\$ 35.00	0	metres					\$ -	\$ -
Street Lighting	m	\$ 129.00	186	rows of lights	\$	\$ 23,994.00			\$ 23,994.00	\$ -
lighting conduit	m	\$ 50.00	186	No of runs/sides	\$	\$ 9,300.00			\$ 9,300.00	\$ -
Subtotal						\$ 454,497.00			\$ 864,497.00	\$ 864,497
estimated total										\$ 864,497
Traffic Management								10.0%		\$ 86,450
Contingency								20.0%		\$ 172,899
Total + contingencies									\$ 1,123,846	\$ 1,123,846
Services relocation Sec Poles, water fitt	Item									\$ 250,000
Survey and Design								10%		\$ 86,450
Overheads (supervision etc)								15%		\$ 129,675
Total excluding land cost										\$ 1,589,970
Land Acquisition	hectares	\$ -		hectares						\$ -
Total Estimated Cost										\$ 1,589,970
Adopted Cost										\$ 1,589,970

NOTES AND ASSUMPTIONS FOR GRICES RD & CLYDE RD INTERSECTION
 1: Traffic Management considered to be High in complexity
 2: Survey & Design is considered to be Medium in complexity due to signalised intersection proposal
 3: Overheads and supervision include site establishment
 4: Contingency (construction) is a % of the estimated cost of works known
 5: Service relocation cost is based on:
 a) road encroaches on existing services within the road reserve
 b) existing connection road
 c) length of proposed works

CDCE
 Civil Design Consulting Engineers
 Division of Ittt company pty ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

Estimate Prepared by: **CDCE** Jun-11

5.2 Community Facilities Projects

The drawings and specifications for the Community Facilities Projects included in this DCP are included in the following DCP Costing Sheets:

- CI02 - Community Centre 1, Construction - DCP Costing Sheet 14;
- CI04 - Community Centre 2, Construction - DCP Costing Sheet 15; and,
- CI06 - Community Centre 3, Construction - DCP Costing Sheet 16.

Community Centre 1

Name: Community Centre 1 Site 0.8ha

Scope of works: Integrated Community Centre

Detail Public Hall, Community meeting rooms, Adult education, Maternal & Child Health

Notes: Costs based on estimate from previous community centres

Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Tennis:												
Community Centre												
Building	subtotal		941	square metres								
Public Hall	m ²	\$ 2,280.00	500		1	\$ 1,140,000.00					\$ 1,140,000.00	
Maternal & Child Health	m ²	\$ 2,377.00	100		1	\$ 237,700.00					\$ 237,700.00	
Foyer & Toilets	m ²	\$ 2,377.00	60		1	\$ 142,620.00					\$ 142,620.00	
Community rooms	m ²	\$ 2,280.00	140		1	\$ 319,200.00					\$ 319,200.00	
NGO rooms (Adult Ed)	m ²	\$ 2,280.00	140		1	\$ 319,200.00					\$ 319,200.00	
Pavilion	m ²		0			\$ -						
Carpark works	subtotal		per 100	car spaces								
Bulk Earthworks	m ³	\$ 35.00	700	metres		\$24,500					\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000					\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500					\$ 7,500.00	
Side entry pits std drw S305	unit	\$ 1,200.00	2	interval metres		\$2,400					\$ 2,400.00	
Drainage , subgrade drain	m	\$ 14.70	250			\$3,675					\$ 3,675.00	
Granitic path	m ²	\$ 30.00	2500		1	\$75,000					\$ 75,000.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200					\$ 18,200.00	
Landscaping Level B	m ²	\$ 40.00	640	Level B								\$ 25,600
Landscaping Level A	m ²	\$ 55.00	640	Level A								\$ 35,200
Subtotal						\$ 2,353,995					\$ 2,353,995.00	
estimated total												\$ 2,301,536
Contingence									20.0%			\$ 460,307
Total + contingencies											\$ 2,761,843	
Services for buildings	Item											\$ 100,000
Survey and Design									12%			\$ 276,184
Overheads (supervision etc)									12%			\$ 276,184
Total excluding land cost												\$ 3,414,211
Total Estimated Cost												\$ 3,414,211
Adopted Cost												

Community Centre 2

Name: Community Centre 2 Site 0.4ha

Scope of works: Integrated Community Centre

Detail Triple Kindergarten, Child Care, Maternal & Child Health, Community room

Notes: Costs based on estimate from previous community centres
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Soccer:											
Netball:											
Tennis:											
Community Centre											
Building	subtotal		980	square metres			\$ 2,525,880.00	1			\$ 2,525,880
Kindergarten	m ²	\$ 2,377.00	300		1	\$ 713,100.00				\$ 713,100.00	
Maternal & Child Health	m ²	\$ 2,377.00	100		1	\$ 237,700.00				\$ 237,700.00	
Child Care	m ²	\$ 2,377.00	350		1	\$ 831,950.00				\$ 831,950.00	
Foyer & Toilets	m ²	\$ 2,377.00	90		1	\$ 213,930.00				\$ 213,930.00	
Community rooms	m ²	\$ 2,280.00	140		1	\$ 319,200.00				\$ 319,200.00	
Playground	m ²	\$ 70,000.00	1		3	\$ 210,000.00				\$ 210,000.00	
Carpark works	subtotal	per	100	car spaces			\$ 157,775.00	0.5	50 Car Spaces		\$ 78,888
Bulk Earthworks	m ³	\$ 35.00	700	metres		\$24,500				\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000				\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500				\$ 7,500.00	
Side entry pits std drw S305	unit	\$ 1,200.00	2	interval metres		\$2,400				\$ 2,400.00	
Drainage , subgrade drain	m	\$ 14.70	250			\$3,675				\$ 3,675.00	
Granitic path	m ²	\$ 30.00	1250		1	\$37,500				\$ 37,500.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200				\$ 18,200.00	
Landscaping Level B	m ²	\$ 40.00	270	Level B							\$ 10,800
Landscaping Level A	m ²	\$ 55.00	270	Level A							\$ 14,850
Subtotal						\$ 2,683,655				\$ 2,683,655.00	
estimated total											\$ 2,630,418
Contingence								20.0%			\$ 526,084
Total + contingencies										\$ 3,156,501	
Services for buildings	Item										\$ 100,000
Survey and Design								12%			\$ 315,650
Overheads (supervision etc)								12%			\$ 315,650
Total excluding land cost											\$ 3,887,801
Total Estimated Cost											\$ 3,887,801
Adopted Cost											

Community Centre 3

Name: Community Centre 3 Site 0.4ha

Scope of works: Integrated Community Centre

Detail Triple Kindergarten, Child Care, Community room

Notes: Costs based on estimate from previous community centres

Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Tennis:												
Community Centre												
Building	subtotal		880	square metres			\$ 2,288,180.00	1				\$ 2,288,180
Kindergarten	m ²	\$ 2,377.00	300		1	\$ 713,100.00				\$ 713,100.00		
Child Care	m ²	\$ 2,377.00	350		1	\$ 831,950.00				\$ 831,950.00		
Foyer & Toilets	m ²	\$ 2,377.00	90		1	\$ 213,930.00				\$ 213,930.00		
Community rooms	m ²	\$ 2,280.00	140		1	\$ 319,200.00				\$ 319,200.00		
Playground	m ²	\$ 70,000.00	1		3	\$ 210,000.00				\$ 210,000.00		
Pavilion	m ²		0			\$ -						
Carpark works	subtotal	per	100	car spaces			\$ 157,775.00	0.5	50	Car Spaces		\$ 78,888
Bulk Earthworks	m ³	\$ 35.00	700	metres		\$24,500					\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000					\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500					\$ 7,500.00	
Side entry pits std drw S305	unit	\$ 1,200.00	2	interval metres		\$2,400					\$ 2,400.00	
Drainage , subgrade drain	m	\$ 14.70	250			\$3,675					\$ 3,675.00	
Granitic path	m ²	\$ 30.00	1250		1	\$37,500					\$ 37,500.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200					\$ 18,200.00	
Landscaping Level B	m ²	\$ 40.00	295	Level B								\$ 11,800
Landscaping Level A	m ²	\$ 55.00	295	Level A								\$ 16,225
Subtotal						\$ 2,445,955					\$ 2,445,955.00	
estimated total												\$ 2,395,093
Contingence									20.0%			\$ 479,019
Total + contingencies											\$ 2,874,111	
Services for buildings	Item											\$ 100,000
Survey and Design									12%			\$ 287,411
Overheads (supervision etc)									12%			\$ 287,411
Total excluding land cost												\$ 3,548,933
Total Estimated Cost												\$ 3,548,933
Adopted Cost												

5.3 Active Recreation Projects

The drawings and specifications for the Active Recreation Projects included in this DCP are included in the following DCP Costing Sheets:

- AR01 - Active Playing Fields 1, Construction - DCP Costing Sheet 17;
- AR02 - Pavilion 1, Construction - DCP Costing Sheet 17;
- AR03 - Active Playing Fields 2, Construction - DCP Costing Sheet 18;
- AR04 - Pavilion 2, Construction - DCP Costing Sheet 18;
- AR05 - Active Playing Fields 3, Construction - DCP Costing Sheet 19;
- AR06 - Pavilion 3, Construction - DCP Costing Sheet 19;
- AR07 - Indoor Sporting Complex, Construction - DCP Costing Sheet 20.
- AR08 - Active Playing Fields 4, Construction - DCP Costing Sheet 21; and,
- AR09 - Pavillion 4, Construction - DCP Costing Sheet 21.

CLYDE NORTH PRECINCT
ACTIVE PLAYING FIELD
AR01 & AR02 COSTS

Name: Active Playing Field AR01 & AR02 - 5.3ha site
Scope of works: Pavilion 424m2 to serve 1 No. Senior District level AFL oval, lighting for night play, 2 netball courts
 Gravel carpark (45 cars), other infrastructure, paths, water tanks, etc
Detail: Pavilion only with associated equipment and carpark provided in AR01
Notes: Costs based on estimate from previous playing fields pavilion sizing
 Estimate based on equal cut to fill earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Pavilion			348.5	square metres							\$ 1,009,037
Function Room	m ²	\$ 2,377.00	100	multi function room	1	\$ 237,700.00				\$ 237,700.00	
Change Rooms	m ²	\$ 2,377.00	90	2 male + 2 female	1	\$ 213,930.00				\$ 213,930.00	
Toilets & showers	m ²	\$ 2,377.00	46	2 male + 2 female	1	\$ 109,342.00				\$ 109,342.00	
Public Toilets	m ²	\$ 2,377.00	17.5	2 male + 2 female	1	\$ 41,597.50				\$ 41,597.50	
Kitchen/Kiosk	m ²	\$ 2,377.00	25		1	\$ 59,425.00				\$ 59,425.00	
Storage	m ²	\$ 2,377.00	25	1@15 + 1@10	1	\$ 59,425.00				\$ 59,425.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m ²	\$ 2,377.00	45	c15 + c12 + re12@10 +sc10	1	\$ 106,965.00				\$ 106,965.00	
Soccer:											
Netball:											
Pavilion	unit		76								
Change Rooms	m ²	\$ 2,377.00	20	2 rooms	2	\$ 95,080.00				\$ 95,080.00	
Toilets & showers	m ²	\$ 2,377.00	18	2 rooms	2	\$ 85,572.00				\$ 85,572.00	
Tennis:											
Water tanks for pavilion use	unit	\$ 20,000.00			1						\$ 20,000
Subtotal										\$ 1,009,036.50	
estimated total											\$ 1,029,037
Traffic Management								0.5%			\$ 5,145
Contingency								20.0%			\$ 205,807
Total + contingencies										\$ 1,239,989	
Services for pavilion	Item								10%		\$ 75,000
Survey and Design											\$ 102,904
Overheads (supervision etc)									10%		\$ 102,904
Total excluding land cost											\$ 1,520,796
Total Estimated Cost											\$ 1,520,796
Adopted Cost											\$ 1,520,796

Estimate Prepared by: **CDCE** Jul-11

Active Playing Field AR01

Name: Active Playing Field AR01- 5.3ha site
Scope of works: 1 No. Senior District level AFL oval, lighting for night play, 2 netball courts, lights for night play one court only
 Gravel carpark (45 cars), other infrastructure, paths, etc
Detail: Playing Fields only with associated equipment and carpark
Notes: Costs based on estimate from previous playing fields,
 Estimate based on equal cut to fill earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Oval:	subtotal			AFL Oval			\$ 841,000.00	1			\$ 841,000
Bulk Earthworks	m ³	\$ 30.00	11400	0.6 metres deep	1	\$ 342,000.00				\$ 342,000.00	
Sandy loam	m ³	\$ 20.00	7600	0.4 metres deep	1	\$ 152,000.00				\$ 152,000.00	
Top soil & seeding	m ³	\$ 40.00	3800	0.2 metres deep	1	\$ 152,000.00				\$ 152,000.00	
irrigation	unit	\$ 35,000.00			1	\$ 35,000.00				\$ 35,000.00	
fences oval perimeter	unit	\$ 40.00		1.2m highfence	500	\$ 20,000.00				\$ 20,000.00	
fences perimeter	unit	\$ 40.00		1.8m high fence	900	\$ 36,000.00				\$ 36,000.00	
goals	unit	\$ 2,000.00		per post	2	\$ 4,000.00				\$ 4,000.00	
Lighting night play	unit	\$ 25,000.00		light towers	4	\$ 100,000.00				\$ 100,000.00	
Soccer:											
Netball:											
Courts:	subtotal						\$ 67,600.00	2			\$ 135,200
Bulk Earthworks	m ³	\$ 40.00	80	metres	1	\$ 3,200.00				\$ 3,200.00	
Sub-Surface	m ²	\$ 32.00	200	4 layers 100mm thick	1	\$ 6,400.00				\$ 6,400.00	
Surface	m ²	\$ 60.00	200	metres	1	\$ 12,000.00				\$ 12,000.00	
Drainage	unit	\$ 25,000.00			1	\$ 25,000.00				\$ 25,000.00	
Rings, No fencing, lines etc	unit	\$ 1,000.00			1	\$ 1,000.00				\$ 1,000.00	
Lighting night play 1 crt only	unit	\$ 10,000.00		4 poles all at 1 crt	2	\$ 20,000.00				\$ 20,000.00	
Pavilion	unit										
Tennis:											
Carpark works	subtotal		per	100 cars Crushed Rock			\$210,275.00	0.45			\$ 94,624
Bulk Earthworks	m ³	\$ 35.00	700	metres		\$24,500				\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000				\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500				\$ 7,500.00	
Side entry pits std drw S305	unit	\$ 1,200.00	2	interval metres		\$2,400				\$ 2,400.00	
Drainage - subgrade drain	m	\$ 14.70	250			\$3,675				\$ 3,675.00	
Granitic path	m ²	\$ 30.00	3000	1.2km of 2.5m wide		\$90,000				\$ 90,000.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200				\$ 18,200.00	
Landscaping Level B	m ²	\$ 20.00	3685	Level B							\$ 73,700
Landscaping Level A	m ²	\$ 55.00	1815	Level A							\$ 99,825
Subtotal						\$ 1,118,875				\$ 1,118,875.00	
estimated total											\$ 1,244,349
Traffic Management								0.5%			\$ 6,222
Contingency								20.0%			\$ 248,870
Total + contingencies										\$ 1,499,440	
Services for fields & lighting	Item										\$ 75,000
Survey and Design									6%		\$ 74,661
Overheads (supervision etc)									10%		\$ 124,435
Total excluding land cost											\$ 1,773,536
Total Estimated Cost											\$ 1,773,536
Adopted Cost											\$ 1,773,536

Estimate Prepared by: **CDCE** Jul-11



CDCE
 Civil Design Consulting Engineers
 Division of Ittt company pty ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

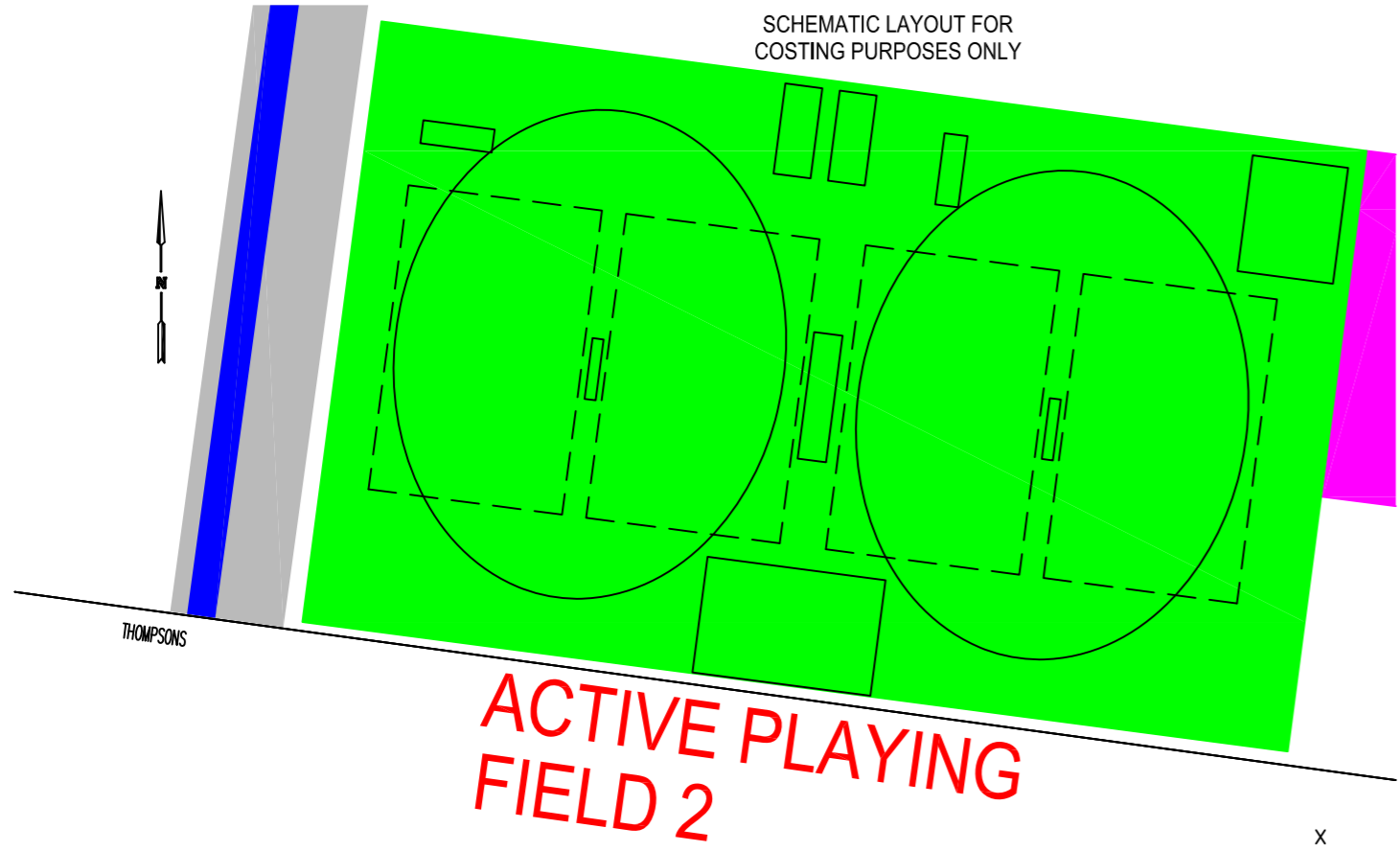
SCHEMATIC LAYOUT FOR
 COSTING PURPOSES ONLY



Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

CLYDE NORTH PRECINCT ACTIVE PLAYING FIELDS 2

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY



ACTIVE PLAYING FIELD 2

Active Playing Field 2

Name: Active Playing Field 2 - 8.9ha site
Scope of works: 2 No. Senior District AFL & cricket ovals, lighting 1No. for night play, 1No. practise, 2 cricket wickets & 3 practice cricket nets, 2 netball courtslighting 1No. Night, 6 tennis courts, Gravel carpark (100 cars), other infrastructure paths, etc
Detail Playing Fields only with associated equipment and carpark
Notes: Costs based on estimate from previous playing fields, Estimate based on normal earthworks on fairly level site

Active Playing Field 2 Pavilion Costing

Name: Active Playing Field 2 - 8.9ha site
Scope of works: Pavilion 694m2 to serve 2 No. Senior District AFL & cricket ovals, 2 cricket wickets & 3 practice cricket nets, 2 netball, 6 tennis courts, water tanks, etc
Detail Pavilion only with associated equipment and carpark provided in Sporting Ground costs
Notes: Costs based on estimate from previous playing fields pavilion sizing Estimate based on normal earthworks on fairly level site

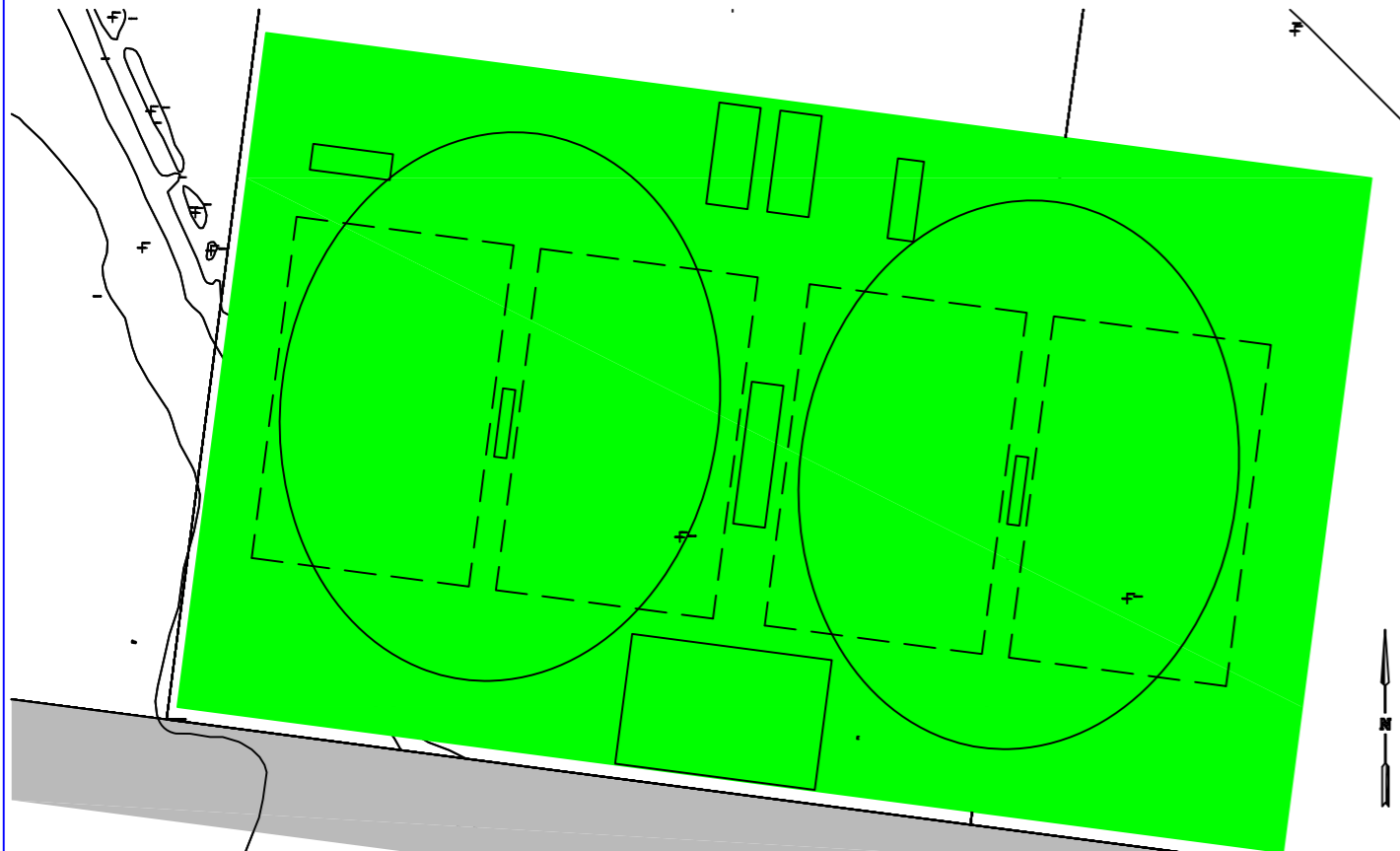
Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Pavilion						\$ 1,316,858.00				\$ 1,316,858	
Change Rooms	m ²	\$ 2,377.00	45	2 male + 2 female	4	\$ 427,860.00			\$ 427,860.00		
Toilets & showers	m ²	\$ 2,377.00	23	2 male + 2 female	4	\$ 218,684.00			\$ 218,684.00		
Public Toilets	m ²	\$ 2,377.00	17.5	2 male + 2 female	2	\$ 83,195.00			\$ 83,195.00		
Kitchen/Kiosk	m ²	\$ 2,377.00	25		1	\$ 59,425.00			\$ 59,425.00		
Storage	m ²	\$ 2,377.00	25	1@15 + 1@10	1	\$ 59,425.00			\$ 59,425.00		
Ancillary rooms: Referees, scorers, Office, Cleaners	m ²	\$ 2,377.00	45	cl5 + of12 +ref2@10 +sc10	1	\$ 106,965.00			\$ 106,965.00		
Soccer:											
Netball:											
Pavilion	unit										
Change Rooms	m ²	\$ 2,377.00	20	2 rooms	2	\$ 95,080.00			\$ 95,080.00		
Toilets & showers	m ²	\$ 2,377.00	18	2 rooms	2	\$ 85,572.00			\$ 85,572.00		
Tennis:											
Change Rooms	m ²	\$ 2,377.00	20	2 rooms	2	\$ 95,080.00			\$ 95,080.00		
Toilets & showers	m ²	\$ 2,377.00	18	2 rooms	2	\$ 85,572.00			\$ 85,572.00		
Water tanks for irrigation	unit	\$ 20,000.00			2					\$ 40,000	
Subtotal						\$ 1,316,858			\$ 1,316,858.00		
estimated total										\$ 1,356,858	
Traffic Management								0.5%		\$ 6,784	
Contingency								20.0%		\$ 271,372	
Total + contingencies										\$ 1,635,014	
Services to Pavilion	Item									\$ 75,000	
Survey and Design								6%		\$ 81,411	
Overheads (supervision etc)								10%		\$ 135,686	
Total excluding land cost										\$ 1,927,111	
Total Estimated Cost										\$ 1,927,111	
Adopted Cost										\$ 1,927,111	

Estimate Prepared by: **CDCE** Jul-11

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Oval:											
Senior District Level											
subtotal						\$ 954,000.00		2			\$ 1,908,000
Bulk Earthworks	m ³	\$ 30.00	11400	0.6 metres deep	1	\$ 342,000.00				\$ 342,000.00	
Sandy loam	m ³	\$ 20.00	7600	0.4 metres deep	1	\$ 152,000.00				\$ 152,000.00	
Top soil & seeding	m ³	\$ 40.00	3800	0.2 metres deep	1	\$ 152,000.00				\$ 152,000.00	
irrigation	unit	\$ 35,000.00			1	\$ 35,000.00				\$ 35,000.00	
fences oval perimeter	unit	\$ 40.00		1.2m highfence	500	\$ 20,000.00				\$ 20,000.00	
fences perimeter	unit	\$ 40.00		1.8m high fence	900	\$ 36,000.00				\$ 36,000.00	
goals	unit	\$ 2,000.00		per post	4	\$ 8,000.00				\$ 8,000.00	
Cricket pitch	unit	\$ 25,000.00			2	\$ 50,000.00				\$ 50,000.00	
Practise Cricket pitches & nets	unit	\$ 28,000.00			3	\$ 84,000.00				\$ 84,000.00	
Lighting night play	unit	\$ 25,000.00		light towers	3	\$ 75,000.00				\$ 75,000.00	
Soccer:											
Netball:											
Courts:											
subtotal						\$ 67,600.00		2			\$ 135,200
Bulk Earthworks	m ³	\$ 40.00	80	metres	1	\$ 3,200.00				\$ 3,200.00	
Sub-Surface	m ²	\$ 32.00	200	4 layers 100mm thick	1	\$ 6,400.00				\$ 6,400.00	
Surface	m ²	\$ 60.00	200	metres	1	\$ 12,000.00				\$ 12,000.00	
Drainage	unit	\$ 25,000.00			1	\$ 25,000.00				\$ 25,000.00	
Rings, No fencing, lines etc	unit	\$ 1,000.00			1	\$ 1,000.00				\$ 1,000.00	
Lighting night play 1 crt only	unit	\$ 10,000.00		4 poles all at 1 crt	2	\$ 20,000.00				\$ 20,000.00	
Tennis:											
Courts:											
subtotal						\$ 55,000.00		6			\$ 330,000
Carpark works											
subtotal						\$210,275.00		1			\$ 210,275
Bulk Earthworks	m ³	\$ 35.00	700	metres		\$24,500				\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000				\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500				\$ 7,500.00	
Side entry pits std dw S305	unit	\$ 1,200.00	2	interval metres		\$2,400				\$ 2,400.00	
Drainage, subgrade drain	m	\$ 14.70	250			\$3,675				\$ 3,675.00	
Granitic path	m ²	\$ 30.00	3000	1.2km of 2.5m wide		\$90,000				\$ 90,000.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200				\$ 18,200.00	
Interchange shelters	unit	\$ 5,000.00			4	\$20,000				\$ 20,000.00	
Landscaping Level B	m ²	\$ 20.00	7370	Level B	1					\$ 147,400	
Landscaping Level A	m ²	\$ 55.00	3630	Level A	1					\$ 199,650	
Subtotal						\$ 1,251,875				\$ 1,251,875.00	
estimated total										\$ 2,930,525	
Traffic Management								0.5%		\$ 14,653	
Contingency								20.0%		\$ 586,105	
Total + contingencies										\$ 3,531,283	
Services for fields & lighting	Item									\$ 75,000	
Survey and Design								6%		\$ 175,832	
Overheads (supervision etc)								10%		\$ 293,053	
Total excluding land cost										\$ 4,075,167	
Total Estimated Cost										\$ 4,075,167	
Adopted Cost										\$ 4,075,167	

Estimate Prepared by: **CDCE** Jun-11

CLYDE NORTH PRECINCT ACTIVE PLAYING FIELDS 3



**ACTIVE PLAYING
FIELD 3**

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

Active Playing Field 3 Costing

Name: Active Playing Field 3 - 8.2ha site

Scope of works: Pavilion 618m² to serve 2 No. Senior District level Football/Cricket ovals, 1No. practise, 3 practice cricket nets, 2 netball courts, water tanks, etc

Detail: Pavilion only with associated equipment and carpark provided in Sporting Ground costs

Notes: Costs based on estimate from previous playing fields pavilion sizing
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Pavilion			618 square meters				\$ 1,136,206.00	1		\$ 1,136,206.00	\$ 1,136,206
Function Room	m ²	\$ 2,377.00	140	multi function room	1	\$ 332,780.00				\$ 332,780.00	
Change Rooms	m ²	\$ 2,377.00	45	2 male + 2 female	4	\$ 427,860.00				\$ 427,860.00	
Toilets & showers	m ²	\$ 2,377.00	23	2 male + 2 female	4	\$ 218,684.00				\$ 218,684.00	
Public Toilets	m ²	\$ 2,377.00	17.5	2 male + 2 female	2	\$ 83,195.00				\$ 83,195.00	
Kitchen/Kiosk	m ²	\$ 2,377.00	25		1	\$ 59,425.00				\$ 59,425.00	
Storage	m ²	\$ 2,377.00	25	1@15 + 1@10	1	\$ 59,425.00				\$ 59,425.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m ²	\$ 2,377.00	45	cl5 + of12 +ret2@10 +sc10	1	\$ 106,965.00				\$ 106,965.00	
Soccer:											
Netball:											
Pavilion	unit										
Change Rooms	m ²	\$ 2,377.00	20	2 rooms	2	\$ 95,080.00				\$ 95,080.00	
Toilets & showers	m ²	\$ 2,377.00	18	2 rooms	2	\$ 85,572.00				\$ 85,572.00	
Tennis:											
Water tanks for irrigation	unit	\$ 20,000.00			2						\$ 40,000
Subtotal						\$ 1,468,986				\$ 1,468,986.00	
estimated total											\$ 1,176,206
Traffic Management								0.5%			\$ 5,881
Contingency								20.0%			\$ 235,241
Total + contingencies										\$ 1,417,328	
Services for fields & lighting	Item										\$ 75,000
Survey and Design								10%			\$ 117,621
Overheads (supervision etc)								10%			\$ 117,621
Total excluding land cost											\$ 1,727,569
Total Estimated Cost											\$ 1,727,569
Adopted Cost											\$ 1,727,569

Estimate Prepared by: **CDCE** Jun-11



Civil Design Consulting Engineers
Division of Itt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

Active Playing Field 3 Costing

Name: Active Playing Field 3 - 8.2ha site

Scope of works: 2 No. Senior District level Football/Cricket ovals, lighting 1No. for night play, 1No. practise, 3 practice cricket nets, 2 netball courts, lighting 1No. Night, District playground, Gravel carpark (100 cars), other infrastructure paths, etc

Detail: Playing Fields only with associated equipment and carpark

Notes: Costs based on estimate from previous playing fields,
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Oval:											
Senior District Level											
subtotal										\$ 954,000.00	\$ 1,908,000
Bulk Earthworks	m ²	\$ 30.00	11400	0.6 metres deep	1	\$ 342,000.00				\$ 342,000.00	
Sandy loam	m ²	\$ 20.00	7600	0.4 metres deep	1	\$ 152,000.00				\$ 152,000.00	
Top soil & seeding	m ²	\$ 40.00	3800	0.2 metres deep	1	\$ 152,000.00				\$ 152,000.00	
irrigation	unit	\$ 35,000.00			1	\$ 35,000.00				\$ 35,000.00	
fences oval perimeter	unit	\$ 40.00		1.2m highfence	300	\$ 12,000.00				\$ 12,000.00	
fences perimeter	unit	\$ 40.00		1.8m high fence	900	\$ 36,000.00				\$ 36,000.00	
goals	unit	\$ 2,000.00		per post	8	\$ 16,000.00				\$ 16,000.00	
Cricket pitch	unit	\$ 25,000.00			2	\$ 50,000.00				\$ 50,000.00	
Practise Cricket pitches & nets	unit	\$ 28,000.00			3	\$ 84,000.00				\$ 84,000.00	
Lighting night play	unit	\$ 25,000.00		4 pole play 2 practise	3	\$ 75,000.00				\$ 75,000.00	
Soccer:											
Netball:											
Courts:											
subtotal										\$ 67,600.00	\$ 135,200
Bulk Earthworks	m ²	\$ 40.00	80	metres	1	\$ 3,200.00				\$ 3,200.00	
Sub-Surface	m ²	\$ 32.00	200	4 layers 100mm thick	1	\$ 6,400.00				\$ 6,400.00	
Surface	m ²	\$ 60.00	200	metres	1	\$ 12,000.00				\$ 12,000.00	
Drainage	unit	\$ 25,000.00			1	\$ 25,000.00				\$ 25,000.00	
Rings, No fencing, lines etc	unit	\$ 1,000.00			1	\$ 1,000.00				\$ 1,000.00	
Lighting night play 1 crt only	unit	\$ 10,000.00		4 poles all 1 court	2	\$ 20,000.00				\$ 20,000.00	
Pavilion	unit										
Tennis:											
Carpark works											
subtotal										\$ 210,275.00	\$ 210,275
Bulk Earthworks	m ²	\$ 35.00	700	metres		\$ 24,500				\$ 24,500.00	
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$ 64,000				\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$ 7,500				\$ 7,500.00	
Side entry pits std dnw S305	unit	\$ 1,200.00		2 interval metres		\$ 2,400				\$ 2,400.00	
Drainage , subgrade drain	m	\$ 14.70	250			\$ 3,675				\$ 3,675.00	
Granitic path	m ²	\$ 30.00	3000	1.22km of 2.5m wide		\$ 90,000				\$ 90,000.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$ 18,200				\$ 18,200.00	
Interchange shelters	unit	\$ 5,000.00			4	\$ 20,000				\$ 20,000.00	
Landscaping Level B	m ²	\$ 20.00	7370	Level B							\$ 147,400
Landscaping Level A	m ²	\$ 55.00	3630	Level A							\$ 199,650
Subtotal						\$ 1,251,875				\$ 1,251,875.00	
estimated total											\$ 2,600,525
Traffic Management								0.5%			\$ 13,003
Contingency								20.0%			\$ 520,105
Total + contingencies										\$ 3,133,633	
Services for fields & lighting	Item										\$ 75,000
Survey and Design								10%			\$ 260,053
Overheads (supervision etc)								10%			\$ 260,053
Total excluding land cost											\$ 3,728,738
Total Estimated Cost											\$ 3,728,738
Adopted Cost											\$ 3,728,738

Estimate Prepared by: **CDCE** Jun-11

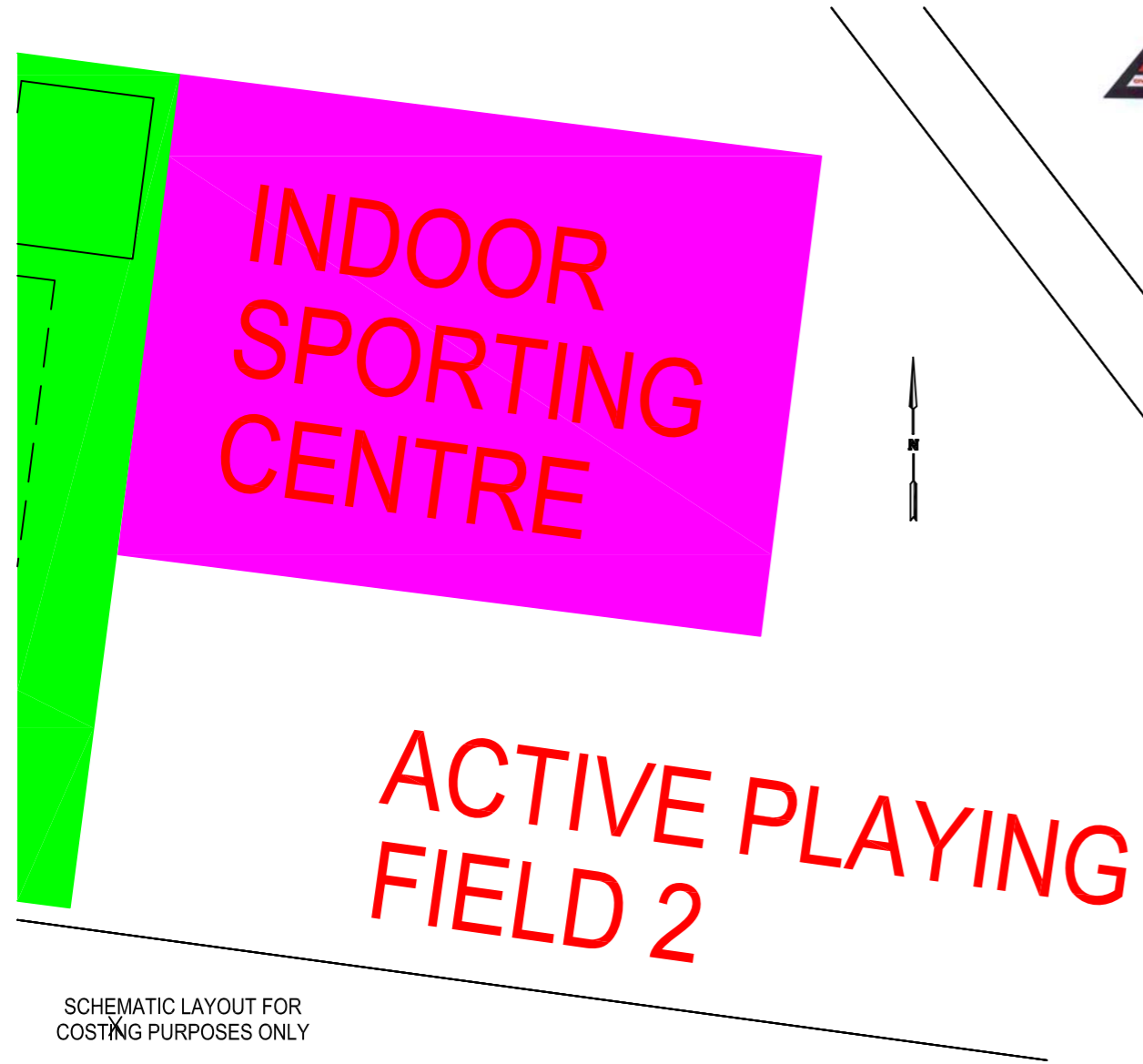


Civil Design Consulting Engineers
 Division of Itt company pty ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

CLYDE NORTH PRECINCT

ACTIVE PLAYING FIELDS 2

INDOOR SPORTS CENTRE



SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

Active Playing Field 2 Indoor Sporting Centre Costing

Name: Active Playing Field 2 - 8.9ha site
Scope of works: Indoor Sports Centre 1307m2
 Facility for 2 lower order basket ball courts
Detail: Indoor sports Centre only associated carpark provided in Sporting Ground costs
Notes: Costs based on estimate for Separate Indoor Sports Facility.

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
								Number	cost		
Playing Fields											
Football/Cricket:											
Soccer:											
Netball:											
Pavilion	unit										
Tennis:											
Indoor sport centre	m ²		1307	square metres			\$ 1,675,507.00	1			\$ 1,675,507
Basket Ball Courts	m ²	\$ 1,200.00	608		2	\$ 1,459,200				\$ 1,459,200.00	
Change Rooms	m ²	\$ 2,377.00	20	2 rooms	2	\$ 95,080.00				\$ 95,080.00	
Toilets & showers	m ²	\$ 2,377.00	18	2 rooms	2	\$ 85,572.00				\$ 85,572.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m ²	\$ 2,377.00	15		1	\$ 35,655				\$ 118,850.00	
Water tanks for irrigation	unit	\$ 20,000.00			2						\$ 40,000
Subtotal						\$ 1,675,507				\$ 1,758,702.00	
estimated total											\$ 1,715,507
Traffic Management									0.5%		\$ 8,578
Contingency									20.0%		\$ 343,101
Total + contingencies										\$ 2,067,186	
Services to Pavilion	Item										\$ 75,000
Survey and Design									9%		\$ 154,396
Overheads (supervision etc)									10%		\$ 171,551
Total excluding land cost											\$ 2,468,132
Total Estimated Cost											\$ 2,468,132
Adopted Cost											\$ 2,468,132

Estimate Prepared by: **CDCE** Jul-11

Active Playing Field AR09

Name: Active Playing Field AR08 & AR09 - 5.6ha site
Scope of works: Pavilion 542m2 to serve 3 No. Senior District level Soccer Fields, lighting 1No. for night play, 1No. practise, Gravel carpark (45 cars), other infrastructure, paths, water tanks, etc
Detail: Pavilion only with associated equipment and carpark provided in AR08
Notes: Costs based on estimate from previous playing fields pavilion sizing
 Estimate based on equal cut to fill earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
Playing Fields											
Football/Cricket:											
Soccer:											
Pavilion	subtotal		633	square metres		\$ 1,504,641.00		1			\$ 1,504,641
Function Room	m ²	\$ 2,377.00	120	multi function room	1	\$ 285,240.00				\$ 285,240.00	
Change Rooms	m ²	\$ 2,377.00	37	2 male + 2 female	6	\$ 527,694.00				\$ 527,694.00	
Toilets & showers	m ²	\$ 2,377.00	23	2 male + 2 female	6	\$ 328,026.00				\$ 328,026.00	
Public Toilets	m ²	\$ 2,377.00	17.5	2 male + 2 female	2	\$ 83,195.00				\$ 83,195.00	
Kitchen/Kiosk/bar	m ²	\$ 2,377.00	28		1	\$ 66,556.00				\$ 66,556.00	
Storage	m ²	\$ 2,377.00	45	1@15 + 1@10	1	\$ 106,965.00				\$ 106,965.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m ²	\$ 2,377.00	45	cl5 + off2 +ref2@10 +sc10	1	\$ 106,965.00				\$ 106,965.00	
Netball:											
Pavilion	unit										
Tennis:											
Water tanks for pavilion use	unit	\$ 20,000.00			2					\$ 40,000	\$ 40,000
Subtotal						\$ 1,504,641				\$ 1,504,641.00	
estimated total											\$ 1,544,641
Traffic Management								0.5%			\$ 7,723
Contingency								20.0%			\$ 308,928
Total + contingencies										\$ 1,861,292	
Services for pavilion	Item										\$ 75,000
Survey and Design								10%			\$ 154,464
Overheads (supervision etc)								10%			\$ 154,464
Total excluding land cost											\$ 2,245,221
Total Estimated Cost											\$ 2,245,221
Adopted Cost											

Estimate Prepared by: **CDCE** Jun-11

Active Playing Field AR08

Name: Active Playing Field AR08- 5.6ha site
Scope of works: 3 No. Senior District level Soccer Fields, lighting 1No. for night play, 1No. practise, Gravel carpark (45 cars), other infrastructure, paths, etc
Detail: Playing Fields only with associated equipment and carpark
Notes: Costs based on estimate from previous playing fields,
 Estimate based on equal cut to fill earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity	subset	subtotal	Amount
Playing Fields											
Football/Cricket:											
Soccer:											
Pitches:											
Bulk Earthworks	m ²	\$ 40.00	4620	0.6 metres deep	1	\$ 184,800.00				\$ 184,800.00	\$ 1,461,000
Sandy loam	m ²	\$ 20.00	3080	0.4 metres deep	1	\$ 61,600.00				\$ 61,600.00	
Top soil & seeding	m ²	\$ 40.00	1540	0.2 metres deep	1	\$ 61,600.00				\$ 61,600.00	
irrigation	unit	\$ 75,000.00			1	\$ 75,000.00				\$ 75,000.00	
fences pitch perimeter	unit	\$ 40.00		1.2m highfence	300	\$ 12,000.00				\$ 12,000.00	
fences perimeter	unit	\$ 40.00		1.8m high fence	900	\$ 36,000.00				\$ 36,000.00	
fences goals etc	unit	\$ 8,000.00			2	\$ 16,000.00				\$ 16,000.00	
Lighting night play	unit	\$ 20,000.00		6 poles per dble pitch	2	\$ 40,000.00				\$ 40,000.00	
Netball:											
Pavilion	unit										
Tennis:											
Carpark works											
Bulk Earthworks	m ²	\$ 35.00	700	metres		\$24,500				\$ 24,500.00	\$ 94,624
Crushed Rock (Gravel)	m ²	\$ 32.00	2000	metres		\$64,000				\$ 64,000.00	
Timber edging	Lm	\$ 15.00	500			\$7,500				\$ 7,500.00	
Side entry pits std dnr S305	unit	\$ 1,200.00	2	interval metres		\$2,400				\$ 2,400.00	
Drainage ,subgrade drain	m	\$ 14.70	250			\$3,675				\$ 3,675.00	
Granitic path	m ²	\$ 30.00	3000	3.0km of 2.5m wide		\$90,000				\$ 90,000.00	
300mm dia conc drain Cr BF	per metre	\$ 182.00	100	metres		\$18,200				\$ 18,200.00	
Landscaping Level B	m ²	\$ 20.00	1800	Level B							\$ 36,000
Landscaping Level A	m ²	\$ 55.00	900	Level A							\$ 49,500
Subtotal						\$ 697,275				\$ 697,275.00	
estimated total											\$ 1,641,124
Traffic Management								0.5%			\$ 8,206
Contingency								20.0%			\$ 328,225
Total + contingencies										\$ 1,977,554	
Services for fields & lighting	Item										\$ 75,000
Survey and Design								6%			\$ 98,467
Overheads (supervision etc)								10%			\$ 164,112
Total excluding land cost											\$ 2,315,134
Total Estimated Cost											\$ 2,315,134
Adopted Cost											

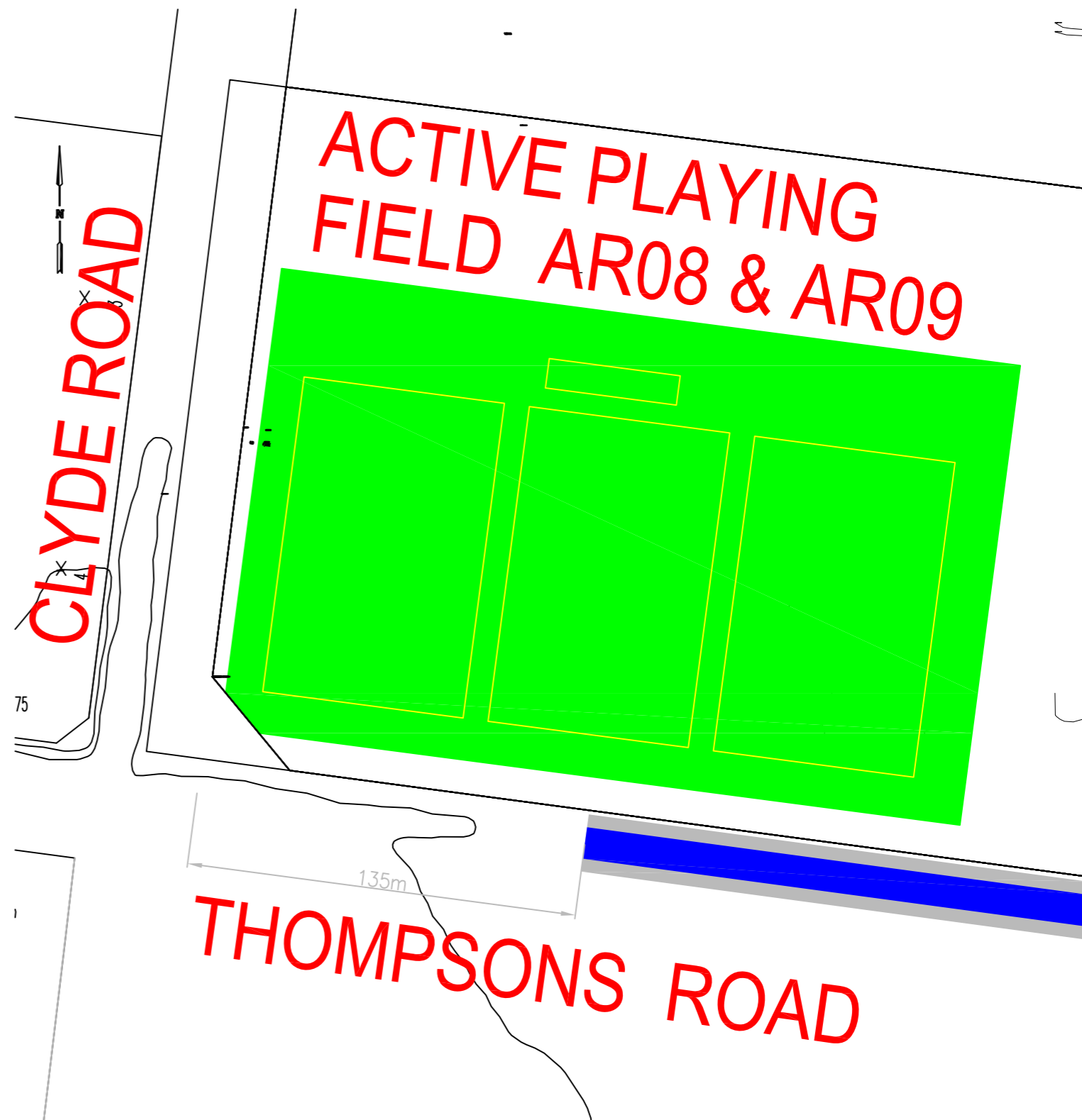
Estimate Prepared by: **CDCE** Jun-11



Civil Design Consulting Engineers
 Division of Ittt company Pty Ltd
 Mobile: 0428 353 843
 cdce@optusnet.com.au

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

CLYDE NORTH PRECINCT
 ACTIVE PLAYING FIELD
 AR08 & AR09 COSTS



This page has been intentionally left blank



Growth Areas Authority Level 29, 35 Collins Street MELBOURNE VIC 3000
www.gaa.vic.gov.au

partners in creating new communities