Wollert

Development Contributions Plan

June 2017

City of Whittlesea

Victorian Planning Authority

VICTORIA State Government

Amended by C210

Contents

Amended by C210

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

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	December 2016	C187	N/A
2	June 2017	C210	Correct anomalies throughout the DCP and insert associated appendices

TABLES

PLANS

Table 1 Summary of Charges

Amended by C210

SUMMARY - NET DEVELOPABLE AREA (NDA) BY CHARGE AREA		
CHARGE AREA	HECTARES	PROPORTION OF TOTAL
Residential (NDA-R)	782.21	82%
Employment (NDA-C)	168.68	18%
TOTAL	950.89	100%

SUMMARY - NET DEVELOPABLE AREA (NDA) BY CHARGE AREA		
CHARGE AREA	TOTAL COST OF CONTRIBUTION	CONTRIBUTION PER NET DEVELOPABLE HECTARE (NDHA)
Residential	$253,342,825	$323,880
Employment	$28,012,280	$166,071
TOTAL	$281,355,105	

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY			
PROJECTS	ESTIMATED LAND COST	ESTIAMTED CONSTRUCTION COST	TOTAL COST OF PROJECT
Roads	$7,885,654	$31,857,482	$39,743,136
Intersections	$15,341,745	$100,873,162	$116,214,907
Bridges/Culverts	$0	$3,112,628	$3,112,628
Community Facitlies	$3,081,073	$36,904,428	$39,985,501
Active Recreation	$50,906,757	$32,778,405	$83,685,162
Sub total Active Rec/Community	$53,987,830	$69,682,833	$123,670,663
TOTAL	$77,215,229	$205,526,105	$282,741,334

SUMMARY - COMMUNITY INFRASTRUCTURE LEVY		
	ESTIMATED DWELLINGS	ESTIMATED TOTAL CONTRIBUTION
Capped at $1150 per dwelling	15,250	$17,537,207

SUMMARY - TOTAL LEVIES TO BE COLLECTED			
INFRASTRUCTURE TYPE	TOTAL COST OF PROJECT	TOTAL COLLECTED VIA LEVIES	PERCENTAGE CONTRIBUTION BY LEVIES
Development Infrastructure	$282,741,334	$281,355,105	100%
Community Infrastructure	$90,565,794	$17,537,207	19%
TOTAL	$373,307,128	$298,892,312	

1.0 INTRODUCTION

The Wollert Development Contributions Plan (DCP) has been prepared by the City of Whittlesea in partnership with the Metropolitan Planning Authority and with the assistance of Government agencies, service authorities and major stakeholders.

The Wollert DCP:

- Outlines projects required to ensure that future residents, visitors and workers within the Wollert can be provided with timely access to the services and transport necessary to support a quality, affordable business and residential area;
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects, or as works-in-kind;
- Ensures that the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community;
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects, provides developers, investors and local communities with greater certainty about development contribution requirements and how they will be administered.

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

1.1 Report Structure

The DCP comprises five parts:

PART 1 – STRATEGIC BASIS

Section 1.0 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the various Wollert Precinct Structure Plan. Section 2.0 provides justification for the various infrastructure projects included in the Development Contributions Plan.

PART 2 – CALCULATION OF CONTRIBUTIONS

Section 3.0 sets out how the development contributions are calculated and costs apportioned.

PART 3 – ADMINISTRATION AND IMPLEMENTATION

Section 4.0 focuses on administration of the Development Contributions Plan.

PART 4 – IMPLEMENTATATION

Section 5.0 focuses on the implementation of the Development Contributions Plan and identifies infrastructure delivery priorities.

PART 5 – OTHER INFORMATION

Section 6.0 provides other supporting information.

Plan 1 - DCP Area

Wollert Development Contributions Plan

City of Whittlesea

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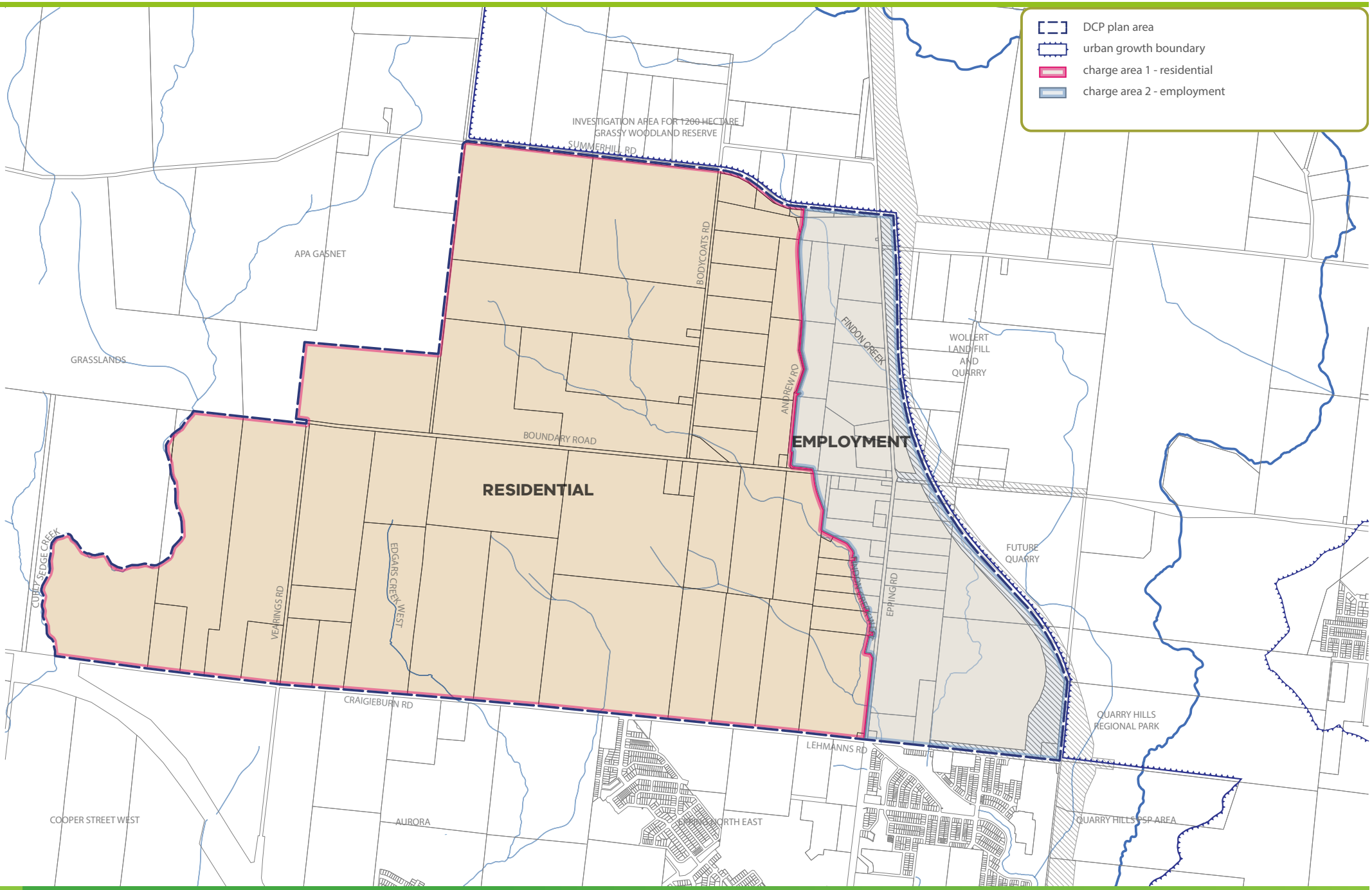

1.2 Strategic Basis

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

- The State Planning Policy Framework as set out in the *Whittlesea Planning Scheme*;
- *The Growth Corridor Plans: Managing Melbourne's Growth* (Growth Areas Authority, June 2012);
- The *Local Planning Policy Framework* as set out in the *Whittlesea Planning Scheme*;
- The *Precinct Structure Planning Guidelines*;
- The *Development Contribution Plan Guidelines*;
- The *Wollert Precinct Structure Plan*;
- *Wollert Precinct Structure Plan* supporting documents.

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

The Wollert Precinct Structure Plan (PSP) has been developed following a comprehensive planning process which establishes the future direction of development within the precinct.

1.3 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the Whittlesea Planning Scheme as well as other relevant Victorian Government guidelines. It is consistent with the Minister for Planning's Direction on Development Contributions made under section 46M(1) of the Act and has had regard to the Victorian Government's Development Contribution Plan Guidelines.

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

The DCP forms part of the Whittlesea Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Whittlesea Planning Scheme.

The Development Contributions Plan is implemented in the Whittlesea Planning Scheme through Schedule 16 to the Development Contributions Plan Overlay which applies to the area shown in Plan 1.

Plan 2 - Future Urban Structure

Wollert Development Contributions Plan - Amended by C210

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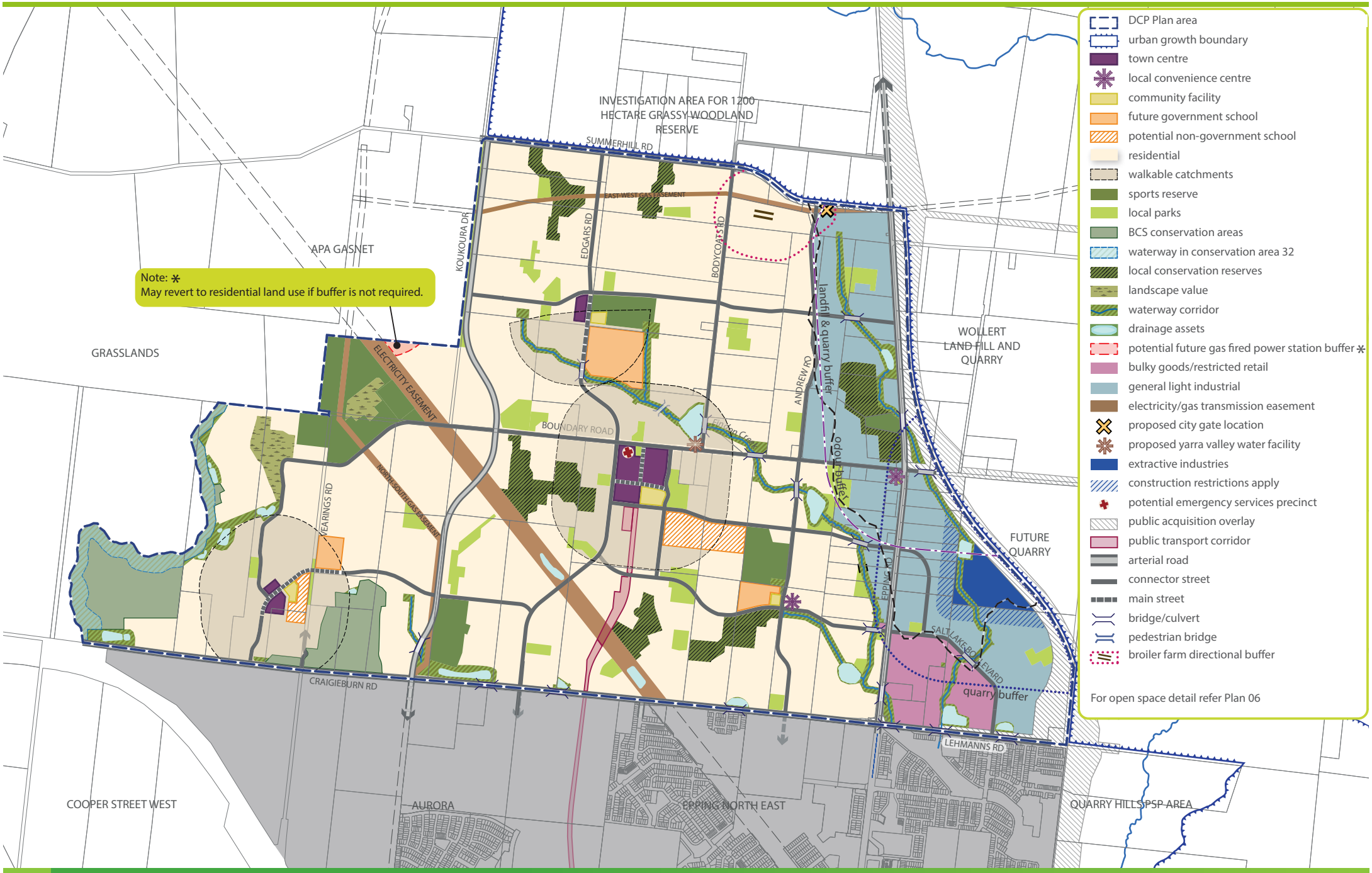

1.4 Wollert Precinct Structure Plan

The Wollert Precinct Structure Plan (PSP) sets the vision for how land within the PSP area is to be developed. It does this by specifying a future urban structure and the objectives to be achieved by the future development.

The PSP applies to 1434.78 hectares of land as shown on Plan 2.

The PSP area is located approximately 25 kilometres north of Melbourne's Central Business District. The PSP area is generally bound by:

- The proposed E6 road reservation
- Craigieburn Road
- Summerhill Road
- BCS Conservation areas
- The Urban Growth Boundary

The precinct lies immediately north of the Epping North East local structure plan areas.

The need for the infrastructure set out in this DCP has been determined according to the anticipated development scenario for Wollert as shown in the PSP. In this way, the PSP provides the rationale and justification for infrastructure items that have been included within the DCP.

Accordingly, the DCP is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area, having regard to the established principles of nexus and need.

1.5 The Area to Which the Development Contributions Plan Applies

In accordance with section 46K(1)(a) of the Act, the Wollert DCP applies to land shown on Plan 2. This area is also clearly shown on Development Contributions Plan Overlay (DCPO) Schedule 16 in the Whittlesea Planning Scheme.

The DCP applies to approximately 950.89 hectares of land. This constitutes two Main Catchment Areas (MCA) shown on Plan 1, which defines the area where a nexus has been established for various infrastructure projects required within the PSP.

The MCA is divided into two charge areas shown in Plan 1 and identified in Table 2. These charge areas reflect the different land use conditions specified in the PSP.

Table 2 Charge Areas

CHARGE AREA	AREA (HECTARES)	PERCENT OF MCA
Area 1 (Residential)	782.21	82%
Area 2 (Employment)	168.68	18%
TOTAL CHARGE AREA	**950.89**	**100%**

Consideration has been given to ensure that identified DCP items are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local development contributions plan, state infrastructure items, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

1.6 Project Identification

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

The project categories are summarised as:

- RD – Roads
- IN – Intersections
- BR – Bridges / Culverts
- CI – Community Infrastructure
- SR – Sporting Reserve
- AR – Active / Indoor Recreation elements

2.0 INFRASTRUCTURE PROJECT JUSTIFICATION

2.1 DCP Project Identification

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

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

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

A summary of how each item relates and is apportioned to projected growth area development is set out in Tables 10 and 11.

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

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

2.2 Items Not Included in the Development Contributions Plan

Items considered to be normal to the construction of a development have not been included in the DCP as they are not considered to warrant the cost sharing arrangements as set out in this DCP. These items must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP. Such infrastructure includes, but is not limited to:

- Internal streets and connector streets and associated traffic management measures. This includes streets on the edge of the PSP area, streets on the edge of any particular development and the upgrade of existing streets outside of a development site where deemed necessary by the Responsible Authority, except where specified as DCP projects;
- Local drainage systems;
- Intersections connecting the development to the existing and planned road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, and telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Shared path networks, including required crossings of waterways;
- Basic levelling, provision of biodiversity offsets, water tapping and landscaping of local parks and sporting reserves;
- Master plans and any associated works required by the pursuant to the PSP;
- Council's plan checking and supervision costs; and
- Bus stops as designated by Public Transport Victoria.

The items listed above may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

Except where specified as a DCP project, the upgrade of the existing road network to an urban standard will be implemented through subdivision permit conditions as outlined in Section 3.5.3 'Road Network' of the PSP to the satisfaction of the Responsible Authority. This may also include a development contributions plan project where this project is to form part of a works in lieu of cash DCP payments.

The following items have not been included within the DCP as they are determined to be State Infrastructure Items:

- The land for, and construction of, the second and third carriageways of Craigieburn Road;
- The land for, and construction of, the second and third carriageways of Lehmanns Road;
- The land for and construction of the second carriageway of Epping Road between Craigieburn Road and Boundary Road/Bridge Inn Road;
- The construction of the second carriageway of Boundary Road;
- The land for, and construction of the first carriageway of the future Summerhill Road alignment between Bodycoats Road and Epping Road;
- The construction of the second carriageway of Summerhill Road between Koukoura Drive and Bodycoats Road;
- The Public Transport Corridor reservation; and
- The land for, and construction of, the Outer Metropolitan Ring Road / E6 and associated transport interchanges.

The delivery of the State Infrastructure items will be provided as warranted and as funds become available, which may include Growth Area Infrastructure Charge (GAIC) Works In Kind projects.

2.3 Infrastructure Projects

The following types of projects are included in the DCP (refer to Plans 3-6):

- Transport projects, comprising
  - Road Projects (Plan 3)
  - Intersection Projects (Plan 4)
  - Waterway Crossing Projects (Plan 5)
- Sporting / Active / Indoor Recreation Projects (Plan 6)
- Community Projects (Plan 7)

Plan 3 - Road Projects

Wollert Development Contributions Plan - Amended by C210

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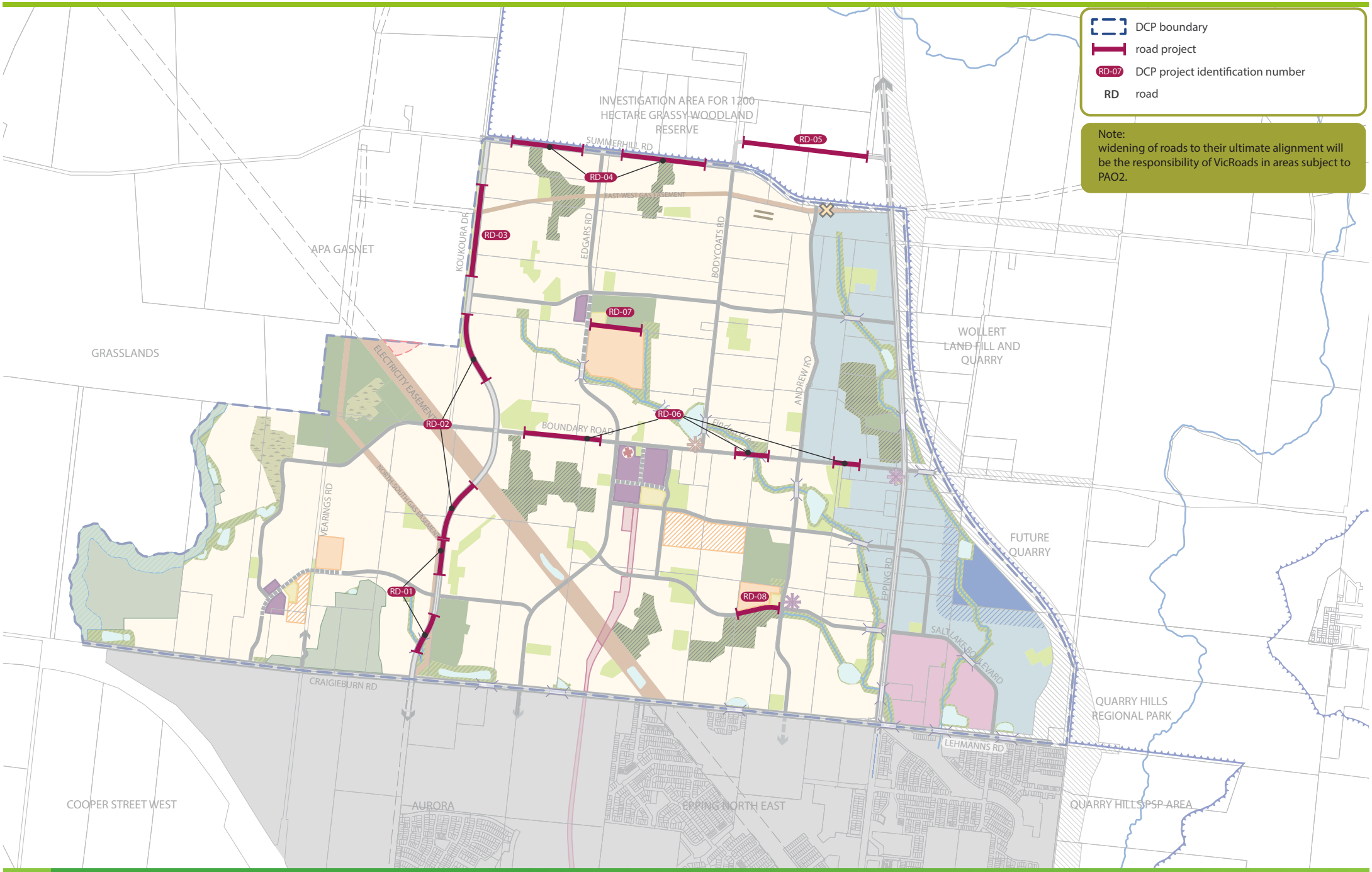

2.3.1 Road Projects

DCP road projects shown on Plan 3 are required for the transport network shown in the PSP. These are strategically justified by the following report: Strategic Traffic Modelling and SIDRA: Wollert PSP 1070, September 2014, (Aecom).

The road projects include road construction for the first carriageway, less pavement and works for controlled intersections and associated works. While most road projects will ultimately comprise part of the arterial road network, two connector road projects have been included where project funding is considered necessary to facilitate the orderly development of the area. Table 3 lists all Wollert DCP road projects.

Table 3 Road Projects

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
RD-01	Koukoura Drive - Between Craigieburn Road and northern edge of Wollert to Keon Park gas transmission easement Purchase of land to create road reserve 34m wide (ultimate design)	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-01c	Koukoura Drive - Between Craigieburn Road and northern edge of Wollert to Keon Park gas transmission easement Design and construction of first carriageway (interim), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-02	Koukoura Drive - Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road Purchase of land to create road reserve 34m wide (ultimate design)	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-02c	Koukoura Drive - Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road Design and construction of first carriageway (interim), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-03	Koukoura Drive - connection with historic road reserve near northern boundary of 220 Boundary Road to Summerhill Road Purchase of land to create road reserve 34m wide to east of retained historic road reserve (ultimate design)	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-03c	Koukoura Drive - connection with historic road reserve near northern boundary of 220 Boundary Road to Summerhill Road Design and construction of first carriageway (interim), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-04	Summerhill Road - between Koukoura Drive and Bodycoats Road Purchase of land to widen road reserve from 21m to 34m to the south (ultimate)	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-04c	Summerhill Road - between Koukoura Drive and Bodycoats Road Design and replacement of existing carriageway with new carriageway (interim), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-05	Summerhill Road - existing alignment between Bodycoats Road and Epping Road Design and upgrade of existing road to urban standard within existing road reserve (interim), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-06	Boundary Road - Between Koukoura Drive and Epping Road Purchase of land to widen road reserve from 20m to 29m (ultimate)	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-06c	Boundary Road - Between Koukoura Drive and Epping Road Design and replacement of existing carriageway with boulevard connector/ connector road (ultimate), excluding intersections	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-07c	Road - North Education Hub - between Sporting Reserve (SR-01) and Government Primary School Design and construction of campus style street, including indented parking bays (ulitmate), excluding intersection treatment	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding
RD-08c	Connector Road - between East Government Primary School and Local Conservation Reserve Design and construction of connector road- school interface including idented parking bays (ultimate treatment), excluding intersection treatment	Residential and Employment	At time of subdivsion/access demand, subject to availability of DCP funding

Plan 4 - Intersection Projects

Wollert Development Contributions Plan - Amended by C210

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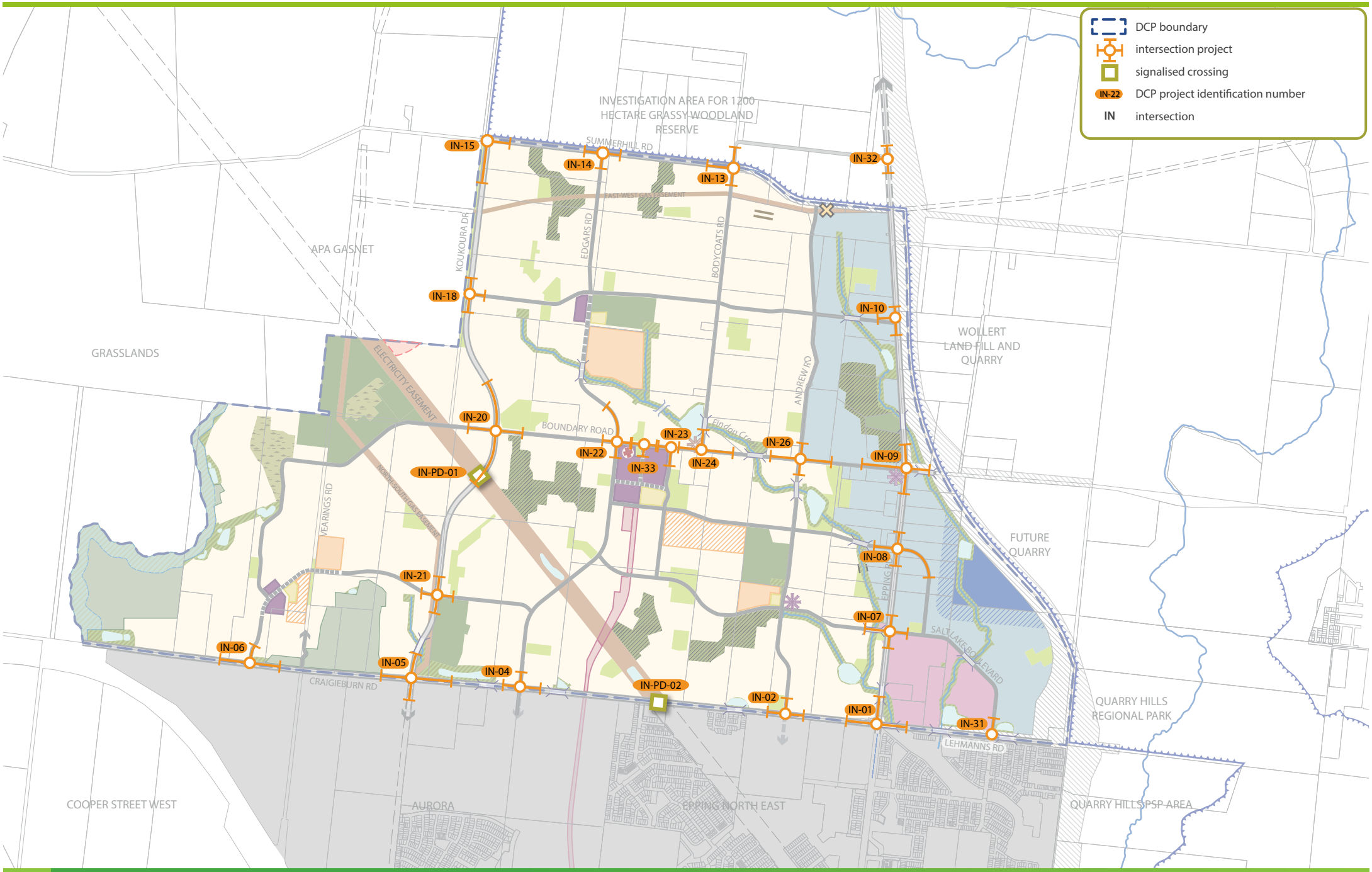

2.3.2 Intersection Projects

DCP intersection projects shown on Plan 4 are required for the transport network shown in the PSP. These are strategically justified by the report: Strategic Traffic Modelling and SIDRA: Wollert PSP 1070, September 2014, (Aecom).

DCP intersection projects include controlled intersections and associated works. While most intersection projects will ultimately comprise part of the arterial road network, additional intersection projects have been included in the vicinity of planned town centres and at key locations required to facilitate key pedestrian and cycle routes. In these instances, these projects have been included where project funding is considered necessary to facilitate the orderly development of the area.

Table 4 Intersection Projects

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
IN-01	Epping Road/ Craigieburn Road Apportionment to interim intersecton works already undertaken - upgraded from interim envisaged under ENELSP (interim intersection constructed by Stockland)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-02	Craigieburn Road/ Andrew Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-02c	Craigieburn Road/ Andrew Road Design and construction of arterial to connector 4 - way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-04	Craigieburn Road/ Edgars Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-04c	Craigieburn Road/ Edgars Road Design and construction of arterial to boulevard connector 4 - way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-05	Craigieburn Road/ Koukoura Drive Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-05c	Craigieburn Road/ Koukoura Drive Design and construction of arterial to arterial 4-way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-06	Craigieburn Road/ far west connector road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-06c	Craigieburn Road/ Boundary Road (west of Vearings Road) Design and construction of arterial to boulevard connector 4 - way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-07	Epping Road/ Saltlake Boulevard Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-07c	Epping Road/ Saltlake Boulevard Design and construction of arterial to industrial connector bicycyle priority 4- way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-08	Epping Road/ Connector Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
IN-08c	Epping Road/ Connector Design and construction of arterial to industrial connector 4- way signalised intersection (pre-interim plus interim upgrade) [1]	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-09	Epping Road/ Boundary Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-09c	Epping Road/ Boundary Road Design and construction of arterial to boulevard connector 4- way signalised intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-10	Epping Road/ Connector Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-10c	Epping Road/ Connector Design and construction of arterial to industrial connector bicycle priority signalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-13	Summerhill Road/ Bodycoats Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-13c	Summerhill Road/ Bodycoats Road Design and construction of arterial to boulevard connector unsignalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-14	Summerhill Road/ Connector Road (Edgars) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-14c	Summerhill Road/ Connector Road (Edgars) Design and construction of arterial to boulevard connector unsignalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-15	Summerhill Road/ Koukoura Drive Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-15c	Summerhill Road/ Koukoura Drive Design and construction of arterial to arterial unsignalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-18	Koukoura Drive/ Connector (north of LTC) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-18c	Koukoura Drive/ Connector (north of LTC) Design and construction of arterial to boulevard connector signalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-20	Koukoura Drive/ Boundary Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-20c	Koukoura Drive/ Boundary Road Design and construction of arterial to arterial connector 4- way signalised intersection (interim)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-21	Koukoura Drive/ Connector (north of LTC) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-21c	Koukoura Drive/ Connector (north of LTC) Design and construction of arterial to connector 4- way signalised intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding

DCP PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
IN-21	Koukoura Drive/ Connector (north of LTC) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-21c	Koukoura Drive/ Connector (north of LTC) Design and construction of arterial to connector 4- way signalised intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-22	Boundary Road/ North-South Connector (west edge of MTC) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-22c	Boundary Road/ North-South Connector (west edge of MTC) Design and construction of boulevard connector to connector 4- way signalised intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-23	Boundary Road/ North-South Connector (east edge of MTC) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-23c	Boundary Road/ North-South Connector (east edge of MTC) Design and construction of bouleveard connector to connector signalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-24	Boundary Road/ Bodycoats Road (north) Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-24c	Boundary Road/ Bodycoats Road (north) Design and construction of boulevard connector to connector signalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-26	Boundary Road/ Andrew Road Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-26c	Boundary Road/ Andrew Road Design and construction of boulevard connector to connector - industral/ residential interface connector 4 - way signalised intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-31	Lehmanns Road/ Saltlake Boulevard Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-31c	Lehmanns Road/ Saltlake Boulevard Design and construction of arterial to connector/ industrial connector 4- way signalised intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-32c	Epping Road/ Summerhill Road - Existing alignment to north of PSP area Design and construction of arterial to connector signalised T-intersection (interim treatment) within existing road reserve	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-33	Boundary Road / MTC north -south main street Purchase of land for intersection (ultimate)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-33c	Boundary Road / MTC north -south main street Design and construction of boulevard connector to connector signalised T-intersection (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-Ped - 01	Koukoura Drive/ Electricity easement - Pedestrian/ cyclist operated signalised crossing Construction of a signalised pedestrian/ cyclist crossing (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding
IN-Ped- 02	Craigieburn Road/ Electricity easement - Pedestrian/ cyclist operated signalised crossing Construction of a signalised pedestrian/ cyclist crossing (interim treatment)	Residential and Employment	At time of subdivision/access demand, subject to availabilty of DCP funding

NOTE: See Appendix 3 for detail of pre-interim and interim upgrade methodology.

Plan 5 - Bridge/Culvert

Wollert Development Contributions Plan - Amended by C210

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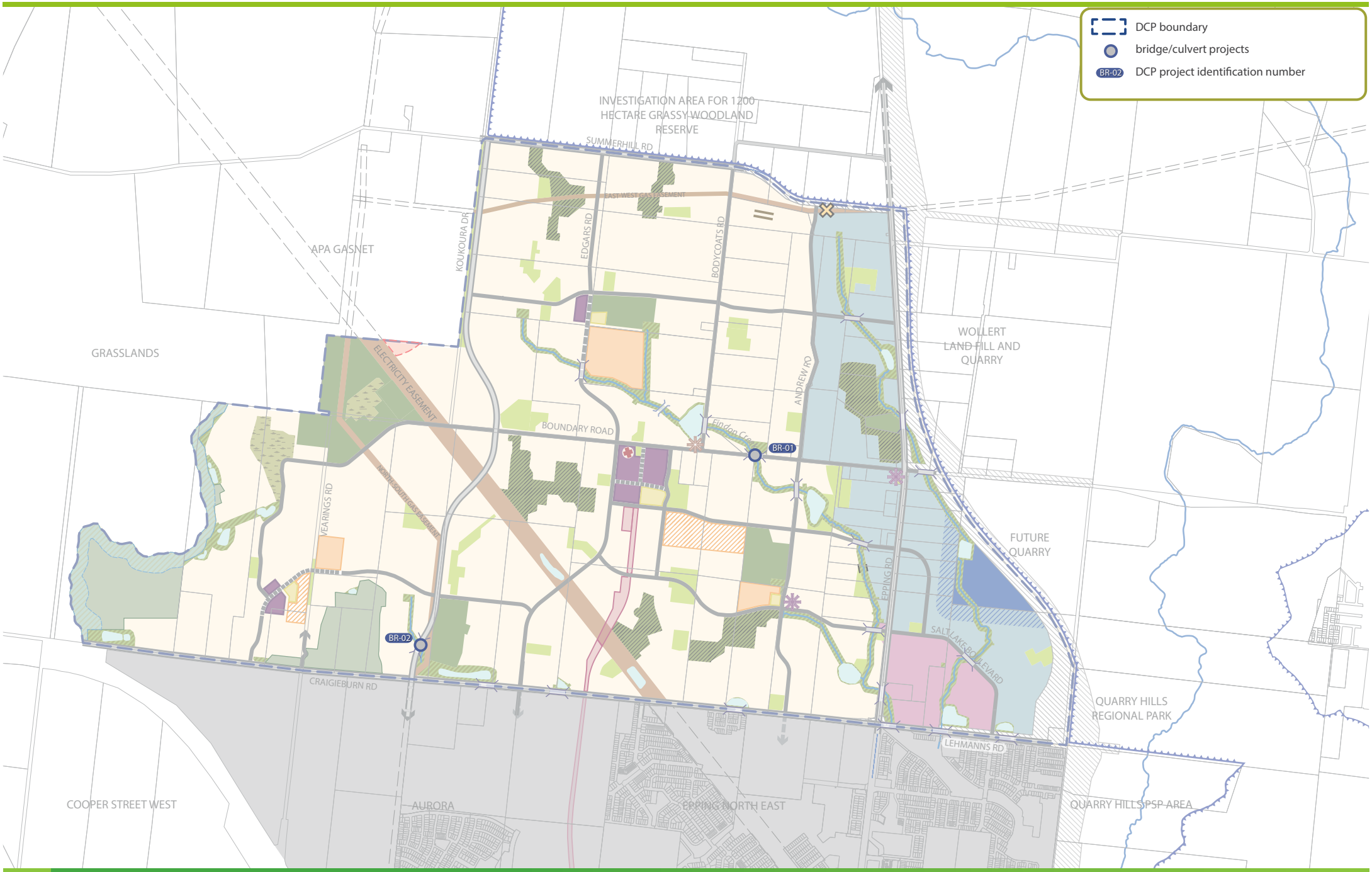

2.3.3 Bridge/Culvert Projects Projects

DCP bridge / culvert projects shown on Plan 5 are required for the transport network shown in the PSP. These are strategically justified by the report: Strategic Traffic Modelling and SIDRA: Wollert PSP 1070, September 2014, (Aecom).

Table 5 Bridge/Culvert Projects

DCP PROJECT NO.	PROJECT	WORKS DESCRIPTION	DEVELOPMENT TYPES MAKING CONTRIBUTION	INDICATIVE PROVISION TRIGGER
BR-01	Findon Creek - West branch - Boundary Road Construction of a culvert crossing over waterway (interim treatment)	Residential and Employment	At time of subdivision	At time of subdivision
BR-02	Edgars Creek - Koukoura Drive Construction of a culvert crossing over waterway (interim treatment)	Residential and Employment	At time of subdivision	At time of subdivision

Plan 6 - Sports Reserve/Active Recreation

Wollert Development Contributions Plan - Amended by C210

City of Whittlesea

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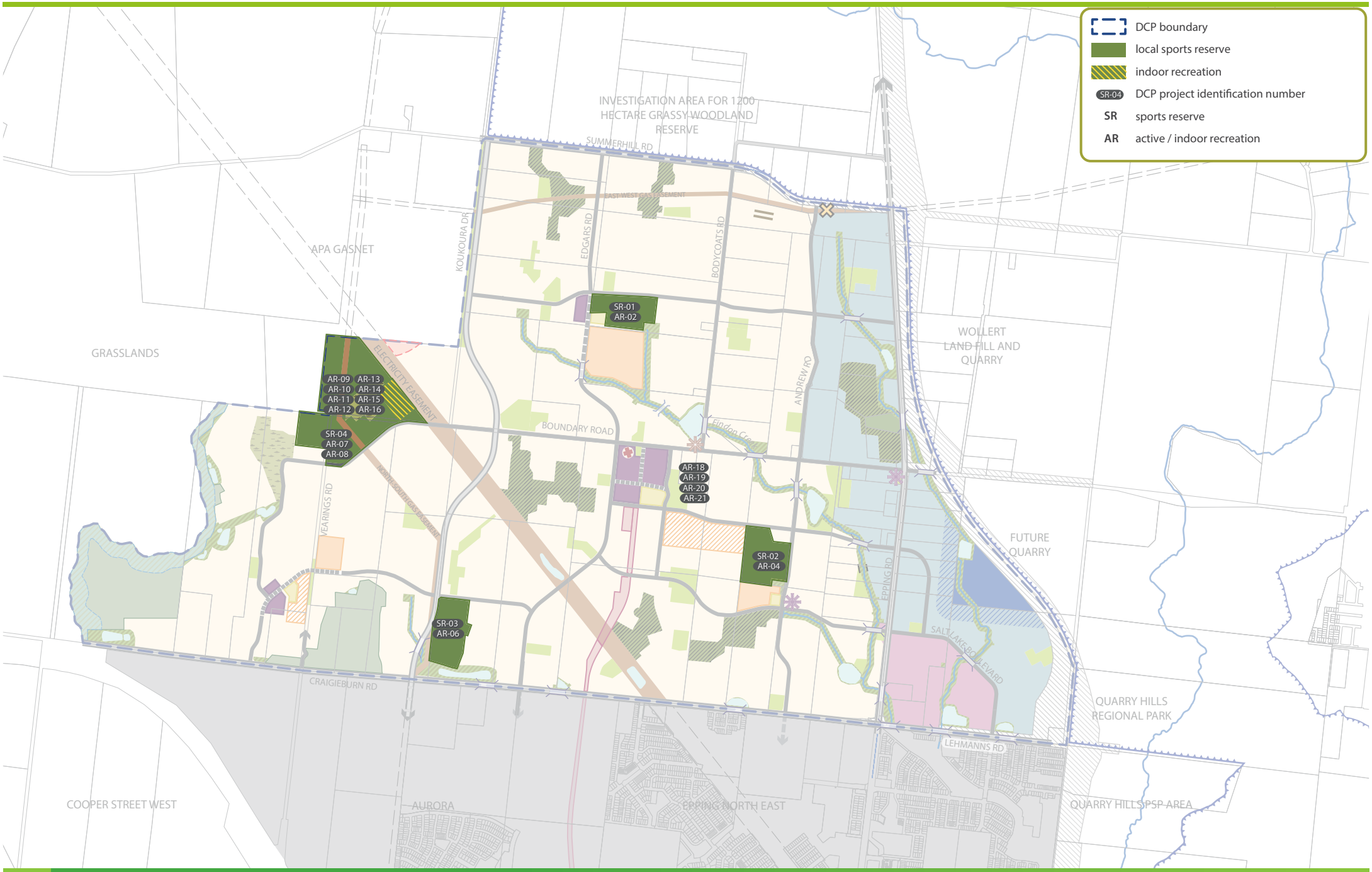

2.3.4 Sports Reserve/Active Recreation and Indoor Recreation Projects

DCP sports, active and indoor recreation projects shown on Plan 6 are required to support the amenity and activity network shown in the PSP. These are strategically justified by the report: Wollert and Quarry Hills Community and Social Infrastructure Needs Assessment, (ASR, 2012), subsequent needs analysis by the Council and the subsequent peer review of Council's work (ASR, 2014).

Contributions for these projects include:

- Provision of land for sports reserves;
- Provision of land for future indoor recreation facilities;
- Contributions towards construction of sports facilities in each sports reserve, covering basic construction, surfacing and landscaping of facilities; and
- Contributions towards construction of pavilions for future sports reserves.

The Development Agency will have the ability to review, adjust and refine the scope of the facilities provided within each sports reserve closer to the time of delivery, having regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice.

Table 6 below shows sports reserve / active recreation and indoor recreation projects in the DIL category. Refer to Table 8 for CIL category projects.

Table 6 Sports Reserve/Active Recreation and Indoor Recreation Projects

DCP PROJECT NUMBER	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
SR-01	North Wollert Sports Reserve Purchase of land for sporting reserve and construction of sporting surfaces, infrastructure, carparking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
SR-01c	North Wollert Sports Reserve Construction of sporting surfaces, infrastructure, carpking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
SR-02	East Wollert Sports Reserve Purchase of land for sporting reserve	Residential	As required according to demand levels, subject to DCP funding

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DCP PROJECT NUMBER	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	INDICATIVE PROVISION TRIGGER
SR-02c	East Wollert Sports Reserve Construction of sporting surfaces, infrastructure, carpking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
SR-03	Central Wollert - Sports Reserve Purchase of land for sporting reserve	Residential	As required according to demand levels, subject to DCP funding
SR-03c	Central Wollert - Sports Reserve Construction of sporting surfaces, infrastructure, carpking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
SR-04	Wollert Multi-purpose Sports Reserve Purchase of land for multi-purpose sports reserve & multi purpose indoor sporting facility	Residential	As required according to demand levels, subject to DCP funding
AR-07	Wollert Multi-purpose Sports Reserve Construction of Country AFL/ Cricket and Country netball component	Residential	As required according to demand levels, subject to DCP funding
AR-10	Wollert Multi-purpose Recreation Reserve - Tennis Courts Construction of 6 tennis courts, including surfaces, infrastructure, car parking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
AR-12	Wollert Multi-purpose Recreation Reserve - Outdoor Netball Construction of 8 outdoor netball courts, including surfaces, infrastructure, car parking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
AR-14	Wollert Mutli-purpose Recreation Reserve - Multi-purpose rectangular fields Construction of 3 Multi-purpose rectangular fields, including surfaces, infrastructure, car parking and basic landscaping	Residential	As required according to demand levels, subject to DCP funding
AR-19	Wollert Precinct Playground Construction only of Wollert Major Town Centre Precinct Playground (located in LP-20)	Residential	As required according to demand levels, subject to DCP funding
AR-20	Urban outdoor active youth space Construction of urban outdoor active youth space	Residential	As required according to demand levels, subject to DCP funding
AR-21	Wollert MTC Outdoor Children's and Active Youth Space - Pavilion Contribution towards construction of shared use pavilion	Residential	As required according to demand levels, subject to DCP funding

Plan 7 - Community Facilities Projects

Wollert Development Contributions Plan - Amended by C210

City of Whittlesea

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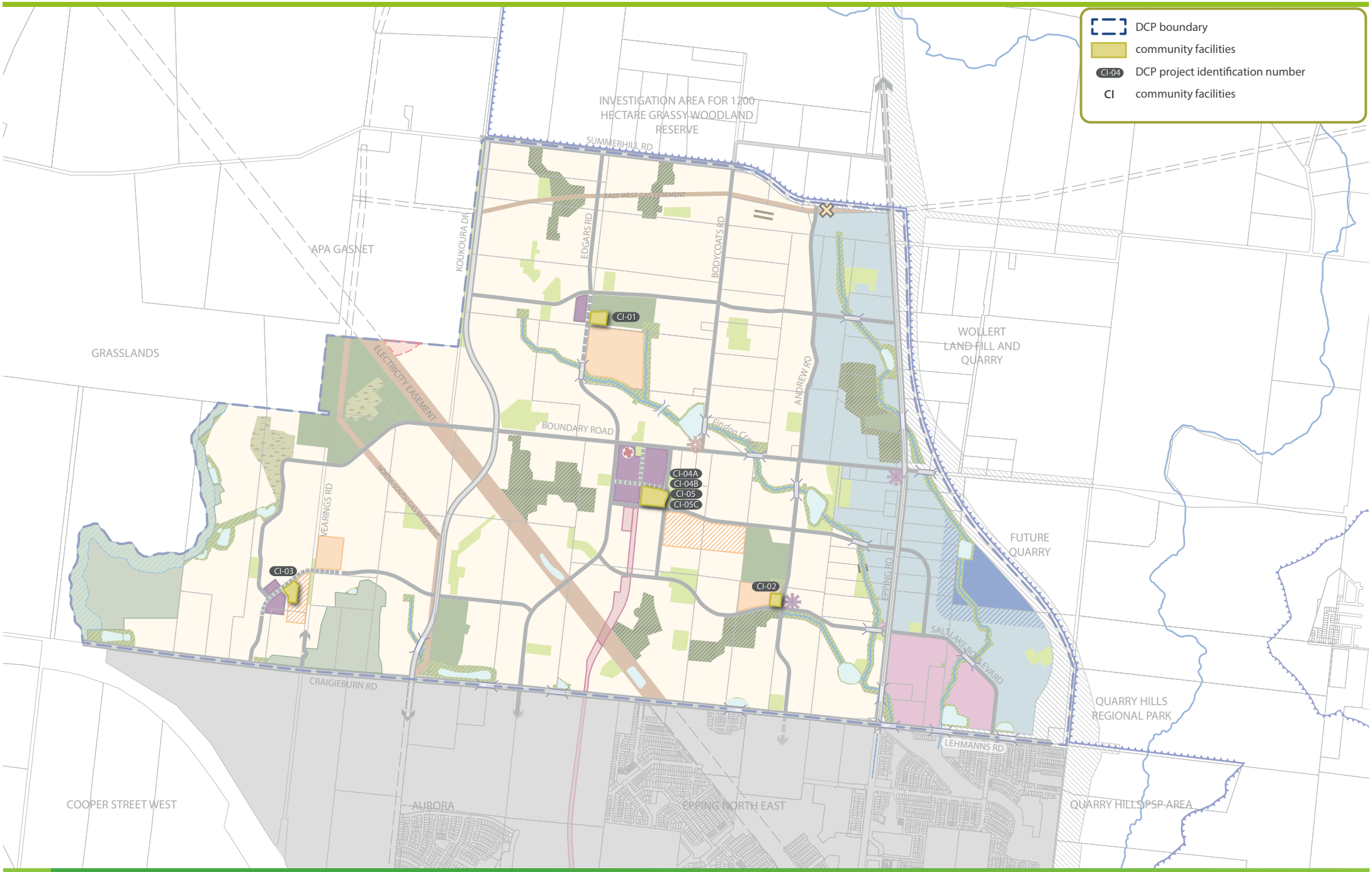


2.3.5 Community Facility Projects

DCP community facility projects shown on Plan 7 are required to support the amenity and activity network shown in the PSP. These are strategically justified by the report: Wollert and Quarry Hills Community and Social Infrastructure Needs Assessment, (ASR, 2012), subsequent needs analysis by the Council and the subsequent peer review of Council's work (ASR, 2014).

The community facilities defined in these projects, and as defined in Table 7, are the best estimates of the future requirements and specifications of the future Wollert community.

The Development Agency will have the ability to review, adjust and refine the scope of the community facilities to be provided closer to the time of their delivery, having regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice.

The Development Agency may also adjust and refine the scope of the facility to reflect the availability of any non-DCP funds that have been made available (for example from a grant or some other funding stream). In adjusting and refining any final project scope, the Development Agency will ensure that at least the same DCP contribution towards the project item (as indexed over time) is invested into the community facilities proposed.

Table 7 below shows community facilities projects in the DIL category.
Refer to Table 8 for CIL category projects.

Table 7 Community Facility Projects

DCP PROJECT NUMBER	PROJECT TITLE PROJECT DESCRIPTION	CHARGE AREAS CONTRIBUTING	HECTARES CONTRIB-UTING	INDICATIVE PROVISION TRIGGER
CI-01	North Wollert Level 2 Multi-purpose community centre Purchase of land	Residential	0.80	As required
CI01c	North Wollert Level 2 Multi-purpose community centre Construction of multi-purpose community centre, to include office, hall and kitchen/ kiosk, flexible meeting/ activity rooms, outdoor space and community garden, community workshop, four room kindergarten/ early years space, double maternal and child health consulting rooms and program area and car parking	Residential	0.00	As required
CI-02	East Wollert Level 1 Children's centre Purchase of land	Residential	0.50	As required
CI-02c	East Wollert Level 1 Children's centre Construction of triple kindergarten/ early years space, flexible activity rooms and car parking	Residential	0.00	As required
CI-03	West Wollert Level 2 Multi-purpose community centre Purchase of land	Residential	0.80	As required
CI-03c	West Wollert Level 2 Multi-purpose community centre Construction of multi-purpose community centre, to include office, hall and kitchen/ kiosk, flexible meeting/ activity rooms, outdoor space and community garden, community workshop, triple kindergarten/ early years space, double maternal and child health consulting rooms and program area and car parking	Residential	0.00	As required
CI-04a	Wollert MTC Level 2 facilities - Multi-purpose community centre component Purchase of land for multi-purpose community centre development, library (CI-05) and indoor leisure centre (AR-18)	Residential	1.70	As required
CI-04b	Wollert MTC Level 2 facility - Multi-purpose community centre component Construction of office, double maternal and child health consulting rooms and program space, youth services area, arts space, office, planned activity group facility (PAG), PAG Mini-bus garage, hall, central shared kitchen and associated outdoor space, flexible meeting/ activity rooms, community garden and workshop, events space, amenities to support community events in adjacent MTC and car parking	Residential	0.00	As required

2.3.6 Distinction between Development Infrastructure and Community Infrastructure

In accordance with the Act and Ministerial Directions on Development Contributions pursuant to Section 46M of the Act, the DCP makes a distinction between 'development' and 'community' infrastructure.

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

The Community Infrastructure Levy (CIL) contributions are made by the home builder at the time of building approval (unless an alternative time is agreed between the collecting agency and a development proponent). CIL contributions will be paid for at a "per-dwelling" rate.

The Act currently stipulates that the amount that may be contributed under a CIL is no more than $1,150 per dwelling. The Governor in Council may from time to time by Order published in the Government Gazette vary the maximum amount that may be collected by the CIL. If in the future the CIL is amended, then the levy applicable to the release of the remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning, and as justified in the DCP pursuant to the principles of nexus and need.

The projects listed in Table 8 are deemed to be community infrastructure levy projects, all other DCP projects are funded by the Development Infrastructure Levy (DIL).

Table 8 Community Infrastructure Levy (CIL) Projects

DC PROJECT ID	PROJECT TITLE PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
CI-05c	Wollert MTC Level 3 Facility -Library component	As required according to demand levels, subject to DCP funding
CI-06c	Wollert Performing Arts Space (level 3)	As required according to demand levels, subject to DCP funding
AR-02p	North Wollert Sports Reserve. Contribution towards construction of pavilion.	As required according to demand levels, subject to DCP funding
AR-04p	East Wollert Sports Reserve. Contribution towards construction of pavilion.	As required according to demand levels, subject to DCP funding
AR-06p	Central Wollert - Sports Reserve. Contribution towards construction of soccer pavilion.	As required according to demand levels, subject to DCP funding
AR-08p	Wollert Multi-purpose Sports Reserve. Contribution of construction of Country AFL/ Cricket and Country netball pavilion.	As required according to demand levels, subject to DCP funding
AR-09c	Multi-purpose Indoor Sporting Centre. Contribution towards construction of Multi-purpose Indoor Sporting Centre at SR04 and associated car parking and basic landscaping.	As required according to demand levels, subject to DCP funding
AR-11	Wollert Mutli-purpose Recreation Reserve - Tennis Pavilion. Contribution towards construction of pavilion.	As required according to demand levels, subject to DCP funding
AR-13	Wollert Multi-purpose Recreation Reserve - Outdoor Netball Pavilion. Contribution towards construction of pavilion.	As required according to demand levels, subject to DCP funding
AR-15	Wollert Mutli-purpose Recreation Reserve - Multi-purpose rectangular fields shared pavilion. Contribution towards construction of pavilion.	As required according to demand levels, subject to DCP funding
AR-16	Criterium - 5 Kilometre track - Regional Facility. Contribution towards criterium track construction.	As required according to demand levels, subject to DCP funding
AR-18	Wollert MTC Level 3 Facility - Leisure Centre component. Contribution towards construction of District Acquatic Centre and Gymnasium Facility.	As required according to demand levels, subject to DCP funding
AR-21	Wollert MTC Outdoor Children's and Active Youth Space - Pavilion. Contribution towards construction of shared use pavilion.	As required according to demand levels, subject to DCP funding

3.0 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Calculation of the Net Developable Area ('NDA') and demand units (refer Table 9 and Appendix 1)
- Calculation of estimated project costs (refer Tables 10 and 11)
- Identification and allowance for external use (refer Tables 10 and 11)
- Cost apportionment and catchments (refer Tables 10 and 11)
- Identification of development types required to pay the levy (Refer to Tables 10 and 11)
- Summary of costs payable for each infrastructure project (refer Tables 10 and 11)
- The development infrastructure charge per hectare for each Charge Area (refer Table 10) and the community infrastructure levy per dwelling (refer Table 11).

3.1 Calculation of Net Developable Area and Demand Units

The following section sets out how NDA is calculated and outlines the development projections anticipated in the area. Calculation of NDA for each individual property is outlined in the property-specific land budget included at Appendix 1 of the Wollert PSP and as per Plan 8 in this DCP

3.1.1 Net Developable Area

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

For the purposes of this DCP, NDA is defined as the total amount of land within the area of the relevant Main Catchment Area (MCA) that is made available for development including all connector and local streets (the MCA is further defined in section 3.2.4 of the DCP). The DCP calculates this as the total precinct area minus land for community facilities, schools, educational facilities, local parks, sporting reserves, encumbered land and the E6 road reservation. Any additional land set aside for non-developable purposes at the time of subdivision to address the objectives of the PSP are included in the NDA.

The amount of NDA on any site will not be amended to respond to minor changes to land budgets that may result from the subdivision process under any circumstances. In other words, the amount of contributions payable on any parcel is permanently linked to the land budget in the PSP and this DCP.

The NDA for the DCP has been assessed as set out in Table 9

3.1.2 Land Budget and Demand Units

Net developable hectares are the demand unit for this DCP.

'Urban development' is the one development type included in this DCP. Urban development is defined broadly to include all forms of development, including industrial subdivision and development within local convenience centres. Urban development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The Wollert DCP Area contains a total of 950.89 Net Developable Hectares.

3.1.3 Property Specific Calculations

The NDA used to calculate the contributions associated with the DCP has been based on an assessment of individual properties.

The NDA for each property is listed in the property specific land budget in Appendix 1. The property specific land budget has been prepared for each (Residential & Employment) Charge Area. Where a property straddles both Charge Areas, the property is listed in both charge areas according to the land uses contained within each charge area (refer Plan 1).

The property-specific NDA by Charge Area and rates listed in this DCP determine the total contribution for each property. The amount of NDA on any site will not be amended to respond to minor changes to land budgets that may result from the subdivision process under any circumstances. In other words, the amount of contributions payable on any parcel is permanently linked to the land budget in the PSP and this DCP.

3.2 Calculation of Contributions Charges

3.2.1 Calculation of Construction Costs

Each DCP project has been calculated as land and/or construction cost. These costs are listed in Tables 10 and 11.

Transport costs are expressed in 2016 dollars and will be adjusted annually in accordance with the method specified in Section 4.3. Road and intersection construction costs have been determined by Cardno Victoria Pty Ltd (refer to Appendix 2 for road, intersection and bridge cost sheets).

Community active indoor recreation project costs have been determined by the City of Whittlesea and the VPA, in conjunction with Prowse. For details on cost estimates, refer to Wollert Contribution Plan prepared by Prowse Quantity Surveyors Pty Ltd. (December 2014). The Prowse costings are expressed in January 2015 dollars, and have been indedexed in line with the methodology set out in Section 4.3 of the DCP to reflect costs of June 2016.

Amended by C210

3.2.2 Identification of Public Land

Estimates of Land Value Methodology

The area of land to be acquired for each DCP project on each property was identified from the property specific land budget prepared for the Wollert PSP. A description of the land was provided to Urbis as a registered valuer to prepare an estimate of value. This in turn determines the value for each project requiring land identified in the DCP.

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

Public land contributions on a property that are less than or equal to the precinct average have an estimate of value using a per property broadhectare method. Any component of public land contributions that exceed the precinct average have an estimate of value using a site specific method. The properties that have a greater than average contribution are identified in Appendix 3.

Table 9 Summary Land Budget

Amended by C210

DESCRIPTION	PSP 1170		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	1,434.79	100%	
TRANSPORT			
Arterial Road - Existing Road Reserve	14.04	0.98%	1.48%
Arterial Road - Public Acquisition Overlay	50.81	3.54%	5.34%
Arterial Road - Widening and Intersection Flaring (DCP land)	27.53	1.92%	2.89%
Road Reserve - landscape buffer adjoining	2.07	0.14%	0.22%
Non-Arterial Road - Existing Road Reserve	7.92	0.55%	0.83%
Public Transport Facilities - Future Rail Reserve	5.30	0.37%	0.56%
Sub-total Transport	107.67	7.5%	11.32%
COMMUNITY & EDUCATION			
Potential Government School	18.93	1.32%	1.99%
Potential Non-Government School	13.02	0.91%	1.37%
Local Community Facility (DCP land)	3.80	0.26%	0.40%
Sub-total Education	35.75	2.5%	3.8%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve - BCS	41.57	2.90%	4.37%
Local Conservation Reserve	69.34	4.83%	7.29%
Waterway and Drainage Reserve	71.76	5.00%	7.55%
Utilities Easements	40.99	2.86%	4.31%
Existing Sports Reserve	2.02	0.14%	0.21%
Landscape Values	11.34	0.79%	1.19%
Sub-total Uncredited Open Space	237.02	16.52%	24.93%
CREDITED OPEN SPACE			
Local Sports Reserve (DCP land) - Residential	50.42	3.5%	5.30%
Local Network Park (via Cl 52.01) - Residential	35.20	2.5%	3.70%
Local Network Park (via Cl 52.01) - Employment	7.57	0.5%	0.80%
Sub-total Credited Open Space	93.19	6.5%	9.80%
Total All Open Space	330.22	23.0%	34.73%
OTHER			
Existing Developed Land	10.27	0.72%	1.08%
Sub-total	10.27	0.72%	1.08%
TOTAL NET DEVELOPABLE AREA - (NDA) HA	**950.89**	**66.27%**	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	**782.21**	**54.52%**	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA	**168.68**	**11.76%**	

Per Property Broadhectare Value Estimate

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

The estimates of value are prepared on a 'Before and After' basis where:

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

Site Specific Value Estimate

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

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

3.2.3 Cost Apportionment

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

This DCP calculates what each new development should pay towards provision of the identified infrastructure item. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total demand units within its MCA. To support this approach, a Main Catchment Area has been determined for each item.

The balance of the cost of the items not recovered under this DCP will be funded by alternative sources.

3.2.4 Main Catchment Area

The MCA is the geographic area from which a given item of infrastructure will draw most of its use. It is important to note that the number of net developable hectares (that is the demand units) in each area is based on the land budgets in Plan 8, Table 9 and Appendix 1.

The 'per net developable hectare' contributions will not and must not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the Net Developable Area set out in Appendix 1. As such, Appendix 1 should be used to determine the number of developable hectares (for DCP purposes) on individual parcels.

3.2.5 Charge Areas

The DCP contains two charge areas

- Charge Area 1 applies to land where residential development is to be located as shown in the PSP. This includes the Local Town Centres, Convenience Centres and the Major Town Centres and associated commercial areas.
- Charge Area 2 applies to land designated for dedicated employment use, as shown in the PSP.

Refer to Plan 1 for Charge Areas.

The variation between the residential and employment charge area rates reflects the lack of nexus between employment land use and community and sporting reserve projects.

For each DCP project, the charge area that is to make the contribution is specified (refer Table 10).

3.2.6 Temporary Works

Temporary works are not allowed as costs against this DCP unless expressly listed in the DCP and must be to the satisfaction of the Development Agency.

3.2.7 Schedule of Costs

Tables 10 and 11 calculate the contributions payable by each charge area for each project and provides summaries for each infrastructure category

Table 10 Infrastructure Project Timing and Calculation of Costs - Development Infrastructure Levy

Amended by C210

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
ROAD PROJECTS										
RD-01	Koukoura Drive - Between Craigieburn Road and northern edge of Wollert to Keon Park gas transmission easement	Development	1.71	$1,236,277	$0	$1,236,277	100%	$1,236,277	$1,300	$1,300
RD-01c	Koukoura Drive - Between Craigieburn Road and northern edge of Wollert to Keon Park gas transmission easement	Development	0.00	$0	$4,260,220	$4,260,220	100%	$4,260,220	$4,480	$4,480
RD-02	Koukoura Drive - Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road	Development	2.94	$1,929,470	$0	$1,929,470	100%	$1,929,470	$2,029	$2,029

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
RD-02c	Koukoura Drive - Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road	Development	0.00	$0	$4,653,943	$4,653,943	100%	$4,653,943	$4,894	$4,894
RD-03	Koukoura Drive - connection with historic road reserve near northern boundary of 220 Boundary Road to Summerhill Road	Development	1.91	$1,422,814	$0	$1,422,814	100%	$1,422,814	$1,496	$1,496
RD-03c	Koukoura Drive - connection with historic road reserve near northern boundary of 220 Boundary Road to Summerhill Road	Development	0.00	$0	$4,310,024	$4,310,024	100%	$4,310,024	$4,533	$4,533
RD-04	Summerhill Road - between Koukoura Drive and Bodycoats Road	Development	1.32	$1,070,600	$0	$1,070,600	100%	$1,070,600	$1,126	$1,126
RD-04c	Summerhill Road - between Koukoura Drive and Bodycoats Road	Development	0.00	$0	$4,998,129	$4,998,129	100%	$4,998,129	$5,256	$5,256
RD-05	Summerhill Road - existing alignment between Bodycoats Road and Epping Road	Development	0.00	$0	$4,590,310	$4,590,310	100%	$4,590,310	$4,827	$4,827
RD-06	Boundary Road - Between Koukoura Drive and Epping Road	Development	1.10	$2,226,492	$0	$2,226,492	100%	$2,226,492	$2,341	$2,341
RD-06c	Boundary Road - Between Koukoura Drive and Epping Road	Development	0.00	$0	$5,108,357	$5,108,357	100%	$5,108,357	$5,372	$5,372
RD-07c	Road - North Education Hub - between Sporting Reserve (SR-01) and Government Primary School	Development	0.00	$0	$2,244,500	$2,244,500	100%	$2,244,500	$2,360	$2,360
RD-08c	Connector Road - between East Government Primary School and Local Conservation Reserve	Development	0.00	$0	$1,692,000	$1,692,000	100%	$1,692,000	$1,779	$1,779
Sub-total road projects			8.98	$7,885,654	$31,857,482	$39,743,136		$39,743,136	$41,796	$41,796

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
INTERSECTION PROJECTS										
IN-01	Epping Road/ Craigieburn Road	Development	0.59	$1,646,941	$2,813,933	$4,460,874	100%	$4,460,874	$4,691	$4,691
IN-02	Craigieburn Road/ Andrew Road	Development	0.32	$228,435	$0	$228,435	100%	$228,435	$240	$240
IN-02c	Craigieburn Road/ Andrew Road	Development	0.00	$0	$4,553,638	$4,553,638	100%	$4,553,638	$4,789	$4,789
IN-04	Craigieburn Road/ Edgars Road	Development	0.34	$192,597	$0	$192,597	100%	$192,597	$203	$203
IN-04c	Craigieburn Road/ Edgars Road	Development	0.00	$0	$4,603,890	$4,603,890	100%	$4,603,890	$4,842	$4,842
IN-05	Craigieburn Road/ Koukoura Drive	Development	0.78	$526,720	$0	$526,720	100%	$526,720	$554	$554
IN-05c	Craigieburn Road/ Koukoura Drive	Development	0.00	$0	$7,781,598	$7,781,598	100%	$7,781,598	$8,184	$8,184
IN-06	Craigieburn Road/ far west connector road	Development	0.42	$372,793	$0	$372,793	100%	$372,793	$392	$392
IN-06c	Craigieburn Road/ Boundary Road (west of Vearings Road)	Development	0.00	$0	$5,150,601	$5,150,601	100%	$5,150,601	$5,417	$5,417
IN-07	Epping Road/ Saltlake Boulevard	Development	0.68	$375,830	$0	$375,830	100%	$375,830	$395	$395
IN-07c	Epping Road/ Saltlake Boulevard	Development	0.00	$0	$5,908,563	$5,908,563	100%	$5,908,563	$6,214	$6,214
IN-08	Epping Road/ Connector	Development	1.24	$749,888	$0	$749,888	100%	$749,888	$789	$789
IN-08c	Epping Road/ Connector	Development	0.00	$0	$6,371,867	$6,371,867	100%	$6,371,867	$6,701	$6,701
IN-09	Epping Road/ Boundary Road	Development	0.78	$735,216	$0	$735,216	100%	$735,216	$773	$773
IN-09c	Epping Road/ Boundary Road	Development	0.00	$0	$10,728,285	$10,728,285	100%	$10,728,285	$11,282	$11,282
IN-10	Epping Road/ Connector	Development	0.37	$176,391	$0	$176,391	100%	$176,391	$186	$186
IN-10c	Epping Road/ Connector	Development	0.00	$0	$3,130,842	$3,130,842	100%	$3,130,842	$3,293	$3,293
IN-13	Summerhill Road/ Bodycoats Road	Development	0.68	$667,578	$0	$667,578	100%	$667,578	$702	$702
IN-13c	Summerhill Road/ Bodycoats Road	Development	0.00	$0	$2,914,588	$2,914,588	100%	$2,914,588	$3,065	$3,065

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
IN-14	Summerhill Road/ Connector Road (Edgars)	Development	0.63	$557,444	$0	$557,444	100%	$557,444	$586	$586
IN-14c	Summerhill Road/ Connector Road (Edgars)	Development	0.00	$0	$3,524,207	$3,524,207	100%	$3,524,207	$3,706	$3,706
IN-15	Summerhill Road/ Koukoura Drive	Development	1.48	$1,391,908	$0	$1,391,908	100%	$1,391,908	$1,464	$1,464
IN-15c	Summerhill Road/ Koukoura Drive	Development	0.00	$0	$4,806,627	$4,806,627	100%	$4,806,627	$5,055	$5,055
IN-18	Koukoura Drive/ Connector (north of LTC)	Development	1.11	$768,548	$0	$768,548	100%	$768,548	$808	$808
IN-18c	Koukoura Drive/ Connector (north of LTC)	Development	0.00	$0	$3,522,746	$3,522,746	100%	$3,522,746	$3,705	$3,705
IN-20	Koukoura Drive/ Boundary Road	Development	3.32	$2,080,451	$0	$2,080,451	100%	$2,080,451	$2,188	$2,188
IN-20c	Koukoura Drive/ Boundary Road	Development	0.00	$0	$5,663,229	$5,663,229	100%	$5,663,229	$5,956	$5,956
IN-21	Koukoura Drive/ Connector (north of LTC)	Development	1.47	$1,160,128	$0	$1,160,128	100%	$1,160,128	$1,220	$1,220
IN-21c	Koukoura Drive/ Connector (north of LTC)	Development	0.00	$0	$5,090,862	$5,090,862	100%	$5,090,862	$5,354	$5,354
IN-22	Boundary Road/ North-South Connector (west edge of MTC)	Development	1.29	$855,999	$0	$855,999	100%	$855,999	$900	$900
IN-22c	Boundary Road/ North-South Connector (west edge of MTC)	Development	0.00	$0	$3,773,055	$3,773,055	100%	$3,773,055	$3,968	$3,968
IN-23	Boundary Road/ North-South Connector (east edge of MTC)	Development	0.47	$298,448	$0	$298,448	100%	$298,448	$314	$314
IN-23c	Boundary Road/ North-South Connector (east edge of MTC)	Development	0.00	$0	$2,382,351	$2,382,351	100%	$2,382,351	$2,505	$2,505
IN-24	Boundary Road/ Bodycoats Road (north)	Development	0.85	$1,108,613	$0	$1,108,613	100%	$1,108,613	$1,166	$1,166
IN-24c	Boundary Road/ Bodycoats Road (north)	Development	0.00	$0	$3,102,840	$3,102,840	100%	$3,102,840	$3,263	$3,263
IN-26	Boundary Road/ Andrew Road	Development	1.07	$937,602	$0	$937,602	100%	$937,602	$986	$986
IN-26c	Boundary Road/ Andrew Road	Development	0.00	$0	$4,762,415	$4,762,415	100%	$4,762,415	$5,008	$5,008
IN-31	Lehmanns Road/ Saltlake Boulevard	Development	0.26	$258,803	$0	$258,803	100%	$258,803	$272	$272

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
IN-31c	Lehmanns Road/ Saltlake Boulevard	Development	0.00	$0	$4,592,053	$4,592,053	100%	$4,592,053	$4,829	$4,829
IN-32c	Epping Road/ Summerhill Road - Existing alignment to north of PSP area	Development	0.00	$0	$2,976,149	$2,976,149	100%	$2,976,149	$3,130	$3,130
IN-33	Boundary Road / MTC north -south main street	Development	0.39	$251,414	$0	$251,414	100%	$251,414	$264	$264
IN-33c	Boundary Road / MTC north -south main street	Development	0.00	$0	$2,165,595	$2,165,595	100%	$2,165,595	$2,277	$2,277
IN-Ped - 01	Koukoura Drive/ Electricity easement - Pedestrian/ cyclist operated signalised crossing	Development	0.00	$0	$276,614	$276,614	100%	$276,614	$291	$291
IN-Ped- 02	Craigieburn Road/ Electricity easement - Pedestrian/ cyclist operated signalised crossing	Development	0.00	$0	$276,614	$276,614	100%	$276,614	$291	$291
Sub-total intersection projects			17.95	$15,341,745	$100,873,162	$116,214,907		$116,214,907	$122,217	$122,217
BRIDGE PROJECTS										
BR-01	Findon Creek - West branch - Boundary Road	Development	0.00	$0	$1,864,603	$1,864,603	38%	$708,549	$745	$745
BR-02	Edgars Creek - Koukoura Drive	Development	0.00	$0	$1,248,025	$1,248,025	100%	$1,248,025	$1,312	$1,312
Sub-total Bridge projects			0.00	$0	$3,112,628	$3,112,628		$1,956,574	$2,058	$2,058
COMMUNITY FACILITIES										
CI-01	North Wollert Level 2 Multi-purpose community centre	Development	0.80	$944,831	$0	$944,831	100%	$944,831	$1,208	
CI01c	North Wollert Level 2 Multi-purpose community centre	Development	0.00	$0	$9,765,360	$9,765,360	100%	$9,765,360	$12,484	
CI-02	East Wollert Level 1 Children's centre	Development	0.50	$371,677	$0	$371,677	100%	$371,677	$475	
CI-02c	East Wollert Level 1 Children's centre	Development	0.00	$0	$4,812,489	$4,812,489	100%	$4,812,489	$6,152	
CI-03	West Wollert Level 2 Multi-purpose community centre	Development	0.80	$711,289	$0	$711,289	100%	$711,289	$909	
CI-03c	West Wollert Level 2 Multi-purpose community centre	Development	0.00	$0	$8,094,141	$8,094,141	100%	$8,094,141	$10,348	

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA	EMPLOYMENT - CONTRIBUTION PER NDHA
CI-04a	Wollert MTC Level 2 facilities - Multi-purpose community centre component	Development	1.70	$1,053,277	$0	$1,053,277	100%	$1,053,277	$1,347	
CI-04b	Wollert MTC Level 2 facility - Multi-purpose community centre component	Development	0.00	$0	$14,232,438	$14,232,438	100%	$14,232,438	$18,195	
Sub-total community facilities			3.80	$3,081,073	$36,904,428	$39,985,501		$39,985,501	$51,119	$0
ACTIVE RECREATION RESERVES										
SR-01	North Wollert Sports Reserve	Development	6.60	$7,791,367	$0	$7,791,367	100%	$7,791,367	$9,961	
SR-01c	North Wollert Sports Reserve	Development	0.00	$0	$4,929,210	$4,929,210	100%	$4,929,210	$6,302	
SR-02	East Wollert Sports Reserve	Development	8.40	$8,821,003	$0	$8,821,003	100%	$8,821,003	$11,277	
SR-02c	East Wollert Sports Reserve	Development	0.00	$0	$5,465,790	$5,465,790	100%	$5,465,790	$6,988	
SR-03	Central Wollert - Sports Reserve	Development	8.10	$7,383,732	$0	$7,383,732	100%	$7,383,732	$9,440	
SR-03c	Central Wollert - Sports Reserve	Development	0.00	$0	$4,929,210	$4,929,210	100%	$4,929,210	$6,302	
SR-04	Wollert Multi-purpose Sports Reserve	Development	26.27	$26,910,654	$0	$26,910,654	100%	$26,910,654	$34,403	
AR-07	Wollert Multi-purpose Sports Reserve	Development	0.00	$0	$5,306,400	$5,306,400	100%	$5,306,400	$6,784	
AR-10	Wollert Multi-purpose Recreation Reserve - Tennis Courts	Development	0.00	$0	$2,066,625	$2,066,625	100%	$2,066,625	$2,642	
AR-12	Wollert Multi-purpose Recreation Reserve - Outdoor Netball	Development	0.00	$0	$2,467,080	$2,467,080	100%	$2,467,080	$3,154	
AR-14	Wollert Mutli-purpose Recreation Reserve - Multi-purpose rectangular fields	Development	0.00	$0	$4,871,790	$4,871,790	100%	$4,871,790	$6,228	
AR-19	Wollert Precinct Playground	Development	0.00	$0	$247,500	$247,500	7%	$17,325	$22	
AR-20	Urban outdoor active youth space	Development	0.00	$0	$2,494,800	$2,494,800	100%	$2,494,800	$3,189	
Sub-total active recreation development infrastructure projects)			49.36	$50,906,757	$32,778,405	$83,685,162		$83,454,987	$106,691	$0
				Summary						
TOTAL COST ALL PROJECTS								**$281,355,105**		
TOTAL DEVELOPMENT INFRASTRUCTURE LEVY PER NDA									**$323,880**	**$166,071**

4.0 DEVELOPMENT CONTRIBUTIONS PLAN ADMINISTRATION

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

The Development Infrastructure Levy (DIL) applies to subdivision and/or development of land.

Council will be both the Collecting Agency and the Development Agency for the purposes of this DCP.

4.1 Payment of Contributions Levies & Payment Timing

4.1.1 Development Infrastructure Levy (DIL)

For subdivision of land

- A DIL must be paid to the Collecting Agency after the Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan unless otherwise agreed by the Collection Agency. Where the subdivision is to be developed in stages, the infrastructure levy for the development (or stage within a development, as applicable) to be developed only may be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance. If the Statement of Compliance relates to a staged subdivision, a Schedule of Development Contributions is agreed for each stage of the subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the Collecting Agency or included in an implementation agreement under Section 173 of the Act.

The Collecting Agency may agree to works and/or provision of land in lieu of the payment of the infrastructure levy. Where this occurs, they may require the land owner to enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements. Such an agreement may vary the above to the satisfaction of the Collecting Agency.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on land where no subdivision is to occur, the contributions applicable to that land as per the DCP must be paid to the Collecting Agency. This payment must be in accordance with the provisions of the approved DCP for each demand unit (Net Developable Hectare) proposed to be developed prior to the commencement of any development. This, includes buildings, car parks, access ways, landscaping or any other ancillary works). The Collecting Agency can require that DIL contributions be made at either the planning permit or building permit stage.

The Collecting Agency may agree to works and/or provision of land in lieu of the payment of the infrastructure levy. Where this occurs, they may require the land owner to enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements. Such an agreement may vary the above to the satisfaction of the Collection Agency.

Where no planning permit is required

Where no planning permit is required, the land in question may only be used and developed after the payment of the applicable contributions. Alternatively, the Collecting Agency may agree to an alternative timing / trigger for payment where agreed in a Section 173 Agreement. Such an agreement must be registered on the Title of the subject land prior to the commencement of any use or development.

The Collecting Agency may agree to works and/or provision of land in lieu of the payment of the infrastructure levy. Where this occurs, they may require the landowner to

4.1.2 Works in Kind

The Collecting Agency may permit development proponents to undertake works in lieu of cash contributions, providing that:

- The works constitute projects funded by the DCP;
- The Collecting Agency agrees that the timing of the works would be consistent with the orderly planning of the area;
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions, as requested by the Collecting Agency having regard to the requirements of the Local Government Act 1993;

- Works are provided to a standard that generally accords with that specified in the PSP and DCP, unless an alternative is agreed by the Collecting Agency and the Development Agency;
- Detailed design is approved by the Collecting Agency and the Development Agency generally accords with the standards outlined in the DCP, unless an alternative is agreed by the Collecting Agency and the Development Agency;
- The construction of works are completed to the satisfaction of the Collecting Agency and the Development Agency;
- There are no negative financial impact on the DCP to the satisfaction of the Collecting Agency;
- Works constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the Collecting Agency. Temporary works will not be accepted as works in kind
- For pre-interim intersection projects identified in this DCP, the available credit is limited to the extent of works which will contribute to the interim project.

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

- The credit for the works provided (unless an alternative approach is agreed with the Collecting Agency) shall equal the final cost of the works up to the maximum identified in the DCP, taking into account the impact of indexation;
- 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;
- No further financial contributions will be required until the agreed value of any credits are used.

4.1.3 Credit for Over Provision

Where the Collecting Agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP.

In such a case, the developer may be entitled to credits against other projects in the DCP to the extent of the excess contribution. Alternatively, a developer may seek an agreement with the Collecting Agency to provide cash reimbursement where an over-contribution has been made. The Collecting Agency will consider the availability of funds in the DCP and the optimum administration of the DCP in deciding whether to consent to cash reimbursements.

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

Where a project is to be delivered as works or land in lieu of cash contributions but is not to occur at the start of a staged development, the Collecting Agency may require the payment of cash contributions prior to, and up until the works are completed or land transfer occurs.

4.1.4 Non-Government Schools

Where land is subdivided or developed for the purpose of a non-government school and that land is subsequently used for a purpose other than a non-government school, the owner of that land must pay to the Collecting Agency development contributions in accordance with the provision of this DCP.
The development infrastructure levy and, where applicable, the community infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

4.1.5 Public Open Space Contributions

This DCP does not provide funding for passive local open space. Passive open space is provided through Clause 52.01 of the Whittlesea Planning Scheme.

4.2 Funds Administration

The administration of the contributions made, and expended under the Development Contributions Plan will be transparently reported in the relevant Council documents, pursuant to the *Local Government Act 1993* and the Act. Collected development contributions charges will be held until required for provision of the items in the DCP.

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

- Amount and timing of funds collected;
- Source of the funds collected;
- Amount and timing of expenditure on specific projects;
- Project on which the expenditure was made;

Account balances for individual project classes;

- Details of works-in-kind arrangements for project provision;
- Pooling or quarantining of funds to deliver specific projects where applicable.

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

The Collecting Agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in this DCP, as required under Section 46QA of the Act.

4.3 Construction Costs Indexation & Land Revaluation

Capital costs of all infrastructure items, including land are in 2016 dollars (June quarter) and will be adjusted by the Collecting Agency annually. In relation to the costs associated with infrastructure items other than land, the cost must be adjusted according to the following method:

- Roads, intersections and bridges – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.
- All other infrastructure items – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Amended by C210

If the above indices cease to exist or are substantially altered, the Collecting Agency will seek advice from the Australian Bureau of Statistics regarding the most relevant alternative.

Inserted by C210

Construction values will be adjusted in July of each year following publication of the relevant construction indexes.
Land values will be adjusted in July each year following valuations undertaken by a registered valuer. Land valuations must be undertaken using the Public Land Equalisation Methodology (PLEM) as were in the gazetted DCP valuations.

4.4 Development Contributions Plan Review Period

This DCP adopts a long-term outlook for development. It takes into account planned future development in the Wollert Precinct Area. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2046 has been adopted for this DCP.

This DCP will end within 30 years from the date upon which this Development Contributions Plan is first incorporated into the Whittlesea Planning Scheme. At this date, the DCP will be removed from the Planning Scheme.

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

4.5 Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

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

4.6 Development Agency (Agency Responsible for Works)

The City of Whittlesea is the Development Agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works. In the future the designated Development Agency for intersection infrastructure projects may change from the City of Whittlesea to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

5.0 IMPLEMENTATION STRATEGY

5.1 Project Timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 2-6.The timing of the provision of items in this DCP is consistent with information available at the time of its preparation. The Development Agency will monitor and assess the required timing for individual items and have regard to its capital works program, and areas external to the DCP area and the indicative provision triggers specified in Tables 2-6.

The Collecting Agency may consider alternatives to the priority delivery of works or land where:

- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the Collecting Agency;
- It provides a tangible net community benefit to alter the staging of delivery; and
- Networkprioritiesrequirethedeliveryofworksorlandtofacilitatebroaderroad network connections.

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 4.1 and acknowledging the Development Agency's capacities to provide the balance of funds not recovered by this DCP.

Implementation Mechanism

To coordinate the provision of infrastructure, Schedule 5 to the Urban Growth Zone for the Wollert PSP requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the Responsibility Authority. The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the 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 Wollert DCP;
- The effects of the provision of infrastructure on the land or any other land;
- Any other relevant matter related to the provision of infrastructure reasonably required by the Responsible Authority.

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

5.2 Infrastructure Delivery Priorities

The following table provides an indication of DCP project priority over the early phases of development, to assist in supporting development across the Wollert PSP area. These projects are considered a priority as they increase the capacity on the existing road network, improve access to land within the area, improve roadsafety, or will provide services essential to the new community.

Table 12 divides projects into two phases. Projects in the first phase are seen as vital to enabling the first stages of development in the Wollert PSP area.

The purpose of the table is to provide the Council and development proponents with a clear understanding of which projects should be priorities for works-in-kind arrangements. The list in Table 12 does not bind the Council to the delivery of any particular project within the time specified or in the order set out in Table 12. The Council may at any time, subject to its own Capital Works priorities, change the priority by introducing new items or deleting items at its complete discretion. Table 12 is therefore indicative only. Council will from time to time publish its priorities for the infrastructure projects to be provided so as to be consistent with the facilitation of an orderly sequencing of development in the growth area.

Table 11 Infrastructure Project Timing and Calculation of Costs – Community Infrastructure Levy

DCP PROJECT NO.	PROJECT	PROJECT COST	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST ATTRIBUTED TO DCP
CIL - SPORTS RESERVES AND INDOOR RECREATION				
CI-05c	Wollert MTC Level 3 Facility -Library component	$9,972,500	58%	$5,609,803
CI-06c	Wollert Performing Arts Space (level 3)	$8,688,600	58%	$5,039,388
AR-02p	North Wollert Sports Reserve	$4,258,782	100%	$4,258,782
AR-04p	East Wollert Sports Reserve - Contribution towards construction of pavilion	$3,938,220	100%	$3,938,220
AR-06p	Central Wollert - Sports Reserve - Contribution towards construction of soccer pavilion	$4,258,782	100%	$4,258,782
AR-08p	Wollert Multi-purpose Sports Reserve - Contribution of construction of Country AFL/ Cricket and Country netball pavilion	$3,938,220	100%	$3,938,220
AR-09c	Multi-purpose Indoor Sporting Centre - Contribution towards construction of Multi-purpose Indoor Sporting Centre at SR04 and associated car parking and basic landscaping	$17,695,062	70%	$12,386,543
AR-11	Wollert Mutli-purpose Recreation Reserve - Tennis Pavilion - Contribution towards construction of pavilion	$1,925,154	100%	$1,925,154
AR-13	Wollert Multi-purpose Recreation Reserve - Outdoor Netball Pavilion - Contribution towards construction of pavilion	$3,227,202	100%	$3,227,202
AR-15	Wollert Mutli-purpose Recreation Reserve - Multi-purpose rectangular fields shared pavilion	$4,258,782	100%	$4,258,782
AR-16	Criterium - 5 Kilometre track - Regional Facility - Contribution towards criterium track construction	$1,616,076	7%	$113,125
AR-18	Wollert MTC Level 3 Facility - Leisure Centre component-Contribution towards construction of District Acquatic Centre and Gymnasium Facility	$43,524,360	58%	$25,244,129
AR-21	Wollert MTC Outdoor Children's and Active Youth Space - Pavilion - Contribution towards construction of shared use pavilion	$1,925,154	100%	$1,925,154
Sub-total active recreation (community infrastructure levy)		$109,226,894		$76,123,284
Summary				
TOTAL COMMUNITY INFRASTRUCTURE LEVY PER DWELLING				**$1,150.00**
TOTAL COMMUNITY INFRASTRUCTURE LEVY ESTIMATED RAISED VIA WOLLERT DCP				**$17,537,207.32**

Table 12 Infrastructure Delivery Priorities

	DCP PROJECT NUMBER	PROJECT TITLE
PHASE 1	RD-01	Koukoura Drive - between Craigieburn Road and northern edge of Wollert to Keon Park gas transmission easement
	BR-02	Edgars Creek - Koukoura Drive
	IN-21	Koukoura Drive / Connector (north of LTC)
	IN-02	Craigieburn Road / Andrew Road
	IN-04	Craigieburn Road / Edgars Road
	IN-05	Craigieburn Road / Koukoura Drive
	IN-06	Craigieburn Road / Connector (west of Vearings)
	CI-03	West Wollert Level 2 multi-purpose community centre
	TOTAL VALUE OF INFRASTRUCTURE PRIORITIES - 0-5 YEARS	
PHASE 2	RD-02	Koukoura Drive - between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road
	RD-06	Boundary Road - between Koukoura Drive and Epping Road
	BR-01	Findon Creek - West branch - Boundary Road
	IN-09	Epping Road / Boundary Road
	IN-20	Koukoura Drive / Boundary Road
	IN-22	Boundary Road / north-south connector (west edge of MTC)
	IN-23	Boundary Road / north-south connector (east edge of MTC)
	IN-24	Boundary Road / Bodycoats Road (north)
	IN-26	Boundary Road / Andrew Road
	IN-33	Boundary Road / MTC north-south main street
	RD-07	Road - north education hub - between sporting reserve (SR01) and government primary school
	IN-07	Epping Road / Saltlake Boulevard
	RD-08c	Connector road - between east government primary school and local conservation reserve
	CI-02	East Wollert level 1 children's centre
	TOTAL VALUE OF INFRASTRUCTURE PRIORITIES - 5-10 YEARS	

Plan 8 - Land Use Budget

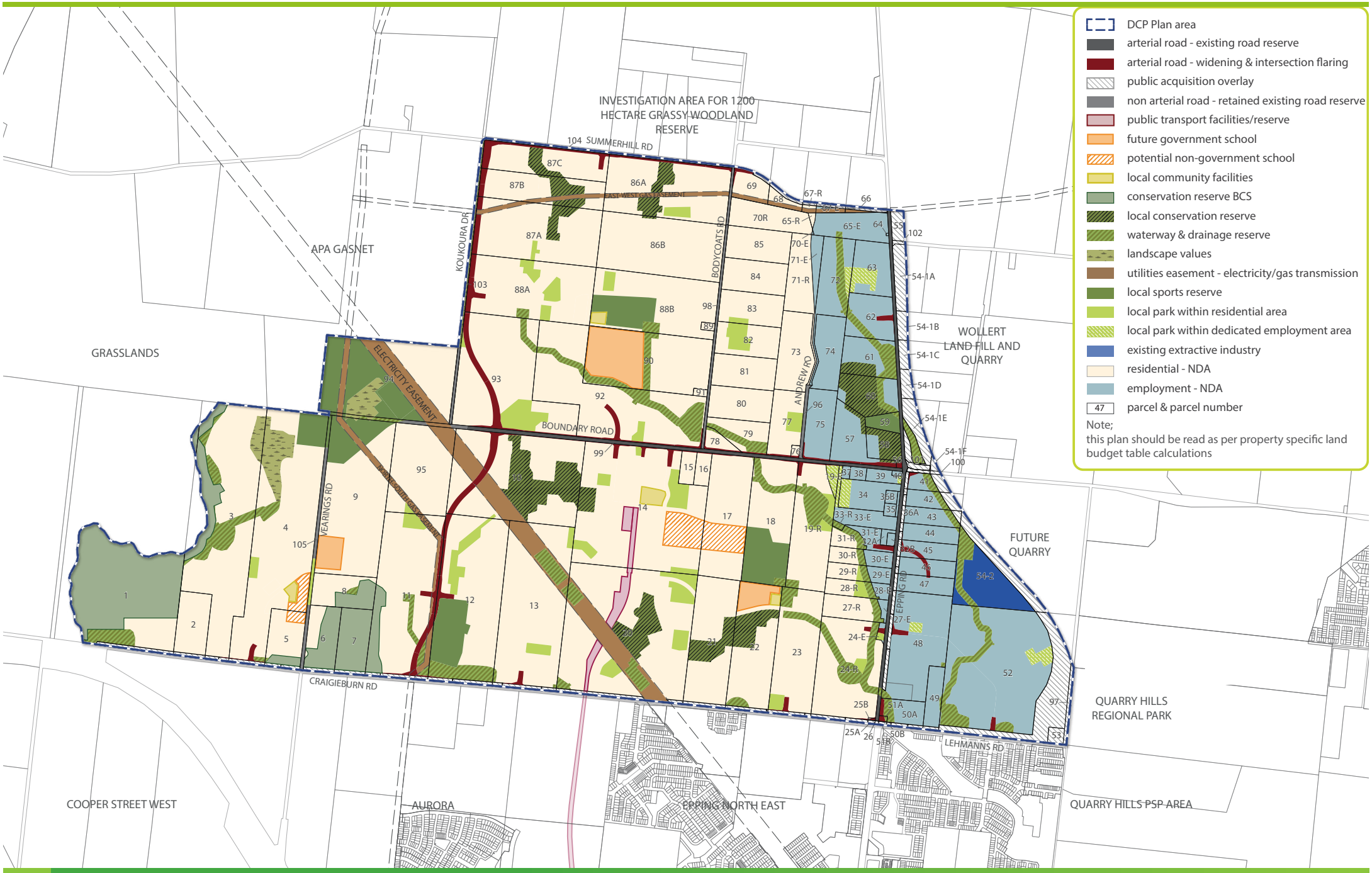
Wollert Development Contributions Plan - Amended by C210

City of Whittlesea

1:30,000 @ A4

0 300 600 900 1,200 1,500

N



6.0 OTHER INFORMATION

6.1 Acronyms

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

6.2 Glossary

Active Open Space/Sporting Reserve

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

Activity Centre

See Town Centre

Arterial Road

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

Co-Location

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

Community Facilities

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early

years (e.g. preschool, maternal and child health, childcare); health and community services (eg. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

Connector Street

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

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 l987.

Encumbered Land

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

Freeway

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

Growth Area

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

Growth Corridor Plan

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

High Density Housing

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

Housing Density (Net)

The number of houses divided by net developable area Linear Open Space Network
Corridors of open space, mainly along waterways that link together, forming a network.

Linear Open Space Network

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

Land Budget Table

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

Lot

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

Lower Density Housing

Housing with an average density of less than 10 dwellings per hectare. Major Employment Area
Areas identified on the Growth Corridor Plan for economic and employment growth.

Major Employment Area

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

Major Town Centre

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

Medium Density Housing

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

Native Vegetation

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

Net Developable Area

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

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.

Town Centre

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

Urban Growth Boundary

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

Urban Growth Zone

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

7.0 APPENDICES

Amended by C210

7.1 Appendix 1 – Parcel Specific Land Budget

Detailed information on the developable area for each property is included in the property specific land budget with the PSP.
Note: Some totals may not correspond with the sum of separate figures due to rounding errors.

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT					
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
CHARGE AREA 1 - RESIDENTIAL AREA																																			
1	44.06	-	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	8.16	-	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	52.00	-	0.31	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
4	56.79	-	0.47	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-
5	8.10	-	0.46	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
6	8.17	-	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	8.11	-	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	8.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	39.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	44.54	-	-	-	0.82	-	-	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	1.70	-	-	-	-	-	-	-	2.68	-	-	-	-	-
11	40.58	-	0.87	1.31	0.16	-	-	-	-	-	-	0.74	-	-	-	-	-	-	-	-	-	-	0.74	-	-	-	-	-	-	2.95	-	-	-	-	-
12	42.71	-	0.90	0.40	0.39	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	0.73	-	-	-	-	-	-	1.57	-	-	-	-	-
13	42.60	-	0.86	-	-	-	-	-	-	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.34	-	-	-	-	-
14	57.96	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	0.37	0.04	-	-	0.24	1.07	-	-	-	-	2.05
15	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.07	-	-	-	0.07	-	-	-	-	-
16	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.07	-	-	-	0.07	-	-	-	-	-
17	21.10	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	-	0.15	-	-	-	-	-
18	22.19	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	-	0.20	-	-	-	-	-
19-R	19.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.33	-	-	0.33	-	-	-	-	-
20	65.83	-	1.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25
21	21.88	-	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	21.72	-	0.55	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-
23	21.45	-	0.55	-	-	-	-	-	-	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-
24-R	25.38	-	0.76	-	-	-	-	-	0.09	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.22	-	-	-	-	-
25A	0.10	-	0.10	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-
25B	0.06	-	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05	-	-	-	-	-
26	0.00	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27-R	5.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28-R	3.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29-R	2.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30-R	2.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31-R	2.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PSP PROPERTY ID	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND		
1	-	-	-	-	-	-	-	-	-	-		-	34.82	2.76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.55	12.61%
2	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.75	95.01%
3	-	-	-	-	-	-	-	-	-	-		-	6.75	5.52	-	-	-	-	1.87	-	-	-	-	-	-	-	-	-	37.53	72.17%
4	-	-	-	2.10	-	-	0.80	-	0.80	-		-	-	1.29	-	-	-	-	5.77	-	-	-	3.75	3.75	0.75	-	-	-	41.47	73.03%
5	-	-	-	0.90	-	-	-	-	-	-		1.11	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.58	68.93%
6	-	-	-	-	-	-	-	-	-	-		5.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.37	29.04%
7	-	-	-	-	-	-	-	-	-	-		7.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
8	-	-	-	-	-	-	-	-	-	-		3.18	-	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.63	57.37%
9	-	3.50	-	-	-	-	-	-	-	-		-	-	-	-	-	1.82	-	0.06	-	-	-	6.38	6.38	-	-	-	-	28.04	70.45%
10	-	-	-	-	-	-	-	-	-	-		11.91	-	-	-	-	6.43	-	-	-	-	-	-	-	0.07	-	-	-	23.46	52.66%
11	-	-	-	-	-	-	-	-	-	-		3.63	-	1.91	-	-	2.45	-	-	-	-	-	-	-	1.09	-	-	-	27.68	68.21%
12	-	-	-	-	-	-	-	-	-	-		-	-	3.74	-	-	0.11	-	-	-	-	8.10	-	8.10	2.97	-	-	-	25.33	59.30%
13	-	-	-	-	-	-	-	-	-	-		-	-	2.45	-	-	3.67	-	-	-	-	-	-	-	1.51	-	-	-	33.78	79.28%
14	-	-	-	5.20	-	-	-	1.70	1.70	-		1.61	-	-	-	-	-	-	-	-	-	-	-	-	4.76	-	-	-	41.57	71.72%
15	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.93	96.64%
16	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.93	96.69%
17	-	-	-	4.82	-	-	-	-	-	-		-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.12	76.37%
18	-	-	-	-	-	-	-	-	-	-		-	-	2.24	-	-	-	-	-	-	8.40	-	-	8.40	-	-	-	-	11.36	51.18%
19-R	-	-	-	-	-	-	-	-	-	-		-	-	3.57	-	-	-	-	-	-	-	-	-	-	1.25	-	-	-	14.07	73.20%
20	-	-	-	-	-	-	-	-	-	-		5.82	-	2.81	-	-	7.69	-	-	-	-	-	-	-	4.96	-	-	-	40.00	60.76%
21	-	-	-	-	-	-	-	-	-	-		3.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.40	79.52%
22	-	3.51	-	-	-	0.50	-	-	0.50	-		4.01	-	0.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.44	57.31%
23	-	-	-	-	-	-	-	-	-	-		-	-	1.22	-	-	-	-	-	-	-	-	-	-	0.90	-	-	-	18.45	86.03%
24-R	-	-	-	-	-	-	-	-	-	-		-	-	5.13	-	-	-	-	-	-	-	-	-	-	0.58	-	-	-	18.69	73.65%
25A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
25B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	18.29%
26	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
27-R	-	-	-	-	-	-	-	-	-	-		-	-	0.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.49	85.13%
28-R	-	-	-	-	-	-	-	-	-	-		-	-	0.52	-	-	-	-	-	-	-	-	-	-	0.73	-	-	-	1.87	59.91%
29-R	-	-	-	-	-	-	-	-	-	-		-	-	0.49	-	-	-	-	-	-	-	-	-	-	0.24	-	-	-	1.91	72.46%
30-R	-	-	-	-	-	-	-	-	-	-		-	-	0.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.81	79.36%
31-R	-	-	-	-	-	-	-	-	-	-		-	-	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.45	60.29%

Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT					
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
33-R	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65-R	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67-R	0.60	-	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
68	2.08	-	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
69	4.18	-	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-
70-R	8.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71-R	8.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	10.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	0.08	-	-	-	-	-	-
77	8.02	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.16	-	-	0.18	-	-	-	-	-	-
78	2.00	-	-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27	-	-	-	0.31	-	-	-	-	-	-
79	6.08	-	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-	-
80	8.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81	8.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	8.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83	8.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	8.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	8.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
86A	28.16	-	-	-	-	-	0.71	-	-	-	-	-	-	-	-	-	-	0.28	0.12	-	-	-	-	-	-	-	-	-	-	1.10	-	-	-	-	-	-
86B	28.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87A	28.67	-	-	-	-	1.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.15	-	-	-	-	-	-
87B	14.22	-	-	-	-	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-	-	-	-	-	0.64	-	-	-	-	-	-
87C	14.26	-	-	-	-	-	0.62	-	-	-	-	-	-	-	-	-	-	-	0.51	1.11	-	-	-	-	-	-	-	-	-	2.23	-	-	-	-	-	-
88A	29.15	-	-	-	-	0.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.09	-	-	-	-	-	-	-	-	1.58	-	-	-	-	-	-
88B	28.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90	28.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92	42.04	-	-	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.91	0.10	0.32	-	-	0.15	1.60	-	-	-	-	-	-
93	40.34	-	-	-	1.56	-	-	0.24	-	-	-	-	-	-	-	-	-	-	-	-	0.02	1.62	-	-	-	-	-	-	-	3.45	-	-	-	-	-	-
94	40.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95	21.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUB-TOTAL	1,143.70	-	10.80	1.71	2.94	1.91	1.32	0.85	0.15	0.32	0.34	0.78	0.42	0.13	-	-	-	0.68	0.63	1.48	1.11	3.32	1.47	1.29	0.47	0.85	0.73	-	0.39	23.29	-	-	-	-	-	5.30

PSP PROPERTY ID	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND		
33-R	-	-	-	-	-	-	-	-	-	-		-	-	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
65-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27	100.00%
67-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.24	-	-	-	-	-	-	-	-	-	-	-	0.18	29.68%
68	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.60	-	-	-	-	-	-	-	-	-	-	-	0.96	46.36%
69	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.63	-	-	-	-	-	-	-	-	-	-	-	2.90	69.54%
70-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.05	100.00%
71-R	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.21	100.00%
73	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.35	100.00%
76	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.33	80.72%
77	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.20	-	-	-	6.65	82.83%
78	-	-	-	-	-	-	-	-	-	-		-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.55	77.54%
79	-	-	-	-	-	-	-	-	-	-		-	-	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.91	64.29%
80	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.09	100.00%
81	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.06	100.00%
82	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	2.21	-	-	-	5.82	72.49%
83	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.43	-	-	-	7.72	94.68%
84	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.14	100.00%
85	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.19	100.00%
86A	-	-	-	-	-	-	-	-	-	-		3.38	-	-	-	-	2.13	-	-	-	-	-	-	-	1.03	-	-	-	20.52	72.88%
86B	-	-	-	-	-	-	-	-	-	-		0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28.14	99.53%
87A	-	-	-	-	-	-	-	-	-	-		1.99	-	-	-	-	0.90	-	-	-	-	-	-	-	0.46	-	-	-	24.18	84.33%
87B	-	-	-	-	-	-	-	-	-	-		2.92	-	-	-	-	1.33	-	-	-	-	-	-	-	0.97	-	-	-	8.36	58.76%
87C	-	-	-	-	-	-	-	-	-	-		1.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.24	71.83%
88A	-	-	-	-	-	-	-	-	-	-		-	-	0.47	-	-	-	-	-	-	-	-	-	-	2.95	-	-	-	24.16	82.86%
88B	-	-	-	-	0.80	-	-	-	0.80	-		-	-	0.71	-	-	-	-	-	6.60	-	-	-	6.60	0.85	-	-	-	19.41	68.42%
89	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
90	-	11.92	-	-	-	-	-	-	-	-		-	-	3.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.21	46.90%
91	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	100.00%
92	-	-	-	-	-	-	-	-	-	-		-	-	6.60	-	-	-	-	-	-	-	-	-	-	0.69	-	-	-	33.15	78.86%
93	-	-	-	-	-	-	-	-	-	-		-	-	0.95	-	-	-	-	-	-	-	-	-	-	4.14	-	-	-	31.80	78.84%
94	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	9.13	-	3.40	-	-	-	16.14	16.14	-	-	-	-	11.65	28.90%
95	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	2.65	-	-	-	-	-	0.00	0.00	0.24	-	-	-	18.53	86.50%
SUB-TOTAL	-	18.93	-	13.02	0.80	0.50	0.80	1.70	3.80	-	-	58.48	41.57	51.08	-	-	39.77	-	11.09	6.60	8.40	8.10	26.27	49.36	34.98	-	-	-	782.21	68.39%

Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT					
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
CHARGE AREA 2 - EMPLOYMENT AREA																																			
19-E	1.09	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	-	-	0.04	-	-	-	-	-	-
24-E	0.54	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-
27-E	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28-E	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29-E	1.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30-E	1.77	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-
31-E	2.20	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	-	-	-	-	-	-
32A	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
32B	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-
33-E	4.56	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
34	5.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36A	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36B	0.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	0.40	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-
38	0.83	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-
39	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	2.85	-	1.03	-	-	-	-	-	-	-	-	-	-	-	-	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	0.15	-	-	-	-	-	-
42	3.67	-	1.06	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-
43	4.04	-	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	4.03	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-
45	4.05	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-
46	4.07	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	-	-	-	-
47	4.16	-	0.23	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	-	-	-	-	-	-
48	23.60	-	1.38	-	-	-	-	-	0.01	-	-	-	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.39	-	-	-	-	-	-
49	4.05	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50A	4.43	-	0.42	-	-	-	-	-	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	-	-	-	-	-	-
50B	0.06	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
51A	0.19	-	0.01	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-	-
51B	0.10	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52	60.53	-	12.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.26	-	0.26	-	-	-	-	-	-
53	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1A	3.27	-	3.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1B	1.20	-	1.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PSP PROPERTY ID	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER		
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
19-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	-	-	-	0.00	0.00%
24-E	-	-	-	-	-	-	-	-	-	-		-	-	0.11	-	-	-	-	-	-	-	-	-	-	0.12	-	-	-	0.14	27.00%
27-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	100.00%
28-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.95	100.00%
29-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.43	100.00%
30-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.75	98.74%
31-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.81	82.52%
32A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.49	97.61%
32B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.39	95.32%
33-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.56	-	-	-	3.99	87.56%
34	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.23	-	-	-	4.49	78.52%
35	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	100.00%
36A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.24	100.00%
36B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.61	100.00%
37	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	98.88%
38	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.83	99.88%
39	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	1.50	92.24%
40	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.20	100.00%
41	-	-	-	-	-	-	-	-	-	-		-	-	0.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.03	36.22%
42	-	-	-	-	-	-	-	-	-	-		-	-	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	56.60%
43	-	-	-	-	-	-	-	-	-	-		-	-	0.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00	74.17%
44	-	-	-	-	-	-	-	-	-	-		-	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.74	92.64%
45	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.34	82.48%
46	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.55	87.29%
47	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.91	93.92%
48	-	-	-	-	-	-	-	-	-	-		-	-	0.31	-	-	-	-	-	-	-	-	-	-	0.50	-	-	-	21.01	89.05%
49	-	-	-	-	-	-	-	-	-	-		-	-	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.73	92.24%
50A	-	-	-	-	-	-	-	-	-	-		-	-	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.91	65.56%
50B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51A	-	-	-	-	-	-	-	-	-	-		-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
52	-	-	-	-	-	-	-	-	-	-		-	-	5.89	-	-	-	-	-	-	-	-	-	-	1.41	-	-	-	40.31	66.60%
53	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1A	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1B	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%

Note: Some totals may not correspond with the sum of the separate figures due to rounding errors

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT																																	
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	DCP ARTERIAL ROADS / WIDENING					DCP FLARING FOR INTERSECTIONS																					ARTERIAL ROAD - WIDENING AND INTERSECTION FLARING (DCP LAND)	OTHER TRANSPORT					
				RD-01	RD-02	RD-03	RD-04	RD-06	IN-01	IN-02	IN-04	IN-05	IN-06	IN-07	IN-08	IN-09	IN-10	IN-13	IN-14	IN-15	IN-18	IN-20	IN-21	IN-22	IN-23	IN-24	IN-26	IN-31	IN-33		ROAD RESERVE - LANDSCAPE BUFFER ADJOINING	NON-ARTERIAL ROAD - EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - LANDSCAPE BUFFER ADJOINING	PUBLIC TRANSPORT FACILITIES / RESERVE	PUBLIC ACQUISITION OVERLAY FOR TRANSPORT INFRASTRUCTURE	PUBLIC TRANSPORT FACILITIES - FUTURE RAIL RESERVE
54-1C	1.15	-	1.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1D	1.36	-	1.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1E	5.78	-	4.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-1F	0.34	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
54-2	17.97	-	4.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55	1.54	-	1.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
56	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13	-	-	-	-	-
57	8.24	-	-	-	-	-	-	0.22	-	-	-	-	-	-	-	0.50	-	-	-	-	-	-	-	-	-	-	0.02	-	-	0.74	-	-	-	-	-
58	4.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
59	2.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60	8.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61	8.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
62	8.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-	-	-	-	-	-	-	-	0.37	-	-	-	-	-
63	8.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
64	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65-E	7.79	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
66	0.80	-	0.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67-E	1.02	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70-E	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71-E	2.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72	10.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
74	7.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75	7.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	0.29	-	-	-	-	-
SUB-TOTAL	263.21	-	38.32	-	-	-	-	0.25	0.44	-	-	-	-	0.56	1.24	0.78	0.37	-	-	-	-	-	-	-	-	-	0.34	0.26	-	4.24	-	-	-	-	-
EXISTING ROAD RESERVES																																			
96	0.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.97	-	-	-
97	1.07	-	1.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
98	2.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.93	-	-	-
99	7.76	5.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	-	-	-
100	0.44	0.00	0.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	6.69	6.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102	0.18	-	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103	2.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.07	0.84	-	-	-
104	1.57	1.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105	3.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.59	-	-	-
SUB-TOTAL	27.89	14.04	1.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.07	7.92	-	-	-
TOTALS PSP 1170	1,434.79	14.04	50.81	1.71	2.94	1.91	1.32	1.10	0.59	0.32	0.34	0.78	0.42	0.68	1.24	0.78	0.37	0.68	0.63	1.48	1.11	3.32	1.47	1.29	0.47	0.85	1.07	0.26	0.39	27.53	2.07	7.92	-	-	-	5.30

PSP PROPERTY ID	COMMUNITY & EDUCATION											UNCREDITED OPEN SPACE								CREDITED OPEN SPACE						REGIONAL OPEN SPACE		OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
					DCP COMMUNITY FACILITIES															DCP SPORTFIELDS					LOCAL PARKS					
	EXISTING GOVERNMENT SCHOOL	POTENTIAL GOVERNMENT SCHOOL	EXISTING NON-GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	CI-01	CI-02	CI-03	CI-04A	DCP COMMUNITY FACILITIES	STATE GOVERNMENT COMMUNITY FACILITY	OTHER	LOCAL CONSERVATION RESERVE	CONSERVATION RESERVE - BCS	WATERWAY AND DRAINAGE RESERVE	EXISTING SPORTS RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS	EXISTING SPORTS RESERVE	LANDSCAPE VALUES	SR-01	SR-02	SR-03	SR-04	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 52.01)	METROPOLITAN OPEN SPACE (STATE FUNDED)	MUNICIPAL OPEN SPACE (COUNCIL FUNDED)	EXISTING DEVELOPED LAND		
54-1C	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1D	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1E	-	-	-	-	-	-	-	-	-	-		-	-	1.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-1F	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
54-2	-	-	-	-	-	-	-	-	-	-		-	-	2.95	-	-	-	-	-	-	-	-	-	-	-	-	-	10.27	0.00	0.00%
55	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
56	-	-	-	-	-	-	-	-	-	-		0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
57	-	-	-	-	-	-	-	-	-	-		0.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.66	80.87%
58	-	-	-	-	-	-	-	-	-	-		2.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.12	27.86%
59	-	-	-	-	-	-	-	-	-	-		-	-	0.12	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.02%
60	-	-	-	-	-	-	-	-	-	-		5.40	-	1.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.91	22.69%
61	-	-	-	-	-	-	-	-	-	-		1.70	-	2.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.01	49.46%
62	-	-	-	-	-	-	-	-	-	-		-	-	1.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.69	82.35%
63	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	1.87	-	-	-	6.25	77.00%
64	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02	100.00%
65-E	-	-	-	-	-	-	-	-	-	-		-	-	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.61	97.77%
66	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.26	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
67-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.49	-	-	-	-	-	-	-	-	-	-	-	0.14	13.57%
70-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	100.00%
71-E	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.21	100.00%
72	-	-	-	-	-	-	-	-	-	-		-	-	2.38	-	-	-	-	-	-	-	-	-	-	0.63	-	-	-	7.40	71.07%
74	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.97	100.00%
75	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.63	96.30%
SUB-TOTAL	-	-	-	-	-	-	-	-	-	-	-	10.86	-	20.57	2.02	-	0.76	-	-	-	-	-	-	-	7.49	-	-	10.27	168.68	64.09%
96	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
97	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
98	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
99	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.42	-	0.25	-	-	-	0.64	0.64	-	-	-	-	0.00	0.00%
100	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
101	-	-	-	-	-	-	-	-	-	-		-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
102	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
103	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
104	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
105	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	0.42	0.42	0.30	-	-	-	0.00	0.00%
SUB-TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	-	-	0.46	-	0.25	-	-	-	1.06	1.06	0.30	-	-	-	0.00	0.00%
TOTALS PSP 1170	-	18.93	-	13.02	0.80	0.50	0.80	1.70	3.80	-	-	69.34	41.57	71.76	2.02	-	40.99	-	11.34	6.60	8.40	8.10	27.33	50.42	42.77	-	-	10.27	950.89	66.27%

7.2 Appendix 2 – Pre-interim upgrade of intersections along Craigieburn & Epping Roads

The intersections identified as IN02, IN04, IN05, IN06, IN07 and IN08 on Plan 4 of this DCP may be delivered in stages from a pre-interim intersection to an interim intersection.

Amended by C210

Design work for the pre-interim intersection treatment has been prepared as part of this DCP (Cardno, dated 16 May 2016) and have been agreed by the responsible authority and VicRoads. The functional layouts for these pre-interim intersections are at Appendix 7.6.

Development proponents wishing to deliver a pre-interim intersection treatment for the intersections listed above may be entitled to a credit limited to the extent of works which will contribute to the interim project.

Pre-interim Intersection Principles:

The following principles are applicable to applications for a pre-interim intersection identified as IN02, IN04, IN05, IN06, IN07 and IN08 on Plan 4 of this DCP.

These principles have been developed in consultation with Council and VicRoads and are to be referred to as part of any application for the construction of a pre-interim intersection.

	PSP related principles
1	The interim intersection treatments have been developed to provide an acceptable medium term treatment that safely offers reasonable capacity to cope with development
2	These have been used to inform estimated costs that in turn have informed the Wollert DCP.
3	Nothing in the PSP or DCP should be read as limiting the flexibility to provide staged or “pre-interim” intersection treatments subject to agreement between the developer, Council and VicRoads (either as the Road Authority or as approver of Major Traffic Control Devices as defined in Schedule 1 to the Road Safety (Traffic Management) Regulations 2009).
4	The intersections on Craigieburn and Epping Roads are wholly developer related costs, not subject to GAIC offsets.
5	The management of the DCP, including accepting specific interim intersections or intersection works as Works-in-Kind contributing towards a developer’s DCP liability, is the responsibility of Council.
6	The project cost estimate in the DCP is a contribution towards the total construction cost of the interim project.

	Process Principles
1	Developers will consult with Council and VicRoads during the design and permit application preparation process to streamline the permit assessment process.
2	Permit applications must be accompanied by a Transport Impact Assessment Report (TIAR) in accordance with VicRoads guidelines, together with a Road Safety Audit prepared to the satisfaction of VicRoads.
3	Each development application that relies on a Type C Pre-interim intersection must be accompanied but a traffic analysis (SIDRA) to demonstrate the suitability of retaining the unsignalised intersection at this location including allowance for future growth on Craigieburn Road for an agreed time period (generally 10 years). This analysis should be based on up to date traffic counts at the intersection to accurately capture the traffic volumes at a given point in time. Consideration should also be given to approved lots in the catchment that are yet to be constructed and occupied. For the unsignalised intersection to be retained, the SIDRA analysis should have a degree of saturation (DOS) of less than 0.8 (defined as the target Degree of Saturation (DOS) for unsignalised intersections The AustRoads Guide to Traffic Management: Part 3 Traffic Studies and Analysis). Furthermore consideration should be given to the delay and associated level of service (LOS) on the minor road approach, as shown in the table below from the Austroads Guide.
4	After assessing the TIAR, Council and/or VicRoads (as appropriate), may require a lot or development limit to be defined in any permit, beyond which a subsequent TIAR may be required to determine (at that time) whether further intersection upgrade works or construction of the DCP Interim treatment or other agreed treatment) is required.
5	The decision to proceed with an approved “pre-interim” treatment that attracts no, or only partial, DCP credits (rather than the full DCP interim treatment) or includes a lot limit as a permit condition is solely a commercial decision at the discretion of the developer.
6	The decision to allow either partial or full credits against a DCP liability for “pre-interim” works is at the discretion of Council.
7	If there is a funding gap between the credited cost of the “pre-interim” and the interim amount identified in the DCP, VicRoads will not be liable for the funding shortfall.
8	The DCP shall cost the “pre-interim” intersections, together with the interim intersections separately costed to ensure the DCP funds the full transition of intersection works.

	Design & Assessment Principles
1	The impact of land ownership and reserve availability will be considered in assessing “pre-interim” treatment proposals.
2	The benefits of maximising the utilisation of existing road infrastructure will be considered in assessing “pre-interim” treatment proposals.
3	All designs will be developed using sound engineering and design principles that address capacity, operational and safety issues.
4	As for all permit applications, the merits of the proposed intersection treatment will be assessed on a case by case basis, but will have regard for prior development approvals in nearby developments.
5	Unsignalised cross roads will not be permitted under any circumstances.
6	VicRoads will consider opportunities for broader network safety measures (for instance speed limit reductions) and adjacent treatments (for instance adjoining all-movement signalised intersections) in assessing proposed interim treatments.
7	The level of urbanisation (kerbing, drainage, verge treatments, lighting, etc.) will reflect the intersection controls, with signalisation triggering greater urbanisation.
8	Cyclists and pedestrian requirements will be a consideration in all designs, with the aim of ensuring a safe outcome of the community and promoting active modes and community connectedness across the arterial.
9	The location/relocation/protection of existing and proposed services, especially power poles and other potential safety hazards, will be a consideration during the assessment process, with the aim of ensuring a safe outcome for the community.
10	At the discretion of Council, the relocation of services as part of “pre-interim” works may be compensated from DCP credits if the service will not need further relocation as part of interim works.
11	Public transport needs, including stop location and potential priority treatments may be a consideration during the assessment process, with the aim of ensuring a safe outcome for the community (including the ability for passengers to safely cross the arterial – Note: this does not mean Pedestrian Operated Signals are required) and efficient public transport operations.

Amended by C210

7.3 Appendix 3 – Land Valuation 'Over' and 'Under' Provision of Public Land Table

RESIDENTIAL

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
1	44.06	5.55	0.00	0.00
2	8.16	7.75	0.00	0.00
3	52.00	37.53	0.01	0.00
4	56.79	41.47	3.40	1.54
5	8.10	5.58	0.01	0.00
6	8.17	2.37	0.00	0.00
7	8.11	0.00	0.00	0.00
8	8.08	4.63	0.00	0.00
9	39.80	28.04	2.30	4.08
10	44.54	23.46	1.93	0.75
11	40.58	27.68	2.27	0.68
12	42.71	25.33	2.08	7.58
13	42.60	33.78	0.34	0.00
14	57.96	41.57	2.77	0.00
15	2.00	1.93	0.07	0.00
16	2.00	1.93	0.07	0.00
17	21.10	16.12	0.15	0.00
18	22.19	11.36	0.93	7.66
19-R	19.23	14.07	0.33	0.00
20	65.83	40.00	0.00	0.00
21	21.88	17.40	0.00	0.00
22	21.72	12.44	0.50	0.00
23	21.45	18.45	0.32	0.00

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
24-R	25.38	18.69	0.22	0.00
25A	0.10	0.00	0.00	0.01
25B	0.06	0.01	0.00	0.05
26	0.00	0.00	0.00	0.00
27-R	5.27	4.49	0.00	0.00
28-R	3.12	1.87	0.00	0.00
29-R	2.64	1.91	0.00	0.00
30-R	2.28	1.81	0.00	0.00
31-R	2.40	1.45	0.00	0.00
33-R	0.28	0.00	0.00	0.00
65-R	0.27	0.27	0.00	0.00
67-R	0.60	0.18	0.00	0.00
68	2.08	0.96	0.00	0.00
69	4.18	2.90	0.24	0.16
70-R	8.05	8.05	0.00	0.00
71-R	8.21	8.21	0.00	0.00
73	10.35	10.35	0.00	0.00
76	0.40	0.33	0.03	0.05
77	8.02	6.65	0.18	0.00
78	2.00	1.55	0.13	0.18
79	6.08	3.91	0.14	0.00
80	8.09	8.09	0.00	0.00
81	8.06	8.06	0.00	0.00

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
82	8.03	5.82	0.00	0.00
83	8.15	7.72	0.00	0.00
84	8.14	8.14	0.00	0.00
85	8.19	8.19	0.00	0.00
86A	28.16	20.52	1.10	0.00
86B	28.27	28.14	0.00	0.00
87A	28.67	24.18	1.15	0.00
87B	14.22	8.36	0.64	0.00
87C	14.26	10.24	0.84	1.39
88A	29.15	24.16	1.58	0.00
88B	28.37	19.41	1.59	5.81
89	0.41	0.41	0.00	0.00
90	28.17	13.21	0.00	0.00
91	0.40	0.40	0.00	0.00
92	42.04	33.15	1.60	0.00
93	40.34	31.80	2.61	0.84
94	40.32	11.65	0.96	15.19
95	21.42	18.53	0.00	0.00
Residential Subtotal	1143.70	782.21	30.48	45.97

EMPLOYMENT

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
19-E	1.09	0.00	0.00	0.04
24-E	0.54	0.14	0.00	0.16
27-E	0.60	0.60	0.00	0.00
28-E	0.95	0.95	0.00	0.00
29-E	1.43	1.43	0.00	0.00
30-E	1.77	1.75	0.02	0.00
31-E	2.20	1.81	0.05	0.33
32A	0.50	0.49	0.01	0.00
32B	0.41	0.39	0.01	0.01
33-E	4.56	3.99	0.01	0.00
34	5.71	4.49	0.00	0.00
35	0.60	0.60	0.00	0.00
36A	0.24	0.24	0.00	0.00
36B	0.61	0.61	0.00	0.00
37	0.40	0.40	0.00	0.00
38	0.83	0.83	0.00	0.00
39	1.63	1.50	0.00	0.00
40	0.20	0.20	0.00	0.00
41	2.85	1.03	0.03	0.12
42	3.67	2.08	0.00	0.00
43	4.04	3.00	0.00	0.00
44	4.03	3.74	0.01	0.00
45	4.05	3.34	0.10	0.38

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
46	4.07	3.55	0.10	0.18
47	4.16	3.91	0.02	0.00
48	23.60	21.01	0.39	0.00
49	4.05	3.73	0.00	0.00
50A	4.43	2.91	0.08	0.22
50B	0.06	0.00	0.00	0.00
51A	0.19	0.00	0.00	0.14
51B	0.10	0.00	0.00	0.00
52	60.53	40.31	0.26	0.00
53	1.00	0.00	0.00	0.00
54-1A	3.27	0.00	0.00	0.00
54-1B	1.20	0.00	0.00	0.00
54-1C	1.15	0.00	0.00	0.00
54-1D	1.36	0.00	0.00	0.00
54-1E	5.78	0.00	0.00	0.00
54-1F	0.34	0.00	0.00	0.00
54-2	17.97	0.00	0.00	0.00
55	1.54	0.00	0.00	0.00
56	0.16	0.00	0.00	0.13
57	8.24	6.66	0.19	0.55
58	4.01	1.12	0.00	0.00
59	2.15	0.00	0.00	0.00
60	8.43	1.91	0.00	0.00

PSP PROPERTY ID	TOTAL AREA (HA)	TOTAL NET DE-VELOPABLE AREA (HA)	'UNDER' PROVISION	'OVER' PROVISION
61	8.10	4.01	0.00	0.00
62	8.12	6.69	0.19	0.18
63	8.12	6.25	0.00	0.00
64	0.02	0.02	0.00	0.00
65-E	7.79	7.61	0.00	0.00
66	0.80	0.00	0.00	0.00
67-E	1.02	0.14	0.00	0.00
70-E	0.03	0.03	0.00	0.00
71-E	2.21	2.21	0.00	0.00
72	10.41	7.40	0.00	0.00
74	7.97	7.97	0.00	0.00
75	7.92	7.63	0.22	0.07
Employment Subtotal	263.21	168.68	1.73	2.51

7.4 Appendix 4 – Community Facility and Active Recreation Project Costing Sheets (Prowse, Dec 2014)

Costings have been indexed in line with the Australian Bureau of Statistics Price Indexes, Non-Residential Building Construction Index, Victoria Items will be adjusted by the collecting agency annually for inflation and in line with the methodology at section 4.3 of the DCP.
Community Facility and Active Recreation construction project costings in the Wollert DCP are based on cost estimates prepared by Prowse Quantity Surveyors Pty. Ltd (December 2014), provided overpage. The following table identifies how the individual project costs have been determined, using information contained within the cost estimates.

Construction costs in the DCP have been indexed from January 2015 to June 2016 in line with the Australian Bureau of Statistics Price Indexes, Non-Residential Building Construction Index, Victoria. Items will be adjusted by the collecting agency annually for inflation and in line with the methodology at section 4.3 of the DCP.

Community Facility and Active Recreation Project Cost Estimates

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL ($ JAN 2015)
COMMUNITY CENTRES							
CI-01c	North Wollert Level 2 multi-purpose community centre	Development	Construction of multi-purpose community centre to include office, hall and kitchen/kiosk, flexible meeting/activity rooms, outdoor space and community garden, community workshop, four room kindergarten/early years space, double maternal and child health consulting rooms and program area and car parking.	N	CI01 North Wollert Community Facilities	Appendix B, PAGE 2-3, GFA 1,961	$9,864,000
CI-02c	East Wollert Level 1 Children's Centre	Development	Construction of triple kindergarten/early years space, flexible activity rooms and car parking.	N	CI02 East Wollert Licensed Kindergarten Space	Appendix B Page 4-5, GFA 906	$4,861,100
CI-03c	West Wollert Level 2 multi-purpose community centre	Development	Construction of multi-purpose community centre to include office, hall and kitchen/kiosk, flexible meeting/activity rooms, outdoor space and community garden, community workshop, triple kindergarten/early years space, double maternal and child health consulting rooms and program area and car parking.	N	CI03 West Wollert Community Facilities	Appendix B Page 6-7, GFA1645	$8,175,900

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL ($ JAN 2015)
CI-04b	Wollert MTC Level 2 facility - Multi-purpose community centre component	Development	Construction of office, double maternal and child health consulting rooms and program space, youth services area, arts space, office, planned activity group facility (PAG), PAG Mini-bus garage, hall, central shared kitchen and associated outdoor space, flexible meeting/ activity rooms, community garden and workshop, events space, amenities to support community events in adjacent MTC and car parking	Y	CI04 Wollert MTC Cluster 1 - MCH, Major Youth Services, NGO Consulting Room	Appendix B Page 8-9, GFA 1108	$4,801,600
					CI05 Wollert MTC Cluster 2 - PAG, Community Hall & Meeting Space	Appendix B Page 10-11	$7,554,600
					Arts Space component from CI06 Wollert MTC Cluster 3 - Library, Arts Space ($1,200,000, plus 5% design, 10% Project Management, 20% Contingency)	Appendix B, Page 12	$1,620,000
					Event space element from AR21 ($400,000)	Appendix C, Page 1	$400,000
CI-05c	Wollert MTC Level 3 Facility -Library component	Community	Contribution to construction of library	Y	Library component from CI06 Wollert MTC Cluster 3 - Library, Arts Space ($7,164,500, plus 5% design, 10% Project Management, 20% Contingency)	Appendix B, Page 12	$9,972,500
CI-06c	Wollert Performing Arts Space (level 3)	Community	Contribution towards construction of 300 seat auditorium for performing arts, located on school site.	N	CO07 Wollert Performing Art Space Apportionment to PSP area 35,000/60,00.	Appendix B, Page 13	$8,688,600

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL ($ JAN 2015)
ACTIVE RECREATION							
SR-01c	North Wollert Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR01 - AOS: Soccer Pitches	Appendix C, Page 2	$4,979,000
AR-02p	North Wollert Sports Reserve -Pavilion	Community	Contribution towards construction of pavilion	N	AR02 - Pavilion: Soccer	Appendix C, Page 3	$4,301,800
SR-02c	East Wollert - Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR03 - AOS: AFL / Cricket Ovals & Netball Courts	Appendix C, Page 4	$5,521,000
AR-04p	East Wollert Sports Reserve -Pavilion	Community	Contribution towards construction of pavilion	N	AR04 - Pavilion: AFL/Cricket & Netball	Appendix C, Page 5	$3,978,000
SR-03c	Central Wollert - Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR05 - AOS: Soccer Pitches	Appendix C, Page 6	$4,979,000
AR-06p	Central Wollert - Soccer Pavilion	Community	Contribution towards construction of pavilion	N	AR06 - Pavilion: Soccer	Appendix C, Page 7	$4,301,800
AR-07	Wollert Multi-purpose Sports Reserve - AFL/ Cricket and country netball component	Development	Construction of 2 x AFL/Cricket and Country Netball sporting surfaces, infrastructure, car parking and basic landscaping	N	AR07 - AOS: AFL / Cricket Ovals & Netball Courts	Appendix C, Page 8	$5,360,000
AR-08p	Wollert Multi-purpose Sports Reserve - Pavilion	Community	Contribution towards construction of Country AFL/Cricket and Country Netball pavilion	N	AR08 - Pavilion: AFL/Cricket & Netball	Appendix C, Page 9	$3,978,000
AR-09c	Multipurpose Indoor Sporting Centre	Community	Contribution towards construction of Multipurpose Indoor Sporting Centre at SR04 and associated car parking and basic landscaping	N	AR09 - Multipurpose Recreation Centre	Appendix C, Page 10	$17,873,800

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL ($ JAN 2015)
AR-10	Wollert multi-purpose recreation reserve - Tennis Pavilion	Development	Construction of 6 tennis courts, including surfaces, infrastructure, car parking and basic landscaping	N	AR10 - AOS: Tennis Courts	Appendix C, Page 11	$2,087,500
AR-11p	Wollert multi-purpose recreation reserve - Tennis pavilion	Community	Contribution towards construction of pavilion	N	AR11 - Pavilion: Tennis	Appendix C, Page 12	$1,944,600
AR-12	Wollert multi-purpose recreation reserve - Outdoor Netball	Development	Construction of 8 outdoor netball courts, including surfaces, infrastructure, car parking and basic landscaping	N	AR12 - AOS: Outdoor Netball	Appendix C, Page 13	$2,492,000
AR-13	Wollert multi-purpose recreation reserve - Outdoor Netball Pavilion	Community	Contribution towards construction of pavilion	N	AR13 - Pavilion: Netball	Appendix C, Page 14	$3,259,800
AR-14	Wollert multi-purpose recreation reserve - Multipurpose rectangular fields	Development	Construction of 3 Multi-purpose rectangular fields, including surfaces, infrastructure, car parking and basic landscaping	N	AR14 - AOS: Multipurpose Rectangular Fields	Appendix C, Page 15	$4,921,000
AR-15	Wollert multi-purpose recreation reserve - Multipurpose rectangular fields shared pavilion	Community	Contribution towards construction of pavilion	N	AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion	Appendix C, Page 16	$4,301,800
AR-16	Criterium - 5 kilometre track - Regional Facility	Community	Contribution towards criterium track construction	N	AR16 - AOS: Criterium Track (Track only)	Appendix C, Page 17	$1,632,400
AR-18	Wollert MTC Level 3 Facility - Leisure Centre component	Community	Contribution towards construction of District Acquatic Centre and Gymnasium Facility	N	AR18 - District Level Aquatic Centre & Gymnasium	Appendix C, Page 18	$43,964,000
AR-19	Wollert Precinct Playground	Development	Construction only of Wollert Major Town Centre Precinct Playground (located in LP-20)	N	AR19 - District Playground - TBC	Appendix C, Page 1	$250,000
AR-20	Urban outdoor active youth space	Development	Construction of urban outdoor active youth space	N	AR20 - Skate & BMX	Appendix C, Page 19	$2,520,000
AR-21	Wollert MTC Outdoor Children's and Active Youth Space - Pavilion	Community	Contribution towards construction of shared use pavilion	N	AR20 - Skate & BMX	Appendix C, Page 20	$1,944,600

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EXPLANATORY NOTES:

Definition of Measurement of Building Area

- Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered way alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable area of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

- Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered way alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness).
When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

- Gross Floor Area (GFA)

The sum of the "Fully Enclosed Area" and "Unenclosed Covered Area" as defined.

- Building Area (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

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EXPLANATORY NOTES (Cont'd)

Building Costs per square meter

- The estimates provided are all-up estimates of the construction costs, they include allowance for labours, material, equipment, builder's preliminaries and overheads and profits.

- We have assumed the compliance of current building codes and Australian Standards would be the minimum requirement of the development. The development should achieve Council's expectation of standard quality and finishes of similar public assets.

- We have assumed the tender procurement for each development is through a competitive tendering process with no less than three selected tenderers to participate.

- We have assumed the form of contracting is an Australian Standard lump sum contract, such as AS4000.

- We have allowed for cost escalation to an anticipated tender date as noted. The estimates include cost escalation during the construction period of the development.

- A 5% of "Design Fees" has been allowed for in our cost estimates as per MPA's instruction

- A 10% of "Project Management & Supervision" cost has been allowed for in our cost estimates as per MPA's instruction.

- A 20% of "Contingency" has been allowed for in our cost estimates as per MPA's instruction.

- The estimates exclude Goods and Services Tax (G.S.T)

- The estimates exclude cost associated with utilities connection, authority contribution and headworks charges

- The estimates exclude cost associated with working in significant sloping site, rock excavation and site decontamination.

- The estimates exclude allowance for loose furniture and equipment.

- The estimates are prepared based on the previous DCP costing that PQS involved in, such as Armstrong Creek East DCP, Armstrong Creek West DCP, Armstrong Creek Horseshoe Bend DCP, Ballarat West DCP, and also cost plans prepared for various local councils including City of Boroondara, Melton City Council, City of Port Phillip, Frankston City Council etc.

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Summary

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	COMMUNITY FACILITIES				
CI01	North Wollert Community Facilities	ITEM	7,117,000	2,747,000	9,864,000
CI02	East Wollert Licensed Kindergarten Space	ITEM	3,508,100	1,353,000	4,861,100
CI03	West Wollert Community Facilities	ITEM	5,898,900	2,277,000	8,175,900
CI04	Wollert MTC Cluster 1 - MCH, Major Youth Services, NGO Consulting Room	ITEM	3,464,600	1,337,000	4,801,600
CI05	Wollert MTC Cluster 2 - PAG, Community Hall & Meeting Space	ITEM	5,450,600	2,104,000	7,554,600
CI06	Wollert MTC Cluster 3 - Library, Arts Spaces	ITEM	8,364,500	3,228,000	11,592,500
CI07	Wollert Performing Arts Space	ITEM	6,269,600	2,419,000	8,688,600
CF	**TOTAL OF COMMUNITY FACILITIES (Excl GST)** (Fixed Price Contract - Jan 2015)				**55,538,300**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 01 - North Wollert Community Facilities

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 01 - North Wollert Community Facilities				
	Community Spaces *- Refer over for detail*	ITEM			1,592,400
	Early Years / Kindergarten Spaces *- Refer over for detail*	ITEM			3,674,200
	MCH Facilities *- Refer over for detail*	ITEM			196,400
	Site Works and External Services				
	Site preparation & demolition	ITEM			220,000
	- Allowance for rock excavation	ITEM			210,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)	M2	2,400	110	264,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			160,000
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			130,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			50,000
	External fire protection	ITEM			50,000
	External light & power	ITEM			190,000
	External communications	ITEM			20,000

SUB-TOTAL		$	**7,117,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	356,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	747,000
CONTINGENCY (As Advised)	20.00 %	$	1,644,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**9,864,000**

(Fixed Price Contract - Jan 2015)

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 01 - North Wollert Community Facilities

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 01 - North Wollert Community Facilities					
	Community Spaces					
	Foyer & Reception	(FECA)	M2	24	2,400	57,600
	Community Hall	(FECA)	M2	240	2,400	576,000
	Community Meeting Room	(FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room	(FECA)	M2	28	2,000	56,000
	Community Hall Kitchen	(FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment		ITEM			120,000
	Community Workshop	(FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah	(UCA)	M2	30	650	19,500
	Entry Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	99	2,200	217,800
	Sub-Total (1)					**1,592,400**
	Early Years / Kindergarten Spaces					
	Kindergarten Foyer	(FECA)	M2	40	2,400	96,000
	Kindergarten Office	(FECA)	M2	50	2,400	120,000
	Kindergarten Playroom (2 x 33 Children)	(FECA)	M2	220	2,700	594,000
	Long Day Care Playroom (1 x 33 Children)	(FECA)	M2	110	2,700	297,000
	Early Years Playroom (1 x 33 Children)	(FECA)	M2	110	2,700	297,000
	Consulting & Planning Room	(FECA)	M2	12	2,400	28,800
	Kitchen	(FECA)	M2	40	2,800	112,000
	Children's Bathroom	(FECA)	M2	30	2,900	87,000
	Children's Lockers	(FECA)	M2	30	2,600	78,000
	Staff Amenities	(FECA)	M2	10	2,800	28,000
	Playroom Internal Store	(FECA)	M2	76	2,000	152,000
	Cleaners Store	(FECA)	M2	10	2,600	26,000
	Outdoor Children's Playspace	(OPEN)	M2	1,452	800	1,161,600
	- E/O for veranda	(UCA)	M2	240	250	60,000
	External Storage	(FECA)	M2	80	2,200	176,000
	Circulation & Corridors	(FECA)	M2	164	2,200	360,800
	Sub-Total (2)					**3,674,200**
	MCH Facilities					
	Consulting Room (in 2 no.)	(FECA)	M2	24	2,400	57,600
	Program / Waiting Area	(FECA)	M2	45	2,400	108,000
	Circulation & Corridors	(FECA)	M2	14	2,200	30,800
	Sub-Total (3)					**196,400**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 02 - East Wollert Licensed Kindergarten Space				
	Community Spaces (N/A)	ITEM			-
	- Refer over for detail				
	Early Years / Kindergarten Spaces	ITEM			2,729,100
	- Refer over for detail				
	MCH Facilities (N/A)	ITEM			-
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			100,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			100,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**3,508,100**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	175,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	368,000
CONTINGENCY (As Advised)	20.00 %	$	810,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,861,100**

(Fixed Price Contract - Jan 2015)

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 02 - East Wollert Licensed Kindergarten Space					
	Community Spaces (N/A)					
	Foyer & Reception		ITEM			-
	Community Hall		ITEM			-
	Community Meeting Room		ITEM			-
	Community Meeting Room - Store Room		ITEM			-
	Community Hall Kitchen (Excluded - TBC)		ITEM			-
	- E/O for kitchen equipment (Excluded - TBC)		ITEM			-
	Community Workshop		ITEM			-
	Outdoor Space & Verandah		ITEM			-
	Entry Canopy		ITEM			-
	Circulation & Corridors		ITEM			-
	Sub-Total (1)					**-**
	Early Years / Kindergarten Spaces					
	Kindergarten Foyer	(FECA)	M2	20	2,400	48,000
	Kindergarten Office	(FECA)	M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children)	(FECA)	M2	330	2,700	891,000
	Long Day Care Playroom (N/A)		ITEM			-
	Early Years Playroom (N/A)		ITEM			-
	Consulting & Planning Room	(FECA)	M2	8	2,400	19,200
	Kitchen	(FECA)	M2	20	2,800	56,000
	Children's Bathroom	(FECA)	M2	25	2,900	72,500
	Children's Lockers	(FECA)	M2	25	2,600	65,000
	Staff Amenities	(FECA)	M2	10	2,800	28,000
	Playroom Internal Store	(FECA)	M2	57	2,000	114,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Outdoor Children's Playspace	(OPEN)	M2	1,089	800	871,200
	- E/O for veranda	(UCA)	M2	180	250	45,000
	External Storage	(FECA)	M2	60	2,200	132,000
	Circulation & Corridors	(FECA)	M2	121	2,200	266,200
	Sub-Total (2)					**2,729,100**
	MCH Facilities (N/A)					
	Consulting Room (in 2 no.)		ITEM			-
	Program / Waiting Area		ITEM			-
	Circulation & Corridors		ITEM			-
	Sub-Total (3)					**-**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 03 - West Wollert Community Facilities

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 03 - West Wollert Community Facilities				
	Community Spaces	ITEM			1,592,400
	- Refer over for detail				
	Early Years / Kindergarten Spaces	ITEM			2,729,100
	- Refer over for detail				
	MCH Facilities	ITEM			196,400
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			180,000
	- Allowance for rock excavation	ITEM			170,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			140,000
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			110,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			160,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**5,898,900**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	295,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	619,000
CONTINGENCY (As Advised)	20.00 %	$	1,363,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**8,175,900**

(Fixed Price Contract - Jan 2015)

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CI 03 - West Wollert Community Facilities

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 03 - West Wollert Community Facilities					
	Community Spaces					
	Foyer & Reception	(FECA)	M2	24	2,400	57,600
	Community Hall	(FECA)	M2	240	2,400	576,000
	Community Meeting Room	(FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room	(FECA)	M2	28	2,000	56,000
	Community Hall Kitchen	(FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment		ITEM			120,000
	Community Workshop	(FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah	(UCA)	M2	30	650	19,500
	Entry Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	99	2,200	217,800
	Sub-Total (1)					**1,592,400**
	Early Years / Kindergarten Spaces					
	Kindergarten Foyer	(FECA)	M2	20	2,400	48,000
	Kindergarten Office	(FECA)	M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children)	(FECA)	M2	330	2,700	891,000
	Long Day Care Playroom (N/A)		ITEM			-
	Early Years Playroom (N/A)		ITEM			-
	Consulting & Planning Room	(FECA)	M2	8	2,400	19,200
	Kitchen	(FECA)	M2	20	2,800	56,000
	Children's Bathroom	(FECA)	M2	25	2,900	72,500
	Children's Lockers	(FECA)	M2	25	2,600	65,000
	Staff Amenities	(FECA)	M2	10	2,800	28,000
	Playroom Internal Store	(FECA)	M2	57	2,000	114,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Outdoor Children's Playspace	(OPEN)	M2	1,089	800	871,200
	- E/O for veranda	(UCA)	M2	180	250	45,000
	External Storage	(FECA)	M2	60	2,200	132,000
	Circulation & Corridors	(FECA)	M2	121	2,200	266,200
	Sub-Total (2)					**2,729,100**
	MCH Facilities					
	Consulting Room (in 2 no.)	(FECA)	M2	24	2,400	57,600
	Program / Waiting Area	(FECA)	M2	45	2,400	108,000
	Circulation & Corridors	(FECA)	M2	14	2,200	30,800
	Sub-Total (3)					**196,400**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting				
	MCH Facilities	ITEM			196,400
	- Refer over for detail				
	Youth Services	ITEM			1,239,000
	- Refer over for detail				
	NGO Consulting	ITEM			1,204,200
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 50 cars)	M2	1,500	110	165,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**3,464,600**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	173,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	364,000
CONTINGENCY (As Advised)	20.00 %	$	800,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,801,600**

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WOLLERT PRECINCT STRUCTURE PLAN
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CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting					
	MCH Facilities					
	Consulting Room (in 2 no.)	(FECA)	M2	24	2,400	57,600
	Program / Waiting Area	(FECA)	M2	45	2,400	108,000
	Circulation & Corridors	(FECA)	M2	14	2,200	30,800
	Sub-Total (1)					**196,400**
	Youth Services					
	Foyer & Community Space	(FECA)	M2	75	2,400	180,000
	Team Leader Office	(FECA)	M2	14	2,400	33,600
	Office / Resource Library	(FECA)	M2	14	2,400	33,600
	Co-located Agencies	(FECA)	M2	25	2,400	60,000
	Youth Services & Other Agencies	(FECA)	M2	121	2,400	290,400
	Store Room	(FECA)	M2	20	2,000	40,000
	Interview Room	(FECA)	M2	28	2,400	67,200
	Health Services Consulting Room	(FECA)	M2	20	2,400	48,000
	Multi Media Room	(FECA)	M2	52	2,600	135,200
	Community Room	(FECA)	M2	60	2,400	144,000
	Staff Room / Kitchen	(FECA)	M2	25	2,600	65,000
	Staff Amenities	(FECA)	M2	10	2,800	28,000
	Cleaner Store	(FECA)	M2	5	2,600	13,000
	Entry Canopy	(UCA)	M2	20	650	13,000
	Circulation & Corridors	(FECA)	M2	40	2,200	88,000
	Sub-Total (2)					**1,239,000**
	NGO Consulting					
	Foyer & Reception Area	(FECA)	M2	43	2,400	103,200
	Meeting Room	(FECA)	M2	50	2,400	120,000
	Office Space	(FECA)	M2	185	2,400	444,000
	Print Room	(FECA)	M2	15	2,400	36,000
	Store Room	(FECA)	M2	14	2,400	33,600
	Toilets	(FECA)	M2	46	2,800	128,800
	Staff Area	(FECA)	M2	60	2,600	156,000
	Circulation & Corridors	(FECA)	M2	83	2,200	182,600
	Sub-Total (3)					**1,204,200**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space				
	Reception Area	ITEM			540,300
	- Refer over for detail				
	Planned Activity Group Facility (PAG)	ITEM			1,624,100
	- Refer over for detail				
	Community Spaces	ITEM			1,985,200
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			170,000
	- Allowance for rock excavation	ITEM			160,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			120,000
	External stormwater drainage	ITEM			150,000
	External sewer drainage	ITEM			100,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			150,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**5,450,600**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	273,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	572,000
CONTINGENCY (As Advised)	20.00 %	$	1,259,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**7,554,600**

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WOLLERT PRECINCT STRUCTURE PLAN
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CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space					
	Reception Area					
	Foyer	(FECA)	M2	80	2,400	192,000
	Reception	(FECA)	M2	15	2,400	36,000
	Reception Kitchenette	(FECA)	M2	6	2,800	16,800
	Staff Room	(FECA)	M2	25	2,400	60,000
	Public Toilet	(FECA)	M2	45	2,800	126,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	35	2,200	77,000
	Sub-Total (1)					**540,300**
	Planned Activity Group Facility (PAG)					
	Foyer	(FECA)	M2	30	2,400	72,000
	Activity Rooms	(FECA)	M2	120	2,400	288,000
	Meeting Spaces	(FECA)	M2	120	2,400	288,000
	Informal Meeting / Lounge Area	(FECA)	M2	40	2,400	96,000
	Office	(FECA)	M2	15	2,400	36,000
	Kitchen	(FECA)	M2	40	2,800	112,000
	Public Toilet	(FECA)	M2	80	2,800	224,000
	Store Room	(FECA)	M2	30	2,000	60,000
	Garage	(FECA)	M2	90	2,000	180,000
	Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	113	2,200	248,600
	Sub-Total (2)					**1,624,100**
	Community Spaces					
	Community Hall	(FECA)	M2	320	2,400	768,000
	Community Hall Kitchen	(FECA)	M2	80	2,800	224,000
	- E/O for kitchen equipment		ITEM			80,000
	Community Hall Chair Store	(FECA)	M2	65	2,000	130,000
	Community Meeting Room	(FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room	(FECA)	M2	28	2,000	56,000
	Community Workshop	(FECA)	M2	20	2,400	48,000
	Kitchen (Shared)	(FECA)	M2	40	2,800	112,000
	Outdoor Space & Verandah	(UCA)	M2	30	650	19,500
	Entry Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	131	2,200	288,200
	Sub-Total (3)					**1,985,200**

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WOLLERT PRECINCT STRUCTURE PLAN
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CI 06 - Wollert MTC Cluster 3: Library, Arts Space

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 06 - Wollert MTC Cluster 3: Library, Arts Space					
	Collection	(FECA)	M2	513	2,600	1,333,800
	Reader Seating & Study Space	(FECA)	M2	231	2,400	554,400
	Staff Room & Work Room	(FECA)	M2	128	2,400	307,200
	Resource Areas	(FECA)	M2	77	2,600	200,200
	Children's Library	(FECA)	M2	206	2,600	535,600
	Teenager / Specialist Area	(FECA)	M2	77	2,600	200,200
	Multi-Purpose & Training Room	(FECA)	M2	256	2,400	614,400
	Café	(FECA)	M2	52	3,200	166,400
	Amenities	(FECA)	M2	102	2,600	265,200
	Art Space	(FECA)	M2	500	2,400	1,200,000
	Canopy	(UCA)	M2	30	650	19,500
	Circulation & Corridors	(FECA)	M2	428	2,200	941,600
	Site Works and External Services					
	Site preparation & demolition		ITEM			250,000
	- Allowance for rock excavation		ITEM			240,000
	Roads, footpaths and paved areas		ITEM			60,000
	- Asphalt Carpark (in approx 120 cars)		M2	3,600	110	396,000
	Boundary walls, fences and gates		ITEM			30,000
	Outbuildings and covered ways		ITEM			30,000
	Landscaping and Improvements		ITEM			190,000
	External stormwater drainage		ITEM			230,000
	External sewer drainage		ITEM			150,000
	External water supply		ITEM			80,000
	External gas reticulation		ITEM			60,000
	External fire protection		ITEM			60,000
	External light & power		ITEM			230,000
	External communications		ITEM			20,000

SUB-TOTAL		$	**8,364,500**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	418,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	878,000
CONTINGENCY (As Advised)	20.00 %	$	1,932,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**11,592,500**

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WOLLERT PRECINCT STRUCTURE PLAN
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CI 07 - Wollert Performing Art Space

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	CI 07 - Wollert Performing Art Space					
	Stage & Seating Area (Double Volume)	(FECA)	M2	450	3,500	1,575,000
	Stage Balcony & Gallery	(FECA)	M2	100	1,800	180,000
	Backstage Workshop	(FECA)	M2	70	2,600	182,000
	Make up & Green Room	(FECA)	M2	100	2,400	240,000
	Administration & Offices	(FECA)	M2	40	2,400	96,000
	Kiosk	(FECA)	M2	15	2,400	36,000
	Public Toilet	(FECA)	M2	140	2,600	364,000
	Foyer & Breakout Space	(FECA)	M2	600	2,400	1,440,000
	Canopy	(UCA)	M2	40	650	26,000
	Circulation & Corridors	(FECA)	M2	303	2,200	666,600
	Site Works and External Services					
	Site preparation & demolition		ITEM			190,000
	- Allowance for rock excavation		ITEM			180,000
	Roads, footpaths and paved areas		ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)		M2	2,400	110	264,000
	Boundary walls, fences and gates		ITEM			20,000
	Outbuildings and covered ways		ITEM			20,000
	Landscaping and Improvements		ITEM			140,000
	External stormwater drainage		ITEM			170,000
	External sewer drainage		ITEM			110,000
	External water supply		ITEM			60,000
	External gas reticulation		ITEM			40,000
	External fire protection		ITEM			40,000
	External light & power		ITEM			170,000
	External communications		ITEM			10,000

SUB-TOTAL		$	**6,269,600**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	313,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	658,000
CONTINGENCY (As Advised)	20.00 %	$	1,448,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**8,688,600**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES
Summary

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES				
OS01	North Wollert AOS				
AR01	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR02	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS02	East Wollert AOS				
AR03	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,984,000	1,537,000	5,521,000
AR04	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS03	Central Wollert AOS				
AR05	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR06	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS04	West Wollert AOS				
AR07	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,868,000	1,492,000	5,360,000
AR08	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS05	Wollert District Recreation Cluster 1				
AR09	- Multipurpose Recreation Centre	ITEM	12,895,800	4,978,000	17,873,800
AR10	- AOS: Tennis Courts	ITEM	1,506,500	581,000	2,087,500
AR11	- Pavilion: Tennis	ITEM	1,403,600	541,000	1,944,600
AR12	- AOS: Outdoor Netball Courts	ITEM	1,798,000	694,000	2,492,000
AR13	- Pavilion: Netball	ITEM	2,351,800	908,000	3,259,800
AR14	- AOS: Multipurpose Rectangular Fields	ITEM	3,550,000	1,371,000	4,921,000
AR15	- Pavilion: Multipurpose Rectangular Fields	ITEM	3,103,800	1,198,000	4,301,800
AR16	- Criterium Track - TBC	ITEM	1,177,400	455,000	1,632,400
AR17	- Carparking (Included above)	NOTE			-
OS06	East Wollert AOS				
AR18	- District Level Aquatic Centre & Gymnasium	ITEM	31,720,000	12,244,000	43,964,000
OS07	East Wollert AOS				
AR19	- District Playground - TBC	ITEM			250,000
AR20	- Skate & BMX	ITEM	1,818,000	702,000	2,520,000
AR21	- Multipurpose Pavilion	ITEM	1,403,600	541,000	1,944,600
	- Outdoor Event Space (500m2 open space) - TBC	ITEM			400,000
AOS	**TOTAL OF ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES (Excl GST)** (Fixed Price Contract - Jan 2015)				**124,990,100**

PROWSE QUANTITY SURVEYORS PTY LTD
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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR01 - AOS: Soccer Pitches

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR01 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	Including the following:				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	Including the following:				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL		$	**3,592,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	377,000
CONTINGENCY (As Advised)	20.00 %	$	830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,979,000**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR02 - Pavilion: Soccer

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR02 - Pavilion: Soccer					
	Change rooms	(FECA)	M2	300	2,300	690,000
	Toilets and showers	(FECA)	M2	150	2,400	360,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	75	1,800	135,000
	Internally accessed storage	(FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	174	2,200	382,800
	Site Works					
	Site preparation & demolition		ITEM			100,000
	- Allowance for rock excavation		ITEM			90,000
	Roads, footpaths and paved areas		ITEM			25,000
	Boundary walls, fences and gates		ITEM			25,000
	Outbuildings and covered ways		ITEM			12,000
	Landscaping and Improvements		ITEM			75,000
	External Services					
	External stormwater drainage		ITEM			93,000
	External sewer drainage		ITEM			48,000
	External water supply		ITEM			23,000
	External gas reticulation		ITEM			20,000
	External fire protection		ITEM			20,000
	External light & power		ITEM			70,000
	External communications		ITEM			14,000

SUB-TOTAL		$	**3,103,800**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	326,000
CONTINGENCY (As Advised)	20.00 %	$	717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,301,800**

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PROWSE QUANTITY SURVEYORS PTY LTD
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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR03 - AOS: AFL / Cricket Ovals & Netball Courts

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR03 - AOS: AFL / Cricket Ovals & Netball Courts				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
	Site Works				
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	100,000	2	200,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	55,000	6	330,000
	External Services				
	External stormwater drainage	ITEM			210,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL		$	**3,984,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	199,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	418,000
CONTINGENCY (As Advised)	20.00 %	$	920,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**5,521,000**

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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR04 - Pavilion: AFL/Cricket & Netball

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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR04 - Pavilion: AFL/Cricket & Netball					
	Change rooms	(FECA)	M2	230	2,300	529,000
	Toilets and showers	(FECA)	M2	150	2,400	360,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	75	1,800	135,000
	Internally accessed storage	(FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	160	2,200	352,000
	Site Works					
	Site preparation & demolition		ITEM			92,000
	- Allowance for rock excavation		ITEM			90,000
	Roads, footpaths and paved areas		ITEM			23,000
	Boundary walls, fences and gates		ITEM			23,000
	Outbuildings and covered ways		ITEM			11,000
	Landscaping and Improvements		ITEM			69,000
	External Services					
	External stormwater drainage		ITEM			86,000
	External sewer drainage		ITEM			44,000
	External water supply		ITEM			21,000
	External gas reticulation		ITEM			18,000
	External fire protection		ITEM			18,000
	External light & power		ITEM			65,000
	External communications		ITEM			13,000

SUB-TOTAL		$	**2,870,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	301,000
CONTINGENCY (As Advised)	20.00 %	$	663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**3,978,000**

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PROWSE QUANTITY SURVEYORS PTY LTD
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WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
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AR05 - AOS: Soccer Pitches
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR05 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	Including the following:				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	Including the following:				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL		$	**3,592,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	377,000
CONTINGENCY (As Advised)	20.00 %	$	830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,979,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 1,244
AR06 - Pavilion: Soccer
REF 9929/B
Page 7

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR06 - Pavilion: Soccer					
	Change rooms	(FECA)	M2	300	2,300	690,000
	Toilets and showers	(FECA)	M2	150	2,400	360,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	75	1,800	135,000
	Internally accessed storage	(FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	174	2,200	382,800
	Site Works					
	Site preparation & demolition		ITEM			100,000
	- Allowance for rock excavation		ITEM			90,000
	Roads, footpaths and paved areas		ITEM			25,000
	Boundary walls, fences and gates		ITEM			25,000
	Outbuildings and covered ways		ITEM			12,000
	Landscaping and Improvements		ITEM			75,000
	External Services					
	External stormwater drainage		ITEM			93,000
	External sewer drainage		ITEM			48,000
	External water supply		ITEM			23,000
	External gas reticulation		ITEM			20,000
	External fire protection		ITEM			20,000
	External light & power		ITEM			70,000
	External communications		ITEM			14,000

SUB-TOTAL		$	**3,103,800**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	326,000
CONTINGENCY (As Advised)	20.00 %	$	717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,301,800**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR07 - AOS: AFL / Cricket Ovals & Netball Courts

DATE 17/12/2014
REF 9929/B
Page *8*

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR07 - AOS: AFL / Cricket Ovals & Netball Courts				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
	Site Works				
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			200,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL		$	**3,868,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	193,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	406,000
CONTINGENCY (As Advised)	20.00 %	$	893,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**5,360,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR08 - Pavilion: AFL/Cricket & Netball

DATE 17/12/2014
GFA 1,160
REF 9929/B
Page *9*

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR08 - Pavilion: AFL/Cricket & Netball					
	Change rooms	(FECA)	M2	230	2,300	529,000
	Toilets and showers	(FECA)	M2	150	2,400	360,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	75	1,800	135,000
	Internally accessed storage	(FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	160	2,200	352,000
	Site Works					
	Site preparation & demolition		ITEM			92,000
	- Allowance for rock excavation		ITEM			90,000
	Roads, footpaths and paved areas		ITEM			23,000
	Boundary walls, fences and gates		ITEM			23,000
	Outbuildings and covered ways		ITEM			11,000
	Landscaping and Improvements		ITEM			69,000
	External Services					
	External stormwater drainage		ITEM			86,000
	External sewer drainage		ITEM			44,000
	External water supply		ITEM			21,000
	External gas reticulation		ITEM			18,000
	External fire protection		ITEM			18,000
	External light & power		ITEM			65,000
	External communications		ITEM			13,000

SUB-TOTAL		$	**2,870,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	301,000
CONTINGENCY (As Advised)	20.00 %	$	663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**3,978,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 5,834
AR09 - Multipurpose Recreation Centre
REF 9929/B
Page *10*

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR09 - Multipurpose Recreation Centre					
	Multipurpose courts	(FECA)	M2	3,800	1,500	5,700,000
	Foyer/kiosk/canteen/ reception	(FECA)	M2	230	2,200	506,000
	Toilet	(FECA)	M2	100	2,400	240,000
	Change rooms	(FECA)	M2	120	2,300	276,000
	Referee Change Rooms	(FECA)	M2	30	2,300	69,000
	Multipurpose room	(FECA)	M2	100	2,200	220,000
	Store rooms	(FECA)	M2	150	1,800	270,000
	First aid room	(FECA)	M2	15	2,200	33,000
	Building Services	(FECA)	M2	150	2,000	300,000
	Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	939	2,200	2,065,800
	Site Works					
	Site preparation & demolition		ITEM			390,000
	- Allowance for rock excavation		ITEM			370,000
	- Site trimming, benching and cut and fill		M2	20,000	2	40,000
	Roads, footpaths and paved areas		ITEM			200,000
	- Asphalt Carpark (in approx 200 cars)		M2	6,000	110	660,000
	Boundary walls, fences and gates		ITEM			100,000
	Outbuildings and covered ways		ITEM			50,000
	Landscaping and Improvements		M2	11,000	6	66,000
	External Services					
	External stormwater drainage		ITEM			390,000
	External sewer drainage		ITEM			200,000
	External water supply		ITEM			90,000
	External gas reticulation		ITEM			80,000
	External fire protection		ITEM			80,000
	External light & power		ITEM			290,000
	External communications		ITEM			60,000

SUB-TOTAL		$	**12,895,800**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	645,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	1,354,000
CONTINGENCY (As Advised)	20.00 %	$	2,979,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**17,873,800**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING
AR10 - AOS: Tennis Courts
REF 9929/B
Page *11*

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR10 - AOS: Tennis Courts				
	Tennis Court - Synthetic surface (In 6 no.)	M2	3,250	130	422,500
	- Playing field fencing (3.6m high)	M	300	180	54,000
	- Bench seats & shelters	NO	6	2,500	15,000
	- Lighting (50 Lux)	NO	6	20,000	120,000
	Site Works				
	Site preparation & demolition	ITEM			50,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	10,000	2	20,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	5,500	6	33,000
	External Services				
	External stormwater drainage	ITEM			80,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			60,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**1,506,500**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	75,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	158,000
CONTINGENCY (As Advised)	20.00 %	$	348,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**2,087,500**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 568
AR11 - Pavilion: Tennis
REF 9929/B
Page *12*

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR11 - Pavilion: Tennis					
	Change rooms	(FECA)	M2	100	2,300	230,000
	Toilets and showers	(FECA)	M2	50	2,400	120,000
	Kitchen / canteen	(FECA)	M2	20	2,700	54,000
	Externally accessed storage	(FECA)	M2	25	1,800	45,000
	Internally accessed storage	(FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	20	2,300	46,000
	Public Toilets	(FECA)	M2	60	2,400	144,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	100	750	75,000
	Circulation & Corridors	(FECA)	M2	78	2,200	171,600
	Site Works					
	Site preparation & demolition		ITEM			45,000
	- Allowance for rock excavation		ITEM			40,000
	Roads, footpaths and paved areas		ITEM			11,000
	Boundary walls, fences and gates		ITEM			11,000
	Outbuildings and covered ways		ITEM			6,000
	Landscaping and Improvements		ITEM			34,000
	External Services					
	External stormwater drainage		ITEM			42,000
	External sewer drainage		ITEM			22,000
	External water supply		ITEM			10,000
	External gas reticulation		ITEM			9,000
	External fire protection		ITEM			9,000
	External light & power		ITEM			32,000
	External communications		ITEM			6,000

SUB-TOTAL		$	**1,403,600**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	70,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	147,000
CONTINGENCY (As Advised)	20.00 %	$	324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**1,944,600**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING
AR12 - AOS: Outdoor Netball
REF 9929/B
Page *13*

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR12 - AOS: Outdoor Netball				
	Netball courts (Per Court), incl goal ring posts	NO	8	70,000	560,000
	- Playing lights (Per Court) (50 Lux)	NO	8	25,000	200,000
	Site Works				
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			50,000
	- Site trimming, benching and cut and fill	M2	20,000	2	40,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	11,000	6	66,000
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

SUB-TOTAL		$	**1,798,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	90,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	189,000
CONTINGENCY (As Advised)	20.00 %	$	415,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**2,492,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 904
AR13 - Pavilion: Netball
REF 9929/B
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ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR13 - Pavilion: Netball					
	Change rooms	(FECA)	M2	200	2,300	460,000
	Toilets and showers	(FECA)	M2	100	2,400	240,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	50	1,800	90,000
	Internally accessed storage	(FECA)	M2	50	1,800	90,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	100	750	75,000
	Circulation & Corridors	(FECA)	M2	134	2,200	294,800
	Site Works					
	Site preparation & demolition		ITEM			75,000
	- Allowance for rock excavation		ITEM			70,000
	Roads, footpaths and paved areas		ITEM			19,000
	Boundary walls, fences and gates		ITEM			19,000
	Outbuildings and covered ways		ITEM			9,000
	Landscaping and Improvements		ITEM			57,000
	External Services					
	External stormwater drainage		ITEM			70,000
	External sewer drainage		ITEM			36,000
	External water supply		ITEM			17,000
	External gas reticulation		ITEM			15,000
	External fire protection		ITEM			15,000
	External light & power		ITEM			53,000
	External communications		ITEM			11,000

SUB-TOTAL		$	**2,351,800**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	118,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	247,000
CONTINGENCY (As Advised)	20.00 %	$	543,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**3,259,800**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING
AR14 - AOS: Multipurpose Rectangular Fields
REF 9929/B
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR14 - AOS: Multipurpose Rectangular Fields				
	Multipurpose Rectangular Field (156x81m) - high std	No	1	520,000	520,000
	- E/O for synthetic surface	No	1	760,000	760,000
	Including the following:				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Interchange shelters				
	- Irrigation system				
	Multipurpose Rectangular Field (156x81m) - basic	No	2	260,000	520,000
	Including the following:				
	- 4m run off				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			140,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	60,000	2	120,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	33,000	6	198,000
	External Services				
	External stormwater drainage	ITEM			180,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL		$	**3,550,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	178,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	373,000
CONTINGENCY (As Advised)	20.00 %	$	820,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,921,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 1,244
AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion
REF 9929/B
Page *16*

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion					
	Change rooms	(FECA)	M2	300	2,300	690,000
	Toilets and showers	(FECA)	M2	150	2,400	360,000
	Kitchen / canteen	(FECA)	M2	40	2,700	108,000
	Externally accessed storage	(FECA)	M2	75	1,800	135,000
	Internally accessed storage	(FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	40	2,300	92,000
	Public Toilets	(FECA)	M2	100	2,400	240,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	200	750	150,000
	Circulation & Corridors	(FECA)	M2	174	2,200	382,800
	Site Works					
	Site preparation & demolition		ITEM			100,000
	- Allowance for rock excavation		ITEM			90,000
	Roads, footpaths and paved areas		ITEM			25,000
	Boundary walls, fences and gates		ITEM			25,000
	Outbuildings and covered ways		ITEM			12,000
	Landscaping and Improvements		ITEM			75,000
	External Services					
	External stormwater drainage		ITEM			93,000
	External sewer drainage		ITEM			48,000
	External water supply		ITEM			23,000
	External gas reticulation		ITEM			20,000
	External fire protection		ITEM			20,000
	External light & power		ITEM			70,000
	External communications		ITEM			14,000

SUB-TOTAL		$	**3,103,800**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	326,000
CONTINGENCY (As Advised)	20.00 %	$	717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**4,301,800**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING
AR16 - AOS: Criterium Track (Track only)
REF 9929/B
Page *17*

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR16 - AOS: Criterium Track (Track only)				
	Criterium tracks (6m wide) - 2.2km as advised	M2	13,200	45	594,000
	Criterium tracks (8m wide) - 0.2km as advised	M2	1,600	45	72,000
	- Extra over for miscellaneous works	ITEM			60,000
	Pavilion (Not required)	ITEM			-
	Viewing Area (Not required)	ITEM			-
	Velodrome (Not required)	ITEM			-
	Site Works				
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	20,700	2	41,400
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (Not required)	ITEM			-
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			40,000
	External Services				
	External stormwater drainage	ITEM			60,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			20,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			50,000
	External communications	ITEM			10,000

SUB-TOTAL		$	**1,177,400**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	59,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	124,000
CONTINGENCY (As Advised)	20.00 %	$	272,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**1,632,400**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING GFA 7,650
AR18 - District Level Aquatic Centre & Gymnasium
REF 9929/B
Page 18

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR18 - District Level Aquatic Centre & Gymnasium					
	Main pool hall	(FECA)	M2	3,200	2,700	8,640,000
	- Main pool					
	- Warm water program pool					
	- Aquatic education pool					
	- Internal leisure water					
	- Outdoor leisure water					
	- E/O for pool equipment & fitout		ITEM			6,000,000
	Spa & sauna	(FECA)	M2	150	3,200	480,000
	Gymnasium	(FECA)	M2	600	2,300	1,380,000
	Group fitness room	(FECA)	M2	300	2,300	690,000
	Program room	(FECA)	M2	200	2,300	460,000
	Occasional care/program room	(FECA)	M2	200	2,300	460,000
	Change room & toilet	(FECA)	M2	650	2,400	1,560,000
	Plant room	(FECA)	M2	250	1,800	450,000
	Café	(FECA)	M2	200	2,600	520,000
	Reception	(FECA)	M2	150	2,200	330,000
	Management office	(FECA)	M2	250	2,200	550,000
	Canopy	(UCA)	M2	300	750	225,000
	Circulation & Corridors	(FECA)	M2	1,200	2,200	2,640,000
	Site Works					
	Site preparation & demolition		ITEM			980,000
	- Allowance for rock excavation		ITEM			930,000
	- Site trimming, benching and cut and fill		M2	60,000	2	120,000
	Roads, footpaths and paved areas		ITEM			490,000
	- Asphalt Carpark (in Approx 350 Cars)		M2	10,500	110	1,155,000
	Boundary walls, fences and gates		ITEM			240,000
	Outbuildings and covered ways		ITEM			120,000
	Landscaping and Improvements		ITEM			370,000
	External Services					
	External stormwater drainage		ITEM			950,000
	External sewer drainage		ITEM			490,000
	External water supply		ITEM			230,000
	External gas reticulation		ITEM			200,000
	External fire protection		ITEM			200,000
	External light & power		ITEM			720,000
	External communications		ITEM			140,000

SUB-TOTAL		$	**31,720,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	1,586,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	3,331,000
CONTINGENCY (As Advised)	20.00 %	$	7,327,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**43,964,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN DATE 17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING
AR20 - Skate & BMX
REF 9929/B
Page 19

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR20 - Skate & BMX					
	Skate & BMX park, including ramps etc	(OPEN)	M2	1,500	650	975,000
	- Lighting (50 Lux)		ITEM			80,000
	Site Works					
	Site preparation & demolition		ITEM			80,000
	- Allowance for rock excavation		ITEM			60,000
	- Site trimming, benching and cut and fill		M2	4,000	2	8,000
	Roads, footpaths and paved areas		ITEM			50,000
	- Asphalt Carpark (in approx 50 cars)		M2	1,500	110	165,000
	Boundary walls, fences and gates		ITEM			50,000
	Outbuildings and covered ways		ITEM			30,000
	Landscaping and Improvements		ITEM			60,000
	External Services					
	External stormwater drainage		ITEM			90,000
	External sewer drainage		ITEM			10,000
	External water supply		ITEM			30,000
	External gas reticulation		ITEM			10,000
	External fire protection		ITEM			20,000
	External light & power		ITEM			80,000
	External communications		ITEM			20,000

SUB-TOTAL		$	**1,818,000**
PRELIMINARIES (Included Above)	- %	$	-
COST ESCALATION TO TENDER (Included Above)	- %	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	$	-
DESIGN FEES (As Advised)	5.00 %	$	91,000
PROJECT MANAGEMENT (As Advised)	10.00 %	$	191,000
CONTINGENCY (As Advised)	20.00 %	$	420,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)		$	**2,520,000**

(Fixed Price Contract - Jan 2015)

PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR21 - Pavilion: Multipurpose (Skate & BMX)

DATE	17/12/2014
GFA	568
REF	9929/B
Page	*20*

ELEM	DESCRIPTION		UNIT	QUANTITY	RATE	TOTAL COST
	AR21 - Pavilion: Multipurpose (Skate & BMX)					
	Change rooms	(FECA)	M2	100	2,300	230,000
	Toilets and showers	(FECA)	M2	50	2,400	120,000
	Kitchen / canteen	(FECA)	M2	20	2,700	54,000
	Externally accessed storage	(FECA)	M2	25	1,800	45,000
	Internally accessed storage	(FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room	(FECA)	M2	25	2,200	55,000
	Referees Change Rooms	(FECA)	M2	20	2,300	46,000
	Public Toilets	(FECA)	M2	60	2,400	144,000
	Social Room	(FECA)	M2	50	2,200	110,000
	Bin enclosure	(FECA)	M2	10	1,800	18,000
	Cleaners Store	(FECA)	M2	5	2,600	13,000
	Verandas & Canopy	(UCA)	M2	100	750	75,000
	Circulation & Corridors	(FECA)	M2	78	2,200	171,600
	Site Works					
	Site preparation & demolition		ITEM			45,000
	- Allowance for rock excavation		ITEM			40,000
	Roads, footpaths and paved areas		ITEM			11,000
	Boundary walls, fences and gates		ITEM			11,000
	Outbuildings and covered ways		ITEM			6,000
	Landscaping and Improvements		ITEM			34,000
	External Services					
	External stormwater drainage		ITEM			42,000
	External sewer drainage		ITEM			22,000
	External water supply		ITEM			10,000
	External gas reticulation		ITEM			9,000
	External fire protection		ITEM			9,000
	External light & power		ITEM			32,000
	External communications		ITEM			6,000

SUB-TOTAL			$	**1,403,600**
PRELIMINARIES (Included Above)	-	%	$	-
COST ESCALATION TO TENDER (Included Above)	-	%	$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	-	%	$	-
DESIGN FEES (As Advised)	5.00	%	$	70,000
PROJECT MANAGEMENT (As Advised)	10.00	%	$	147,000
CONTINGENCY (As Advised)	20.00	%	$	324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM		$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)			$	**1,944,600**

(Fixed Price Contract - Jan 2015)

boundary Rd

Cardno

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **17 October 2016**
V160221T **Version 6**
Boundary Rd **Culvert Length, m:** 36.9
CL-1002 **PM %:** 9.83%

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					$ 65,880
	Project Management		3.00%	2.95%	$ 39,528	
	reporting and commissioning					
	of tender documents and management of contracts					
	liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.97%	$ 26,352	
B	**Design and Investigation**					$ 147,571
	Traffic Investigations		0.85%	0.84%	$ 11,200	
	Cadastral and Engineering Survey		1.20%	1.18%	$ 15,811	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.18%	$ 15,811	
	Environmental Investigations			0.00%	$ -	
	Structural design and certification		1.20%	1.18%	$ 15,811	
	Landscape Design			0.00%	$ -	
	Preliminary and Final Design		4.25%	4.18%	$ 55,998	
	Construction Management		2.50%	2.46%	$ 32,940	
C	**Construction including Final Design**				$ 1,340,385	$ 1,340,385
1	**PRELIMINARIES**					$ 215,180
1.1	Site Establishment	1	item	2.50%	$ 33,180	
1.2	Site Management & supervision including QA	20	wks	$ 850.00	$ 17,000	
1.3	Provision for traffic Mgt and diversion of traffic	20	wks	$ 6,000.00	$ 120,000	
1.4	Diversion Works including: setup of bypass lines and pump system, installation of temporary 300dia PVC pipes and installation of bund walls at extent culvert works	1	item	$ 45,000.00	$ 45,000	
2	**DEMOLITION**					$ 3,000
2.1	Trees		Item	$ 2,000	$ -	
2.2	Fence removal		Item	$ 1,000	$ -	
2.3	Excavation and removal of existing culvert	1	Item	$ 3,000	$ 3,000	
3	**EARTHWORKS**					$ 332,990
3.1	Stripping topsoil (100mm) approx 280m along road	9,485	m²	$ 3.50	$ 33,198	
3.2	Rock excavation	1	Item		$ 58,442	
3.3	Fill to road boxing	3,390	m³	$ 65.00	$ 220,350	
3.4	Excavation and Removal	700	m³	$ 30.00	$ 21,000	
4	**DRAINAGE, PIPES AND CULVERTS**					$ 726,715
4.1	Culvert Base Slab 380 thick + 300 wide edge down turn	487	m²	$ 400.00	$ 194,832	
4.2	150mm thick Class 2 CR under slab	487	m²	$ 15.00	$ 7,306	
4.3	2.1x1.2 Box culverts supply and lay	108	Lm	$ 2,500.00	$ 270,000	
4.4	2.1 Box culvertscover slabs supply and lay	72	Lm	$ 700.00	$ 50,400	
4.5	Backfill and compact Stabilised sand to top of culvert	36	m³	$ 350.00	$ 12,545	
4.6	Agg to culverts	216	Lm	$ 115.00	$ 24,840	
4.7	Construction of endwall Slab	168	m²	$ 400.00	$ 67,200	
4.8	Construction of endwall	92	m²	$ 650.00	$ 59,592	
4.9	Rock beaching at ends of culvert	400	m²	$ 100.00	$ 40,000	
5	**MISCELLANEOUS**					$ 62,500
5.1	Safety works under power lines(spotter)		weeks	$ 3,400.00	$ -	
5.2	Installation of crash barrier above culverts endwalls	50	Lm	$ 1,250.00	$ 62,500	
5.3	Guard Rail Transitions & anchor point	4	Item	$ 8,500.00	$ 34,000	
5.4	Ped fence to wingwalls	40	Lm	$ 155.00	$ 6,200	
5.5	Installation of crash fence	120	Lm	$ 200.00	$ 24,000	
	TOTAL A - C				$ 1,553,836	$ 1,553,836
D	**Contingency**					
	Contingency (20% of C)				20%	$ 310,767
	Total Estimate					$ 1,864,603
E	**PROJECT BUDGET**					
						$ 1,864,603

Notes: **Services**

1 Service relocation / alterations have not been allowed for in the estimate

Demolition

2 We have only allowed to demolish the items shown above

EARTHWORKS

3 Cut fill quantities will vary with design, to allow lifting of the road over the culvert

Construction

4 Construction to take place aside existing road prior to road extension

5 Installation of culverts to be done prior or during road fill works

6 Regrading of creek not included

AUTHOR: Asiri Rajapakse
Date: 2/09/2015

REVIEWER:
Date: 2/09/2015

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **17 October 2016**
V160221T **Version 6**
Koukoura Drive **Culvert Length, m:** 29.6
CL-1003 **PM %:** 10.35%

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 46,093**
	Project Management		3.00%	3.11%	$ 27,656	
	and commissioning					
	tender documents and management of contracts					
	environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	2.07%	$ 18,437	
B	**Design and Investigation**					**$ 103,248**
	Traffic Investigations		0.85%	0.88%	$ 7,836	
	Cadastral and Engineering Survey		1.20%	1.24%	$ 11,062	
	Design		1.20%	1.24%	$ 11,062	
	Environmental Investigations			0.00%	$ -	
	Structural design and certification		1.20%	1.24%	$ 11,062	
	Landscape Design			0.00%	$ -	
	Preliminary and Final Design		4.25%	4.40%	$ 39,179	
	Construction Management		2.50%	2.59%	$ 23,046	
C	**Construction including Final Design**				$ 890,680	**$ 890,680**
1	**PRELIMINARIES**					$ 185,024
1.1	Site Establishment	1	item	2.50%	$ 21,724	
1.2	Site Management & supervision including QA	18	wks	$ 850.00	$ 15,300	
1.3	Provision for traffic	18	wks	$ 6,000.00	$ 108,000	
1.4	system, installation of temporary 300dia PVC pipes and	1	item	$ 40,000.00	$ 40,000	
2	**DEMOLITION**					$ 3,000
2.1	Trees		Item	$ 2,000	$ -	
2.2	Fence removal		Item	$ 1,000	$ -	
2.3	Excavation and removal of existing culvert	1	Item	$ 3,000	$ 3,000	
3	**EARTHWORKS**					$ 221,162
3.1	Stripping topsoil (100mm)	13,838	m²	$ 3.50	$ 48,433	
3.2	Rock excavation	1	Item		$ 39,310	
3.3	Fill to road boxing	1,995	m³	$ 65.00	$ 129,675	
3.4	Excavation and Removal	125	m³	$ 30.00	$ 3,744	
4	**DRAINAGE, PIPES AND CULVERTS**					$ 418,995
4.1	Culvert Base Slab 380 thick + 300 wide edge down turn	209	m²	$ 400.00	$ 83,780	
4.2	150mm thick Class 2 CR under slab	209	m²	$ 15.00	$ 3,142	
4.3	2.1x1.2 Box culverts supply and lay	59	Lm	$ 2,000.00	$ 118,400	
4.4	2.1 Box culverts cover slabs supply and lay	30	Lm	$ 700.00	$ 20,720	
4.5	Backfill and compact Stabilised sand to top of culvert	36	m³	$ 350.00	$ 12,545	
4.6	Agg to culverts	118	Lm	$ 115.00	$ 13,616	
4.7	Construction of endwall Slab	168	m²	$ 400.00	$ 67,200	
4.8	Construction of endwall	92	m²	$ 650.00	$ 59,592	
4.9	Rock beaching at ends of culvert	400	m²	$ 100.00	$ 40,000	
5	**MISCELLANEOUS**					$ 62,500
5.1	Safety works under power lines(spotter)		weeks	$ 3,400.00	$ -	
5.2	Installation of crash barrier above culverts endwalls	50	Lm	$ 1,250.00	$ 62,500	
5.3	Guard Rail Transitions & anchor point	4	Item	$ 8,500.00	$ 34,000	
5.4	Ped fence to wingwalls	44	Lm	$ 155.00	$ 6,820	
5.5	Installation of crash fence	120	Lm	$ 200.00	$ 24,000	
	TOTAL A - C				$ 1,040,020	**$ 1,040,020**
D	**Contingency**					
	Contingency (20% of C)				20%	$ 208,004
	Total Estimate					$ 1,248,025
E	**PROJECT BUDGET**					
						$ 1,248,025

Notes: **Services**

1 Service relocation / alterations have not been allowed for in the estimate

Demolition

2 We have only allowed to demolish the items shown above

EARTHWORKS

3 Cut fill quantities will vary with design, to allow lifting of the road over the culvert
Allowance made for rock encountered for placing the culverts

Construction

4 Construction to take place aside existing road prior to road extension
5 Installation of culverts to be done prior or during road fill works
6 Regrading of creek not included

AUTHOR: Asiri Rajapakse
Date: 2/09/2015

REVIEWER:
Date: 2/09/2015

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 7 **Pre-interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-02	IN-04	IN-05 (APA)	IN-06	IN-07	IN-08	TOTAL
A	Project and Program Management	$ 98,089.39	$ 83,717.60	$ 138,083.03	$ 106,001.97	$ 136,337.17	$ 138,887.33	$701,116.48
B	Design and Investigation	$ 179,503.58	$ 153,203.21	$ 252,691.94	$ 193,983.60	$ 249,497.01	$ 254,163.81	$1,283,043.16
C	Additional Items	$ 260,452.39	$ 266,236.86	$ 285,493.15	$ 290,296.91	$ 268,203.59	$ 277,587.23	$1,648,270.13
D	Construction	$ 2,229,304.25	$ 1,902,672.77	$ 3,138,250.64	$ 2,409,135.62	$ 3,098,571.96	$ 3,156,530.18	$15,934,465.41
	TOTAL A - D	**$ 2,767,349.60**	**$ 2,405,830.45**	**$ 3,814,518.75**	**$ 2,999,418.09**	**$ 3,752,609.73**	**$ 3,827,168.55**	**$19,566,895.17**
E	CONTINGENCY							
	Contingency (15% of D)	**$ 334,395.64**	**$ 285,400.92**	**$ 470,737.60**	**$ 361,370.34**	**$ 464,785.79**	**$ 473,479.53**	**$2,390,169.81**
F	PROJECT BUDGET							
	Total Estimate	**$ 3,101,745.24**	**$ 2,691,231.36**	**$ 4,285,256.35**	**$ 3,360,788.43**	**$ 4,217,395.53**	**$ 4,300,648.07**	**$21,957,064.99**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-5, IN-6**
2. **Site establishment -** Not included in pre-interim
3. **Soft spot rectification** - Taken as 20% of sub-base pavement
4. **Rock excavation** - Assume 50% of sub-base pavement
5. **Pavement** - Assume deep lift asphalt pavement
6. **Subsoil drains -** Assume same as kerb and channel
7. **Drainage** - Assume 375 DIA RCP
8. **Side entry pits** - Based on 50m intervals
9. **Light pole** - Based on 70m intervals
10. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
11. **Substation** - No allowance for substations
12. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

REVIEWER: R.Henry
Date: 18/10/2016

\\aumelcfs01\VicData1\2016\0001-0500\V160221T_PSP70_Wollert\Civil\Construction\Cost Estimates\Final Package Submission\Works to\V160221T Wollert PSP Pre-interim Intersection Estimate V7.xlsm
18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS — **18 October 2016**
V160221T — **Version 7**
Wollert PSP — **PM %:** 8.80%
IN-02

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS QUANTITY	DCP WORKS AMOUNT	FUTURE REDUNDANT WORKS QUANTITY	FUTURE REDUNDANT WORKS AMOUNT
A	**Project and Program Management**					**$ 98,089.39**		**$ 73,583.10**		**$ 24,506.29**
	Project Management		3.00%	2.64%	$ 58,853.63			$ 44,149.86		$ 14,703.77
	Program Administration		2.00%	1.76%	$ 39,235.75			$ 29,433.24		$ 9,802.51
B	**Design and Investigation**					**$ 179,503.58**		**$ 134,657.07**		**$ 44,846.51**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 23,541.45			$ 17,659.94		$ 5,881.51
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 23,541.45			$ 17,659.94		$ 5,881.51
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 83,375.98			$ 62,545.64		$ 20,830.34
	Construction Management		2.50%	2.20%	$ 49,044.69			$ 36,791.55		$ 12,253.14
C	**Additional Items**					**$ 260,452.39**		**$ 242,351.15**		**$ 18,101.23**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 88,000.00				
2.1	Relocating Power Pole (HV)	3	No	$ 7,500.00	$ 22,500.00		3	$ 22,500.00		
2.2	Relocating communication pole		No	$ 3,500.00	$ -		-	$ -		
2.3	Telecom conduiting	260	m	$ 150.00	$ 39,000.00		260	$ 39,000.00		
2.4	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
2.5	Remove redundant telecom pole	1	No	$ 1,500.00	$ 1,500.00		1	$ 1,500.00		
3	**VicRoads**					$ 172,452.39				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 72,452.39	$ 72,452.39		1	$ 54,351.15	1	$ 18,101.23
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 2,229,304.25	**$ 2,229,304.25**		**$ 1,672,343.18**		**$ 556,961.07**
1	**PRELIMINARIES**					$ 40,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00		1	$ 30,000.00	1	$ 10,000.00
2	**DEMOLITION**					$ 44,000.00				
2.1	Trees	13	No	$ 500.00	$ 6,500.00		13	$ 6,500.00		
2.2	Demolition of existing Road	1	item	$ 37,500.00	$ 37,500.00		1	$ 37,500.00		
3	**EARTHWORKS**					$ 360,902.50				
3.1	Stripping topsoil (150mm)	8,350	m²	$ 6.00	$ 50,100.00		6,236	$ 37,417.50	2,114	$ 12,682.50
3.2	Cutting	1,548	m³	$ 15.00	$ 23,220.00		1,023	$ 15,349.68	525	$ 7,870.32
3.3	Filling and compact	610	m³	$ 12.00	$ 7,320.00		403	$ 4,838.92	207	$ 2,481.08
3.4	Cart off excess material	938	m³	$ 15.00	$ 14,070.00		620	$ 9,301.03	318	$ 4,768.97
3.5	Soft spot rectification (reclaimed FCR)	1,299	m³	$ 30.00	$ 38,955.00		833	$ 24,987.30	466	$ 13,967.70
3.6	Rock excavation & sub-surface remediation 450mm	3,246	m²	$ 70.00	$ 227,237.50		2,082	$ 145,759.25	1,164	$ 81,478.25
4	**PAVEMENT**					$ 1,050,267.50				
4.1	Deep lift asphalt 195 mm	5,885	m²	$ 105.00	$ 617,925.00		3,771	$ 395,981.25	2,114	$ 221,943.75
4.2	Sub-base course - 250 mm 3% CTCR	6,493	m²	$ 55.00	$ 357,087.50		4,165	$ 229,050.25	2,328	$ 128,037.25
4.3	Shoulder - full depth pavement	519	m²	$ 145.00	$ 75,255.00		268	$ 38,823.75	251	$ 36,431.25
5	**DRAINAGE**					$ 193,160.00				
5.1	Subsoil drains 100mm dia - screenings	675	Lm	$ 30.00	$ 20,250.00		360	$ 10,800.00	315	$ 9,450.00
5.2	375 RCP (class 2)	723	Lm	$ 170.00	$ 122,910.00		723	$ 122,910.00		
5.3	Side entry pits	20	No	$ 2,500.00	$ 50,000.00		20	$ 50,000.00		
6	**CONCRETE WORKS**					$ 76,240.00				
6.1	Kerb &channel	675	Lm	$ 50.00	$ 33,750.00		360	$ 18,000.00	315	$ 15,750.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	176	Lm	$ 130.00	$ 22,880.00		141	$ 18,330.00	35	$ 4,550.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	184	Lm	$ 65.00	$ 11,960.00		184	$ 11,960.00		
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00		6	$ 5,100.00		
6.5	10m concrete maintenance area end of all islands	30	m²	$ 85.00	$ 2,550.00				85	$ 2,550.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 118,000.00				
8.1	Light pole (1-way) and luminous lights	6	No	$ 8,000.00	$ 48,000.00		6	$ 48,000.00		
8.2	Light pole (2-way) and luminous lights	1	No	$ 9,000.00	$ 9,000.00		1	$ 9,000.00		
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00		4	$ 16,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00		1	$ 30,000.00		
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
9	**LANDSCAPING WORKS**					$ 14,734.25				
9.1	Topsoiling seeding	1,381	m²	$ 8.50	$ 11,734.25		1,381	$ 11,734.25		
9.2	Tree planting	12	No	$ 250.00	$ 3,000.00		12	$ 3,000.00		
10	**DELINEATION**					$ 30,000.00				
10.1	Signing	1	item	$ 10,000.00	$ 10,000.00		1	$ 10,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00		1	$ 15,000.00	1	$ 5,000.00
	TOTAL A - D				$ 2,767,349.60	**$ 2,767,349.60**		**$ 2,122,934.51**		**$ 644,415.09**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 334,395.64		$ 250,851.48		$ 83,544.16
F	**PROJECT BUDGET**									
	Total Estimate					$ 3,101,745.24		$ 2,373,785.99		$ 727,959.25

NB: Cost split of Total Estimate	DCP %	77%
	Developer %	23%
Cost of southern leg works (not included in total estimate)	$	865,169.80

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
IN-04

PM %: 8.80%

18 October 2016
Version 7

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS QUANTITY	DCP WORKS AMOUNT	FUTURE REDUNDANT WORKS QUANTITY	FUTURE REDUNDANT WORKS AMOUNT
A	**Project and Program Management**					**$ 83,717.60**		**$ 67,978.67**		**$ 15,738.93**
	Project Management		3.00%	2.64%	$ 50,230.56			$ 40,787.20		$ 9,443.36
	Program Administration		2.00%	1.76%	$ 33,487.04			$ 27,191.47		$ 6,295.57
B	**Design and Investigation**					**$ 153,203.21**		**$ 124,400.97**		**$ 28,802.25**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 20,092.22			$ 16,314.88		$ 3,777.34
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 20,092.22			$ 16,314.88		$ 3,777.34
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 71,159.96			$ 57,781.87		$ 13,378.09
	Construction Management		2.50%	2.20%	$ 41,858.80			$ 33,989.33		$ 7,869.47
C	**Additional Items**					**$ 266,236.86**		**$ 254,611.52**		**$ 11,625.35**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 104,400.00				
2.1	Relocating Power Pole (HV)		No	$ 7,500.00	$ -					
2.2	Relocating communication pole	7	No	$ 3,500.00	$ 24,500.00		7	$ 24,500.00		
2.3	Relocating light pole		No	$ 3,000.00	$ -					
2.4	Telecom conduiting	366	m	$ 150.00	$ 54,900.00		366	$ 54,900.00		
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -					
3	**VicRoads**					$ 161,836.86				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 61,836.86	$ 61,836.86		1	$ 50,211.52	1	$ 11,625.35
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 1,902,672.77	**$ 1,902,672.77**		**$ 1,544,969.77**		**$ 357,703.00**
1	**PRELIMINARIES**					$ 40,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00		1	$ 32,400.00	1	$ 7,600.00
2	**DEMOLITION**					$ 42,000.00				
2.1	Trees		No	$ 500.00	$ -					
2.2	Demolition of existing Road	1	item	$ 42,000.00	$ 42,000.00		1	$ 42,000.00		
2.3	Demolition of existing fence									
3	**EARTHWORKS**					$ 287,942.77				
3.1	Stripping topsoil (150mm)	6,770	m²	$ 6.00	$ 40,620.00		5,660	$ 33,960.00	1,110	$ 6,660.00
3.2	Cutting	1,019	m³	$ 15.00	$ 15,277.66		819	$ 12,281.51	200	$ 2,996.15
3.3	Filling and compact	399	m³	$ 12.00	$ 4,787.00		321	$ 3,848.21	78	$ 938.79
3.4	Cart off excess material	620	m³	$ 15.00	$ 9,293.91		498	$ 7,471.25	122	$ 1,822.66
3.5	Soft spot rectification (reclaimed FCR)	1,063	m³	$ 30.00	$ 31,897.20		817	$ 24,502.80	246	$ 7,394.40
3.6	Rock excavation & sub-surface remediation 450mm	2,658	m²	$ 70.00	$ 186,067.00		2,042	$ 142,933.00	616	$ 43,134.00
4	**PAVEMENT**					$ 847,661.00				
4.1	Deep lift asphalt 195 mm	4,787	m²	$ 105.00	$ 502,635.00		3,677	$ 386,085.00	1,110	$ 116,550.00
4.2	Sub-base course - 250 mm 3% CTCR	5,316	m²	$ 55.00	$ 292,391.00		4,084	$ 224,609.00	1,232	$ 67,782.00
4.3	Shoulder - full depth pavement	363	m²	$ 145.00	$ 52,635.00		-	$ -	363	$ 52,635.00
5	**DRAINAGE**					$ 182,900.00				
5.1	Subsoil drains 100mm dia - screenings	588	Lm	$ 30.00	$ 17,640.00		273	$ 8,190.00	315	$ 9,450.00
5.2	375 RCP (class 2)	678	Lm	$ 170.00	$ 115,260.00		678	$ 115,260.00		
5.3	Side entry pits	20	No	$ 2,500.00	$ 50,000.00		20	$ 50,000.00		
6	**CONCRETE WORKS**					$ 55,690.00				
6.1	Kerb &channel	588	Lm	$ 50.00	$ 29,400.00		273	$ 13,650.00	315	$ 15,750.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	146	Lm	$ 130.00	$ 18,980.00		-		146	$ 18,980.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -					
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00		6	$ 5,100.00		
6.5	10m concrete maintenance area end of all islands	26	m²	$ 85.00	$ 2,210.00				26	$ 2,210.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 101,000.00				
8.1	Light pole (1-way) and luminous lights	5	No	$ 8,000.00	$ 40,000.00		5	$ 40,000.00		
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -					
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00		4	$ 16,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00		1	$ 30,000.00		
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
9	**LANDSCAPING WORKS**					$ 13,479.00				
9.1	Topsoiling seeding	1,174	m²	$ 8.50	$ 9,979.00		1,174	$ 9,979.00		
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00		14	$ 3,500.00		
10	**DELINEATION**					$ 30,000.00				
10.1	Signing	1	item	$ 10,000.00	$ 10,000.00		1	$ 10,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00		1	$ 16,200.00	1	$ 3,800.00
	TOTAL A - D				$ 2,405,830.45	**$ 2,405,830.45**		**$ 1,991,960.92**		**$ 413,869.52**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 285,400.92		$ 231,745.47		$ 53,655.45
F	**PROJECT BUDGET**									
	Total Estimate					$ 2,691,231.36		$ 2,223,706.39		$ 467,524.97

NB: Cost split of Total Estimate	DCP %	83%
	Developer %	17%
Cost of southern leg works (not included in total estimate)	$	753,600.80

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
IN-05 (APA)

PM %: 8.80%

18 October 2016
Version 7

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS QUANTITY	DCP WORKS AMOUNT	FUTURE REDUNDANT WORKS QUANTITY	FUTURE REDUNDANT WORKS AMOUNT
A	**Project and Program Management**					**$ 138,083.03**		**$ 104,407.05**		**$ 33,675.98**
	Project Management		3.00%	2.64%	$ 82,849.82			$ 62,644.23		$ 20,205.59
	Program Administration		2.00%	1.76%	$ 55,233.21			$ 41,762.82		$ 13,470.39
B	**Design and Investigation**					**$ 252,691.94**		**$ 191,064.90**		**$ 61,627.04**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 33,139.93			$ 25,057.69		$ 8,082.23
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 33,139.93			$ 25,057.69		$ 8,082.23
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 117,370.57			$ 88,745.99		$ 28,624.58
	Construction Management		2.50%	2.20%	$ 69,041.51			$ 52,203.53		$ 16,837.99
C	**Additional Items**					**$ 285,493.15**		**$ 260,618.84**		**$ 24,874.30**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 83,500.00				
2.1	Relocating Power Pole (HV)	4	No	$ 7,500.00	$ 30,000.00		4	$ 30,000.00		
2.2	Relocating communication pole		No	$ 3,500.00	$ -		-	$ -		
2.3	Relocating light pole		No	$ 3,000.00	$ -		-	$ -		
2.4	Telecom conduiting	190	m	$ 150.00	$ 28,500.00		190	$ 28,500.00		
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -		-	$ -		
3	**VicRoads**					$ 201,993.15				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 101,993.15	$ 101,993.15		1	$ 77,118.84	1	$ 24,874.30
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 3,138,250.64	**$ 3,138,250.64**		**$ 2,372,887.53**		**$ 765,363.11**
1	**PRELIMINARIES**					$ 40,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00		1	$ 29,200.00	1	$ 10,800.00
2	**DEMOLITION**					$ 75,900.00				
2.1	Trees	7	No	$ 500.00	$ 3,500.00		7	$ 3,500.00		
2.2	Demolition of existing Road	1	item	$ 57,400.00	$ 57,400.00		1	$ 57,400.00		
2.3	Demolition of existing fence	1	item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
3	**EARTHWORKS**					$ 450,160.51				
3.1	Stripping topsoil (150mm)	11,800	m²	$ 6.00	$ 70,800.00		9,198	$ 55,188.00	2,602	$ 15,612.00
3.2	Cutting	1,591	m³	$ 15.00	$ 23,865.96		1,141	$ 17,114.57	450	$ 6,751.38
3.3	Filling and compact	623	m³	$ 12.00	$ 7,478.00		447	$ 5,362.57	176	$ 2,115.43
3.4	Cart off excess material	968	m³	$ 15.00	$ 14,518.46		694	$ 10,411.37	274	$ 4,107.09
3.5	Soft spot rectification (reclaimed FCR)	1,627	m³	$ 30.00	$ 48,804.60		1,031	$ 30,935.40	596	$ 17,869.20
3.6	Rock excavation & sub-surface remediation 450mm	4,067	m²	$ 70.00	$ 284,693.50		2,578	$ 180,456.50	1,489	$ 104,237.00
4	**PAVEMENT**					$ 1,411,785.50				
4.1	Deep lift asphalt 195 mm	7,478	m²	$ 105.00	$ 785,190.00		4,876	$ 511,980.00	2,602	$ 273,210.00
4.2	Sub-base course - 250 mm 3% CTCR	8,134	m²	$ 55.00	$ 447,375.50		5,156	$ 283,574.50	2,978	$ 163,801.00
4.3	Shoulder - full depth pavement	1,236	m²	$ 145.00	$ 179,220.00		600	$ 87,000.00	636	$ 92,220.00
5	**DRAINAGE**					$ 227,120.00				
5.1	Subsoil drains 100mm dia - screenings	729	Lm	$ 30.00	$ 21,870.00		53	$ 1,590.00	676	$ 20,280.00
5.2	375 RCP (class 2)	825	Lm	$ 170.00	$ 140,250.00		825	$ 140,250.00		
5.3	Side entry pits	26	No	$ 2,500.00	$ 65,000.00		26	$ 65,000.00		
6	**CONCRETE WORKS**					$ 84,220.00				
6.1	Kerb &channel	729	Lm	$ 50.00	$ 36,450.00		53	$ 2,650.00	676	$ 33,800.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	255	Lm	$ 130.00	$ 33,150.00		222	$ 28,860.00	33	$ 4,290.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -					
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00		6	$ 5,100.00		
6.5	10m concrete maintenance area end of all islands	112	m²	$ 85.00	$ 9,520.00				112	$ 9,520.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 145,000.00				
8.1	Light pole (1-way) and luminous lights	8	No	$ 8,000.00	$ 64,000.00		8	$ 64,000.00		
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -					
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00		4	$ 16,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 40,000.00	$ 40,000.00		1	$ 40,000.00		
8.6	Electrical connection	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
9	**LANDSCAPING WORKS**					$ 18,129.75				
9.1	Topsoiling seeding	1,604	m²	$ 8.50	$ 13,629.75		1,604	$ 13,629.75		
9.2	Tree planting	18	No	$ 250.00	$ 4,500.00		18	$ 4,500.00		
10	**DELINEATION**					$ 40,000.00				
10.1	Signing	1	item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 25,000.00	$ 25,000.00		1	$ 18,250.00	1	$ 6,750.00
11	**TRANSMISSION PIPELINE**					$ 343,935				
11.1	Clay excavation for transmission pipeline	347	m³	$ 45	$ 15,594		347	$ 15,594.20		
11.2	Hand excavation for rock around transimission pipeline (extra over allowance)	147	m	$ 1,050	$ 154,350		147	$ 154,350.00		
11.3	Wrap for transmission pipeline	147	m	$ 500	$ 73,500		147	$ 73,500.00		
11.4	Backfill stabilisation sand for transmission pipeline	347	m³	$ 150	$ 51,981		347	$ 51,980.67		
11.5	Transmission pipeline slab protection 200mm	294	m²	$ 165	$ 48,510		294	$ 48,510.00		
	TOTAL A - D				$ 3,814,518.75	**$ 3,814,518.75**		**$ 2,928,978.33**		**$ 885,540.42**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 470,737.60		$ 355,933.13		$ 114,804.47
F	**PROJECT BUDGET**									
	Total Estimate					$ 4,285,256.35		$ 3,284,911.46		$ 1,000,344.89

NB: Cost split of Total Estimate	DCP %	77%
	Developer %	23%
Cost of southern leg works (not included in total estimate)	$	207,655.14

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS — **18 October 2016**
V160221T — **Version 7**
Wollert PSP — **PM %:** 8.80%
IN-06

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS QUANTITY	DCP WORKS AMOUNT	FUTURE REDUNDANT WORKS QUANTITY	FUTURE REDUNDANT WORKS AMOUNT
A	**Project and Program Management**					**$ 106,001.97**		**$ 91,143.93**		**$ 14,858.04**
	Project Management		3.00%	2.64%	$ 63,601.18			$ 54,686.36		$ 8,914.82
	Program Administration		2.00%	1.76%	$ 42,400.79			$ 36,457.57		$ 5,943.22
B	**Design and Investigation**					**$ 193,983.60**		**$ 166,793.39**		**$ 27,190.21**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 25,440.47			$ 21,874.54		$ 3,565.93
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 25,440.47			$ 21,874.54		$ 3,565.93
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 90,101.67			$ 77,472.34		$ 12,629.33
	Construction Management		2.50%	2.20%	$ 53,000.98			$ 45,571.96		$ 7,429.02
C	**Additional Items**					**$ 290,296.91**		**$ 279,322.22**		**$ 10,974.69**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 112,000.00				
2.1	Relocating Power Pole (HV)	4	No	$ 7,500.00	$ 30,000.00		4	$ 30,000.00		
2.2	Relocating communication pole	6	No	$ 3,500.00	$ 21,000.00		6	$ 21,000.00		
2.3	Relocating light pole		No	$ 3,000.00	$ -		-	$ -		
2.4	Telecom conduiting	240	m	$ 150.00	$ 36,000.00		240	$ 36,000.00		
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -		-	$ -		
3	**VicRoads**					$ 178,296.91				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 78,296.91	$ 78,296.91		1	$ 67,322.22	1	$ 10,974.69
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 2,409,135.62	**$ 2,409,135.62**		**$ 2,071,452.94**		**$ 337,682.68**
1	**PRELIMINARIES**					$ 45,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 45,000.00	$ 45,000.00		1	$ 38,700.00	1	$ 6,300.00
2	**DEMOLITION**					$ 85,000.00				
2.1	Trees	-	No	$ 500.00	$ -		-	$ -		
2.2	Demolition of existing Road	1	item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
2.3	Demolition of existing fence	1	item	$ 20,000.00	$ 20,000.00		1	$ 20,000.00		
3	**EARTHWORKS**					$ 392,756.87				
3.1	Stripping topsoil (150mm)	10,810	m²	$ 6.00	$ 64,860.00		9,881	$ 59,286.00	929	$ 5,574.00
3.2	Cutting	1,340	m³	$ 15.00	$ 20,106.38		1,214	$ 18,216.00	126	$ 1,890.38
3.3	Filling and compact	525	m³	$ 12.00	$ 6,300.00		476	$ 5,707.68	49	$ 592.32
3.4	Cart off excess material	815	m³	$ 15.00	$ 12,231.38		739	$ 11,081.40	77	$ 1,149.98
3.5	Soft spot rectification (reclaimed FCR)	1,411	m³	$ 30.00	$ 42,330.60		1,197	$ 35,919.60	214	$ 6,411.00
3.6	Rock excavation & sub-surface remediation 450mm	3,528	m²	$ 70.00	$ 246,928.50		2,993	$ 209,531.00	534	$ 37,397.50
4	**PAVEMENT**					$ 1,145,665.50				
4.1	Deep lift asphalt 195 mm	6,300	m²	$ 105.00	$ 661,500.00		5,371	$ 563,955.00	929	$ 97,545.00
4.2	Sub-base course - 250 mm 3% CTCR	7,055	m²	$ 55.00	$ 388,030.50		5,987	$ 329,263.00	1,069	$ 58,767.50
4.3	Shoulder - full depth pavement	663	m²	$ 145.00	$ 96,135.00		156	$ 22,620.00	507	$ 73,515.00
5	**DRAINAGE**					$ 201,280.00				
5.1	Subsoil drains 100mm dia - screenings	839	Lm	$ 30.00	$ 25,170.00		456	$ 13,680.00	383	$ 11,490.00
5.2	375 RCP (class 2)	683	Lm	$ 170.00	$ 116,110.00		683	$ 116,110.00		
5.3	Side entry pits	24	No	$ 2,500.00	$ 60,000.00		24	$ 60,000.00		
6	**CONCRETE WORKS**					$ 62,740.00				
6.1	Kerb &channel	839	Lm	$ 50.00	$ 41,950.00		456	$ 22,800.00	383	$ 19,150.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	88	Lm	$ 130.00	$ 11,440.00		53	$ 6,890.00	35	$ 4,550.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -					
6.4	Laybacks and tactile pavers	8	No	$ 850.00	$ 6,800.00		8	$ 6,800.00		
6.5	10m concrete maintenance area end of all islands	30	m²	$ 85.00	$ 2,550.00				30	$ 2,550.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 127,000.00				
8.1	Light pole (1-way) and luminous lights	7	No	$ 8,000.00	$ 56,000.00		6	$ 48,000.00	1	$ 8,000.00
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -					
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00		4	$ 16,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00		1	$ 35,000.00		
8.6	Electrical connection	1	Item	$ 20,000.00	$ 20,000.00		1	$ 20,000.00		
9	**LANDSCAPING WORKS**					$ 15,693.25				
9.1	Topsoiling seeding	1,435	m²	$ 8.50	$ 12,193.25		1,435	$ 12,193.25		
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00		14	$ 3,500.00		
10	**DELINEATION**					$ 32,000.00				
10.1	Signing	1	item	$ 12,000.00	$ 12,000.00		1	$ 12,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00		1	$ 17,200.00	1	$ 2,800.00
	TOTAL A - D				$ 2,999,418.09	**$ 2,999,418.09**		**$ 2,608,712.48**		**$ 390,705.61**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 361,370.34		$ 310,717.94		$ 50,652.40
F	**PROJECT BUDGET**									
	Total Estimate					$ 3,360,788.43		$ 2,919,430.42		$ 441,358.01

NB: Cost split of Total Estimate	DCP %	87%
	Developer %	13%
Cost of southern leg works (not included in total estimate)	$	443,238.99

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
IN-07

PM %: 8.80%

18 October 2016
Version 7

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS QUANTITY	DCP WORKS AMOUNT	FUTURE REDUNDANT WORKS QUANTITY	FUTURE REDUNDANT WORKS AMOUNT
A	**Project and Program Management**					**$ 136,337.17**		**$ 117,888.41**		**$ 18,448.76**
	Project Management		3.00%	2.64%	$ 81,802.30			$ 70,733.05		$ 11,069.25
	Program Administration		2.00%	1.76%	$ 54,534.87			$ 47,155.36		$ 7,379.50
B	**Design and Investigation**					**$ 249,497.01**		**$ 215,735.79**		**$ 33,761.22**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 32,720.92			$ 28,293.22		$ 4,427.70
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 32,720.92			$ 28,293.22		$ 4,427.70
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 115,886.59			$ 100,205.15		$ 15,681.44
	Construction Management		2.50%	2.20%	$ 68,168.58			$ 58,944.21		$ 9,224.38
C	**Additional Items**					**$ 268,203.59**		**$ 254,576.67**		**$ 13,626.92**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 67,500.00				
2.1	Relocating Power Pole (HV)	9	No	$ 7,500.00	$ 67,500.00		9	$ 67,500.00		
2.2	Relocating communication pole		No	$ 3,500.00	$ -		-	$ -		
2.3	Relocating light pole		No	$ 3,000.00	$ -		-	$ -		
2.4	Telecom conduiting		m	$ 150.00	$ -		-	$ -		
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -		-	$ -		
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -		-	$ -		
3	**VicRoads**					$ 200,703.59				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 100,703.59	$ 100,703.59		1	$ 87,076.67	1	$ 13,626.92
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 3,098,571.96	**$ 3,098,571.96**		**$ 2,679,282.07**		**$ 419,289.90**
1	**PRELIMINARIES**					$ 40,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00		1	$ 34,400.00	1	$ 5,600.00
2	**DEMOLITION**					$ 155,000.00				
2.1	Trees	30	No	$ 500.00	$ 15,000.00		30	$ 15,000.00		
2.2	Demolition of existing Road	1	item	$ 70,000.00	$ 70,000.00		1	$ 70,000.00		
2.3	Demolition of existing fence	1	item	$ 20,000.00	$ 20,000.00		1	$ 20,000.00		
2.4	Demolition of existing building	1	item	$ 50,000.00	$ 50,000.00		1	$ 50,000.00		
3	**EARTHWORKS**					$ 515,115.21				
3.1	Stripping topsoil (150mm)	13,000	m²	$ 6.00	$ 78,000.00		11,778	$ 70,668.00	1,222	$ 7,332.00
3.2	Cutting	2,263	m³	$ 15.00	$ 33,942.86		2,028	$ 30,421.19	235	$ 3,521.67
3.3	Filling and compact	1,584	m³	$ 12.00	$ 19,008.00		1,420	$ 17,035.87	164	$ 1,972.13
3.4	Cart off excess material	679	m³	$ 15.00	$ 10,182.86		608	$ 9,126.36	70	$ 1,056.50
3.5	Soft spot rectification (reclaimed FCR)	1,824	m³	$ 30.00	$ 54,729.00		1,548	$ 46,430.40	277	$ 8,298.60
3.6	Rock excavation & sub-surface remediation 450mm	4,561	m²	$ 70.00	$ 319,252.50		3,869	$ 270,844.00	692	$ 48,408.50
4	**PAVEMENT**					$ 1,442,902.50				
4.1	Deep lift asphalt 195 mm	7,920	m²	$ 105.00	$ 831,600.00		6,698	$ 703,290.00	1,222	$ 128,310.00
4.2	Sub-base course - 250 mm 3% CTCR	9,122	m²	$ 55.00	$ 501,682.50		7,738	$ 425,612.00	1,383	$ 76,070.50
4.3	Shoulder - full depth pavement	756	m²	$ 145.00	$ 109,620.00		132	$ 19,140.00	624	$ 90,480.00
5	**DRAINAGE**					$ 249,380.00				
5.1	Subsoil drains 100mm dia - screenings	1,335	Lm	$ 30.00	$ 40,050.00		1,032	$ 30,960.00	303	$ 9,090.00
5.2	375 RCP (class 2)	849	Lm	$ 170.00	$ 144,330.00		849	$ 144,330.00		
5.3	Side entry pits	26	No	$ 2,500.00	$ 65,000.00		26	$ 65,000.00		
6	**CONCRETE WORKS**					$ 164,190.00				
6.1	Kerb &channel	1,335	Lm	$ 50.00	$ 66,750.00		1,032	$ 51,600.00	303	$ 15,150.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	439	Lm	$ 130.00	$ 57,070.00		424	$ 55,120.00	15	$ 1,950.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	370	Lm	$ 65.00	$ 24,050.00		370	$ 24,050.00		
6.4	Laybacks and tactile pavers	10	No	$ 850.00	$ 8,500.00		10	$ 8,500.00		
6.5	10m concrete maintenance area end of all islands	92	m²	$ 85.00	$ 7,820.00		62	$ 5,270.00	30	$ 2,550.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 161,000.00				
8.1	Light pole (1-way) and luminous lights	8	No	$ 8,000.00	$ 64,000.00		6	$ 48,000.00	2	$ 16,000.00
8.2	Light pole (2-way) and luminous lights	2	No	$ 9,000.00	$ 18,000.00		2	$ 18,000.00		
8.3	JUP lighting single	6	No	$ 4,000.00	$ 24,000.00		6	$ 24,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00		1	$ 35,000.00		
8.6	Electrical connection	1	Item	$ 20,000.00	$ 20,000.00		1	$ 20,000.00		
9	**LANDSCAPING WORKS**					$ 28,984.25				
9.1	Topsoiling seeding	2,881	m²	$ 8.50	$ 24,484.25		2,881	$ 24,484.25		
9.2	Tree planting	18	No	$ 250.00	$ 4,500.00		18	$ 4,500.00		
10	**DELINEATION**					$ 40,000.00				
10.1	Signing	1	item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 25,000.00	$ 25,000.00		1	$ 21,500.00	1	$ 3,500.00
	TOTAL A - D				$ 3,752,609.73	**$ 3,752,609.73**		**$ 3,267,482.94**		**$ 485,126.80**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 464,785.79		$ 401,892.31		$ 62,893.48
F	**PROJECT BUDGET**									
	Total Estimate					$ 4,217,395.53		$ 3,669,375.25		$ 548,020.28

NB: Cost split of Total Estimate	DCP %	87%
	Developer %	13%

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 7**
Wollert PSP **PM %:** 8.80%
IN-08

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL	DCP WORKS		FUTURE REDUNDANT WORKS	
							QUANTITY	AMOUNT	QUANTITY	AMOUNT
A	**Project and Program Management**					**$ 138,887.33**		**$ 120,194.28**		**$ 18,693.05**
	Project Management		3.00%	2.64%	$ 83,332.40			$ 72,116.57		$ 11,215.83
	Program Administration		2.00%	1.76%	$ 55,554.93			$ 48,077.71		$ 7,477.22
B	**Design and Investigation**					**$ 254,163.81**		**$ 219,955.53**		**$ 34,208.28**
	Traffic Investigations			0.00%	$ -					
	Cadastral and Engineering Survey		1.20%	1.06%	$ 33,332.96			$ 28,846.63		$ 4,486.33
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.06%	$ 33,332.96			$ 28,846.63		$ 4,486.33
	Environmental Investigations			0.00%	$ -			$ -		$ -
	Landscape Design			0.00%	$ -			$ -		$ -
	Preliminary and Final Design		4.25%	3.74%	$ 118,054.23			$ 102,165.13		$ 15,889.09
	Construction Management		2.50%	2.20%	$ 69,443.66			$ 60,097.14		$ 9,346.53
C	**Additional Items**					**$ 277,587.23**		**$ 263,779.86**		**$ 13,807.37**
1	**SITE ESTABLISHMENT**	N/A	Item							
2	**SERVICE RELOCATION**					$ 75,000.00				
2.1	Relocating Power Pole (HV)	10	No	$ 7,500.00	$ 75,000.00		10	$ 75,000.00		
2.2	Relocating communication pole		No	$ 3,500.00	$ -		-	$ -		
2.3	Relocating light pole		No	$ 3,000.00	$ -		-	$ -		
2.4	Telecom conduiting		m	$ 150.00	$ -		-	$ -		
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -		-	$ -		
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -		-	$ -		
3	**VicRoads**					$ 202,587.23				
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 102,587.23	$ 102,587.23		1	$ 88,779.86	1	$ 13,807.37
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00		1	$ 100,000.00		
D	**Construction**				$ 3,156,530.18	**$ 3,156,530.18**		**$ 2,731,688.09**		**$ 424,842.09**
1	**PRELIMINARIES**					$ 40,000.00				
1.1	Site management & supervision including QA	N/A	weeks							
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00		1	$ 34,800.00	1	$ 5,200.00
2	**DEMOLITION**					$ 286,780.00				
2.1	Trees	80	No	$ 500.00	$ 40,000.00		80	$ 40,000.00		
2.2	Demolition of existing Road	1	item	$ 66,780.00	$ 66,780.00		1	$ 66,780.00		
2.3	Demolition of existing fence	1	item	$ 30,000.00	$ 30,000.00		1	$ 30,000.00		
2.4	Demolition of existing building	1	item	$ 150,000.00	$ 150,000.00		1	$ 150,000.00		
3	**EARTHWORKS**					$ 498,017.93				
3.1	Stripping topsoil (150mm)	12,230	m²	$ 6.00	$ 73,380.00		10,877	$ 65,262.00	1,353	$ 8,118.00
3.2	Cutting	2,208	m³	$ 15.00	$ 33,115.71		1,933	$ 28,996.42	275	$ 4,119.29
3.3	Filling and compact	1,545	m³	$ 12.00	$ 18,544.80		1,353	$ 16,238.00	192	$ 2,306.80
3.4	Cart off excess material	662	m³	$ 15.00	$ 9,934.71		580	$ 8,698.93	82	$ 1,235.79
3.5	Soft spot rectification (reclaimed FCR)	1,771	m³	$ 30.00	$ 53,128.20		1,468	$ 44,049.00	303	$ 9,079.20
3.6	Rock excavation & sub-surface remediation 450mm	4,427	m²	$ 70.00	$ 309,914.50		3,671	$ 256,952.50	757	$ 52,962.00
4	**PAVEMENT**					$ 1,409,268.50				
4.1	Deep lift asphalt 195 mm	7,727	m²	$ 105.00	$ 811,335.00		6,374	$ 669,270.00	1,353	$ 142,065.00
4.2	Sub-base course - 250 mm 3% CTCR	8,855	m²	$ 55.00	$ 487,008.50		7,342	$ 403,782.50	1,513	$ 83,226.00
4.3	Shoulder - full depth pavement	765	m²	$ 145.00	$ 110,925.00		273	$ 39,585.00	492	$ 71,340.00
5	**DRAINAGE**					$ 251,070.00				
5.1	Subsoil drains 100mm dia - screenings	1,253	Lm	$ 30.00	$ 37,590.00		985	$ 29,550.00	268	$ 8,040.00
5.2	375 RCP (class 2)	844	Lm	$ 170.00	$ 143,480.00		844	$ 143,480.00		
5.3	Side entry pits	28	No	$ 2,500.00	$ 70,000.00		28	$ 70,000.00		
6	**CONCRETE WORKS**					$ 139,315.00				
6.1	Kerb &channel	1,253	Lm	$ 50.00	$ 62,650.00		985	$ 49,250.00	268	$ 13,400.00
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	359	Lm	$ 130.00	$ 46,670.00		344	$ 44,720.00	15	$ 1,950.00
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	264	Lm	$ 65.00	$ 17,160.00		264	$ 17,160.00		
6.4	Laybacks and tactile pavers	8	No	$ 850.00	$ 6,800.00		8	$ 6,800.00		
6.5	10m concrete maintenance area end of all islands	71	m²	$ 85.00	$ 6,035.00		41	$ 3,485.00	30	$ 2,550.00
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00				
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00		1	$ 27,500.00		
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00		1	$ 28,000.00		
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00		1	$ 65,000.00		
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00		1	$ 25,000.00		
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00		1	$ 82,500.00		
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00		1	$ 48,000.00		
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00		1	$ 11,000.00		
8	**POWER & LIGHTING**					$ 163,000.00				
8.1	Light pole (1-way) and luminous lights	11	No	$ 8,000.00	$ 88,000.00		9	$ 72,000.00	2	$ 16,000.00
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -		-	$ -		
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00		5	$ 20,000.00		
8.4	JUP lighting dual		No	$ 5,000.00	$ -					
8.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00		1	$ 35,000.00		
8.6	Electrical connection	1	Item	$ 20,000.00	$ 20,000.00		1	$ 20,000.00		
9	**LANDSCAPING WORKS**					$ 27,078.75				
9.1	Topsoiling seeding	2,598	m²	$ 8.50	$ 22,078.75		2,598	$ 22,078.75		
9.2	Tree planting	20	No	$ 250.00	$ 5,000.00		20	$ 5,000.00		
10	**DELINEATION**					$ 40,000.00				
10.1	Signing	1	item	$ 15,000.00	$ 15,000.00		1	$ 15,000.00		
10.2	Linemarking (Thermoplastic)	1	item	$ 25,000.00	$ 25,000.00		1	$ 21,750.00	1	$ 3,250.00
	TOTAL A - D				$ 3,827,168.55	**$ 3,827,168.55**		**$ 3,335,617.76**		**$ 491,550.79**
E	**Contingency**									
	Contingency (15% of D)				15%	$ 473,479.53		$ 409,753.21		$ 63,726.31
F	**PROJECT BUDGET**									
	Total Estimate					$ 4,300,648.07		$ 3,745,370.97		$ 555,277.10

NB: Cost split of Total Estimate		
	DCP %	87%
	Developer %	13%

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
26 October 2016
Version 6 **Interim Intersection (Addition to Pre-interim) Project Cost**

ITEM	DESCRIPTION	IN-2	IN-4	IN-5	IN-6	IN-7	IN-8	TOTAL
A	Project and Program Management	$ 75,267.66	$ 82,869.88	$ 155,931.45	$ 77,124.65	$ 77,406.51	$ 91,023.43	$ 559,623.58
B	Design and Investigation	$ -	$ -	$ -	$ -	$ -	$ -	$ -
C	Additional Items	$ 137,361.14	$ 131,395.87	$ 265,274.05	$ 138,287.89	$ 138,656.23	$ 156,451.07	$ 967,426.26
D	Construction	$ 1,710,628.60	$ 1,883,406.45	$ 3,543,896.60	$ 1,752,832.90	$ 1,759,238.80	$ 2,068,714.30	**$ 12,718,717.65**
	TOTAL A - D	**$ 1,923,257.40**	**$ 2,097,672.20**	**$ 3,965,102.10**	**$ 1,968,245.44**	**$ 1,975,301.54**	**$ 2,316,188.80**	**$ 14,245,767.49**
E	**CONTINGENCY**							
	Contingency (15% of D)	**$ 256,594.29**	**$ 282,510.97**	**$ 531,584.49**	**$ 262,924.94**	**$ 263,885.82**	**$ 310,307.15**	**$ 1,907,807.65**
F	**PROJECT BUDGET**							
	Total Estimate	**$ 2,179,851.69**	**$ 2,380,183.17**	**$ 4,496,686.59**	**$ 2,231,170.37**	**$ 2,239,187.36**	**$ 2,626,495.95**	**$ 16,153,575.14**

Notes:

1 **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
1 **Design cost -** Not included in interim
2 **Site establishment** - Taken as 2.5% of construction cost
3 **Soft spot rectification** - Taken as 20% of sub-base pavement
4 **Rock excavation** - Assume 50% of sub-base pavement
5 **Pavement** - Assume deep lift asphalt pavement
6 **Subsoil drains -** Assume same as kerb and channel
7 **Drainage** - Assume 375 DIA RCP
8 **Side entry pits** - Based on 50m intervals
9 **Light pole** - Based on 70m intervals
10 **Existing road** - Existing asphalt roads to be demolished as part of intersection works
11 **Substation** - No allowance for substations
12 **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 26/10/2016

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-02

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 75,267.66**
	Project Management		3.00%	2.64%	$ 45,160.60	
	Program Administration		2.00%	1.76%	$ 30,107.06	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 137,361.14**
1	**SITE ESTABLISHMENT**	1	Item	$ 42,765.72	$ 42,765.72	$ 42,765.72
2	**SERVICE RELOCATION**					$ 39,000.00
2.1	Telecom conduiting	260	m	$ 150.00	$ 39,000.00	
3	**VicRoads**					$ 55,595.43
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 55,595.43	$ 55,595.43	
D	**Construction**				$ 1,710,628.60	**$ 1,710,628.60**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 180,815.00
2.1	Trees	1	No	$ 500.00	$ 500.00	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	2,365	m²	$ 55.00	$ 130,075.00	
2.3	Breakout of existing kerb & channel	315	Lm	$ 45.00	$ 14,175.00	
2.4	Demolition of existing shared pathway (3.0m wide)	35	Lm	$ 55.00	$ 1,925.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)	-	Lm	$ 55.00	$ -	
2.6	Sawcutting of existing pavement to match new pavement	457	Lm	$ 20.00	$ 9,140.00	
2.7	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 248,982.60
3.1	Stripping topsoil (150mm)	9,910	m²	$ 6.00	$ 59,460.00	
3.2	Cutting	1,100	m³	$ 15.00	$ 16,500.00	
3.3	Filling and compact	847	m³	$ 12.00	$ 10,164.00	
3.4	Cart off excess material	253	m³	$ 15.00	$ 3,795.00	
3.5	Soft spot rectification (reclaimed FCR)	776	m³	$ 30.00	$ 23,277.60	
3.6	Rock excavation & sub-surface remediation 450mm	1,940	m²	$ 70.00	$ 135,786.00	
4	**PAVEMENT**					$ 642,828.00
4.1	Deep lift asphalt 195 mm	3,336	m²	$ 105.00	$ 350,280.00	
4.2	Sub-base course - 250 mm 3% CTCR	3,880	m²	$ 55.00	$ 213,378.00	
4.3	Shoulder - full depth pavement	546	m²	$ 145.00	$ 79,170.00	
5	**DRAINAGE**					$ 113,770.00
5.1	Subsoil drains 100mm dia - screenings	1,220	Lm	$ 30.00	$ 36,600.00	
5.2	375 RCP (class 2)	201	Lm	$ 170.00	$ 34,170.00	
5.3	Side entry pits	6	No	$ 2,500.00	$ 15,000.00	
5.4	Relocate side entry pits	8	No	$ 3,500.00	$ 28,000.00	
6	**CONCRETE WORKS**					$ 212,970.00
6.1	Kerb & channel	1,220	Lm	$ 50.00	$ 61,000.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	848	Lm	$ 130.00	$ 110,240.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	200	Lm	$ 65.00	$ 13,000.00	
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00	
6.5	10m concrete maintenance area end of all islands	278	m²	$ 85.00	$ 23,630.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 28,000.00
8.1	Light pole (1-way) and luminous lights	-	No	$ 8,000.00	$ -	
8.2	Light pole (2-way) and luminous lights	2	No	$ 9,000.00	$ 18,000.00	
8.3	JUP lighting single	-	No	$ 4,000.00	$ -	
8.4	Cabling, conduits and pits	1	Item	$ 5,000.00	$ 5,000.00	
8.5	Electrical connection	1	Item	$ 5,000.00	$ 5,000.00	
9	**LANDSCAPING WORKS**					$ 24,263.00
9.1	Topsoiling seeding	2,678	m²	$ 8.50	$ 22,763.00	
9.2	Tree planting	6	No	$ 250.00	$ 1,500.00	
10	**DELINEATION**					$ 20,000.00
10.1	Signing	1	item	$ 5,000.00	$ 5,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 15,000.00	$ 15,000.00	
	TOTAL A - D				$ 1,923,257.40	**$ 1,923,257.40**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 256,594.29
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,179,851.69

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-04

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 82,869.88**
	Project Management		3.00%	2.64%	$ 49,721.93	
	Program Administration		2.00%	1.76%	$ 33,147.95	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 131,395.87**
1	**SITE ESTABLISHMENT**	1	Item	$ 47,085.16	$ 47,085.16	$ 47,085.16
2	**SERVICE RELOCATION**					$ 23,100.00
2.1	Telecom conduiting	154	m	$ 150.00	$ 23,100.00	
3	**VicRoads**					$ 61,210.71
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 61,210.71	$ 61,210.71	
D	**Construction**				$ 1,883,406.45	**$ 1,883,406.45**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 184,140.00
2.1	Trees	85	No	$ 500.00	$ 42,500.00	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	1,473	m²	$ 55.00	$ 81,015.00	
2.3	Breakout of existing kerb & channel	315	Lm	$ 45.00	$ 14,175.00	
2.4	Demolition of existing shared pathway (3.0m wide)	166	Lm	$ 55.00	$ 9,130.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)		Lm	$ 55.00	$ -	
2.6	Sawcutting of existing pavement to match new pavement	616	Lm	$ 20.00	$ 12,320.00	
2.7	Demolition of existing concrete island		m²	$ 45.00	$ -	
2.8	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 269,593.70
3.1	Stripping topsoil (150mm)	10,475	m²	$ 6.00	$ 62,850.00	
3.2	Cutting	1,382	m³	$ 15.00	$ 20,730.00	
3.3	Filling and compact	921	m³	$ 12.00	$ 11,052.00	
3.4	Cart off excess material	461	m³	$ 15.00	$ 6,915.00	
3.5	Soft spot rectification (reclaimed FCR)	820	m³	$ 30.00	$ 24,592.20	
3.6	Rock excavation & sub-surface remediation 450mm	2,049	m²	$ 70.00	$ 143,454.50	
4	**PAVEMENT**					$ 696,653.50
4.1	Deep lift asphalt 195 mm	3,709	m²	$ 105.00	$ 389,445.00	
4.2	Sub-base course - 250 mm 3% CTCR	4,099	m²	$ 55.00	$ 225,428.50	
4.3	Shoulder - full depth pavement	564	m²	$ 145.00	$ 81,780.00	
5	**DRAINAGE**					$ 131,910.00
5.1	Subsoil drains 100mm dia - screenings	1,343	Lm	$ 30.00	$ 40,290.00	
5.2	375 RCP (class 2)	286	Lm	$ 170.00	$ 48,620.00	
5.3	Side entry pits	6	No	$ 2,500.00	$ 15,000.00	
5.4	Relocate side entry pits	8	No	$ 3,500.00	$ 28,000.00	
6	**CONCRETE WORKS**					$ 244,595.00
6.1	Kerb & channel	1,343	Lm	$ 50.00	$ 67,150.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,046	Lm	$ 130.00	$ 135,980.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	175	Lm	$ 65.00	$ 11,375.00	
6.4	Laybacks and tactile pavers	4	No	$ 850.00	$ 3,400.00	
6.5	Concrete island infill		m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	314	m²	$ 85.00	$ 26,690.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 67,000.00
8.1	Light pole (1-way) and luminous lights	2	No	$ 8,000.00	$ 16,000.00	
8.2	Light pole (2-way) and luminous lights	3	No	$ 9,000.00	$ 27,000.00	
8.3	JUP lighting single	1	No	$ 4,000.00	$ 4,000.00	
8.4	Cabling, conduits and pits	1	Item	$ 10,000.00	$ 10,000.00	
8.5	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
9	**LANDSCAPING WORKS**					$ 27,514.25
9.1	Topsoiling seeding	3,061	m²	$ 8.50	$ 26,014.25	
9.2	Tree planting	6	No	$ 250.00	$ 1,500.00	
10	**DELINEATION**					$ 23,000.00
10.1	Signing	1	item	$ 8,000.00	$ 8,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 15,000.00	$ 15,000.00	
	TOTAL A - D				$ 2,097,672.20	**$ 2,097,672.20**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 282,510.97
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,380,183.17

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-05

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 155,931.45**
	Project Management		3.00%	2.64%	$ 93,558.87	
	Program Administration		2.00%	1.76%	$ 62,372.58	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 265,274.05**
1	**SITE ESTABLISHMENT**	1	Item	$ 88,597.42	$ 88,597.42	$ 88,597.42
2	**SERVICE RELOCATION**					$ 61,500.00
2.1	Telecom conduiting	410	m	$ 150.00	$ 61,500.00	
3	**VicRoads**					$ 115,176.64
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 115,176.64	$ 115,176.64	
D	**Construction**				$ 3,543,896.60	**$ 3,543,896.60**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 340,280.00
2.1	Trees	35	No	$ 500.00	$ 17,500.00	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	4,029	m²	$ 55.00	$ 221,595.00	
2.3	Breakout of existing kerb & channel	1,001	Lm	$ 45.00	$ 45,045.00	
2.4	Demolition of existing shared pathway (3.0m wide)	156	Lm	$ 55.00	$ 8,580.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)	20	Lm	$ 55.00	$ 1,100.00	
2.6	Sawcutting of existing pavement to match new pavement	821	Lm	$ 20.00	$ 16,420.00	
2.7	Demolition of existing concrete island	112	m²	$ 45.00	$ 5,040.00	
2.8	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 621,121.10
3.1	Stripping topsoil (150mm)	23,670	m²	$ 6.00	$ 142,020.00	
3.2	Cutting	2,860	m³	$ 15.00	$ 42,900.00	
3.3	Filling and compact	1,823	m³	$ 12.00	$ 21,876.00	
3.4	Cart off excess material	1,037	m³	$ 15.00	$ 15,555.00	
3.5	Soft spot rectification (reclaimed FCR)	1,945	m³	$ 30.00	$ 58,356.60	
3.6	Rock excavation & sub-surface remediation 450mm	4,863	m²	$ 70.00	$ 340,413.50	
4	**PAVEMENT**					$ 1,498,055.50
4.1	Deep lift asphalt 195 mm	7,909	m²	$ 105.00	$ 830,445.00	
4.2	Sub-base course - 250 mm 3% CTCR	9,726	m²	$ 55.00	$ 534,935.50	
4.3	Shoulder - full depth pavement	915	m²	$ 145.00	$ 132,675.00	
5	**DRAINAGE**					$ 255,010.00
5.1	Subsoil drains 100mm dia - screenings	2,562	Lm	$ 30.00	$ 76,860.00	
5.2	375 RCP (class 2)	595	Lm	$ 170.00	$ 101,150.00	
5.3	Side entry pits	14	No	$ 2,500.00	$ 35,000.00	
5.4	Relocate side entry pits	12	No	$ 3,500.00	$ 42,000.00	
6	**CONCRETE WORKS**					$ 395,415.00
6.1	Kerb & channel	2,562	Lm	$ 50.00	$ 128,100.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,747	Lm	$ 130.00	$ 227,110.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -	
6.4	Laybacks and tactile pavers	10	No	$ 850.00	$ 8,500.00	
6.5	Concrete island infill		m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	373	m²	$ 85.00	$ 31,705.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 133,000.00
8.1	Light pole (1-way) and luminous lights	9	No	$ 8,000.00	$ 72,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	3	No	$ 5,000.00	$ 15,000.00	
8.4	Cabling, conduits and pits	1	Item	$ 5,000.00	$ 5,000.00	
8.5	Electrical connection	1	Item	$ 5,000.00	$ 5,000.00	
9	**LANDSCAPING WORKS**					$ 49,015.00
9.1	Topsoiling seeding	5,590	m²	$ 8.50	$ 47,515.00	
9.2	Tree planting	6	No	$ 250.00	$ 1,500.00	
10	**DELINEATION**					$ 13,000.00
10.1	Signing	1	item	$ 3,000.00	$ 3,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 10,000.00	$ 10,000.00	
	TOTAL A - D				$ 3,965,102.10	**$ 3,965,102.10**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 531,584.49
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,496,686.59

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-06

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 77,124.65**
	Project Management		3.00%	2.64%	$ 46,274.79	
	Program Administration		2.00%	1.76%	$ 30,849.86	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 138,287.89**
1	**SITE ESTABLISHMENT**	1	Item	$ 43,820.82	$ 43,820.82	$ 43,820.82
2	**SERVICE RELOCATION**					$ 37,500.00
2.1	Telecom conduiting	250	m	$ 150.00	$ 37,500.00	
3	**VicRoads**					$ 56,967.07
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 56,967.07	$ 56,967.07	
D	**Construction**				$ 1,752,832.90	**$ 1,752,832.90**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 139,830.00
2.1	Trees	-	No	$ 500.00	$ -	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	1,436	m²	$ 55.00	$ 78,980.00	
2.3	Breakout of existing kerb & channel	383	Lm	$ 45.00	$ 17,235.00	
2.4	Demolition of existing shared pathway (3.0m wide)	35	Lm	$ 55.00	$ 1,925.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)	-	Lm	$ 55.00	$ -	
2.6	Sawcutting of existing pavement to match new pavement	567	Lm	$ 20.00	$ 11,340.00	
2.7	Remove light pole (1-way)	2	No	$ 2,000.00	$ 4,000.00	
2.8	Demolition of existing concrete island	30	m²	$ 45.00	$ 1,350.00	
2.9	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 288,005.90
3.1	Stripping topsoil (150mm)	10,680	m²	$ 6.00	$ 64,080.00	
3.2	Cutting	1,677	m³	$ 15.00	$ 25,155.00	
3.3	Filling and compact	1,112	m³	$ 12.00	$ 13,344.00	
3.4	Cart off excess material	565	m³	$ 15.00	$ 8,475.00	
3.5	Soft spot rectification (reclaimed FCR)	863	m³	$ 30.00	$ 25,895.40	
3.6	Rock excavation & sub-surface remediation 450mm	2,158	m²	$ 70.00	$ 151,056.50	
4	**PAVEMENT**					$ 727,559.50
4.1	Deep lift asphalt 195 mm	3,757	m²	$ 105.00	$ 394,485.00	
4.2	Sub-base course - 250 mm 3% CTCR	4,316	m²	$ 55.00	$ 237,374.50	
4.3	Shoulder - full depth pavement	660	m²	$ 145.00	$ 95,700.00	
5	**DRAINAGE**					$ 112,500.00
5.1	Subsoil drains 100mm dia - screenings	984	Lm	$ 30.00	$ 29,520.00	
5.2	375 RCP (class 2)	244	Lm	$ 170.00	$ 41,480.00	
5.3	Side entry pits	4	No	$ 2,500.00	$ 10,000.00	
5.4	Relocate side entry pits	9	No	$ 3,500.00	$ 31,500.00	
6	**CONCRETE WORKS**					$ 157,480.00
6.1	Kerb & channel	984	Lm	$ 50.00	$ 49,200.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	519	Lm	$ 130.00	$ 67,470.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	263	Lm	$ 65.00	$ 17,095.00	
6.4	Laybacks and tactile pavers	4	No	$ 850.00	$ 3,400.00	
6.5	Concrete island infill		m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	239	m²	$ 85.00	$ 20,315.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 51,000.00
8.1	Light pole (1-way) and luminous lights		No	$ 8,000.00	$ -	
8.2	Light pole (2-way) and luminous lights	3	No	$ 9,000.00	$ 27,000.00	
8.3	JUP lighting single	1	No	$ 4,000.00	$ 4,000.00	
8.4	Cabling, conduits and pits	1	Item	$ 10,000.00	$ 10,000.00	
8.5	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
9	**LANDSCAPING WORKS**					$ 17,457.50
9.1	Topsoiling seeding	1,995	m²	$ 8.50	$ 16,957.50	
9.2	Tree planting	2	No	$ 250.00	$ 500.00	
10	**DELINEATION**					$ 20,000.00
10.1	Signing	1	item	$ 5,000.00	$ 5,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 15,000.00	$ 15,000.00	
	TOTAL A - D				$ 1,968,245.44	**$ 1,968,245.44**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 262,924.94
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,231,170.37

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-07

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 77,406.51**
	Project Management		3.00%	2.64%	$ 46,443.90	
	Program Administration		2.00%	1.76%	$ 30,962.60	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 138,656.23**
1	**SITE ESTABLISHMENT**	1	Item	$ 43,980.97	$ 43,980.97	$ 43,980.97
2	**SERVICE RELOCATION**					$ 37,500.00
2.1	Telecom conduiting	250	m	$ 150.00	$ 37,500.00	
3	**VicRoads**					$ 57,175.26
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 57,175.26	$ 57,175.26	
D	**Construction**				$ 1,759,238.80	**$ 1,759,238.80**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 198,480.00
2.1	Trees	90	No	$ 500.00	$ 45,000.00	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	1,846	m²	$ 55.00	$ 101,530.00	
2.3	Breakout of existing kerb & channel	303	Lm	$ 45.00	$ 13,635.00	
2.4	Demolition of existing shared pathway (3.0m wide)	15	Lm	$ 55.00	$ 825.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)		Lm	$ 55.00	$ -	
2.6	Sawcutting of existing pavement to match new pavement	357	Lm	$ 20.00	$ 7,140.00	
2.7	Remove light pole (1-way)	2	No	$ 2,000.00	$ 4,000.00	
2.8	Demolition of existing concrete island	30	m²	$ 45.00	$ 1,350.00	
2.9	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 261,666.80
3.1	Stripping topsoil (150mm)	9,670	m²	$ 6.00	$ 58,020.00	
3.2	Cutting	713	m³	$ 15.00	$ 10,695.00	
3.3	Filling and compact	499	m³	$ 12.00	$ 5,988.00	
3.4	Cart off excess material	214	m³	$ 15.00	$ 3,210.00	
3.5	Soft spot rectification (reclaimed FCR)	896	m³	$ 30.00	$ 26,890.80	
3.6	Rock excavation & sub-surface remediation 450mm	2,241	m²	$ 70.00	$ 156,863.00	
4	**PAVEMENT**					$ 697,384.00
4.1	Deep lift asphalt 195 mm	3,652	m²	$ 105.00	$ 383,460.00	
4.2	Sub-base course - 250 mm 3% CTCR	4,482	m²	$ 55.00	$ 246,499.00	
4.3	Shoulder - full depth pavement	465	m²	$ 145.00	$ 67,425.00	
5	**DRAINAGE**					$ 91,950.00
5.1	Subsoil drains 100mm dia - screenings	1,276	Lm	$ 30.00	$ 38,280.00	
5.2	375 RCP (class 2)	101	Lm	$ 170.00	$ 17,170.00	
5.3	Side entry pits	2	No	$ 2,500.00	$ 5,000.00	
5.4	Relocate side entry pits	9	No	$ 3,500.00	$ 31,500.00	
6	**CONCRETE WORKS**					$ 188,480.00
6.1	Kerb & channel	1,276	Lm	$ 50.00	$ 63,800.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	737	Lm	$ 130.00	$ 95,810.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	95	Lm	$ 65.00	$ 6,175.00	
6.4	Laybacks and tactile pavers	8	No	$ 850.00	$ 6,800.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	187	m²	$ 85.00	$ 15,895.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 58,000.00
8.1	Light pole (1-way) and luminous lights		No	$ 8,000.00	$ -	
8.2	Light pole (2-way) and luminous lights	2	No	$ 9,000.00	$ 18,000.00	
8.3	JUP lighting dual	4	No	$ 5,000.00	$ 20,000.00	
8.4	Cabling, conduits and pits	1	Item	$ 10,000.00	$ 10,000.00	
8.5	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
9	**LANDSCAPING WORKS**					$ 11,278.00
9.1	Topsoiling seeding	1,268	m²	$ 8.50	$ 10,778.00	
9.2	Tree planting	2	No	$ 250.00	$ 500.00	
10	**DELINEATION**					$ 13,000.00
10.1	Signing	1	item	$ 3,000.00	$ 3,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 10,000.00	$ 10,000.00	
	TOTAL A - D				$ 1,975,301.54	**$ 1,975,301.54**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 263,885.82
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,239,187.36

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **26 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-08

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 91,023.43**
	Project Management		3.00%	2.64%	$ 54,614.06	
	Program Administration		2.00%	1.76%	$ 36,409.37	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 156,451.07**
1	**SITE ESTABLISHMENT**	1	Item	$ 51,717.86	$ 51,717.86	$ 51,717.86
2	**SERVICE RELOCATION**					$ 37,500.00
2.1	Telecom conduiting	250	m	$ 150.00	$ 37,500.00	
3	**VicRoads**					$ 67,233.21
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 67,233.21	$ 67,233.21	
D	**Construction**				$ 2,068,714.30	**$ 2,068,714.30**
1	**PRELIMINARIES**					$ 114,000.00
1.1	Site management & supervision including QA	12	weeks	$ 2,500.00	$ 30,000.00	
1.2	Provision for traffic	1	Item	$ 84,000.00	$ 84,000.00	
2	**DEMOLITION**					$ 160,720.00
2.1	Trees	20	No	$ 500.00	$ 10,000.00	
2.2	Demolition of existing Road (plane off 195mm of asphalt)	1,845	m²	$ 55.00	$ 101,475.00	
2.3	Breakout of existing kerb & channel	268	Lm	$ 45.00	$ 12,060.00	
2.4	Demolition of existing shared pathway (3.0m wide)	15	Lm	$ 55.00	$ 825.00	
2.5	Demolition of existing pedestrian footpath (1.5m wide)		Lm	$ 55.00	$ -	
2.6	Sawcutting of existing pavement to match new pavement	368	Lm	$ 20.00	$ 7,360.00	
2.7	Remove light pole (1-way)	2	No	$ 2,000.00	$ 4,000.00	
2.8	Demolition of existing concrete island		m²	$ 45.00	$ -	
2.9	Remove part of signals	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 305,013.30
3.1	Stripping topsoil (150mm)	12,575	m²	$ 6.00	$ 75,450.00	
3.2	Cutting	883	m³	$ 15.00	$ 13,245.00	
3.3	Filling and compact	619	m³	$ 12.00	$ 7,428.00	
3.4	Cart off excess material	264	m³	$ 15.00	$ 3,960.00	
3.5	Soft spot rectification (reclaimed FCR)	1,000	m³	$ 30.00	$ 29,989.80	
3.6	Rock excavation & sub-surface remediation 450mm	2,499	m²	$ 70.00	$ 174,940.50	
4	**PAVEMENT**					$ 774,466.50
4.1	Deep lift asphalt 195 mm	4,128	m²	$ 105.00	$ 433,440.00	
4.2	Sub-base course - 250 mm 3% CTCR	4,998	m²	$ 55.00	$ 274,906.50	
4.3	Shoulder - full depth pavement	456	m²	$ 145.00	$ 66,120.00	
5	**DRAINAGE**					$ 257,270.00
5.1	Subsoil drains 100mm dia - screenings	1,425	Lm	$ 30.00	$ 42,750.00	
5.2	375 RCP (class 2)	1,006	Lm	$ 170.00	$ 171,020.00	
5.3	Side entry pits	2	No	$ 2,500.00	$ 5,000.00	
5.4	Relocate side entry pits	11	No	$ 3,500.00	$ 38,500.00	
6	**CONCRETE WORKS**					$ 246,925.00
6.1	Kerb & channel	1,425	Lm	$ 50.00	$ 71,250.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	880	Lm	$ 130.00	$ 114,400.00	
6.3	Pedestrian Footpath (1.5m wide,125 mm, residential, as per MPA)	170	Lm	$ 65.00	$ 11,050.00	
6.4	Laybacks and tactile pavers	8	No	$ 850.00	$ 6,800.00	
6.5	Concrete island infill	177	m²	$ 120.00	$ 21,240.00	
6.6	10m concrete maintenance area end of all islands	261	m²	$ 85.00	$ 22,185.00	
7	**TRAFFIC SIGNAL WORKS**					$ 125,000.00
7.1	Relocate traffic signal	1	Item	$ 125,000.00	$ 125,000.00	
8	**POWER & LIGHTING**					$ 58,000.00
8.1	Light pole (1-way) and luminous lights		No	$ 8,000.00	$ -	
8.2	Light pole (2-way) and luminous lights	2	No	$ 9,000.00	$ 18,000.00	
8.3	JUP lighting dual	4	No	$ 5,000.00	$ 20,000.00	
8.4	Cabling, conduits and pits	1	Item	$ 10,000.00	$ 10,000.00	
8.5	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
9	**LANDSCAPING WORKS**					$ 14,319.50
9.1	Topsoiling seeding	1,567	m²	$ 8.50	$ 13,319.50	
9.2	Tree planting	4	No	$ 250.00	$ 1,000.00	
10	**DELINEATION**					$ 13,000.00
10.1	Signing	1	item	$ 3,000.00	$ 3,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 10,000.00	$ 10,000.00	
	TOTAL A - D				$ 2,316,188.80	**$ 2,316,188.80**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 310,307.15
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,626,495.95

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 6 **Interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-01	IN-02	IN-04	IN-05 (APA)	IN-06
A	Project and Program Management	$ 246,291.79	$ 131,465.22	$ 138,392.79	$ 236,049.71	$ 148,168.05
B	Design and Investigation	$ -	$ -	$ -	$ -	$ -
C	Additional Items	$ 670,920.07	$ 421,301.14	$ 456,354.21	$ 583,854.90	$ 457,628.70
D	Construction	$ 5,597,540.74	$ 2,987,845.85	$ 3,145,290.59	$ 5,364,766.25	$ 3,367,455.64
	TOTAL A - D	**$ 6,514,752.61**	**$ 3,540,612.20**	**$ 3,740,037.58**	**$ 6,184,670.86**	**$ 3,973,252.38**
E	**CONTINGENCY**					
	Contingency (15% of D)	**$ 839,631.11**	**$ 448,176.88**	**$ 471,793.59**	**$ 804,714.94**	**$ 505,118.35**
F	**PROJECT BUDGET**					
	Total Estimate	**$ 7,354,383.72**	**$ 3,988,789.08**	**$ 4,211,831.17**	**$ 6,989,385.80**	**$ 4,478,370.73**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
2. **Design cost -** Not included in interim estimate except for IN-18 & IN-20 (completed in CG140690)
3. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
4. **Soft spot rectification** - Taken as 20% of sub-base pavement
5. **Rock excavation** - Assume 50% of sub-base pavement
6. **Pavement** - Assume deep lift asphalt pavement
7. **Subsoil drains -** Assume same as kerb and channel
8. **Drainage** - Assume 375 DIA RCP
9. **Side entry pits** - Based on 50m intervals
10. **Light pole** - Based on 70m intervals
11. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
12. **Substation** - No allowance for substations
13. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 6 **Interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-07	IN-08	IN-09	IN-10	IN-13
A	Project and Program Management	$ 183,477.87	$ 195,489.14	$ 369,516.93	$ 104,448.32	$ 96,493.70
B	Design and Investigation	$ -	$ -	$ -	$ -	$ -
C	Additional Items	$ 418,023.43	$ 426,895.38	$ 700,938.64	$ 296,494.96	$ 296,099.72
D	Construction	$ 4,169,951.55	$ 4,442,934.91	$ 8,398,112.15	$ 2,373,825.39	$ 2,193,038.56
	TOTAL A - D	**$ 4,771,452.84**	**$ 5,065,319.43**	**$ 9,468,567.73**	**$ 2,774,768.67**	**$ 2,585,631.98**
E	**CONTINGENCY**					
	Contingency (15% of D)	**$ 625,492.73**	**$ 666,440.24**	**$ 1,259,716.82**	**$ 356,073.81**	**$ 328,955.78**
F	**PROJECT BUDGET**					
	Total Estimate	**$ 5,396,945.58**	**$ 5,731,759.66**	**$ 10,728,284.55**	**$ 3,130,842.48**	**$ 2,914,587.76**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
2. **Design cost -** Not included in interim estimate except for IN-18 & IN-20 (completed in CG140690)
3. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
4. **Soft spot rectification** - Taken as 20% of sub-base pavement
5. **Rock excavation** - Assume 50% of sub-base pavement
6. **Pavement** - Assume deep lift asphalt pavement
7. **Subsoil drains -** Assume same as kerb and channel
8. **Drainage** - Assume 375 DIA RCP
9. **Side entry pits** - Based on 50m intervals
10. **Light pole** - Based on 70m intervals
11. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
12. **Substation** - No allowance for substations
13. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 6 **Interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-14	IN-15	IN-18	IN-20	IN-21 (APA)
A	Project and Program Management	$ 117,838.70	$ 163,312.49	$ 122,506.64	$ 186,106.12	$ 175,467.79
B	Design and Investigation	$ -	$ -	$ 269,514.61	$ 409,433.47	$ -
C	Additional Items	$ 326,493.75	$ 374,919.73			$ 329,304.49
D	Construction	$ 2,678,152.21	$ 3,711,647.44	$ 2,722,369.75	$ 4,389,295.30	$ 3,987,904.26
	TOTAL A - D	**$ 3,122,484.66**	**$ 4,249,879.66**	**$ 3,114,390.99**	**$ 4,984,834.89**	**$ 4,492,676.54**
E	CONTINGENCY					
	Contingency (15% of D)	**$ 401,722.83**	**$ 556,747.12**	**$ 408,355.46**	**$ 658,394.30**	**$ 598,185.64**
F	PROJECT BUDGET					
	Total Estimate	**$ 3,524,207.49**	**$ 4,806,626.77**	**$ 3,522,746.46**	**$ 5,643,229.18**	**$ 5,090,862.18**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
2. **Design cost -** Not included in interim estimate except for IN-18 & IN-20 (completed in CG140690)
3. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
4. **Soft spot rectification** - Taken as 20% of sub-base pavement
5. **Rock excavation** - Assume 50% of sub-base pavement
6. **Pavement** - Assume deep lift asphalt pavement
7. **Subsoil drains -** Assume same as kerb and channel
8. **Drainage** - Assume 375 DIA RCP
9. **Side entry pits** - Based on 50m intervals
10. **Light pole** - Based on 70m intervals
11. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
12. **Substation** - No allowance for substations
13. **Tree planting** - Based on 80m intervals

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 6 **Interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-22	IN-23	IN-24	IN-26	IN-31
A	Project and Program Management	$ 128,134.56	$ 79,345.95	$ 103,674.75	$ 161,758.09	$ 156,243.18
B	Design and Investigation	$ -	$ -	$ -	$ -	$ -
C	Additional Items	$ 295,948.58	$ 229,190.73	$ 289,484.05	$ 372,888.41	$ 352,181.43
D	Construction	$ 2,912,149.18	$ 1,803,317.02	$ 2,356,244.31	$ 3,676,320.16	$ 3,550,981.39
	TOTAL A - D	**$ 3,336,232.33**	**$ 2,111,853.70**	**$ 2,749,403.11**	**$ 4,210,966.65**	**$ 4,059,406.00**
E	CONTINGENCY					
	Contingency (15% of D)	**$ 436,822.38**	**$ 270,497.55**	**$ 353,436.65**	**$ 551,448.02**	**$ 532,647.21**
F	PROJECT BUDGET					
	Total Estimate	**$ 3,773,054.70**	**$ 2,382,351.25**	**$ 3,102,839.75**	**$ 4,762,414.67**	**$ 4,592,053.20**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
2. **Design cost -** Not included in interim estimate except for IN-18 & IN-20 (completed in CG140690)
3. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
4. **Soft spot rectification** - Taken as 20% of sub-base pavement
5. **Rock excavation** - Assume 50% of sub-base pavement
6. **Pavement** - Assume deep lift asphalt pavement
7. **Subsoil drains -** Assume same as kerb and channel
8. **Drainage** - Assume 375 DIA RCP
9. **Side entry pits** - Based on 50m intervals
10. **Light pole** - Based on 70m intervals
11. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
12. **Substation** - No allowance for substations
13. **Tree planting** - Based on 80m intervals

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Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 6 **Interim Intersection Project Cost**

ITEM	DESCRIPTION	IN-32	IN-33	TOTAL
A	Project and Program Management	$ 97,708.78	$ 71,988.96	$ 3,413,879.51
B	Design and Investigation	$ -	$ -	$ -
C	Additional Items	$ 324,687.62	$ 212,076.48	$ 7,835,686.41
D	Construction	$ 2,220,654.19	$ 1,636,112.65	**$ 77,685,909.48**
	TOTAL A - D	**$ 2,643,050.59**	**$ 1,920,178.09**	**$ 89,614,423.48**
E	**CONTINGENCY**			
	Contingency (15% of D)	**$ 333,098.13**	**$ 245,416.90**	**$ 11,652,886.42**
F	**PROJECT BUDGET**			
	Total Estimate	**$ 2,976,148.72**	**$ 2,165,594.98**	**$ 101,267,309.90**

Notes:

1. **Cost does not include southern leg of intersection IN-2, IN-4, IN-6**
2. **Design cost -** Not included in interim estimate except for IN-18 & IN-20 (completed in CG140690)
3. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
4. **Soft spot rectification** - Taken as 20% of sub-base pavement
5. **Rock excavation** - Assume 50% of sub-base pavement
6. **Pavement** - Assume deep lift asphalt pavement
7. **Subsoil drains -** Assume same as kerb and channel
8. **Drainage** - Assume 375 DIA RCP
9. **Side entry pits** - Based on 50m intervals
10. **Light pole** - Based on 70m intervals
11. **Existing road** - Existing asphalt roads to be demolished as part of intersection works
12. **Substation** - No allowance for substations
13. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-01

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 246,291.79**
	Project Management		3.00%	2.64%	$ 147,775.08	
	Program Administration		2.00%	1.76%	$ 98,516.72	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 670,920.07**
1	**SITE ESTABLISHMENT**	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00
2	**SERVICE RELOCATION**					$ 289,000.00
2.1	Relocating Power Pole (HV)	16	No	$ 7,500.00	$ 120,000.00	
2.2	Relocating communication pole	8	No	$ 3,000.00	$ 24,000.00	
2.3	Telecom conduiting	800	Lm	$ 150.00	$ 120,000.00	
2.4	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00	
2.5	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 281,920.07
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 181,920.07	$ 181,920.07	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 5,597,540.74	**$ 5,597,540.74**
1	**PRELIMINARIES**					$ 130,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 80,000.00	$ 80,000.00	
2	**DEMOLITION**					$ 254,520.00
2.1	Trees	8	No	$ 500.00	$ 4,000.00	
2.2	Demolition of existing Road	1	Item	$ 144,000.00	$ 144,000.00	
2.3	Breakout of existing kerb & channel	621	Lm	$ 45.00	$ 27,945.00	
2.4	Demolition of existing pedestrian footpath	65	Lm	$ 55.00	$ 3,575.00	
2.5	Demolition of existing building	1	Item	$ 50,000.00	$ 50,000.00	
2.6	Demolition of existing fence	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 1,063,883.24
3.1	Stripping topsoil (150mm)	31,000	m²	$ 6.00	$ 186,000.00	
3.2	Cutting	5,248	m³	$ 15.00	$ 78,724.49	
3.3	Filling and compact	2,884	m³	$ 12.00	$ 34,609.35	
3.4	Cart off excess material	2,364	m³	$ 15.00	$ 35,462.81	
3.5	Soft spot rectification (reclaimed FCR)	3,557	m³	$ 30.00	$ 106,695.60	
3.6	Rock excavation & sub-surface remediation 450mm	8,891	m²	$ 70.00	$ 622,391.00	
4	**PAVEMENT**					$ 2,603,502.00
4.1	Deep lift asphalt 195 mm	15,430	m²	$ 105.00	$ 1,620,150.00	
4.2	Sub-base course - 250 mm 3% CTCR	17,783	m²	$ 45.00	$ 800,217.00	
4.3	Shoulder - full depth pavement	1,263	m²	$ 145.00	$ 183,135.00	
5	**DRAINAGE**					$ 416,420.00
5.1	Subsoil drains 100mm dia - screenings	2,614	Lm	$ 30.00	$ 78,420.00	
5.2	375 RCP (class 2)	1,400	Lm	$ 170.00	$ 238,000.00	
5.3	Side entry pits	40	No	$ 2,500.00	$ 100,000.00	
6	**CONCRETE WORKS**					$ 483,920.00
6.1	Kerb &channel	2,614	Lm	$ 50.00	$ 130,700.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,851	Lm	$ 130.00	$ 240,630.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -	
6.4	Laybacks and tactile pavers	20	No	$ 850.00	$ 17,000.00	
6.5	Concrete island infill	390	m²	$ 120.00	$ 46,800.00	
6.6	10m concrete maintenance area end of all islands	574	m²	$ 85.00	$ 48,790.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 217,000.00
8.1	Light pole (1-way) and luminous lights	8	No	$ 8,000.00	$ 64,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	8	No	$ 4,000.00	$ 32,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 50,000.00	$ 50,000.00	
8.6	Electrical connection	1	Item	$ 35,000.00	$ 35,000.00	
9	**LANDSCAPING WORKS**					$ 68,295.50
9.1	Topsoiling seeding	7,623	m²	$ 8.50	$ 64,795.50	
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00	
10	**DELINEATION**					$ 58,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 40,000.00	$ 40,000.00	
	TOTAL A - D				$ 6,514,752.61	**$ 6,514,752.61**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 839,631.11
F	**PROJECT BUDGET**					
	Total Estimate					$ 7,354,383.72

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-02

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 131,465.22**
	Project Management		3.00%	2.64%	$ 78,879.13	
	Program Administration		2.00%	1.76%	$ 52,586.09	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 421,301.14**
1	**SITE ESTABLISHMENT**	1	Item	$ 74,696.15	$ 74,696.15	$ 74,696.15
2	**SERVICE RELOCATION**					$ 149,500.00
2.1	Relocating Power Pole (HV)	6	No	$ 7,500.00	$ 45,000.00	
2.2	Relocating communication pole	520	Lm	$ 150.00	$ 78,000.00	
2.3	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00	
2.4	Remove redundant telecom pole	1	No	$ 1,500.00	$ 1,500.00	
3	**VicRoads**					$ 197,104.99
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 97,104.99	$ 97,104.99	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,987,845.85	**$ 2,987,845.85**
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 44,500.00
2.1	Trees	14	No	$ 500.00	$ 7,000.00	
2.2	Demolition of existing Road	1	item	$ 37,500.00	$ 37,500.00	
3	**EARTHWORKS**					$ 530,591.10
3.1	Stripping topsoil (150mm)	18,260	m²	$ 6.00	$ 109,560.00	
3.2	Cutting	2,648	m³	$ 15.00	$ 39,720.00	
3.3	Filling and compact	1,457	m³	$ 12.00	$ 17,484.00	
3.4	Cart off excess material	1,191	m³	$ 15.00	$ 17,865.00	
3.5	Soft spot rectification (reclaimed FCR)	1,688	m³	$ 30.00	$ 50,628.60	
3.6	Rock excavation & sub-surface remediation 450mm	4,219	m²	$ 70.00	$ 295,333.50	
4	**PAVEMENT**					$ 1,309,045.50
4.1	Deep lift asphalt 195 mm	6,999	m²	$ 105.00	$ 734,895.00	
4.2	Sub-base course - 250 mm 3% CTCR	8,438	m²	$ 55.00	$ 464,095.50	
4.3	Shoulder - full depth pavement	759	m²	$ 145.00	$ 110,055.00	
5	**DRAINAGE**					$ 270,050.00
5.1	Subsoil drains 100mm dia - screenings	1,599	Lm	$ 30.00	$ 47,970.00	
5.2	375 RCP (class 2)	924	Lm	$ 170.00	$ 157,080.00	
5.3	Side entry pits	26	No	$ 2,500.00	$ 65,000.00	
6	**CONCRETE WORKS**					$ 215,485.00
6.1	Kerb &channel	1,599	Lm	$ 50.00	$ 79,950.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	568	Lm	$ 130.00	$ 73,840.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	311	Lm	$ 65.00	$ 20,215.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	10m concrete maintenance area end of all islands	368	m²	$ 85.00	$ 31,280.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 146,000.00
8.1	Light pole (1-way) and luminous lights	6	No	$ 8,000.00	$ 48,000.00	
8.2	Light pole (2-way) and luminous lights	3	No	$ 9,000.00	$ 27,000.00	
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00	
8.6	Electrical connection	1	Item	$ 20,000.00	$ 20,000.00	
9	**LANDSCAPING WORKS**					$ 30,174.25
9.1	Topsoiling seeding	3,021	m²	$ 8.50	$ 25,674.25	
9.2	Tree planting	18	No	$ 250.00	$ 4,500.00	
10	**DELINEATION**					$ 50,000.00
10.1	Signing	1	item	$ 15,000.00	$ 15,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 3,540,612.20	**$ 3,540,612.20**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 448,176.88
F	**PROJECT BUDGET**					
	Total Estimate					$ 3,988,789.08

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-04

Interim Intersection Project Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 138,392.79**
	Project Management		3.00%	2.64%	$ 83,035.67	
	Program Administration		2.00%	1.76%	$ 55,357.11	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 456,354.21**
1	**SITE ESTABLISHMENT**	1	Item	$ 78,632.26	$ 78,632.26	$ 78,632.26
2	**SERVICE RELOCATION**					$ 175,500.00
2.1	Relocating Power Pole (HV)	5	No	$ 7,500.00	$ 37,500.00	
2.2	Relocating communication pole	10	No	$ 3,500.00	$ 35,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting	520	Lm	$ 150.00	$ 78,000.00	
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 202,221.94
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 102,221.94	$ 102,221.94	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,145,290.59	**$ 3,145,290.59**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 136,500.00
2.1	Trees	85	No	$ 500.00	$ 42,500.00	
2.2	Demolition of existing Road	1	Item	$ 74,000.00	$ 74,000.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 20,000.00	$ 20,000.00	
3	**EARTHWORKS**					$ 529,619.84
3.1	Stripping topsoil (150mm)	19,510	m²	$ 6.00	$ 117,060.00	
3.2	Cutting	2,401	m³	$ 15.00	$ 36,020.41	
3.3	Filling and compact	1,320	m³	$ 12.00	$ 15,835.51	
3.4	Cart off excess material	1,082	m³	$ 15.00	$ 16,226.02	
3.5	Soft spot rectification (reclaimed FCR)	1,680	m³	$ 30.00	$ 50,411.40	
3.6	Rock excavation & sub-surface remediation 450mm	4,201	m²	$ 70.00	$ 294,066.50	
4	**PAVEMENT**					$ 1,337,819.50
4.1	Deep lift asphalt 195 mm	7,060	m²	$ 105.00	$ 741,300.00	
4.2	Sub-base course - 250 mm 3% CTCR	8,402	m²	$ 55.00	$ 462,104.50	
4.3	Shoulder - full depth pavement	927	m²	$ 145.00	$ 134,415.00	
5	**DRAINAGE**					$ 273,610.00
5.1	Subsoil drains 100mm dia - screenings	1,491	Lm	$ 30.00	$ 44,730.00	
5.2	375 RCP (class 2)	964	Lm	$ 170.00	$ 163,880.00	
5.3	Side entry pits	26	No	$ 2,500.00	$ 65,000.00	
6	**CONCRETE WORKS**					$ 210,620.00
6.1	Kerb &channel	1,491	Lm	$ 50.00	$ 74,550.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	683	Lm	$ 130.00	$ 88,790.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	186	Lm	$ 65.00	$ 12,090.00	
6.4	Laybacks and tactile pavers	10	No	$ 850.00	$ 8,500.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	314	m²	$ 85.00	$ 26,690.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 168,000.00
8.1	Light pole (1-way) and luminous lights	7	No	$ 8,000.00	$ 56,000.00	
8.2	Light pole (2-way) and luminous lights	3	No	$ 9,000.00	$ 27,000.00	
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 40,000.00	$ 40,000.00	
8.6	Electrical connection	1	Item	$ 25,000.00	$ 25,000.00	
9	**LANDSCAPING WORKS**					$ 34,121.25
9.1	Topsoiling seeding	3,603	m²	$ 8.50	$ 30,621.25	
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 3,740,037.58	**$ 3,740,037.58**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 471,793.59
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,211,831.17

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
IN-05 (APA)

PM %: 8.80%

18 October 2016
Version 6

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 236,049.71**
	Project Management		3.00%	2.64%	$ 141,629.83	
	Program Administration		2.00%	1.76%	$ 94,419.89	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 583,854.90**
1	**SITE ESTABLISHMENT**	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00
2	**SERVICE RELOCATION**					$ 209,500.00
2.1	Relocating Power Pole (HV)	7	No	$ 7,500.00	$ 52,500.00	
2.2	Relocating communication pole	12	No	$ 3,500.00	$ 42,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting	600	Lm	$ 150.00	$ 90,000.00	
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 274,354.90
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 174,354.90	$ 174,354.90	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 5,364,766.25	**$ 5,364,766.25**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 139,700.00
2.1	Trees	42	No	$ 500.00	$ 21,000.00	
2.2	Demolition of existing Road	1	Item	$ 93,700.00	$ 93,700.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 974,712.12
3.1	Stripping topsoil (150mm)	35,470	m²	$ 6.00	$ 212,820.00	
3.2	Cutting	4,451	m³	$ 15.00	$ 66,760.20	
3.3	Filling and compact	2,446	m³	$ 12.00	$ 29,349.53	
3.4	Cart off excess material	2,005	m³	$ 15.00	$ 30,073.29	
3.5	Soft spot rectification (reclaimed FCR)	3,101	m³	$ 30.00	$ 93,030.60	
3.6	Rock excavation & sub-surface remediation 450mm	7,753	m²	$ 70.00	$ 542,678.50	
4	**PAVEMENT**					$ 2,249,569.50
4.1	Deep lift asphalt 195 mm	13,085	m²	$ 105.00	$ 1,373,925.00	
4.2	Sub-base course - 250 mm 3% CTCR	15,505	m²	$ 45.00	$ 697,729.50	
4.3	Shoulder - full depth pavement	1,227	m²	$ 145.00	$ 177,915.00	
5	**DRAINAGE**					$ 422,070.00
5.1	Subsoil drains 100mm dia - screenings	2,689	Lm	$ 30.00	$ 80,670.00	
5.2	375 RCP (class 2)	1,420	Lm	$ 170.00	$ 241,400.00	
5.3	Side entry pits	40	No	$ 2,500.00	$ 100,000.00	
6	**CONCRETE WORKS**					$ 432,195.00
6.1	Kerb &channel	2,689	Lm	$ 50.00	$ 134,450.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,900	Lm	$ 130.00	$ 247,000.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -	
6.4	Laybacks and tactile pavers	16	No	$ 850.00	$ 13,600.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	437	m²	$ 85.00	$ 37,145.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 275,000.00
8.1	Light pole (1-way) and luminous lights	17	No	$ 8,000.00	$ 136,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	7	No	$ 4,000.00	$ 28,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 45,000.00	$ 45,000.00	
8.6	Electrical connection	1	Item	$ 30,000.00	$ 30,000.00	
9	**LANDSCAPING WORKS**					$ 72,584.75
9.1	Topsoiling seeding	7,834	m²	$ 8.50	$ 66,584.75	
9.2	Tree planting	24	No	$ 250.00	$ 6,000.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
11	**TRANSMISSION PIPELINE**					$ 343,935
11.1	Clay excavation for transmission pipeline	347	m³	$ 45	$ 15,594	
11.2	Hand excavation for rock around transimission pipeline (extra over allowance)	147	m	$ 1,050	$ 154,350	
11.3	Wrap for transmission pipeline	147	m	$ 500	$ 73,500	
11.4	Backfill stabilisation sand for transmission pipeline	347	m³	$ 150	$ 51,981	
11.5	Transmission pipeline slab protection 200mm	294	m²	$ 165	$ 48,510	
	TOTAL A - D				$ 6,184,670.86	**$ 6,184,670.86**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 804,714.94
F	**PROJECT BUDGET**					
	Total Estimate					$ 6,989,385.80

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-06

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 148,168.05**
	Project Management		3.00%	2.64%	$ 88,900.83	
	Program Administration		2.00%	1.76%	$ 59,267.22	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 457,628.70**
1	**SITE ESTABLISHMENT**	1	Item	$ 84,186.39	$ 84,186.39	$ 84,186.39
2	**SERVICE RELOCATION**					$ 164,000.00
2.1	Relocating Power Pole (HV)	5	No	$ 7,500.00	$ 37,500.00	
2.2	Relocating communication pole	8	No	$ 3,500.00	$ 28,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting	490	Lm	$ 150.00	$ 73,500.00	
2.5	Telecom cabling (re-pulling)	1	Item	$ 25,000.00	$ 25,000.00	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 209,442.31
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 109,442.31	$ 109,442.31	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,367,455.64	**$ 3,367,455.64**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 104,300.00
2.1	Trees	-	No	$ 500.00	$ -	
2.2	Demolition of existing Road	1	Item	$ 79,300.00	$ 79,300.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 598,964.89
3.1	Stripping topsoil (150mm)	19,640	m²	$ 6.00	$ 117,840.00	
3.2	Cutting	2,884	m³	$ 15.00	$ 43,255.10	
3.3	Filling and compact	1,585	m³	$ 12.00	$ 19,016.07	
3.4	Cart off excess material	1,299	m³	$ 15.00	$ 19,485.01	
3.5	Soft spot rectification (reclaimed FCR)	1,948	m³	$ 30.00	$ 58,444.20	
3.6	Rock excavation & sub-surface remediation 450mm	4,870	m²	$ 70.00	$ 340,924.50	
4	**PAVEMENT**					$ 1,559,473.50
4.1	Deep lift asphalt 195 mm	8,478	m²	$ 105.00	$ 890,190.00	
4.2	Sub-base course - 250 mm 3% CTCR	9,741	m²	$ 55.00	$ 535,738.50	
4.3	Shoulder - full depth pavement	921	m²	$ 145.00	$ 133,545.00	
5	**DRAINAGE**					$ 267,980.00
5.1	Subsoil drains 100mm dia - screenings	1,403	Lm	$ 30.00	$ 42,090.00	
5.2	375 RCP (class 2)	917	Lm	$ 170.00	$ 155,890.00	
5.3	Side entry pits	28	No	$ 2,500.00	$ 70,000.00	
6	**CONCRETE WORKS**					$ 188,210.00
6.1	Kerb &channel	1,403	Lm	$ 50.00	$ 70,150.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	567	Lm	$ 130.00	$ 73,710.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	205	Lm	$ 65.00	$ 13,325.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	245	m²	$ 85.00	$ 20,825.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 162,000.00
8.1	Light pole (1-way) and luminous lights	5	No	$ 8,000.00	$ 40,000.00	
8.2	Light pole (2-way) and luminous lights	3	No	$ 9,000.00	$ 27,000.00	
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 45,000.00	$ 45,000.00	
8.6	Electrical connection	1	Item	$ 30,000.00	$ 30,000.00	
9	**LANDSCAPING WORKS**					$ 31,527.25
9.1	Topsoiling seeding	3,239	m²	$ 8.50	$ 27,527.25	
9.2	Tree planting	16	No	$ 250.00	$ 4,000.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 3,973,252.38	**$ 3,973,252.38**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 505,118.35
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,478,370.73

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-07

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 183,477.87**
	Project Management		3.00%	2.64%	$ 110,086.72	
	Program Administration		2.00%	1.76%	$ 73,391.15	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 418,023.43**
1	**SITE ESTABLISHMENT**	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00
2	**SERVICE RELOCATION**					$ 82,500.00
2.1	Relocating Power Pole (HV)	11	No	$ 7,500.00	$ 82,500.00	
2.2	Relocating communication pole		No	$ 3,500.00	$ -	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 235,523.43
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 135,523.43	$ 135,523.43	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 4,169,951.55	**$ 4,169,951.55**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 218,120.00
2.1	Trees	120	No	$ 500.00	$ 60,000.00	
2.2	Demolition of existing Road	1	Item	$ 78,120.00	$ 78,120.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building	1	Item	$ 50,000.00	$ 50,000.00	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 732,489.30
3.1	Stripping topsoil (150mm)	22,670	m²	$ 6.00	$ 136,020.00	
3.2	Cutting	2,976	m³	$ 15.00	$ 44,640.00	
3.3	Filling and compact	2,083	m³	$ 12.00	$ 24,998.40	
3.4	Cart off excess material	893	m³	$ 15.00	$ 13,392.00	
3.5	Soft spot rectification (reclaimed FCR)	2,505	m³	$ 30.00	$ 75,137.40	
3.6	Rock excavation & sub-surface remediation 450mm	6,261	m²	$ 70.00	$ 438,301.50	
4	**PAVEMENT**					$ 1,848,559.50
4.1	Deep lift asphalt 195 mm	10,416	m²	$ 105.00	$ 1,093,680.00	
4.2	Sub-base course - 250 mm 3% CTCR	12,523	m²	$ 55.00	$ 688,759.50	
4.3	Shoulder - full depth pavement	456	m²	$ 145.00	$ 66,120.00	
5	**DRAINAGE**					$ 301,730.00
5.1	Subsoil drains 100mm dia - screenings	2,341	Lm	$ 30.00	$ 70,230.00	
5.2	375 RCP (class 2)	950	Lm	$ 170.00	$ 161,500.00	
5.3	Side entry pits	28	No	$ 2,500.00	$ 70,000.00	
6	**CONCRETE WORKS**					$ 361,665.00
6.1	Kerb &channel	2,341	Lm	$ 50.00	$ 117,050.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,120	Lm	$ 130.00	$ 145,600.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	510	Lm	$ 65.00	$ 33,150.00	
6.4	Laybacks and tactile pavers	18	No	$ 850.00	$ 15,300.00	
6.5	Concrete island infill	177	m²	$ 120.00	$ 21,240.00	
6.6	10m concrete maintenance area end of all islands	345	m²	$ 85.00	$ 29,325.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 199,000.00
8.1	Light pole (1-way) and luminous lights	6	No	$ 8,000.00	$ 48,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	10	No	$ 4,000.00	$ 40,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 45,000.00	$ 45,000.00	
8.6	Electrical connection	1	Item	$ 30,000.00	$ 30,000.00	
9	**LANDSCAPING WORKS**					$ 53,387.75
9.1	Topsoiling seeding	5,752	m²	$ 8.50	$ 48,887.75	
9.2	Tree planting	18	No	$ 250.00	$ 4,500.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 4,771,452.84	**$ 4,771,452.84**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 625,492.73
F	**PROJECT BUDGET**					
	Total Estimate					$ 5,396,945.58

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-08

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 195,489.14**
	Project Management		3.00%	2.64%	$ 117,293.48	
	Program Administration		2.00%	1.76%	$ 78,195.65	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 426,895.38**
1	**SITE ESTABLISHMENT**	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00
2	**SERVICE RELOCATION**					$ 82,500.00
2.1	Relocating Power Pole (HV)	11	No	$ 7,500.00	$ 82,500.00	
2.2	Relocating communication pole		No	$ 3,500.00	$ -	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 244,395.38
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 144,395.38	$ 144,395.38	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 4,442,934.91	**$ 4,442,934.91**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 304,550.00
2.1	Trees	100	No	$ 500.00	$ 50,000.00	
2.2	Demolition of existing Road	1	Item	$ 74,550.00	$ 74,550.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building	1	Item	$ 150,000.00	$ 150,000.00	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 774,161.16
3.1	Stripping topsoil (150mm)	24,805	m²	$ 6.00	$ 148,830.00	
3.2	Cutting	3,091	m³	$ 15.00	$ 46,371.43	
3.3	Filling and compact	2,164	m³	$ 12.00	$ 25,968.00	
3.4	Cart off excess material	927	m³	$ 15.00	$ 13,911.43	
3.5	Soft spot rectification (reclaimed FCR)	2,630	m³	$ 30.00	$ 78,889.80	
3.6	Rock excavation & sub-surface remediation 450mm	6,574	m²	$ 70.00	$ 460,190.50	
4	**PAVEMENT**					$ 1,928,421.50
4.1	Deep lift asphalt 195 mm	10,820	m²	$ 105.00	$ 1,136,100.00	
4.2	Sub-base course - 250 mm 3% CTCR	13,148	m²	$ 55.00	$ 723,156.50	
4.3	Shoulder - full depth pavement	477	m²	$ 145.00	$ 69,165.00	
5	**DRAINAGE**					$ 340,600.00
5.1	Subsoil drains 100mm dia - screenings	2,587	Lm	$ 30.00	$ 77,610.00	
5.2	375 RCP (class 2)	1,047	Lm	$ 170.00	$ 177,990.00	
5.3	Side entry pits	34	No	$ 2,500.00	$ 85,000.00	
6	**CONCRETE WORKS**					$ 378,920.00
6.1	Kerb &channel	2,587	Lm	$ 50.00	$ 129,350.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,194	Lm	$ 130.00	$ 155,220.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	450	Lm	$ 65.00	$ 29,250.00	
6.4	Laybacks and tactile pavers	18	No	$ 850.00	$ 15,300.00	
6.5	Concrete island infill	177	m²	$ 120.00	$ 21,240.00	
6.6	10m concrete maintenance area end of all islands	336	m²	$ 85.00	$ 28,560.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 203,000.00
8.1	Light pole (1-way) and luminous lights	9	No	$ 8,000.00	$ 72,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 45,000.00	$ 45,000.00	
8.6	Electrical connection	1	Item	$ 30,000.00	$ 30,000.00	
9	**LANDSCAPING WORKS**					$ 58,282.25
9.1	Topsoiling seeding	6,269	m²	$ 8.50	$ 53,282.25	
9.2	Tree planting	20	No	$ 250.00	$ 5,000.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 5,065,319.43	**$ 5,065,319.43**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 666,440.24
F	**PROJECT BUDGET**					
	Total Estimate					$ 5,731,759.66

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-09

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 369,516.93**
	Project Management		3.00%	2.64%	$ 221,710.16	
	Program Administration		2.00%	1.76%	$ 147,806.77	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 700,938.64**
1	**SITE ESTABLISHMENT**	1	Item	$ 100,000.00	$ 100,000.00	$ 100,000.00
2	**SERVICE RELOCATION**					$ 228,000.00
2.1	Relocating Power Pole (HV)	25	No	$ 7,500.00	$ 187,500.00	
2.2	Relocating communication pole	9	No	$ 3,500.00	$ 31,500.00	
2.3	Relocating light pole	3	No	$ 3,000.00	$ 9,000.00	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 372,938.64
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 272,938.64	$ 272,938.64	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 8,398,112.15	**$ 8,398,112.15**
1	**PRELIMINARIES**					$ 150,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 100,000.00	$ 100,000.00	
2	**DEMOLITION**					$ 394,175.00
2.1	Trees	40	No	$ 500.00	$ 20,000.00	
2.2	Demolition of existing Road	1	Item	$ 201,000.00	$ 201,000.00	
2.3	Breakout of existing kerb & channel	515	Lm	$ 45.00	$ 23,175.00	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building	1	Item	$ 100,000.00	$ 100,000.00	
2.6	Demolition of existing fence	1	Item	$ 50,000.00	$ 50,000.00	
3	**EARTHWORKS**					$ 2,478,134.90
3.1	Stripping topsoil (150mm)	34,605	m²	$ 6.00	$ 207,630.00	
3.2	Cutting	42,744	m³	$ 15.00	$ 641,160.00	
3.3	Filling and compact	3,305	m³	$ 12.00	$ 39,660.00	
3.4	Cart off excess material	39,439	m³	$ 15.00	$ 591,585.00	
3.5	Soft spot rectification (reclaimed FCR)	4,869	m³	$ 30.00	$ 146,063.40	
3.6	Rock excavation & sub-surface remediation 450mm	12,172	m²	$ 70.00	$ 852,036.50	
4	**PAVEMENT**					$ 3,465,850.50
4.1	Deep lift asphalt 195 mm	20,545	m²	$ 105.00	$ 2,157,225.00	
4.2	Sub-base course - 250 mm 3% CTCR	24,344	m²	$ 45.00	$ 1,095,475.50	
4.3	Shoulder - full depth pavement	1,470	m²	$ 145.00	$ 213,150.00	
5	**DRAINAGE**					$ 532,260.00
5.1	Subsoil drains 100mm dia - screenings	4,221	Lm	$ 30.00	$ 126,630.00	
5.2	375 RCP (class 2)	1,739	Lm	$ 170.00	$ 295,630.00	
5.3	Side entry pits	44	No	$ 2,500.00	$ 110,000.00	
6	**CONCRETE WORKS**					$ 585,965.00
6.1	Kerb &channel	4,221	Lm	$ 50.00	$ 211,050.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	2,377	Lm	$ 130.00	$ 309,010.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	313	Lm	$ 65.00	$ 20,345.00	
6.4	Laybacks and tactile pavers	16	No	$ 850.00	$ 13,600.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	376	m²	$ 85.00	$ 31,960.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 329,000.00
8.1	Light pole (1-way) and luminous lights	11	No	$ 8,000.00	$ 88,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	25	No	$ 4,000.00	$ 100,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 60,000.00	$ 60,000.00	
8.6	Electrical connection	1	Item	$ 45,000.00	$ 45,000.00	
9	**LANDSCAPING WORKS**					$ 102,726.75
9.1	Topsoiling seeding	11,086	m²	$ 8.50	$ 94,226.75	
9.2	Tree planting	34	No	$ 250.00	$ 8,500.00	
10	**DELINEATION**					$ 58,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 40,000.00	$ 40,000.00	
	TOTAL A - D				$ 9,468,567.73	**$ 9,468,567.73**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 1,259,716.82
F	**PROJECT BUDGET**					
	Total Estimate					$ 10,728,284.55

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-10

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 104,448.32**
	Project Management		3.00%	2.64%	$ 62,668.99	
	Program Administration		2.00%	1.76%	$ 41,779.33	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 296,494.96**
1	**SITE ESTABLISHMENT**	1	Item	$ 59,345.63	$ 59,345.63	$ 59,345.63
2	**SERVICE RELOCATION**					$ 60,000.00
2.1	Relocating Power Pole (HV)	8	No	$ 7,500.00	$ 60,000.00	
2.2	Relocating communication pole		No	$ 3,500.00	$ -	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 177,149.33
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 77,149.33	$ 77,149.33	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,373,825.39	**$ 2,373,825.39**
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 98,550.00
2.1	Trees	10	No	$ 500.00	$ 5,000.00	
2.2	Demolition of existing Road	1	Item	$ 53,550.00	$ 53,550.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 40,000.00	$ 40,000.00	
3	**EARTHWORKS**					$ 614,422.14
3.1	Stripping topsoil (150mm)	8,610	m²	$ 6.00	$ 51,660.00	
3.2	Cutting	10,374	m³	$ 15.00	$ 155,610.00	
3.3	Filling and compact	830	m³	$ 12.00	$ 9,959.04	
3.4	Cart off excess material	9,544	m³	$ 15.00	$ 143,161.20	
3.5	Soft spot rectification (reclaimed FCR)	1,239	m³	$ 30.00	$ 37,175.40	
3.6	Rock excavation & sub-surface remediation 450mm	3,098	m²	$ 70.00	$ 216,856.50	
4	**PAVEMENT**					$ 885,409.50
4.1	Deep lift asphalt 195 mm	5,187	m²	$ 105.00	$ 544,635.00	
4.2	Sub-base course - 250 mm 3% CTCR	6,196	m²	$ 55.00	$ 340,774.50	
4.3	Shoulder - full depth pavement	-	m²	$ 145.00	$ -	
5	**DRAINAGE**					$ 171,210.00
5.1	Subsoil drains 100mm dia - screenings	1,121	Lm	$ 30.00	$ 33,630.00	
5.2	375 RCP (class 2)	574	Lm	$ 170.00	$ 97,580.00	
5.3	Side entry pits	16	No	$ 2,500.00	$ 40,000.00	
6	**CONCRETE WORKS**					$ 136,995.00
6.1	Kerb &channel	1,121	Lm	$ 50.00	$ 56,050.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	438	Lm	$ 130.00	$ 56,940.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	232	Lm	$ 65.00	$ 15,080.00	
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	45	m²	$ 85.00	$ 3,825.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 93,000.00
8.1	Light pole (1-way) and luminous lights	4	No	$ 8,000.00	$ 32,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 24,738.75
9.1	Topsoiling seeding	2,558	m²	$ 8.50	$ 21,738.75	
9.2	Tree planting	12	No	$ 250.00	$ 3,000.00	
10	**DELINEATION**					$ 33,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00	
	TOTAL A - D				$ 2,774,768.67	**$ 2,774,768.67**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 356,073.81
F	**PROJECT BUDGET**					
	Total Estimate					$ 3,130,842.48

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-13

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 96,493.70**
	Project Management		3.00%	2.64%	$ 57,896.22	
	Program Administration		2.00%	1.76%	$ 38,597.48	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 296,099.72**
1	**SITE ESTABLISHMENT**	1	Item	$ 54,825.96	$ 54,825.96	$ 54,825.96
2	**SERVICE RELOCATION**					$ 70,000.00
2.1	Relocating Power Pole (HV)	7	No	$ 7,500.00	$ 52,500.00	
2.2	Relocating communication pole	5	No	$ 3,500.00	$ 17,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 171,273.75
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 71,273.75	$ 71,273.75	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,193,038.56	**$ 2,193,038.56**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 98,850.00
2.1	Trees	50	No	$ 500.00	$ 25,000.00	
2.2	Demolition of existing Road	1	Item	$ 43,850.00	$ 43,850.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 368,475.06
3.1	Stripping topsoil (150mm)	12,280	m²	$ 6.00	$ 73,680.00	
3.2	Cutting	1,696	m³	$ 15.00	$ 25,438.78	
3.3	Filling and compact	932	m³	$ 12.00	$ 11,183.55	
3.4	Cart off excess material	764	m³	$ 15.00	$ 11,459.34	
3.5	Soft spot rectification (reclaimed FCR)	1,203	m³	$ 30.00	$ 36,104.40	
3.6	Rock excavation & sub-surface remediation 450mm	3,009	m²	$ 70.00	$ 210,609.00	
4	**PAVEMENT**					$ 900,597.00
4.1	Deep lift asphalt 195 mm	4,986	m²	$ 105.00	$ 523,530.00	
4.2	Sub-base course - 250 mm 3% CTCR	6,017	m²	$ 55.00	$ 330,957.00	
4.3	Shoulder - full depth pavement	318	m²	$ 145.00	$ 46,110.00	
5	**DRAINAGE**					$ 178,370.00
5.1	Subsoil drains 100mm dia - screenings	1,146	Lm	$ 30.00	$ 34,380.00	
5.2	375 RCP (class 2)	597	Lm	$ 170.00	$ 101,490.00	
5.3	Side entry pits	17	No	$ 2,500.00	$ 42,500.00	
6	**CONCRETE WORKS**					$ 167,200.00
6.1	Kerb &channel	1,146	Lm	$ 50.00	$ 57,300.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	555	Lm	$ 130.00	$ 72,150.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	110	Lm	$ 65.00	$ 7,150.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	240	m²	$ 85.00	$ 20,400.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 90,000.00
8.1	Light pole (1-way) and luminous lights	2	No	$ 8,000.00	$ 16,000.00	
8.2	Light pole (2-way) and luminous lights	1	No	$ 9,000.00	$ 9,000.00	
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 27,046.50
9.1	Topsoiling seeding	2,829	m²	$ 8.50	$ 24,046.50	
9.2	Tree planting	12	No	$ 250.00	$ 3,000.00	
10	**DELINEATION**					$ 36,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 23,000.00	$ 23,000.00	
	TOTAL A - D				$ 2,585,631.98	**$ 2,585,631.98**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 328,955.78
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,914,587.76

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-14

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 117,838.70**
	Project Management		3.00%	2.64%	$ 70,703.22	
	Program Administration		2.00%	1.76%	$ 47,135.48	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 326,493.75**
1	**SITE ESTABLISHMENT**	1	Item	$ 66,953.81	$ 66,953.81	$ 66,953.81
2	**SERVICE RELOCATION**					$ 72,500.00
2.1	Relocating Power Pole (HV)	5	No	$ 7,500.00	$ 37,500.00	
2.2	Relocating communication pole	10	No	$ 3,500.00	$ 35,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 187,039.95
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 87,039.95	$ 87,039.95	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,678,152.21	**$ 2,678,152.21**
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 107,980.00
2.1	Trees	60	No	$ 500.00	$ 30,000.00	
2.2	Demolition of existing Road	1	Item	$ 42,980.00	$ 42,980.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 35,000.00	$ 35,000.00	
3	**EARTHWORKS**					$ 439,859.21
3.1	Stripping topsoil (150mm)	16,670	m²	$ 6.00	$ 100,020.00	
3.2	Cutting	1,951	m³	$ 15.00	$ 29,270.41	
3.3	Filling and compact	1,072	m³	$ 12.00	$ 12,868.04	
3.4	Cart off excess material	879	m³	$ 15.00	$ 13,185.36	
3.5	Soft spot rectification (reclaimed FCR)	1,388	m³	$ 30.00	$ 41,636.40	
3.6	Rock excavation & sub-surface remediation 450mm	3,470	m²	$ 70.00	$ 242,879.00	
4	**PAVEMENT**					$ 1,141,087.00
4.1	Deep lift asphalt 195 mm	5,737	m²	$ 105.00	$ 602,385.00	
4.2	Sub-base course - 250 mm 3% CTCR	6,939	m²	$ 55.00	$ 381,667.00	
4.3	Shoulder - full depth pavement	1,083	m²	$ 145.00	$ 157,035.00	
5	**DRAINAGE**					$ 231,100.00
5.1	Subsoil drains 100mm dia - screenings	1,336	Lm	$ 30.00	$ 40,080.00	
5.2	375 RCP (class 2)	756	Lm	$ 170.00	$ 128,520.00	
5.3	Side entry pits	25	No	$ 2,500.00	$ 62,500.00	
6	**CONCRETE WORKS**					$ 246,150.00
6.1	Kerb &channel	1,336	Lm	$ 50.00	$ 66,800.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,026	Lm	$ 130.00	$ 133,380.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	192	Lm	$ 65.00	$ 12,480.00	
6.4	Laybacks and tactile pavers	8	No	$ 850.00	$ 6,800.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	314	m²	$ 85.00	$ 26,690.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 121,000.00
8.1	Light pole (1-way) and luminous lights	7	No	$ 8,000.00	$ 56,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	5	No	$ 4,000.00	$ 20,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 38,476.00
9.1	Topsoiling seeding	4,056	m²	$ 8.50	$ 34,476.00	
9.2	Tree planting	16	No	$ 250.00	$ 4,000.00	
10	**DELINEATION**					$ 36,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 23,000.00	$ 23,000.00	
	TOTAL A - D				$ 3,122,484.66	**$ 3,122,484.66**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 401,722.83
F	**PROJECT BUDGET**					
	Total Estimate					$ 3,524,207.49

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-15

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 163,312.49**
	Project Management		3.00%	2.64%	$ 97,987.49	
	Program Administration		2.00%	1.76%	$ 65,324.99	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 374,919.73**
1	**SITE ESTABLISHMENT**	1	Item	$ 92,791.19	$ 92,791.19	$ 92,791.19
2	**SERVICE RELOCATION**					$ 61,500.00
2.1	Relocating Power Pole (HV)	4	No	$ 7,500.00	$ 30,000.00	
2.2	Relocating communication pole	9	No	$ 3,500.00	$ 31,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 220,628.54
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 120,628.54	$ 120,628.54	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,711,647.44	**$ 3,711,647.44**
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 91,300.00
2.1	Trees	30	No	$ 500.00	$ 15,000.00	
2.2	Demolition of existing Road	1	Item	$ 41,300.00	$ 41,300.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 35,000.00	$ 35,000.00	
3	**EARTHWORKS**					$ 704,133.94
3.1	Stripping topsoil (150mm)	28,475	m²	$ 6.00	$ 170,850.00	
3.2	Cutting	3,230	m³	$ 15.00	$ 48,454.08	
3.3	Filling and compact	1,775	m³	$ 12.00	$ 21,301.68	
3.4	Cart off excess material	1,455	m³	$ 15.00	$ 21,826.98	
3.5	Soft spot rectification (reclaimed FCR)	2,155	m³	$ 30.00	$ 64,639.20	
3.6	Rock excavation & sub-surface remediation 450mm	5,387	m²	$ 70.00	$ 377,062.00	
4	**PAVEMENT**					$ 1,760,231.00
4.1	Deep lift asphalt 195 mm	9,497	m²	$ 105.00	$ 997,185.00	
4.2	Sub-base course - 250 mm 3% CTCR	10,773	m²	$ 55.00	$ 592,526.00	
4.3	Shoulder - full depth pavement	1,176	m²	$ 145.00	$ 170,520.00	
5	**DRAINAGE**					$ 257,360.00
5.1	Subsoil drains 100mm dia - screenings	1,418	Lm	$ 30.00	$ 42,540.00	
5.2	375 RCP (class 2)	896	Lm	$ 170.00	$ 152,320.00	
5.3	Side entry pits	25	No	$ 2,500.00	$ 62,500.00	
6	**CONCRETE WORKS**					$ 296,195.00
6.1	Kerb &channel	1,418	Lm	$ 50.00	$ 70,900.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,344	Lm	$ 130.00	$ 174,720.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	475	m²	$ 85.00	$ 40,375.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 203,000.00
8.1	Light pole (1-way) and luminous lights	14	No	$ 8,000.00	$ 112,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	4	No	$ 4,000.00	$ 16,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 45,000.00	$ 45,000.00	
8.6	Electrical connection	1	Item	$ 30,000.00	$ 30,000.00	
9	**LANDSCAPING WORKS**					$ 44,927.50
9.1	Topsoiling seeding	4,815	m²	$ 8.50	$ 40,927.50	
9.2	Tree planting	16	No	$ 250.00	$ 4,000.00	
10	**DELINEATION**					$ 38,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 25,000.00	$ 25,000.00	
	TOTAL A - D				$ 4,249,879.66	**$ 4,249,879.66**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 556,747.12
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,806,626.77

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 9.00%
IN-18

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 122,507**
	Project Management		3.00%	2.70%	$ 73,504	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.80%	$ 49,003	
B	**Design and Investigation (%)**					**$ 269,515**
	Traffic Investigations		0.85%	0.77%	$ 20,826	
	Cadastral and Engineering Survey		1.20%	1.08%	$ 29,402	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.08%	$ 29,402	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.90%	$ 24,501	
	Preliminary and Final Design		4.25%	3.83%	$ 104,131	
	Construction Management		2.50%	2.25%	$ 61,253	
C	**Construction**				$ 2,722,370	**$ 2,722,370**
1						$ 113,000
1.1	Site establishment	1	Item	$ 68,000	$ 68,000	
1.2	Site management & supervision including QA	14	wks	$ 2,500	$ 35,000	
1.3	Provision for traffic	1	Item	$ 10,000	$ 10,000	
2	**DEMOLITION**					$ 7,000
2.1	Trees	4	No	$ 500	$ 2,000	
2.2	Dry stone wall demolition & make good	1	item	$ 5,000	$ 5,000	
3	**EARTHWORKS**					$ 1,070,921
3.1	Stripping topsoil (150mm)	1,581	m²	$ 6	$ 9,486	
3.2	Excavation and removal	325	m³	$ 30	$ 9,750	
3.3	Filling	13,150	m³	$ 15	$ 197,250	
3.4	Import Fill material	12,825	m³	$ 45	$ 577,125	
3.5	Additional Cut and Fill allowance	2,790	m³	$ 30	$ 83,700	
3.6	Soft spot rectification	1,019	m³	$ 15	$ 15,285	
3.7	Rock excavation & sub-surface remediation 450mm	2,548	m²	$ 70	$ 178,325	
4	**PAVEMENT**					$ 708,100
4.1	Deep lift asphalt 195 mm	4,075	m²	$ 105	$ 427,875	
4.2	Subbase course - 250 mm 3% CTCR	5,095	m²	$ 55	$ 280,225	
4.3	Shoulder 1m wide - full depth pavement	-	m	$ 145	$ -	
5	**DRAINAGE**					$ 158,700
5.1	Subsoil drains 100mm dia - screenings	1,020	Lm	$ 30	$ 30,600	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	380	Lm	$ 170	$ 64,600	
5.4	Side entry pits	13	No	$ 2,500	$ 32,500	
5.5	Allowance tomodify draiange to ultimate location	1	item	$ 31,000	$ 31,000	
6	**CONCRETE WORKS**					$ 172,975
6.1	Kerb &channel	1,020	Lm	$ 50	$ 51,000	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	390	Lm	$ 130	$ 50,700	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	185	Lm	$ 65	$ 12,025	
6.4	Laybacks and tactile pavers	6	No	$ 850	$ 5,100	
6.5	10m concrete maintenance area end of all islands	270	m²	$ 85	$ 22,950	
6.6	Additional Shared Paths	240	Lm	$ 130	$ 31,200	
7	**TRAFFIC SIGNAL WORKS**					$ 237,500
7.1	General items	1	Item	$ 23,000	$ 23,000	
7.2	Conduits	1	Item	$ 18,000	$ 18,000	
7.3	Pedestals	1	Item	$ 45,000	$ 45,000	
7.4	Lanterns	1	Item	$ 18,000	$ 18,000	
7.5	Controller	1	Item	$ 75,000	$ 75,000	
7.6	Detectors	1	Item	$ 9,500	$ 9,500	
7.7	Cabling & connections	1	Item	$ 40,000	$ 40,000	
7.8	Clean-up	1	Item	$ 9,000	$ 9,000	
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**	1	item	$ 100,000	$ 100,000	$ 100,000
9	**POWER & LIGHTING**					$ 118,000
9.1	Light pole (1-way) and luminous lights	3	No	$ 8,000	$ 24,000	
9.2	Light pole (2-way) and luminous lights	4	No	$ 9,000	$ 36,000	
9.3	JUP lighting single	2	No	$ 4,000	$ 8,000	
9.4	JUP lighting dual	1	No	$ 5,000	$ 5,000	
9.5	Cabling, conduits and pits	1	Item	$ 30,000	$ 30,000	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
10	**LANDSCAPING WORKS**					$ 8,674
10.1	Topsoiling seeding	668	m²	$ 8.50	$ 5,674	
10.2	Tree planting	12	No	$ 250.00	$ 3,000	
11	**SIGNING**	1	item	$ 7,500	$ 7,500	$ 7,500
12	**LINEMARKING (Thermoplastic)**	1	item	$ 20,000	$ 20,000	$ 20,000
13	**SERVICE RELOCATION**					$ -
13.1	NA		item			
14	**MISCELLANEOUS**					$ -
15	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 3,114,391	**$ 3,114,391**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 408,355.46
E	**PROJECT BUDGET**					
	Total Estimate					$ 3,522,746

AUTHOR: Asiri Rajapakse
Date: 26/11/2015

REVIEWER: Rob Henry
Date: 26/11/2015

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.48%
IN-20

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 186,106**
	Project Management		3.00%	2.54%	$ 111,664	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.70%	$ 74,442	
B	**Design and Investigation (%)**					**$ 409,433**
	Traffic Investigations		0.85%	0.72%	$ 31,638	
	Cadastral and Engineering Survey		1.20%	1.02%	$ 44,665	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.02%	$ 44,665	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.85%	$ 37,221	
	Preliminary and Final Design		4.25%	3.60%	$ 158,190	
	Construction Management		2.50%	2.12%	$ 93,053	
C	**Construction**				$ 4,389,295	**$ 4,389,295**
1	**PRELIMINARIES**					$ 165,000
1.1	Site establishment	1	Item	$ 100,000	$ 100,000	
1.2	Site management & supervision including QA	22	wks	$ 2,500	$ 55,000	
1.3	Provision for traffic	1	Item	$ 10,000	$ 10,000	
2	**DEMOLITION**					$ 27,500
2.1	Trees	5	No	$ 500	$ 2,500	
2.2	Demolition of Dry Stone fence	1	item	$ 25,000	$ 25,000	
3	**EARTHWORKS**					$ 1,331,978
3.1	Stripping topsoil (150mm)	3,230	m²	$ 6	$ 19,380	
3.2	Excavation and removal	-	m³	$ 30	$ -	
3.3	Filling	12,466	m³	$ 15	$ 186,990	
3.6	Import Fill material	12,466	m³	$ 45	$ 560,970	
3.5	Additional Cut and Fill allowance	6,765	m³	$ 30	$ 202,950	
3.6	Soft spot rectification (reclaimed FCR)	1,904	m³	$ 15	$ 28,554	
3.7	Rock excavation & sub-surface remediation 450mm	4,759	m²	$ 70	$ 333,134	
4	**PAVEMENT**					$ 1,411,826
4.1	Deep lift asphalt 195 mm	7,553	m²	$ 105	$ 793,065	
4.2	Subbase course - 250 mm 3% CTCR	9,518	m²	$ 55	$ 523,496	
4.3	Shoulder 1m wide - full depth pavement	657	m	$ 145	$ 95,265	
5	**DRAINAGE**					$ 475,750
5.1	Subsoil drains 100mm dia - screenings	2,425	Lm	$ 30	$ 72,750	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	1,200	Lm	$ 170	$ 204,000	
5.4	Side entry pits	30	No	$ 2,500	$ 75,000	
5.5	Allowance tomodify draiange to ultimate location	1	item	$ 124,000	$ 124,000	
6	**CONCRETE WORKS**					$ 297,150
6.1	Kerb &channel	1,768	Lm	$ 50	$ 88,400	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	845	Lm	$ 130	$ 109,850	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	300	Lm	$ 65	$ 19,500	
6.4	Laybacks and tactile pavers	8	No	$ 850	$ 6,800	
6.5	10m concrete maintenance area end of all islands	250	m²	$ 85	$ 21,250	
6.6	Additional Shared Paths	395	Lm	$ 130	$ 51,350	
7	**TRAFFIC SIGNAL WORKS**					$ 290,000
7.1	General items	1	Item	$ 27,500	$ 27,500	
7.2	Conduits	1	Item	$ 25,000	$ 25,000	
7.3	Pedestals	1	Item	$ 60,000	$ 60,000	
7.4	Lanterns	1	Item	$ 24,000	$ 24,000	
7.5	Controller	1	Item	$ 82,500	$ 82,500	
7.6	Detectors	1	Item	$ 15,000	$ 15,000	
7.7	Cabling & connections	1	Item	$ 45,000	$ 45,000	
7.8	Clean-up	1	Item	$ 11,000	$ 11,000	
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**	1	item	$ 100,000	$ 100,000	$ 100,000
9	**POWER & LIGHTING**					$ 221,000
9.1	Light pole (1-way) and luminous lights	20	No	$ 8,000	$ 160,000	
9.2	Light pole (2-way) and luminous lights	-	No	$ 9,000	$ -	
9.3	JUP lighting single	4	No	$ 4,000	$ 16,000	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	1	Item	$ 30,000	$ 30,000	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
10	**LANDSCAPING WORKS**					$ 29,092
10.1	Topsoiling seeding	2,952	m²	$ 8.50	$ 25,092	
10.2	Tree planting	16	No	$ 250.00	$ 4,000	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ -
13.1	NA		item			
14	**MISCELLANEOUS**					$ -
15	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 4,984,835	**$ 4,984,835**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 658,394
E	**PROJECT BUDGET**					
	Total Estimate					$ 5,643,229

AUTHOR: Asiri Rajapakse
Date: 26/11/2015

REVIEWER: Rob Henry
Date: 26/11/2015

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-21 (APA)

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 175,467.79**
	Project Management		3.00%	2.64%	$ 105,280.67	
	Program Administration		2.00%	1.76%	$ 70,187.11	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 329,304.49**
1	**SITE ESTABLISHMENT**	1	Item	$ 99,697.61	$ 99,697.61	$ 99,697.61
2	**SERVICE RELOCATION**					$ -
2.1	Relocating Power Pole (HV)		No	$ 7,500.00	$ -	
2.2	Relocating communication pole		No	$ 3,500.00	$ -	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 229,606.89
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 129,606.89	$ 129,606.89	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,987,904.26	**$ 3,987,904.26**
1	**PRELIMINARIES**					$ 55,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 5,000.00	$ 5,000.00	
2	**DEMOLITION**					$ -
2.1	Trees		No	$ 500.00	$ -	
2.2	Demolition of existing Road		Item	$ 41,300.00	$ -	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence		Item	$ 35,000.00	$ -	
3	**EARTHWORKS**					$ 786,889.26
3.1	Stripping topsoil (150mm)	24,088	m²	$ 6.00	$ 144,528.00	
3.2	Cutting	9,520	m³	$ 15.00	$ 142,798.50	
3.3	Filling and compact	1,172	m³	$ 12.00	$ 14,060.16	
3.4	Cart off excess material	8,348	m³	$ 15.00	$ 125,223.30	
3.5	Soft spot rectification (reclaimed FCR)	1,757	m³	$ 30.00	$ 52,723.80	
3.6	Rock excavation & sub-surface remediation 450mm	4,394	m²	$ 70.00	$ 307,555.50	
4	**PAVEMENT**					$ 1,397,506.50
4.1	Deep lift asphalt 195 mm	7,323	m²	$ 105.00	$ 768,915.00	
4.2	Sub-base course - 250 mm 3% CTCR	8,787	m²	$ 55.00	$ 483,301.50	
4.3	Shoulder - full depth pavement	1,002	m²	$ 145.00	$ 145,290.00	
5	**DRAINAGE**					$ 259,430.00
5.1	Subsoil drains 100mm dia - screenings	1,627	Lm	$ 30.00	$ 48,810.00	
5.2	375 RCP (class 2)	886	Lm	$ 170.00	$ 150,620.00	
5.3	Side entry pits	24	No	$ 2,500.00	$ 60,000.00	
6	**CONCRETE WORKS**					$ 277,255.00
6.1	Kerb &channel	1,627	Lm	$ 50.00	$ 81,350.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,068	Lm	$ 130.00	$ 138,840.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	381	Lm	$ 65.00	$ 24,765.00	
6.4	Laybacks and tactile pavers	16	No	$ 850.00	$ 13,600.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	220	m²	$ 85.00	$ 18,700.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 229,000.00
8.1	Light pole (1-way) and luminous lights	16	No	$ 8,000.00	$ 128,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single		No	$ 4,000.00	$ -	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 40,000.00	$ 40,000.00	
8.6	Electrical connection	1	Item	$ 25,000.00	$ 25,000.00	
9	**LANDSCAPING WORKS**					$ 42,900.25
9.1	Topsoiling seeding	4,577	m²	$ 8.50	$ 38,900.25	
9.2	Tree planting	16	No	$ 250.00	$ 4,000.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
11	**TRANSMISSION PIPELINE**					$ 584,923
11.1	Clay excavation for transmission pipeline	589	m³	$ 45	$ 26,521	
11.2	Hand excavation for rock around transimission pipeline (extra over allowance)	250	m	$ 1,050	$ 262,500	
11.3	Wrap for transmission pipeline	250	m	$ 500	$ 125,000	
11.4	Backfill stabilisation sand for transmission pipeline	589	m³	$ 150	$ 88,403	
11.5	Transmission pipeline slab protection 200mm	500	m²	$ 165	$ 82,500	
	TOTAL A - D				$ 4,492,676.54	**$ 4,492,676.54**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 598,185.64
F	**PROJECT BUDGET**					
	Total Estimate					$ 5,090,862.18

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-22

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 128,134.56**
	Project Management		3.00%	2.64%	$ 76,880.74	
	Program Administration		2.00%	1.76%	$ 51,253.83	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 295,948.58**
1	**SITE ESTABLISHMENT**	1	Item	$ 72,803.73	$ 72,803.73	$ 72,803.73
2	**SERVICE RELOCATION**					$ 28,500.00
2.1	Relocating Power Pole (HV)	1	No	$ 7,500.00	$ 7,500.00	
2.2	Relocating communication pole	6	No	$ 3,500.00	$ 21,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 194,644.85
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 94,644.85	$ 94,644.85	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,912,149.18	**$ 2,912,149.18**
1	**PRELIMINARIES**					$ 85,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 35,000.00	$ 35,000.00	
2	**DEMOLITION**					$ 54,300.00
2.1	Trees	7	No	$ 500.00	$ 3,500.00	
2.2	Demolition of existing Road	1	Item	$ 20,800.00	$ 20,800.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 505,537.93
3.1	Stripping topsoil (150mm)	17,415	m²	$ 6.00	$ 104,490.00	
3.2	Cutting	2,464	m³	$ 15.00	$ 36,966.00	
3.3	Filling and compact	1,152	m³	$ 12.00	$ 13,819.07	
3.4	Cart off excess material	1,313	m³	$ 15.00	$ 19,692.17	
3.5	Soft spot rectification (reclaimed FCR)	1,613	m³	$ 30.00	$ 48,376.20	
3.6	Rock excavation & sub-surface remediation 450mm	4,031	m²	$ 70.00	$ 282,194.50	
4	**PAVEMENT**					$ 1,162,128.50
4.1	Deep lift asphalt 195 mm	6,161	m²	$ 105.00	$ 646,905.00	
4.2	Sub-base course - 250 mm 3% CTCR	8,063	m²	$ 55.00	$ 443,448.50	
4.3	Shoulder - full depth pavement	495	m²	$ 145.00	$ 71,775.00	
5	**DRAINAGE**					$ 238,510.00
5.1	Subsoil drains 100mm dia - screenings	2,113	Lm	$ 30.00	$ 63,390.00	
5.2	375 RCP (class 2)	736	Lm	$ 170.00	$ 125,120.00	
5.3	Side entry pits	20	No	$ 2,500.00	$ 50,000.00	
6	**CONCRETE WORKS**					$ 282,935.00
6.1	Kerb &channel	2,113	Lm	$ 50.00	$ 105,650.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	841	Lm	$ 130.00	$ 109,330.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	712	Lm	$ 65.00	$ 46,280.00	
6.4	Laybacks and tactile pavers	16	No	$ 850.00	$ 13,600.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	95	m²	$ 85.00	$ 8,075.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 187,000.00
8.1	Light pole (1-way) and luminous lights	12	No	$ 8,000.00	$ 96,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single		No	$ 4,000.00	$ -	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00	
8.6	Electrical connection	1	Item	$ 20,000.00	$ 20,000.00	
9	**LANDSCAPING WORKS**					$ 46,737.75
9.1	Topsoiling seeding	4,852	m²	$ 8.50	$ 41,237.75	
9.2	Tree planting	22	No	$ 250.00	$ 5,500.00	
10	**DELINEATION**					$ 48,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 30,000.00	$ 30,000.00	
	TOTAL A - D				$ 3,336,232.33	**$ 3,336,232.33**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 436,822.38
F	**PROJECT BUDGET**					
	Total Estimate					$ 3,773,054.70

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-23

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 79,345.95**
	Project Management		3.00%	2.64%	$ 47,607.57	
	Program Administration		2.00%	1.76%	$ 31,738.38	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 229,190.73**
1	**SITE ESTABLISHMENT**	1	Item	$ 45,082.93	$ 45,082.93	$ 45,082.93
2	**SERVICE RELOCATION**					$ 25,500.00
2.1	Relocating Power Pole (HV)	2	No	$ 7,500.00	$ 15,000.00	
2.2	Relocating communication pole	3	No	$ 3,500.00	$ 10,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 158,607.80
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 58,607.80	$ 58,607.80	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 1,803,317.02	**$ 1,803,317.02**
1	**PRELIMINARIES**					$ 85,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 35,000.00	$ 35,000.00	
2	**DEMOLITION**					$ 48,000.00
2.1	Trees	30	No	$ 500.00	$ 15,000.00	
2.2	Demolition of existing Road	1	Item	$ 13,000.00	$ 13,000.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 20,000.00	$ 20,000.00	
3	**EARTHWORKS**					$ 281,605.77
3.1	Stripping topsoil (150mm)	10,080	m²	$ 6.00	$ 60,480.00	
3.2	Cutting	1,190	m³	$ 15.00	$ 17,857.14	
3.3	Filling and compact	654	m³	$ 12.00	$ 7,850.47	
3.4	Cart off excess material	536	m³	$ 15.00	$ 8,044.06	
3.5	Soft spot rectification (reclaimed FCR)	914	m³	$ 30.00	$ 27,420.60	
3.6	Rock excavation & sub-surface remediation 450mm	2,285	m²	$ 70.00	$ 159,953.50	
4	**PAVEMENT**					$ 643,215.50
4.1	Deep lift asphalt 195 mm	3,500	m²	$ 105.00	$ 367,500.00	
4.2	Sub-base course - 250 mm 3% CTCR	4,570	m²	$ 55.00	$ 251,355.50	
4.3	Shoulder - full depth pavement	168	m²	$ 145.00	$ 24,360.00	
5	**DRAINAGE**					$ 161,420.00
5.1	Subsoil drains 100mm dia - screenings	1,189	Lm	$ 30.00	$ 35,670.00	
5.2	375 RCP (class 2)	475	Lm	$ 170.00	$ 80,750.00	
5.3	Side entry pits	18	No	$ 2,500.00	$ 45,000.00	
6	**CONCRETE WORKS**					$ 169,950.00
6.1	Kerb &channel	1,189	Lm	$ 50.00	$ 59,450.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	498	Lm	$ 130.00	$ 64,740.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	398	Lm	$ 65.00	$ 25,870.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	114	m²	$ 85.00	$ 9,690.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 125,000.00
8.1	Light pole (1-way) and luminous lights	10	No	$ 8,000.00	$ 80,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single		No	$ 4,000.00	$ -	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 26,625.75
9.1	Topsoiling seeding	2,780	m²	$ 8.50	$ 23,625.75	
9.2	Tree planting	12	No	$ 250.00	$ 3,000.00	
10	**DELINEATION**					$ 36,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 23,000.00	$ 23,000.00	
	TOTAL A - D				$ 2,111,853.70	**$ 2,111,853.70**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 270,497.55
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,382,351.25

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-24

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 103,674.75**
	Project Management		3.00%	2.64%	$ 62,204.85	
	Program Administration		2.00%	1.76%	$ 41,469.90	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 289,484.05**
1	**SITE ESTABLISHMENT**	1	Item	$ 58,906.11	$ 58,906.11	$ 58,906.11
2	**SERVICE RELOCATION**					$ 54,000.00
2.1	Relocating Power Pole (HV)	3	No	$ 7,500.00	$ 22,500.00	
2.2	Relocating communication pole	9	No	$ 3,500.00	$ 31,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 176,577.94
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 76,577.94	$ 76,577.94	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,356,244.31	**$ 2,356,244.31**
1	**PRELIMINARIES**					$ 95,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 45,000.00	$ 45,000.00	
2	**DEMOLITION**					$ 114,420.00
2.1	Trees	70	No	$ 500.00	$ 35,000.00	
2.2	Demolition of existing Road	1	Item	$ 49,420.00	$ 49,420.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 369,639.56
3.1	Stripping topsoil (150mm)	11,770	m²	$ 6.00	$ 70,620.00	
3.2	Cutting	1,581	m³	$ 15.00	$ 23,719.39	
3.3	Filling and compact	869	m³	$ 12.00	$ 10,427.66	
3.4	Cart off excess material	712	m³	$ 15.00	$ 10,684.81	
3.5	Soft spot rectification (reclaimed FCR)	1,240	m³	$ 30.00	$ 37,198.20	
3.6	Rock excavation & sub-surface remediation 450mm	3,100	m²	$ 70.00	$ 216,989.50	
4	**PAVEMENT**					$ 899,598.50
4.1	Deep lift asphalt 195 mm	4,649	m²	$ 105.00	$ 488,145.00	
4.2	Sub-base course - 250 mm 3% CTCR	6,200	m²	$ 55.00	$ 340,983.50	
4.3	Shoulder - full depth pavement	486	m²	$ 145.00	$ 70,470.00	
5	**DRAINAGE**					$ 200,390.00
5.1	Subsoil drains 100mm dia - screenings	1,723	Lm	$ 30.00	$ 51,690.00	
5.2	375 RCP (class 2)	610	Lm	$ 170.00	$ 103,700.00	
5.3	Side entry pits	18	No	$ 2,500.00	$ 45,000.00	
6	**CONCRETE WORKS**					$ 231,750.00
6.1	Kerb &channel	1,723	Lm	$ 50.00	$ 86,150.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	734	Lm	$ 130.00	$ 95,420.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	568	Lm	$ 65.00	$ 36,920.00	
6.4	Laybacks and tactile pavers	6	No	$ 850.00	$ 5,100.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	96	m²	$ 85.00	$ 8,160.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 145,000.00
8.1	Light pole (1-way) and luminous lights	11	No	$ 8,000.00	$ 88,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	3	No	$ 4,000.00	$ 12,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 37,946.25
9.1	Topsoiling seeding	4,053	m²	$ 8.50	$ 34,446.25	
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00	
10	**DELINEATION**					$ 36,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 23,000.00	$ 23,000.00	
	TOTAL A - D				$ 2,749,403.11	**$ 2,749,403.11**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 353,436.65
F	**PROJECT BUDGET**					
	Total Estimate					$ 3,102,839.75

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-26

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 161,758.09**
	Project Management		3.00%	2.64%	$ 97,054.85	
	Program Administration		2.00%	1.76%	$ 64,703.23	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 372,888.41**
1	**SITE ESTABLISHMENT**	1	Item	$ 91,908.00	$ 91,908.00	$ 91,908.00
2	**SERVICE RELOCATION**					$ 61,500.00
2.1	Relocating Power Pole (HV)	4	No	$ 7,500.00	$ 30,000.00	
2.2	Relocating communication pole	9	No	$ 3,500.00	$ 31,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 219,480.41
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 119,480.41	$ 119,480.41	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,676,320.16	**$ 3,676,320.16**
1	**PRELIMINARIES**					$ 100,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 50,000.00	$ 50,000.00	
2	**DEMOLITION**					$ 111,950.00
2.1	Trees	65	No	$ 500.00	$ 32,500.00	
2.2	Demolition of existing Road	1	Item	$ 49,450.00	$ 49,450.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 652,037.66
3.1	Stripping topsoil (150mm)	19,185	m²	$ 6.00	$ 115,110.00	
3.2	Cutting	2,964	m³	$ 15.00	$ 44,464.29	
3.3	Filling and compact	1,629	m³	$ 12.00	$ 19,547.66	
3.4	Cart off excess material	1,335	m³	$ 15.00	$ 20,029.71	
3.5	Soft spot rectification (reclaimed FCR)	2,209	m³	$ 30.00	$ 66,276.00	
3.6	Rock excavation & sub-surface remediation 450mm	5,523	m²	$ 70.00	$ 386,610.00	
4	**PAVEMENT**					$ 1,561,755.00
4.1	Deep lift asphalt 195 mm	8,715	m²	$ 105.00	$ 915,075.00	
4.2	Sub-base course - 250 mm 3% CTCR	11,046	m²	$ 55.00	$ 607,530.00	
4.3	Shoulder - full depth pavement	270	m²	$ 145.00	$ 39,150.00	
5	**DRAINAGE**					$ 288,490.00
5.1	Subsoil drains 100mm dia - screenings	2,590	Lm	$ 30.00	$ 77,700.00	
5.2	375 RCP (class 2)	887	Lm	$ 170.00	$ 150,790.00	
5.3	Side entry pits	24	No	$ 2,500.00	$ 60,000.00	
6	**CONCRETE WORKS**					$ 334,705.00
6.1	Kerb &channel	2,590	Lm	$ 50.00	$ 129,500.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,080	Lm	$ 130.00	$ 140,400.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	708	Lm	$ 65.00	$ 46,020.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	101	m²	$ 85.00	$ 8,585.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 217,000.00
8.1	Light pole (1-way) and luminous lights	13	No	$ 8,000.00	$ 104,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	3	No	$ 4,000.00	$ 12,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 40,000.00	$ 40,000.00	
8.6	Electrical connection	1	Item	$ 25,000.00	$ 25,000.00	
9	**LANDSCAPING WORKS**					$ 55,382.50
9.1	Topsoiling seeding	6,045	m²	$ 8.50	$ 51,382.50	
9.2	Tree planting	16	No	$ 250.00	$ 4,000.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 4,210,966.65	**$ 4,210,966.65**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 551,448.02
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,762,414.67

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-31

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 156,243.18**
	Project Management		3.00%	2.64%	$ 93,745.91	
	Program Administration		2.00%	1.76%	$ 62,497.27	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 352,181.43**
1	**SITE ESTABLISHMENT**	1	Item	$ 88,774.53	$ 88,774.53	$ 88,774.53
2	**SERVICE RELOCATION**					$ 48,000.00
2.1	Relocating Power Pole (HV)	3	No	$ 7,500.00	$ 22,500.00	
2.2	Relocating communication pole	3	No	$ 3,500.00	$ 10,500.00	
2.3	Relocating light pole	5	No	$ 3,000.00	$ 15,000.00	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 215,406.90
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 115,406.90	$ 115,406.90	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 3,550,981.39	**$ 3,550,981.39**
1	**PRELIMINARIES**					$ 150,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 100,000.00	$ 100,000.00	
2	**DEMOLITION**					$ 175,305.00
2.1	Trees	20	No	$ 500.00	$ 10,000.00	
2.2	Demolition of existing Road	1	Item	$ 98,000.00	$ 98,000.00	
2.3	Breakout of existing kerb & channel	829	Lm	$ 45.00	$ 37,305.00	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 591,424.39
3.1	Stripping topsoil (150mm)	19,860	m²	$ 6.00	$ 119,160.00	
3.2	Cutting	2,700	m³	$ 15.00	$ 40,500.00	
3.3	Filling and compact	1,484	m³	$ 12.00	$ 17,804.86	
3.4	Cart off excess material	1,216	m³	$ 15.00	$ 18,243.93	
3.5	Soft spot rectification (reclaimed FCR)	1,930	m³	$ 30.00	$ 57,909.60	
3.6	Rock excavation & sub-surface remediation 450mm	4,826	m²	$ 70.00	$ 337,806.00	
4	**PAVEMENT**					$ 1,473,078.00
4.1	Deep lift asphalt 195 mm	7,938	m²	$ 105.00	$ 833,490.00	
4.2	Sub-base course - 250 mm 3% CTCR	9,652	m²	$ 55.00	$ 530,838.00	
4.3	Shoulder - full depth pavement	750	m²	$ 145.00	$ 108,750.00	
5	**DRAINAGE**					$ 282,600.00
5.1	Subsoil drains 100mm dia - screenings	1,904	Lm	$ 30.00	$ 57,120.00	
5.2	375 RCP (class 2)	944	Lm	$ 170.00	$ 160,480.00	
5.3	Side entry pits	26	No	$ 2,500.00	$ 65,000.00	
6	**CONCRETE WORKS**					$ 315,030.00
6.1	Kerb &channel	1,904	Lm	$ 50.00	$ 95,200.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	1,104	Lm	$ 130.00	$ 143,520.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	222	Lm	$ 65.00	$ 14,430.00	
6.4	Laybacks and tactile pavers	16	No	$ 850.00	$ 13,600.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	568	m²	$ 85.00	$ 48,280.00	
7	**TRAFFIC SIGNAL WORKS**					$ 302,000.00
7.1	General items	1	Item	$ 27,500.00	$ 27,500.00	
7.2	Conduits	1	Item	$ 28,000.00	$ 28,000.00	
7.3	Pedestals	1	Item	$ 65,000.00	$ 65,000.00	
7.4	Lanterns	1	Item	$ 25,000.00	$ 25,000.00	
7.5	Controller	1	Item	$ 82,500.00	$ 82,500.00	
7.6	Detectors	1	Item	$ 15,000.00	$ 15,000.00	
7.7	Cabling & connections	1	Item	$ 48,000.00	$ 48,000.00	
7.8	Clean-up	1	Item	$ 11,000.00	$ 11,000.00	
8	**POWER & LIGHTING**					$ 161,000.00
8.1	Light pole (1-way) and luminous lights	6	No	$ 8,000.00	$ 48,000.00	
8.2	Light pole (2-way) and luminous lights	4	No	$ 9,000.00	$ 36,000.00	
8.3	JUP lighting single	3	No	$ 4,000.00	$ 12,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 40,000.00	$ 40,000.00	
8.6	Electrical connection	1	Item	$ 25,000.00	$ 25,000.00	
9	**LANDSCAPING WORKS**					$ 47,544.00
9.1	Topsoiling seeding	5,064	m²	$ 8.50	$ 43,044.00	
9.2	Tree planting	18	No	$ 250.00	$ 4,500.00	
10	**DELINEATION**					$ 53,000.00
10.1	Signing	1	item	$ 18,000.00	$ 18,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 35,000.00	$ 35,000.00	
	TOTAL A - D				$ 4,059,406.00	**$ 4,059,406.00**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 532,647.21
F	**PROJECT BUDGET**					
	Total Estimate					$ 4,592,053.20

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-32

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					$ 97,708.78
	Project Management		3.00%	2.64%	$ 58,625.27	
	Program Administration		2.00%	1.76%	$ 39,083.51	
B	**Design and Investigation**					$ -
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					$ 324,687.62
1	**SITE ESTABLISHMENT**	1	Item	$ 55,516.35	$ 55,516.35	$ 55,516.35
2	**SERVICE RELOCATION**					$ 97,000.00
2.1	Relocating Power Pole (HV)	12	No	$ 7,500.00	$ 90,000.00	
2.2	Relocating communication pole	2	No	$ 3,500.00	$ 7,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 172,171.26
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 72,171.26	$ 72,171.26	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 2,220,654.19	$ 2,220,654.19
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 113,500.00
2.1	Trees	20	No	$ 500.00	$ 10,000.00	
2.2	Demolition of existing Road	1	Item	$ 73,500.00	$ 73,500.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 100,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 30,000.00	$ 30,000.00	
3	**EARTHWORKS**					$ 364,453.94
3.1	Stripping topsoil (150mm)	7,550	m²	$ 6.00	$ 45,300.00	
3.2	Cutting	1,845	m³	$ 15.00	$ 27,673.47	
3.3	Filling and compact	1,014	m³	$ 12.00	$ 12,165.98	
3.4	Cart off excess material	831	m³	$ 15.00	$ 12,465.99	
3.5	Soft spot rectification (reclaimed FCR)	1,302	m³	$ 30.00	$ 39,051.00	
3.6	Rock excavation & sub-surface remediation 450mm	3,254	m²	$ 70.00	$ 227,797.50	
4	**PAVEMENT**					$ 927,487.50
4.1	Deep lift asphalt 195 mm	5,424	m²	$ 105.00	$ 569,520.00	
4.2	Sub-base course - 250 mm 3% CTCR	6,509	m²	$ 55.00	$ 357,967.50	
4.3	Shoulder - full depth pavement	-	m²	$ 145.00	$ -	
5	**DRAINAGE**					$ 191,040.00
5.1	Subsoil drains 100mm dia - screenings	1,205	Lm	$ 30.00	$ 36,150.00	
5.2	375 RCP (class 2)	617	Lm	$ 170.00	$ 104,890.00	
5.3	Side entry pits	20	No	$ 2,500.00	$ 50,000.00	
6	**CONCRETE WORKS**					$ 116,400.00
6.1	Kerb &channel	1,205	Lm	$ 50.00	$ 60,250.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	377	Lm	$ 130.00	$ 49,010.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	Lm	$ 65.00	$ -	
6.4	Laybacks and tactile pavers	4	No	$ 850.00	$ 3,400.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	44	m²	$ 85.00	$ 3,740.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 133,000.00
8.1	Light pole (1-way) and luminous lights	8	No	$ 8,000.00	$ 64,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	6	No	$ 4,000.00	$ 24,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
8.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
9	**LANDSCAPING WORKS**					$ 25,272.75
9.1	Topsoiling seeding	2,562	m²	$ 8.50	$ 21,772.75	
9.2	Tree planting	14	No	$ 250.00	$ 3,500.00	
10	**DELINEATION**					$ 33,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00	
	TOTAL A - D				$ 2,643,050.59	$ 2,643,050.59
E	**Contingency**					
	Contingency (15% of D)				15%	$ 333,098.13
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,976,148.72

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 6**
Wollert PSP **PM %:** 8.80%
IN-33

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 71,988.96**
	Project Management		3.00%	2.64%	$ 43,193.37	
	Program Administration		2.00%	1.76%	$ 28,795.58	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 212,076.48**
1	**SITE ESTABLISHMENT**	1	Item	$ 40,902.82	$ 40,902.82	$ 40,902.82
2	**SERVICE RELOCATION**					$ 18,000.00
2.1	Relocating Power Pole (HV)	1	No	$ 7,500.00	$ 7,500.00	
2.2	Relocating communication pole	3	No	$ 3,500.00	$ 10,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 153,173.66
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 53,173.66	$ 53,173.66	
3.2	SIGNAL MAINTENANCE (10 YEARS) by Road Authority	1	Item	$ 100,000.00	$ 100,000.00	
D	**Construction**				$ 1,636,112.65	**$ 1,636,112.65**
1	**PRELIMINARIES**					$ 90,000.00
1.1	Site management & supervision including QA	20	weeks	$ 2,500.00	$ 50,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 165,950.00
2.1	Trees	5	No	$ 500.00	$ 2,500.00	
2.2	Demolition of existing Road	1	Item	$ 38,450.00	$ 38,450.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building	1	Item	$ 100,000.00	$ 100,000.00	
2.6	Demolition of existing fence	1	Item	$ 25,000.00	$ 25,000.00	
3	**EARTHWORKS**					$ 217,488.15
3.1	Stripping topsoil (150mm)	7,310	m²	$ 6.00	$ 43,860.00	
3.2	Cutting	934	m³	$ 15.00	$ 14,005.10	
3.3	Filling and compact	513	m³	$ 12.00	$ 6,157.01	
3.4	Cart off excess material	421	m³	$ 15.00	$ 6,308.84	
3.5	Soft spot rectification (reclaimed FCR)	718	m³	$ 30.00	$ 21,535.20	
3.6	Rock excavation & sub-surface remediation 450mm	1,795	m²	$ 70.00	$ 125,622.00	
4	**PAVEMENT**					$ 522,171.00
4.1	Deep lift asphalt 195 mm	2,745	m²	$ 105.00	$ 288,225.00	
4.2	Sub-base course - 250 mm 3% CTCR	3,589	m²	$ 55.00	$ 197,406.00	
4.3	Shoulder - full depth pavement	252	m²	$ 145.00	$ 36,540.00	
5	**DRAINAGE**					$ 118,250.00
5.1	Subsoil drains 100mm dia - screenings	938	Lm	$ 30.00	$ 28,140.00	
5.2	375 RCP (class 2)	383	Lm	$ 170.00	$ 65,110.00	
5.3	Side entry pits	10	No	$ 2,500.00	$ 25,000.00	
6	**CONCRETE WORKS**					$ 129,790.00
6.1	Kerb &channel	938	Lm	$ 50.00	$ 46,900.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	412	Lm	$ 130.00	$ 53,560.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	140	Lm	$ 65.00	$ 9,100.00	
6.4	Laybacks and tactile pavers	12	No	$ 850.00	$ 10,200.00	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	118	m²	$ 85.00	$ 10,030.00	
7	**TRAFFIC SIGNAL WORKS**					$ 226,500.00
7.1	General items	1	Item	$ 20,625.00	$ 20,625.00	
7.2	Conduits	1	Item	$ 21,000.00	$ 21,000.00	
7.3	Pedestals	1	Item	$ 48,750.00	$ 48,750.00	
7.4	Lanterns	1	Item	$ 18,750.00	$ 18,750.00	
7.5	Controller	1	Item	$ 61,875.00	$ 61,875.00	
7.6	Detectors	1	Item	$ 11,250.00	$ 11,250.00	
7.7	Cabling & connections	1	Item	$ 36,000.00	$ 36,000.00	
7.8	Clean-up	1	Item	$ 8,250.00	$ 8,250.00	
8	**POWER & LIGHTING**					$ 113,000.00
8.1	Light pole (1-way) and luminous lights	10	No	$ 8,000.00	$ 80,000.00	
8.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
8.3	JUP lighting single	2	No	$ 4,000.00	$ 8,000.00	
8.4	JUP lighting dual		No	$ 5,000.00	$ -	
8.5	Cabling, conduits and pits	1	Item	$ 15,000.00	$ 15,000.00	
8.6	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
9	**LANDSCAPING WORKS**					$ 21,963.50
9.1	Topsoiling seeding	2,231	m²	$ 8.50	$ 18,963.50	
9.2	Tree planting	12	No	$ 250.00	$ 3,000.00	
10	**DELINEATION**					$ 31,000.00
10.1	Signing	1	item	$ 13,000.00	$ 13,000.00	
10.2	Linemarking (Thermoplastic)	1	item	$ 18,000.00	$ 18,000.00	
	TOTAL A - D				$ 1,920,178.09	**$ 1,920,178.09**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 245,416.90
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,165,594.98

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 3

Interim Road Project Cost

ITEM	DESCRIPTION	Koukoura Drive – Southern Section RD-01 (APA)	Koukoura Drive – Central Section RD-02	Koukoura Drive – Northern Section RD-03 (APA)	Summerhill Road - Arterial Standard RD-04	Summerhill Road – (upgrade within existing road reserve) RD-05
A	Project and Program Management	$ 145,072.75	$ 156,871.66	$ 146,471.08	$ 167,088.17	$ 154,885.57
B	Design and Investigation	$ 319,160.04	$ 345,117.64	$ 322,236.37	$ 367,593.97	$ 340,748.24
C	Additional Items					
D	Construction	$ 3,300,858.87	$ 3,610,394.84	$ 3,340,275.46	$ 3,881,258.22	$ 3,560,587.71
	TOTAL A - D	$ 3,765,091.66	$ 4,112,384.13	$ 3,808,982.91	$ 4,415,940.35	$ 4,056,221.52
E	CONTINGENCY					
	Contingency (15% of D)	$ 495,128.83	$ 541,559.23	$ 501,041.32	$ 582,188.73	$ 534,088.16
F	PROJECT BUDGET					
	Total Estimate	$ 4,260,220.49	$ 4,653,943.36	$ 4,310,024.23	$ 4,998,129.09	$ 4,590,309.68

Notes:

1. **Design cost -** Not included in interim except for RD-01, RD-02, RD-03, RD-04, RD-05 (completed in CG140690)
2. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
3. **Soft spot rectification** - Taken as 20% of sub-base pavement
4. **Rock excavation** - Assume 50% of sub-base pavement
5. **Pavement** - Assume deep lift asphalt pavement
6. **Subsoil drains -** Assume same as kerb and channel
7. **Drainage** - Assume 375 DIA RCP
8. **Side entry pits** - Based on 50m intervals
9. **Light pole** - Based on 70m intervals
10. **Existing road** - Existing asphalt roads to be demolished as part of road works
11. **Substation** - No allowance for substations
12. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
SUMMARY SHEET
V160221T
Wollert PSP
18 October 2016
Version 3

Interim Road Project Cost

ITEM	DESCRIPTION	Between Koukoura Drive & Connector Boulevard RD-06	Between Bodycoats Road & Andrew Road RD-06	Between Andrew Road & Epping Road RD-06	TOTAL
A	Project and Program Management	$ 80,758.07	$ 49,114.73	$ 46,667.11	$ 946,929.12
B	Design and Investigation	$ -	$ -	$ -	$ 1,694,856.27
C	Additional Items	$ 130,536.12	$ 93,184.02	$ 93,985.42	$ 317,705.56
D	Construction	$ 1,835,410.75	$ 1,116,243.80	$ 1,060,616.05	$ 21,705,645.70
	TOTAL A - D	$ 2,046,704.94	$ 1,258,542.55	$ 1,201,268.58	$ 24,665,136.65
E	CONTINGENCY				
	Contingency (15% of D)	$ 275,311.61	$ 167,436.57	$ 159,092.41	$ 3,255,846.86
F	PROJECT BUDGET				
	Total Estimate	$ 2,322,016.55	$ 1,425,979.12	$ 1,360,360.99	$ 27,920,983.51

Notes:

1. **Design cost -** Not included in interim except for RD-01, RD-02, RD-03, RD-04, RD-05 (completed in CG140690)
2. **Site establishment** - Taken as 2.5% of construction cost with upper limit of $100,000
3. **Soft spot rectification** - Taken as 20% of sub-base pavement
4. **Rock excavation** - Assume 50% of sub-base pavement
5. **Pavement** - Assume deep lift asphalt pavement
6. **Subsoil drains -** Assume same as kerb and channel
7. **Drainage** - Assume 375 DIA RCP
8. **Side entry pits** - Based on 50m intervals
9. **Light pole** - Based on 70m intervals
10. **Existing road** - Existing asphalt roads to be demolished as part of road works
11. **Substation** - No allowance for substations
12. **Tree planting** - Based on 80m intervals

AUTHOR: J.Ly
Date: 18/10/2016

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
RD-01 (APA)

PM %: 8.79%

18 October 2016
Version 3

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 145,073**
	Project Management		3.00%	2.64%	$ 87,044	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.76%	$ 58,029	
B	**Design and Investigation (%)**					**$ 319,160**
	Traffic Investigations		0.85%	0.75%	$ 24,662	
	Cadastral and Engineering Survey		1.20%	1.05%	$ 34,817	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.05%	$ 34,817	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.88%	$ 29,015	
	Preliminary and Final Design		4.25%	3.74%	$ 123,312	
	Construction Management		2.50%	2.20%	$ 72,536	
C	**Construction**				$ 3,300,859	**$ 3,300,859**
1	**PRELIMINARIES**					$ 229,000
1.1	Site establishment	1	Item	$ 83,000	$ 83,000	
1.2	Site management & supervision including QA	20	wks	$ 2,500	$ 50,000	
1.3	Provision for traffic	1	Item	$ 96,000	$ 96,000	
2	**DEMOLITION**					$ -
2.1	Trees	-	No	$ 500	$ -	
2.2	Strip asphalt from existing pavement	-	m²	$ 5	$ -	
3	**EARTHWORKS (VERTICAL ALIGNMENT AVAILABLE)**					$ 958,481
3.1	Stripping topsoil (150mm)	4,767	m²	$ 6	$ 28,602	
3.2	Excavation and removal (inc. reclamation of FCR)- allowance	1,854	m³	$ 30	$ 55,605	
3.3	Filling	15,776	m³	$ 15	$ 236,640	
3.4	Import Fill material	13,923	m³	$ 45	$ 626,513	
3.5	Soft spot rectification (reclaimed FCR)	741	m³	$ 15	$ 11,121	
4	**PAVEMENT**					$ 727,370
4.1	Deep lift asphalt 195 mm	3,018	m²	$ 105	$ 316,890	
4.2	Subbase course - 250 mm 3% CTCR	3,707	m²	$ 55	$ 203,885	
4.3	Shoulder - full depth pavement	530	m²	$ 145	$ 76,850	
4.4	Rock excavation & sub-surface remediation 450mm	1,853.50	m²	$ 70	$ 129,745	
5	**DRAINAGE**					$ 162,816
5.1	Subsoil drains 100mm dia - screenings	1,060	Lm	$ 30	$ 31,800	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	615	Lm	$ 170	$ 104,516	
5.4	Side entry pits	11	No	$ 2,500	$ 26,500	
5.5	Allowance to modify draiange to ultimate location		item	$ 86,800	$ -	
6	**CONCRETE WORKS**					$ 198,100
6.1	Kerb &channel	530	Lm	$ 50	$ 26,500	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	1,060	Lm	$ 130	$ 137,800	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	No	$ 65	$ -	
6.4	Laybacks and tactile pavers	-	m²	$ 850	$ -	
6.5	10m concrete maintenance area end of all islands	-	m²	$ 85	$ -	
6.6	Additional Shared Paths	260	Lm	$ 130	$ 33,800	
7	**TRAFFIC SIGNAL WORKS**		NA			$ -
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**		NA		$ -	$ -
9	**POWER & LIGHTING**					$ 122,893
9.1	Light pole (1-way) and luminous lights	-	No	$ 8,000	$ -	
9.2	Light pole (2-way) and luminous lights	8	No	$ 9,000	$ 68,143	
9.3	JUP lighting single	-	No	$ 4,000	$ -	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	530	Lm	$ 75	$ 39,750	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
10	**LANDSCAPING WORKS**					$ 87,128
10.1	Topsoiling seeding	9,805	m²	$ 8.50	$ 83,343	
10.2	Tree planting	15	No	$ 250.00	$ 3,786	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ -
13.1	NA		Item			
14	**TRANSMISSION PIPELINE**					$ 775,071
14.1	Transmission pipeline slab protection 200mm	660	m²	$ 165	$ 108,900	
14.2	Transmission pipeline slab excavation 200mm	66	m³	$ 45	$ 2,970	
14.3	Clay excavation for transmission pipeline	778	m³	$ 45	$ 35,010	
14.4	Hand excavation for rock around transimission pipeline (extra over allowance)	330	m	$ 1,050	$ 346,500	
14.5	Backfill stabilisation sand for transmission pipeline	778	m³	$ 150	$ 116,691	
14.6	Wrap for transmission pipeline	330	m	$ 500	$ 165,000	
15	**MISCELLANEOUS**					$ -
15.1	Exisiting Road outside of new road pavements					
15.1.1	Strip asphalt	-	m²	$ 5	$ -	
15.1.2	Recycle FCR to stockpile	-	m³	$ 10	$ -	
15.1.3	backfill with structural fill	-	m³	$ 12	$ -	
16	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 3,765,092	**$ 3,765,092**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 495,129
E	**PROJECT BUDGET**					
	Total Estimate					$ 4,260,220
	Total Estimate per linear metre					8038

AUTHOR: Asiri Rajapakse
Date: 27/11/2015

REVIEWER: Rob Henry
Date: 27/11/2015

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
RD-02

PM %: 8.69%

18 October 2016
Version 3

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 156,872**
	Project Management		3.00%	2.61%	$ 94,123	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.74%	$ 62,749	
B	**Design and Investigation (%)**					**$ 345,118**
	Traffic Investigations		0.85%	0.74%	$ 26,668	
	Cadastral and Engineering Survey		1.20%	1.04%	$ 37,649	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.04%	$ 37,649	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.87%	$ 31,374	
	Preliminary and Final Design		4.25%	3.69%	$ 133,341	
	Construction Management		2.50%	2.17%	$ 78,436	
C	**Construction**				$ 3,610,395	**$ 3,610,395**
1	**PRELIMINARIES**					$ 237,000
1.1	Site establishment	1	Item	$ 91,000	$ 91,000	
1.2	Site management & supervision including QA	20	wks	$ 2,500	$ 50,000	
1.3	Provision for traffic	1	Item	$ 96,000	$ 96,000	
2	**DEMOLITION**					$ -
2.1	Trees	-	No	$ 500	$ -	
2.2	Strip asphalt from existing pavement	-	m²	$ 5	$ -	
3	**EARTHWORKS (VERTICAL ALIGNMENT AVAILABLE)**					$ 901,652
3.1	Stripping topsoil (150mm)	8,356	m²	$ 6	$ 50,137	
3.2	Excavation and removal (inc. reclamation of FCR)	5,338	m³	$ 30	$ 160,140	
3.3	Filling	15,198	m³	$ 15	$ 227,970	
3.4	Import Fill material	9,860	m³	$ 45	$ 443,700	
3.3	Soft spot rectification (reclaimed FCR)	1,314	m³	$ 15	$ 19,705	
4	**PAVEMENT**					$ 1,419,657
4.1	Deep lift asphalt 195 mm	5,405	m²	$ 105	$ 567,525	
4.2	Subbase course - 250 mm 3% CTCR	6,568	m²	$ 55	$ 361,251	
4.3	Shoulder - full depth pavement	894	m²	$ 145	$ 129,630	
4.4	Rock excavation & sub-surface remediation 450mm	6,568	m²	$ 55	$ 361,251	
5	**DRAINAGE**					$ 274,914
5.1	Subsoil drains 100mm dia - screenings	1,789	Lm	$ 30	$ 53,670	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	1,038	Lm	$ 170	$ 176,494	
5.4	Side entry pits	18	No	$ 2,500	$ 44,750	
5.5	Allowance to modify draiange to ultimate location		item	$ 86,800	$ -	
6.6	Transmission pipeline slab protection 200mm	-	m	$ 130	$ -	
6	**CONCRETE WORKS**					$ 393,150
6.1	Kerb &channel	895	Lm	$ 50	$ 44,750	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	1,785	Lm	$ 130	$ 232,050	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	No	$ 65	$ -	
6.4	Laybacks and tactile pavers	-	m²	$ 850	$ -	
6.5	10m concrete maintenance area end of all islands	-	m²	$ 85	$ -	
6.6	Additional Shared Paths	895	Lm	$ 130	$ 116,350	
7	**TRAFFIC SIGNAL WORKS**		NA			$ -
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**		NA		$ -	$ -
9	**POWER & LIGHTING**					$ 197,196
9.1	Light pole (1-way) and luminous lights	-	No	$ 8,000	$ -	
9.2	Light pole (2-way) and luminous lights	13	No	$ 9,000	$ 115,071	
9.3	JUP lighting single	-	No	$ 4,000	$ -	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	895	Lm	$ 75	$ 67,125	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
10	**LANDSCAPING WORKS**					$ 146,826
10.1	Topsoiling seeding	16,522	m²	$ 8.50	$ 140,433	
10.2	Tree planting	26	No	$ 250.00	$ 6,393	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ -
13.1	NA		Item			
14	**MISCELLANEOUS**					$ -
	Exisiting Road outside of new road pavements					
14.1	Strip asphalt	-	m²	$ 5	$ -	
14.2	Recycle FCR to stockpile	-	m³	$ 10	$ -	
14.3	backfill with structural fill	-	m³	$ 12	$ -	
14.4	Topsoiling	-	m²	$ 8.50	$ -	
15	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 4,112,384	**$ 4,112,384**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 541,559
E	**PROJECT BUDGET**					
	Total Estimate					$ 4,653,943
	Total Estimate per linear metre					5200

AUTHOR: Asiri Rajapakse
Date: 27/11/2015

REVIEWER: Rob Henry
Date: 27/11/2015

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
RD-03 (APA)

PM %: 8.77%

18 October 2016
Version 3

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 146,471**
	Project Management		3.00%	2.63%	$ 87,883	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.75%	$ 58,588	
B	**Design and Investigation (%)**					**$ 322,236**
	Traffic Investigations		0.85%	0.75%	$ 24,900	
	Cadastral and Engineering Survey		1.20%	1.05%	$ 35,153	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.05%	$ 35,153	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.88%	$ 29,294	
	Preliminary and Final Design		4.25%	3.73%	$ 124,500	
	Construction Management		2.50%	2.19%	$ 73,236	
C	**Construction**				$ 3,340,275	**$ 3,340,275**
1	**PRELIMINARIES**					$ 231,000
1.1	Site establishment	1	Item	$ 85,000	$ 85,000	
1.2	Site management & supervision including QA	20	wks	$ 2,500	$ 50,000	
1.3	Provision for traffic	1	Item	$ 96,000	$ 96,000	
2	**DEMOLITION**					$ 2,500
2.1	Trees	5	No	$ 500	$ 2,500	
2.2	Strip asphalt from existing pavement	-	m²	$ 5	$ -	
3	**EARTHWORKS (VERTICAL ALIGNMENT AVAILABLE)**					$ 921,869
3.1	Stripping topsoil (150mm)	6,889	m²	$ 6	$ 41,335	
3.2	Excavation and removal (inc. reclamation of FCR)	714	m³	$ 30	$ 21,420	
3.3	Filling	14,586	m³	$ 15	$ 218,790	
3.4	Import Fill material	13,872	m³	$ 45	$ 624,240	
3.5	Soft spot rectification (reclaimed FCR)	##### ###	m³	$ 15	$ 16,084	
4	**PAVEMENT**					$ 1,158,837
4.1	Deep lift asphalt 195 mm	4,365	m²	$ 105	$ 458,325	
4.2	Subbase course - 250 mm 3% CTCR	5,361	m²	$ 55	$ 294,866	
4.3	Shoulder - full depth pavement	764	m²	$ 145	$ 110,780	
4.4	Rock excavation & sub-surface remediation 450mm	5,361	m²	$ 55	$ 294,866	
5	**DRAINAGE**					$ 235,532
5.1	Subsoil drains 100mm dia - screenings	1,531	Lm	$ 30	$ 45,930	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	890	Lm	$ 170	$ 151,252	
5.4	Side entry pits	15	No	$ 2,500	$ 38,350	
5.5	Allowance to modify draiange to ultimate location		item	$ 86,800	$ -	
6	**CONCRETE WORKS**					$ 336,180
6.1	Kerb &channel	767	Lm	$ 50	$ 38,350	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	1,531	Lm	$ 130	$ 199,030	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	No	$ 65	$ -	
6.4	Laybacks and tactile pavers	-	m²	$ 850	$ -	
6.5	10m concrete maintenance area end of all islands	-	m²	$ 85	$ -	
6.6	Additional Shared Paths	760	Lm	$ 130	$ 98,800	
7	**TRAFFIC SIGNAL WORKS**		NA			$ -
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**		NA			$ -
9	**POWER & LIGHTING**					$ 171,139
9.1	Light pole (1-way) and luminous lights	-	NA		$ -	
9.2	Light pole (2-way) and luminous lights	11	No	$ 9,000	$ 98,614	
9.3	JUP lighting single	-	No	$ 4,000	$ -	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	767	Lm	$ 75	$ 57,525	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
10	**LANDSCAPING WORKS**					$ 125,783
10.1	Topsoiling seeding	14,154	m²	$ 8.50	$ 120,305	
10.2	Tree planting	22	No	$ 250.00	$ 5,479	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ -
13.1	NA		Item			
14	**TRANSMISSION PIPELINE**					$ 117,435
14.1	Transmission pipleline slab protection 200mm	100	m²	$ 165	$ 16,500	
14.2	Transmission pipeline slab excavation 200mm	10	m³	$ 45	$ 450	
14.3	Clay excavation for transmission pipeline	118	m	$ 45	$ 5,304	
14.4	Hand excavation for rock around transimission pipeline (extra over allowance)	50	m	$ 1,050	$ 52,500	
14.5	Backfill stabilisation sand for transmission pipeline	118	m³	$ 150	$ 17,681	
14.6	Wrap for transmission pipeline	50	m	$ 500	$ 25,000	
15	**MISCELLANEOUS**					$ -
15.1	Exisiting Road outside of new road pavements					
15.1.1	Strip asphalt	-	m²	$ 5	$ -	
15.1.2	Recycle FCR to stockpile	-	m³	$ 10	$ -	
15.1.3	backfill with structural fill	-	m³	$ 12	$ -	
16	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 3,808,983	**$ 3,808,983**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 501,041
E	**PROJECT BUDGET**					
	Total Estimate					$ 4,310,024
	Total Estimate per linear metre					5619

AUTHOR: Asiri Rajapakse
Date: 27/11/2015

REVIEWER: Rob Henry
Date: 27/11/2015

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
RD-04

PM %: 8.61%

18 October 2016
Version 3

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 167,088**
	Project Management		3.00%	2.58%	$ 100,253	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.72%	$ 66,835	
B	**Design and Investigation (%)**					**$ 367,594**
	Traffic Investigations		0.85%	0.73%	$ 28,405	
	Cadastral and Engineering Survey		1.20%	1.03%	$ 40,101	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.03%	$ 40,101	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.86%	$ 33,418	
	Preliminary and Final Design		4.25%	3.66%	$ 142,025	
	Construction Management		2.50%	2.15%	$ 83,544	
C	**Construction**				$ 3,881,258	**$ 3,881,258**
1	**PRELIMINARIES**					$ 244,000
1.1	Site establishment	1	Item	$ 98,000	$ 98,000	
1.2	Site management & supervision including QA	20	wks	$ 2,500	$ 50,000	
1.3	Provision for traffic	1	Item	$ 96,000	$ 96,000	
2	**DEMOLITION**					$ -
2.1	Trees	-	No	$ 500	$ -	
2.2	Strip asphalt from existing pavement	-	m²	$ 5	$ -	
3	**EARTHWORKS**					$ 826,841
3.1	Stripping topsoil (150mm)	8,990	m²	$ 6	$ 53,938	
3.2	Excavation and removal (inc. reclamation of FCR) - of pavement areas	3,496	m³	$ 30	$ 104,876	
3.3	Cut and Fill Allowance	21,568	m³	$ 30	$ 647,052	
3.4	Soft spot rectification (reclaimed FCR)	1,398	m³	$ 15	$ 20,975	
4	**PAVEMENT**					$ 1,511,707
4.1	Deep lift asphalt 195 mm	5,693	m²	$ 105	$ 597,765	
4.2	Subbase course - 250 mm 3% CTCR	6,992	m²	$ 55	$ 384,544	
4.3	Shoulder - full depth pavement	999	m²	$ 145	$ 144,855	
4.4	Rock excavation & sub-surface remediation 450mm	6,992	m²	$ 55	$ 384,544	
5	**DRAINAGE**					$ 306,893
5.1	Subsoil drains 100mm dia - screenings	1,998	Lm	$ 30	$ 59,940	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	1,159	Lm	$ 170	$ 197,003	
5.4	Side entry pits	20	No	$ 2,500	$ 49,950	
5.5	Allowance to modify draiange to ultimate location		item	$ 86,800	$ -	
6	**CONCRETE WORKS**					$ 309,820
6.1	Kerb &channel	999	Lm	$ 50	$ 49,950	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	999	Lm	$ 130	$ 129,870	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	No	$ 65	$ -	
6.4	Laybacks and tactile pavers	-	m²	$ 850	$ -	
6.5	10m concrete maintenance area end of all islands	-	m²	$ 85	$ -	
6.6	Additional Shared Paths	1,000	Lm	$ 130	$ 130,000	
7	**TRAFFIC SIGNAL WORKS**		NA			$ -
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**		NA		$ -	$ -
9	**POWER & LIGHTING**					$ 228,368
9.1	Light pole (1-way) and luminous lights	-	No	$ 8,000	$ -	
9.2	Light pole (2-way) and luminous lights	14	No	$ 9,000	$ 128,443	
9.3	JUP lighting single	-	No	$ 4,000	$ -	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	999	Lm	$ 75	$ 74,925	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
9.7	Removal & replacement of pole-mounted substation	2	Item	$ 5,000	$ 10,000	
10	**LANDSCAPING WORKS**					$ 113,279
10.1	Topsoiling seeding	12,488	m²	$ 8.50	$ 106,144	
10.2	Tree planting	29	No	$ 250.00	$ 7,136	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ 300,350
13.1	Relocate power pole (HV)	10	No	$ 7,500	$ 75,000	
13.2	Telecom conduiting	999	Lm	$ 150	$ 149,850	
13.3	Telecom cabling	1	Item	$ 50,000	$ 50,000	
13.4	Remove reduntant telecom pole	17	No	$ 1,500	$ 25,500	
14	**MISCELLANEOUS**					$ -
	Exisiting Road outside of new road pavements					
14.1	Strip asphalt	-	m²	$ 5	$ -	
14.2	Recycle FCR to stockpile	-	m³	$ 10	$ -	
14.3	backfill with structural fill	-	m³	$ 12	$ -	
14.4	Topsoiling	-	m²	$ 8.50	$ -	
15	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 4,415,940	**$ 4,415,940**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 582,189
E	**PROJECT BUDGET**					
	Total Estimate					$ 4,998,129
	Total Estimate per linear metre					5003

AUTHOR: Asiri Rajapakse
Date: 27/11/2015

REVIEWER: Rob Henry
Date: 27/11/2015

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
V160221T
Wollert PSP
RD-05

PM %: 8.70%

18 October 2016
Version 3

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management (%)**					**$ 154,886**
	Project Management		3.00%	2.61%	$ 92,931	
	Project scoping, planning, scheduling, monitoring, reporting and commissioning					
	Management of preconstruction activities, development of tender documents and management of contracts					
	Managing external interfaces, including community liaison, environmental issues, traffic issues etc					
	Records management					
	Program Administration		2.00%	1.74%	$ 61,954	
B	**Design and Investigation (%)**					**$ 340,748**
	Traffic Investigations		0.85%	0.74%	$ 26,331	
	Cadastral and Engineering Survey		1.20%	1.04%	$ 37,173	
	Geotechnical investigations Pavement Investigations and Design		1.20%	1.04%	$ 37,173	
	Environmental Investigations			0.00%	$ -	
	Landscape Design		1.00%	0.87%	$ 30,977	
	Preliminary and Final Design		4.25%	3.70%	$ 131,653	
	Construction Management		2.50%	2.18%	$ 77,443	
C	**Construction**				$ 3,560,588	**$ 3,560,588**
1	**PRELIMINARIES**					$ 236,000
1.1	Site establishment	1	Item	$ 90,000	$ 90,000	
1.2	Site management & supervision including QA	20	wks	$ 2,500	$ 50,000	
1.3	Provision for traffic	1	Item	$ 96,000	$ 96,000	
2	**DEMOLITION**					$ 25,800
2.1	Trees	-	No	$ 500	$ -	
2.2	Strip asphalt from existing pavement	5,160	m²	$ 5	$ 25,800	
3	**EARTHWORKS**					$ 650,630
3.1	Stripping topsoil (150mm)	2,860	m²	$ 6	$ 17,160	
3.2	Excavation and removal (inc. reclamation of FCR) - of pavement areas	4,010	m³	$ 30	$ 120,300	
3.3	Cut and Fill Allowance	16,304	m³	$ 30	$ 489,110	
3.4	Soft spot rectification (reclaimed FCR)	1,604	m³	$ 15	$ 24,060	
4	**PAVEMENT**					$ 1,534,460
4.1	Deep lift asphalt 195 mm	6,212	m²	$ 105	$ 652,260	
4.2	Subbase course - 250 mm 3% CTCR	8,020	m²	$ 55	$ 441,100	
4.3	Shoulder - full depth pavement	-	m²	$ 145	$ -	
4.4	Rock excavation & sub-surface remediation 450mm	8,020	m²	$ 55	$ 441,100	
5	**DRAINAGE**					$ 349,878
5.1	Subsoil drains 100mm dia - screenings	1,808	Lm	$ 30	$ 54,240	
5.2	Subsoil drains 100mm dia - no fines conc	-	Lm	$ 45	$ -	
5.3	375 RCP (class 2)	1,207	Lm	$ 170	$ 205,238	
5.4	Side entry pits	36	No	$ 2,500	$ 90,400	
5.5	Allowance to modify draiange to ultimate location		item	$ 86,800	$ -	
6	**CONCRETE WORKS**					$ 90,400
6.1	Kerb &channel	1,808	Lm	$ 50	$ 90,400	
6.2	Shared Paths (3.0m wide,125 mm, residential, as per MPA)	-	Lm	$ 130	$ -	
6.3	Footpaths (1.5m wide,125 mm, residential, as per MPA)	-	No	$ 65	$ -	
6.4	Laybacks and tactile pavers	-	m²	$ 850	$ -	
6.5	10m concrete maintenance area end of all islands	-	m²	$ 85	$ -	
7	**TRAFFIC SIGNAL WORKS**		NA			$ -
8	**SIGNAL MAINTENANCE (10 YEARS) by Road Authority**		NA		$ -	$ -
9	**POWER & LIGHTING**					$ 211,879
9.1	Light pole (1-way) and luminous lights	-	No	$ 8,000	$ -	
9.2	Light pole (2-way) and luminous lights	13	No	$ 9,000	$ 118,029	
9.3	JUP lighting single	-	No	$ 4,000	$ -	
9.4	JUP lighting dual	-	No	$ 5,000	$ -	
9.5	Cabling, conduits and pits	918	Lm	$ 75	$ 68,850	
9.6	Electrical connection	1	Item	$ 15,000	$ 15,000	
9.7	Removal & replacement of pole-mounted substation	2	Item	$ 5,000	$ 10,000	
10	**LANDSCAPING WORKS**					$ 14,241
10.1	Topsoiling seeding	904	m²	$ 8.50	$ 7,684	
10.2	Tree planting	26	No	$ 250.00	$ 6,557	
11	**SIGNING**	1	item	$ 10,000	$ 10,000	$ 10,000
12	**LINEMARKING (Thermoplastic)**	1	item	$ 30,000	$ 30,000	$ 30,000
13	**SERVICE RELOCATION**					$ 291,200
13.1	Relocate power pole (HV)	11	No	$ 7,500	$ 82,500	
13.2	Telecom conduiting	918	Lm	$ 150	$ 137,700	
13.3	Telecom cabling	1	Item	$ 50,000	$ 50,000	
13.4	Remove reduntant telecom pole	14	No	$ 1,500	$ 21,000	
14	**MISCELLANEOUS**					$ 116,100
	Exisiting Road outside of new road pavements					
14.1	Strip asphalt	5,160	m²	$ 5	$ 25,800	
14.2	Recycle FCR to stockpile	1,548	m³	$ 10	$ 15,480	
14.3	backfill with structural fill	2,580	m³	$ 12	$ 30,960	
14.4	Topsoiling	5,160	m²	$ 8.50	$ 43,860	
15	**PROVISIONAL SUM - DAYWORK**		item		$ -	$ -
	TOTAL A - C				$ 4,056,222	**$ 4,056,222**
D	**Contingency**					
	Contingency (15% of C)				15%	$ 534,088
E	**PROJECT BUDGET**					
	Total Estimate					$ 4,590,310
	Total Estimate per linear metre					5000

AUTHOR: Asiri Rajapakse
Date: 27/11/2015

REVIEWER: Rob Henry
Date: 27/11/2015

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 3**
Wollert PSP **PM %:** 8.80%
RD-06 **Between Koukoura Drive & Connector Boulevard**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 80,758.07**
	Project Management		3.00%	2.64%	$ 48,454.84	
	Program Administration		2.00%	1.76%	$ 32,303.23	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 130,536.12**
1	**SITE ESTABLISHMENT**	1	Item	$ 45,885.27	$ 45,885.27	$ 45,885.27
2	**SERVICE RELOCATION**					$ 25,000.00
2.1	Relocating Power Pole (HV)	1	No	$ 7,500.00	$ 7,500.00	
2.2	Relocating Communication Pole	5	No	$ 3,500.00	$ 17,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 59,650.85
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 59,650.85	$ 59,650.85	
D	**Construction**				$ 1,835,410.75	**$ 1,835,410.75**
1	**PRELIMINARIES**					$ 65,000.00
1.1	Site management & supervision including QA	10	weeks	$ 2,500.00	$ 25,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 48,800.00
2.1	Trees	15	No	$ 500.00	$ 7,500.00	
2.2	Demolition of existing Road	1	Item	$ 21,300.00	$ 21,300.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 20,000.00	$ 20,000.00	
3	**EARTHWORKS**					$ 436,725.50
3.1	Stripping topsoil (150mm)	11,735	m²	$ 6.00	$ 70,410.00	
3.2	Cutting	5,384	m³	$ 15.00	$ 80,752.50	
3.3	Filling and compact	717.80	m³	$ 12.00	$ 8,613.60	
3.4	Cart off excess material	4,666	m³	$ 15.00	$ 69,985.50	
3.5	Soft spot rectification (reclaimed FCR)	1,010	m³	$ 30.00	$ 30,287.40	
3.6	Rock excavation & sub-surface remediation 450mm	2,524	m²	$ 70.00	$ 176,676.50	
4	**PAVEMENT**					$ 759,314.50
4.1	Deep lift asphalt 195 mm	3,589	m²	$ 105.00	$ 376,845.00	
4.2	Sub-base course - 250 mm 3% CTCR	5,048	m²	$ 55.00	$ 277,634.50	
4.3	Shoulder - full depth pavement	723	m²	$ 145.00	$ 104,835.00	
5	**DRAINAGE**					$ 177,880.00
5.1	Subsoil drains 100mm dia - screenings	1,621	Lm	$ 30.00	$ 48,630.00	
5.2	375 RCP (class 2)	525	Lm	$ 170.00	$ 89,250.00	
5.3	Side entry pits	16	No	$ 2,500.00	$ 40,000.00	
6	**CONCRETE WORKS**					$ 186,155.00
6.1	Kerb &channel	1,621	Lm	$ 50.00	$ 81,050.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	404	Lm	$ 130.00	$ 52,520.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	809	Lm	$ 65.00	$ 52,585.00	
6.4	Laybacks and tactile pavers		No	$ 850.00	$ -	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	-	m²	$ 85.00	$ -	
7	**POWER & LIGHTING**					$ 106,000.00
7.1	Light pole (1-way) and luminous lights	7	No	$ 8,000.00	$ 56,000.00	
7.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
7.3	JUP lighting single		No	$ 4,000.00	$ -	
7.4	JUP lighting dual		No	$ 5,000.00	$ -	
7.5	Cabling, conduits and pits	1	Item	$ 35,000.00	$ 35,000.00	
7.6	Electrical connection	1	Item	$ 15,000.00	$ 15,000.00	
8	**LANDSCAPING WORKS**					$ 30,535.75
8.1	Topsoiling seeding	3,240	m²	$ 8.50	$ 27,535.75	
8.2	Tree planting	12	No	$ 250.00	$ 3,000.00	
9	**DELINEATION**					$ 25,000.00
9.1	Signing	1	item	$ 5,000.00	$ 5,000.00	
9.2	Linemarking (Thermoplastic)	1	item	$ 20,000.00	$ 20,000.00	
	TOTAL A - D				$ 2,046,704.94	**$ 2,046,704.94**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 275,311.61
F	**PROJECT BUDGET**					
	Total Estimate					$ 2,322,016.55

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 3**
Wollert PSP **PM %:** 8.80%
RD-06 **Between Bodycoats Road & Andrew Road**

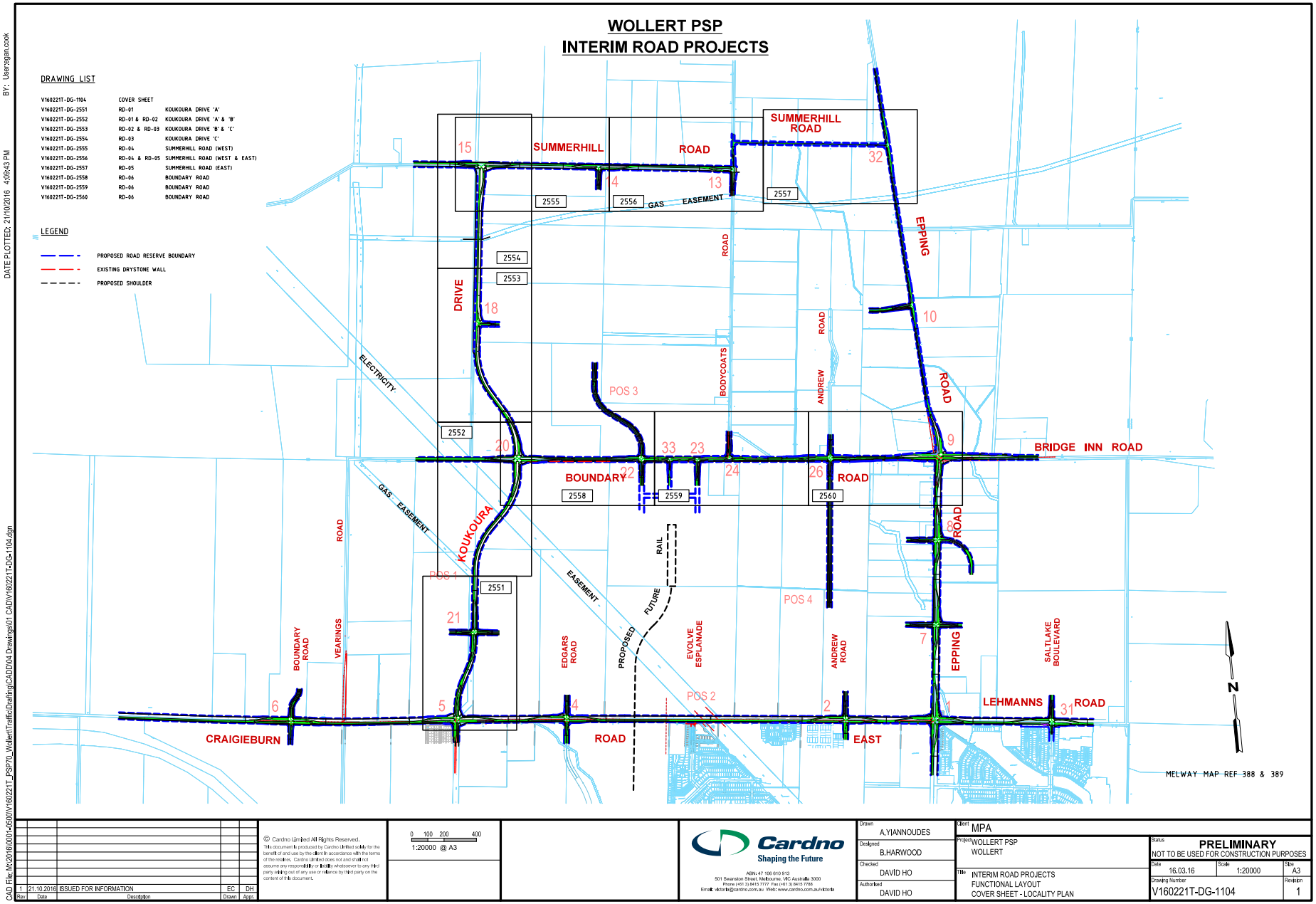
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 49,114.73**
	Project Management		3.00%	2.64%	$ 29,468.84	
	Program Administration		2.00%	1.76%	$ 19,645.89	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 93,184.02**
1	**SITE ESTABLISHMENT**	1	Item	$ 27,906.10	$ 27,906.10	$ 27,906.10
2	**SERVICE RELOCATION**					$ 29,000.00
2.1	Relocating Power Pole (HV)	2	No	$ 7,500.00	$ 15,000.00	
2.2	Relocating Communication Pole	4	No	$ 3,500.00	$ 14,000.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 36,277.92
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 36,277.92	$ 36,277.92	
D	**Construction**				$ 1,116,243.80	**$ 1,116,243.80**
1	**PRELIMINARIES**					$ 65,000.00
1.1	Site management & supervision including QA	10	weeks	$ 2,500.00	$ 25,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 67,820.00
2.1	Trees	50	No	$ 500.00	$ 25,000.00	
2.2	Demolition of existing Road	1	Item	$ 22,820.00	$ 22,820.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 20,000.00	$ 20,000.00	
3	**EARTHWORKS**					$ 227,176.80
3.1	Stripping topsoil (150mm)	5,685	m²	$ 6.00	$ 34,110.00	
3.2	Cutting	2,834	m³	$ 15.00	$ 42,502.50	
3.3	Filling and compact	1,259.33	m³	$ 12.00	$ 15,112.00	
3.4	Cart off excess material	1,574	m³	$ 15.00	$ 23,612.50	
3.5	Soft spot rectification (reclaimed FCR)	546	m³	$ 30.00	$ 16,366.80	
3.6	Rock excavation & sub-surface remediation 450mm	1,364	m²	$ 70.00	$ 95,473.00	
4	**PAVEMENT**					$ 427,979.00
4.1	Deep lift asphalt 195 mm	1,889	m²	$ 105.00	$ 198,345.00	
4.2	Sub-base course - 250 mm 3% CTCR	2,728	m²	$ 55.00	$ 150,029.00	
4.3	Shoulder - full depth pavement	549	m²	$ 145.00	$ 79,605.00	
5	**DRAINAGE**					$ 118,960.00
5.1	Subsoil drains 100mm dia - screenings	932	Lm	$ 30.00	$ 27,960.00	
5.2	375 RCP (class 2)	300	Lm	$ 170.00	$ 51,000.00	
5.3	Side entry pits	16	No	$ 2,500.00	$ 40,000.00	
6	**CONCRETE WORKS**					$ 91,515.00
6.1	Kerb &channel	932	Lm	$ 50.00	$ 46,600.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	230	Lm	$ 130.00	$ 29,900.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	231	Lm	$ 65.00	$ 15,015.00	
6.4	Laybacks and tactile pavers		No	$ 850.00	$ -	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	-	m²	$ 85.00	$ -	
7	**POWER & LIGHTING**					$ 80,000.00
7.1	Light pole (1-way) and luminous lights	5	No	$ 8,000.00	$ 40,000.00	
7.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
7.3	JUP lighting single		No	$ 4,000.00	$ -	
7.4	JUP lighting dual		No	$ 5,000.00	$ -	
7.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
7.6	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
8	**LANDSCAPING WORKS**					$ 17,793.00
8.1	Topsoiling seeding	1,858	m²	$ 8.50	$ 15,793.00	
8.2	Tree planting	8	No	$ 250.00	$ 2,000.00	
9	**DELINEATION**					$ 20,000.00
9.1	Signing	1	item	$ 5,000.00	$ 5,000.00	
9.2	Linemarking (Thermoplastic)	1	item	$ 15,000.00	$ 15,000.00	
	TOTAL A - D				$ 1,258,542.55	**$ 1,258,542.55**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 167,436.57
F	**PROJECT BUDGET**					
	Total Estimate					$ 1,425,979.12

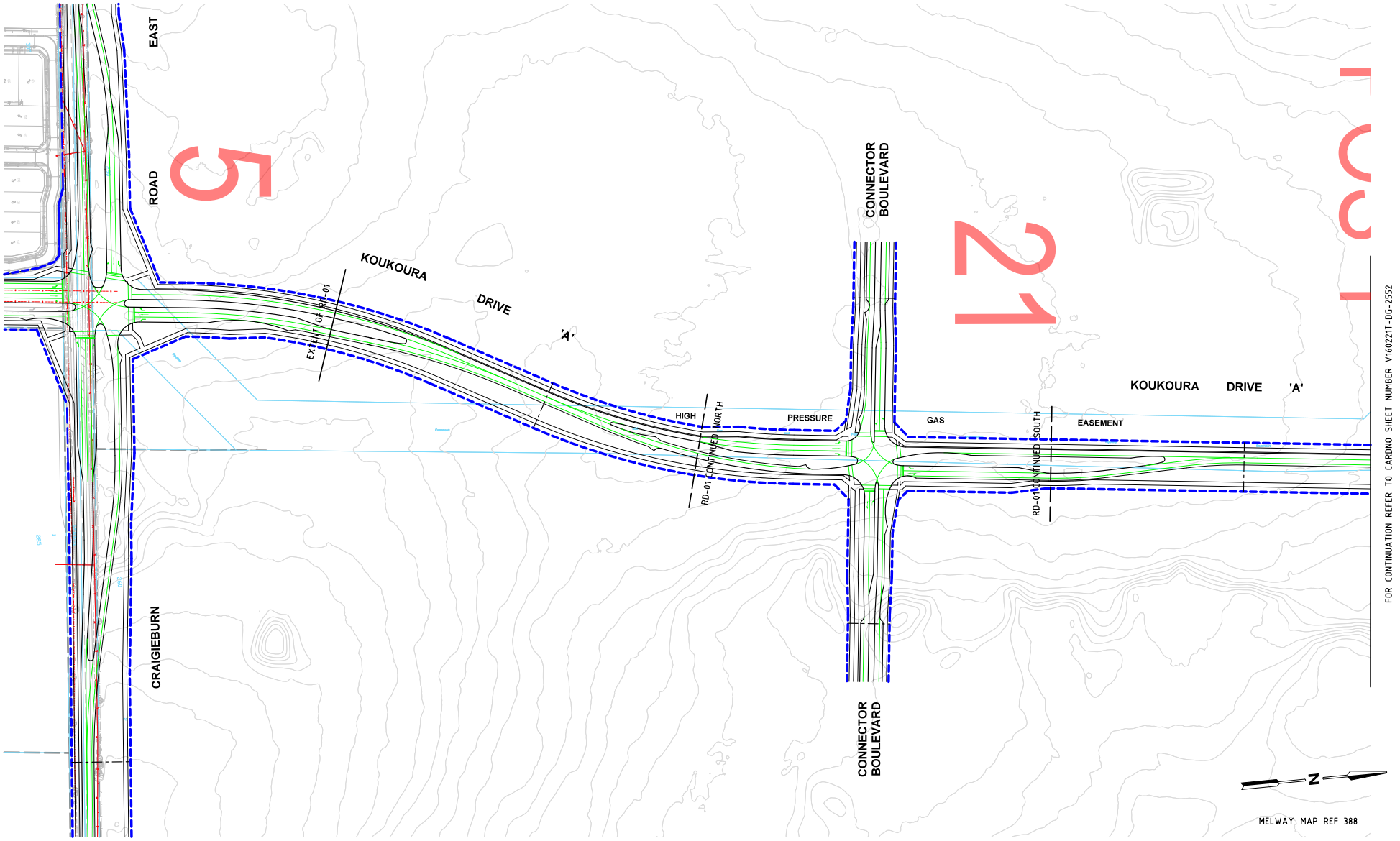
Cardno

PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS **18 October 2016**
V160221T **Version 3**
Wollert PSP **PM %:** 8.80%
RD-06 **Between Andrew Road & Epping Road**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	**Project and Program Management**					**$ 46,667.11**
	Project Management		3.00%	2.64%	$ 28,000.26	
	Program Administration		2.00%	1.76%	$ 18,666.84	
B	**Design and Investigation**					**$ -**
	Completed in pre-interim		N/A	N/A		
C	**Additional Items**					**$ 93,985.42**
1	**SITE ESTABLISHMENT**	1	Item	$ 26,515.40	$ 26,515.40	$ 26,515.40
2	**SERVICE RELOCATION**					$ 33,000.00
2.1	Relocating Power Pole (HV)	3	No	$ 7,500.00	$ 22,500.00	
2.2	Relocating Communication Pole	3	No	$ 3,500.00	$ 10,500.00	
2.3	Relocating light pole		No	$ 3,000.00	$ -	
2.4	Telecom conduiting		Lm	$ 150.00	$ -	
2.5	Telecom cabling (re-pulling)		Item	$ 25,000.00	$ -	
2.6	Remove redundant telecom pole		No	$ 1,500.00	$ -	
3	**VicRoads**					$ 34,470.02
3.1	VicRoads approvals/construction fees (3.25% of construction)	1	Item	$ 34,470.02	$ 34,470.02	
D	**Construction**				$ 1,060,616.05	**$ 1,060,616.05**
1	**PRELIMINARIES**					$ 65,000.00
1.1	Site management & supervision including QA	10	weeks	$ 2,500.00	$ 25,000.00	
1.2	Provision for traffic	1	Item	$ 40,000.00	$ 40,000.00	
2	**DEMOLITION**					$ 59,100.00
2.1	Trees	30	No	$ 500.00	$ 15,000.00	
2.2	Demolition of existing Road	1	Item	$ 24,100.00	$ 24,100.00	
2.3	Breakout of existing kerb & channel		Lm	$ 45.00	$ -	
2.4	Demolition of existing pedestrian footpath		Lm	$ 55.00	$ -	
2.5	Demolition of existing building		Item	$ 50,000.00	$ -	
2.6	Demolition of existing fence	1	Item	$ 20,000.00	$ 20,000.00	
3	**EARTHWORKS**					$ 219,150.30
3.1	Stripping topsoil (150mm)	5,520	m²	$ 6.00	$ 33,120.00	
3.2	Cutting	2,738	m³	$ 15.00	$ 41,062.50	
3.3	Filling and compact	1,216.67	m³	$ 12.00	$ 14,600.00	
3.4	Cart off excess material	1,521	m³	$ 15.00	$ 22,812.50	
3.5	Soft spot rectification (reclaimed FCR)	525	m³	$ 30.00	$ 15,739.80	
3.6	Rock excavation & sub-surface remediation 450mm	1,312	m²	$ 70.00	$ 91,815.50	
4	**PAVEMENT**					$ 405,506.50
4.1	Deep lift asphalt 195 mm	1,825	m²	$ 105.00	$ 191,625.00	
4.2	Sub-base course - 250 mm 3% CTCR	2,623	m²	$ 55.00	$ 144,281.50	
4.3	Shoulder - full depth pavement	480	m²	$ 145.00	$ 69,600.00	
5	**DRAINAGE**					$ 101,760.00
5.1	Subsoil drains 100mm dia - screenings	887	Lm	$ 30.00	$ 26,610.00	
5.2	375 RCP (class 2)	295	Lm	$ 170.00	$ 50,150.00	
5.3	Side entry pits	10	No	$ 2,500.00	$ 25,000.00	
6	**CONCRETE WORKS**					$ 101,550.00
6.1	Kerb &channel	887	Lm	$ 50.00	$ 44,350.00	
6.2	Shared Pathway (3.0m wide,125 mm, residential, as per MPA)	220	Lm	$ 130.00	$ 28,600.00	
6.3	Pedestrian Footpaths (1.5m wide,125 mm, residential, as per MPA)	440	Lm	$ 65.00	$ 28,600.00	
6.4	Laybacks and tactile pavers		No	$ 850.00	$ -	
6.5	Concrete island infill	-	m²	$ 120.00	$ -	
6.6	10m concrete maintenance area end of all islands	-	m²	$ 85.00	$ -	
7	**POWER & LIGHTING**					$ 72,000.00
7.1	Light pole (1-way) and luminous lights	4	No	$ 8,000.00	$ 32,000.00	
7.2	Light pole (2-way) and luminous lights		No	$ 9,000.00	$ -	
7.3	JUP lighting single		No	$ 4,000.00	$ -	
7.4	JUP lighting dual		No	$ 5,000.00	$ -	
7.5	Cabling, conduits and pits	1	Item	$ 30,000.00	$ 30,000.00	
7.6	Electrical connection	1	Item	$ 10,000.00	$ 10,000.00	
8	**LANDSCAPING WORKS**					$ 16,549.25
8.1	Topsoiling seeding	1,771	m²	$ 8.50	$ 15,049.25	
8.2	Tree planting	6	No	$ 250.00	$ 1,500.00	
9	**DELINEATION**					$ 20,000.00
9.1	Signing	1	item	$ 5,000.00	$ 5,000.00	
9.2	Linemarking (Thermoplastic)	1	item	$ 15,000.00	$ 15,000.00	
	TOTAL A - D				$ 1,201,268.58	**$ 1,201,268.58**
E	**Contingency**					
	Contingency (15% of D)				15%	$ 159,092.41
F	**PROJECT BUDGET**					
	Total Estimate					$ 1,360,360.99

7.6 Appendix 6 – Functional Layout Plans





Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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GENERAL NOTES
1. EXTENT OF WORKS BASE ON CG140690

Cardno
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ABN: 47 106 610 913
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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRAIVE 'A'

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2551
Revision: 1

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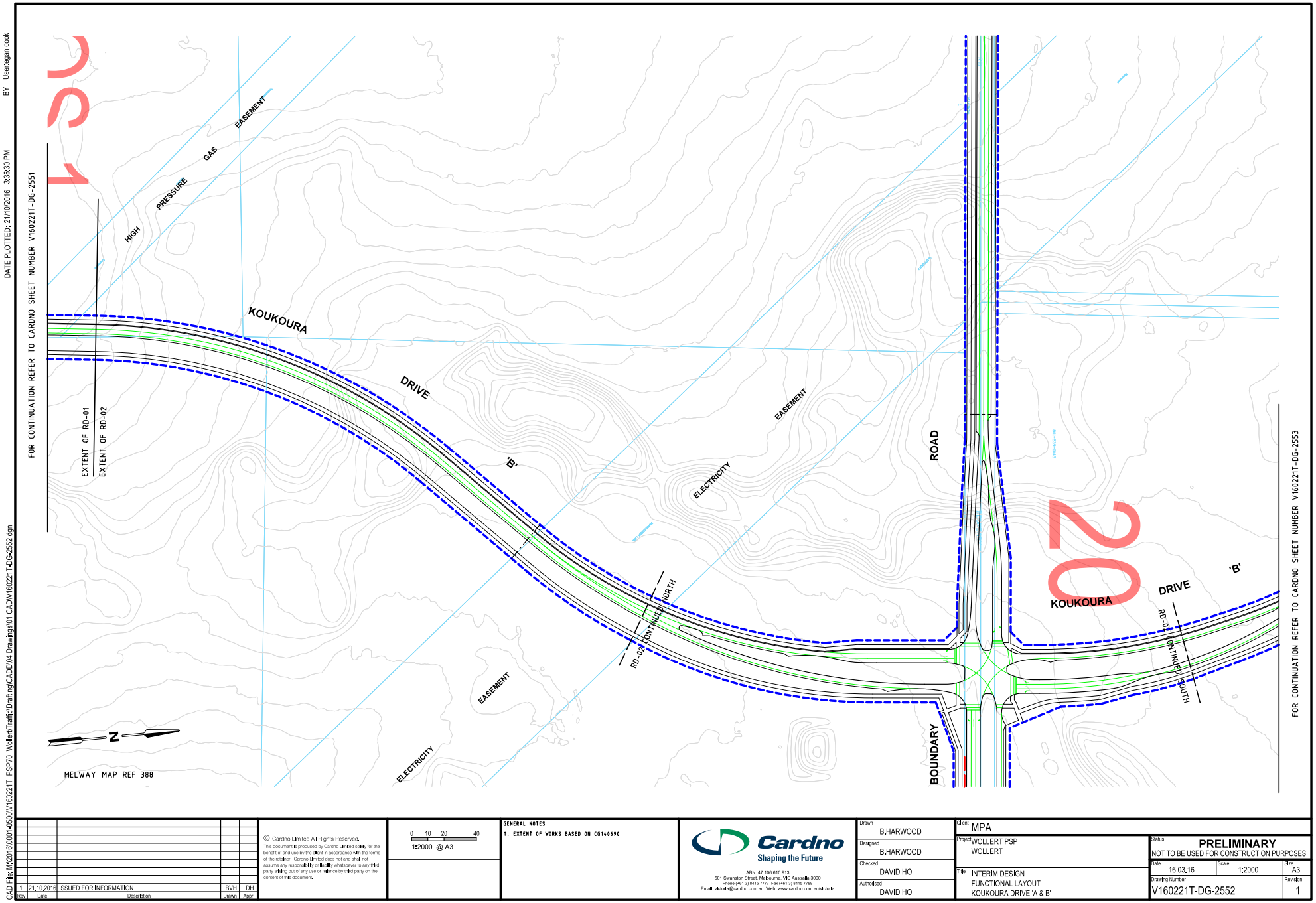
BY: Usereganc.cook



Rev	Date	Description	Drawn	Appr.
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0 10 20 40
1:2000 @ A3

GENERAL NOTES
1. EXTENT OF WORKS BASED ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'A & B'

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2552
Revision: 1

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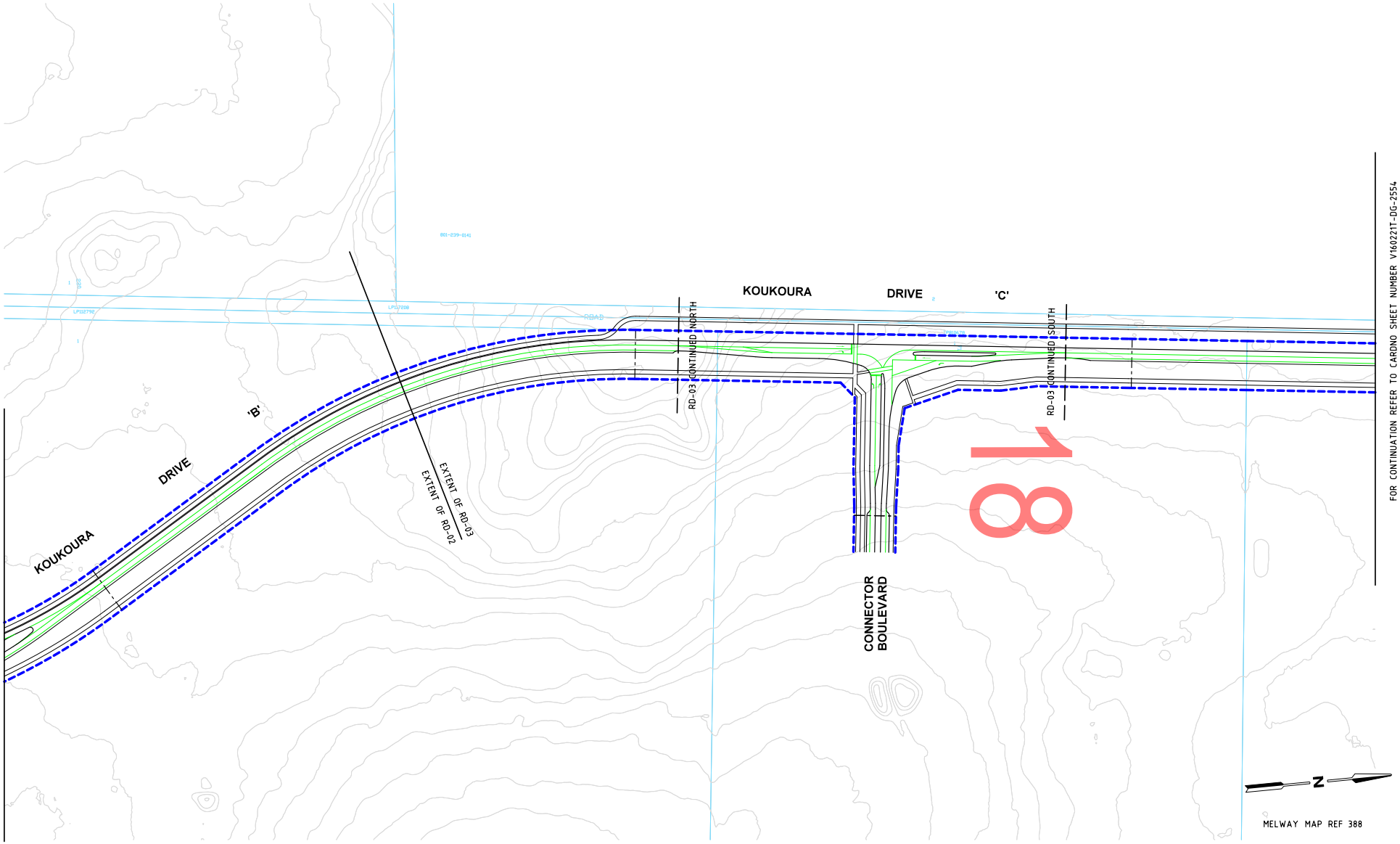

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
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GENERAL NOTES
1. EXTENT OF WORKS BASED ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'B & C'

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2553
Revision: 1

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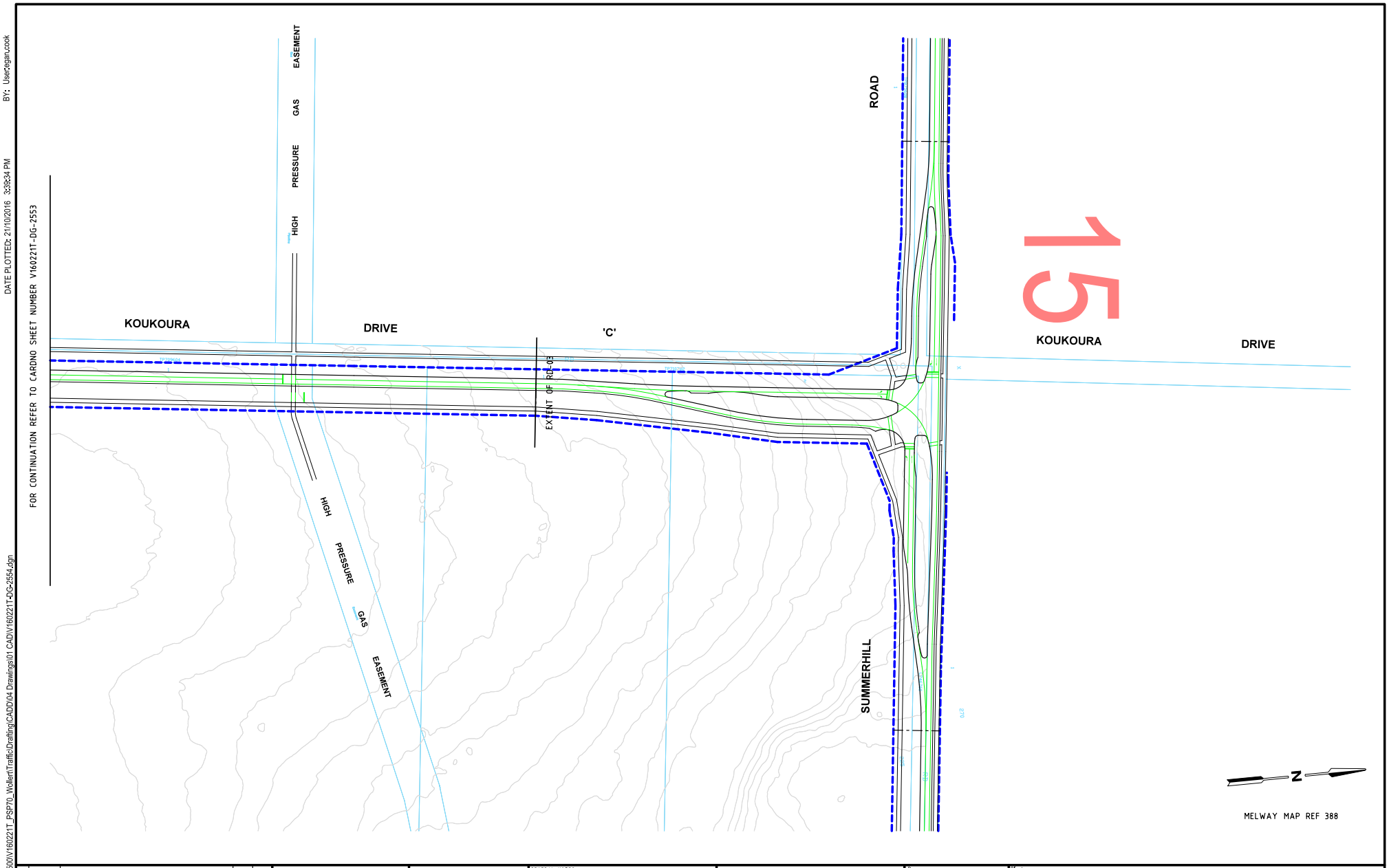

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
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GENERAL NOTES
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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'C'

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
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Revision: 1

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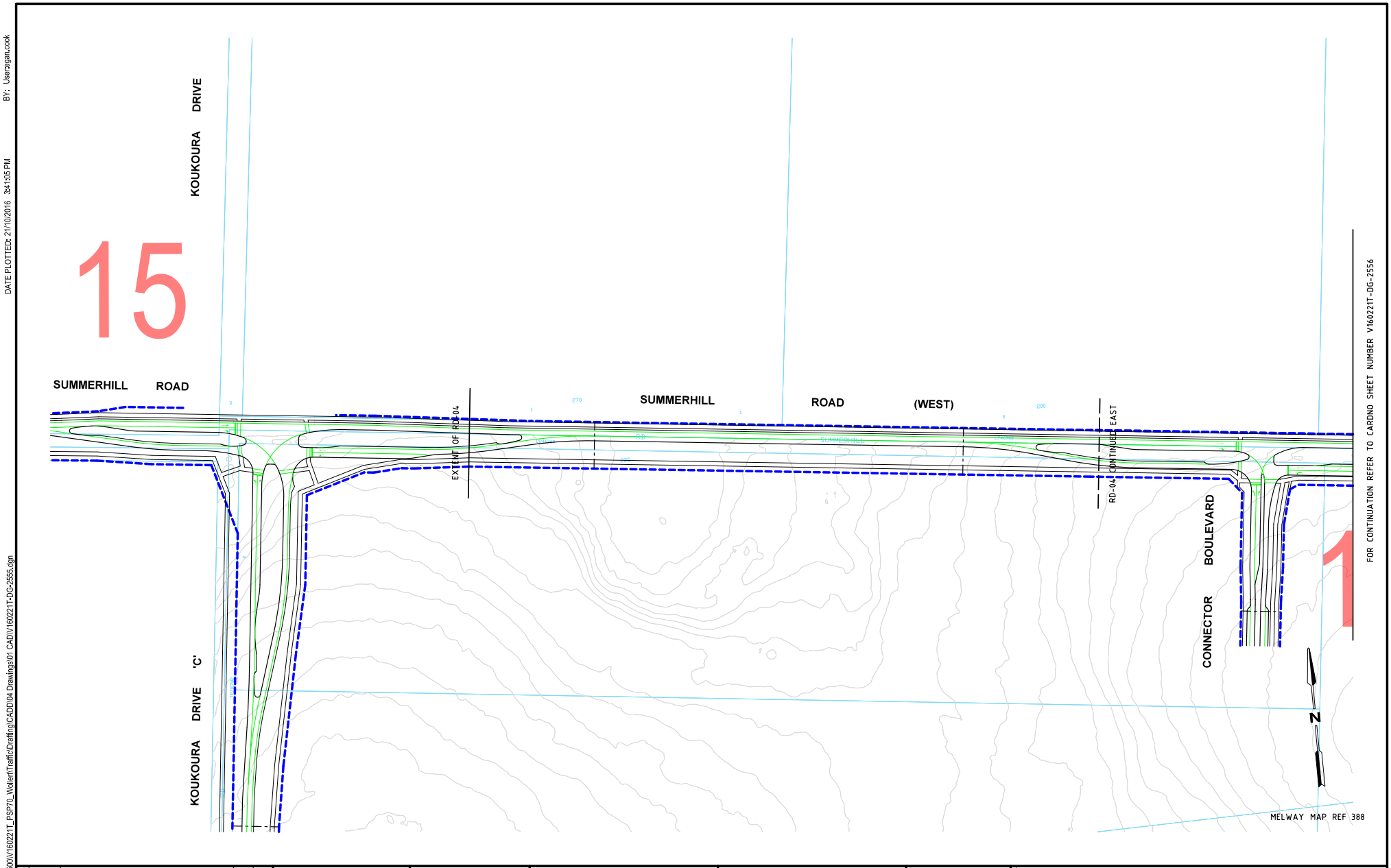

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Rev	Date	Description	Drawn	Appr.
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0 10 20 40
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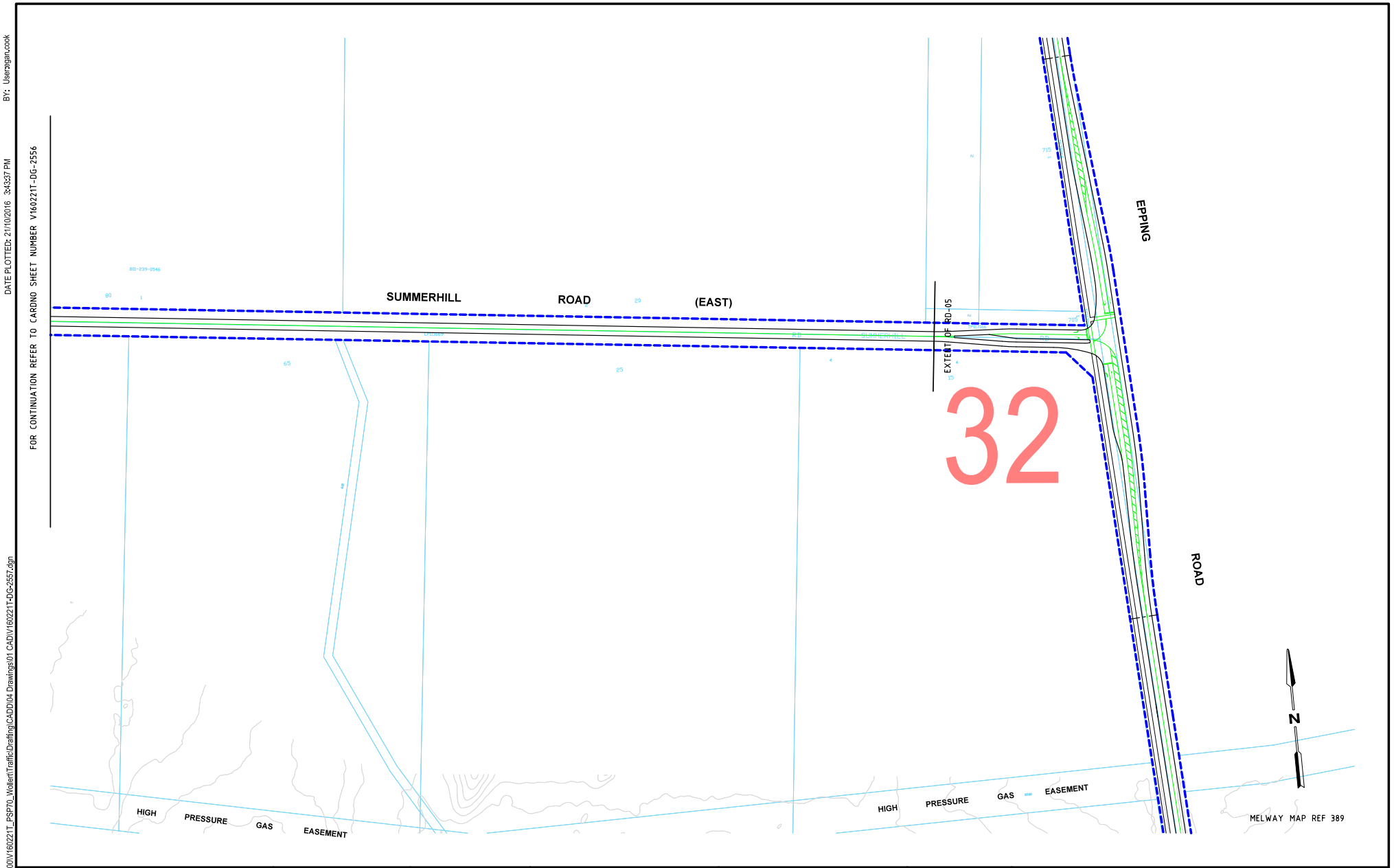
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP WOLLERT
Title: INTERIM DESIGN FUNCTIONAL LAYOUT SUMMERHILL ROAD (WEST)

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2555
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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GENERAL NOTES
1. EXTENT OF WORKS BASED ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD (EAST)

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2557
Revision: 1

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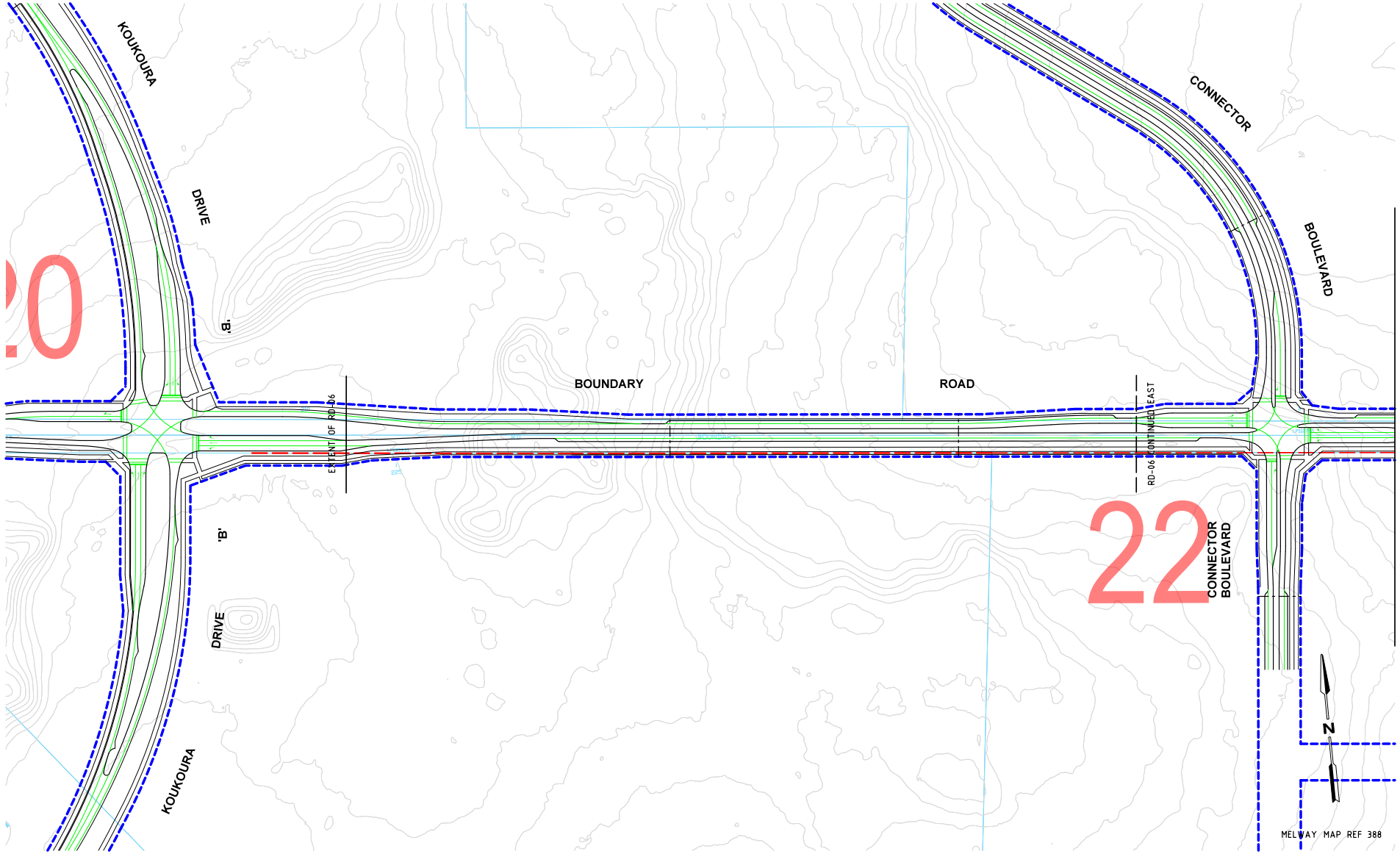

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

GENERAL NOTES
1. EXTENT OF WORKS BASED ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2558
Revision: 1

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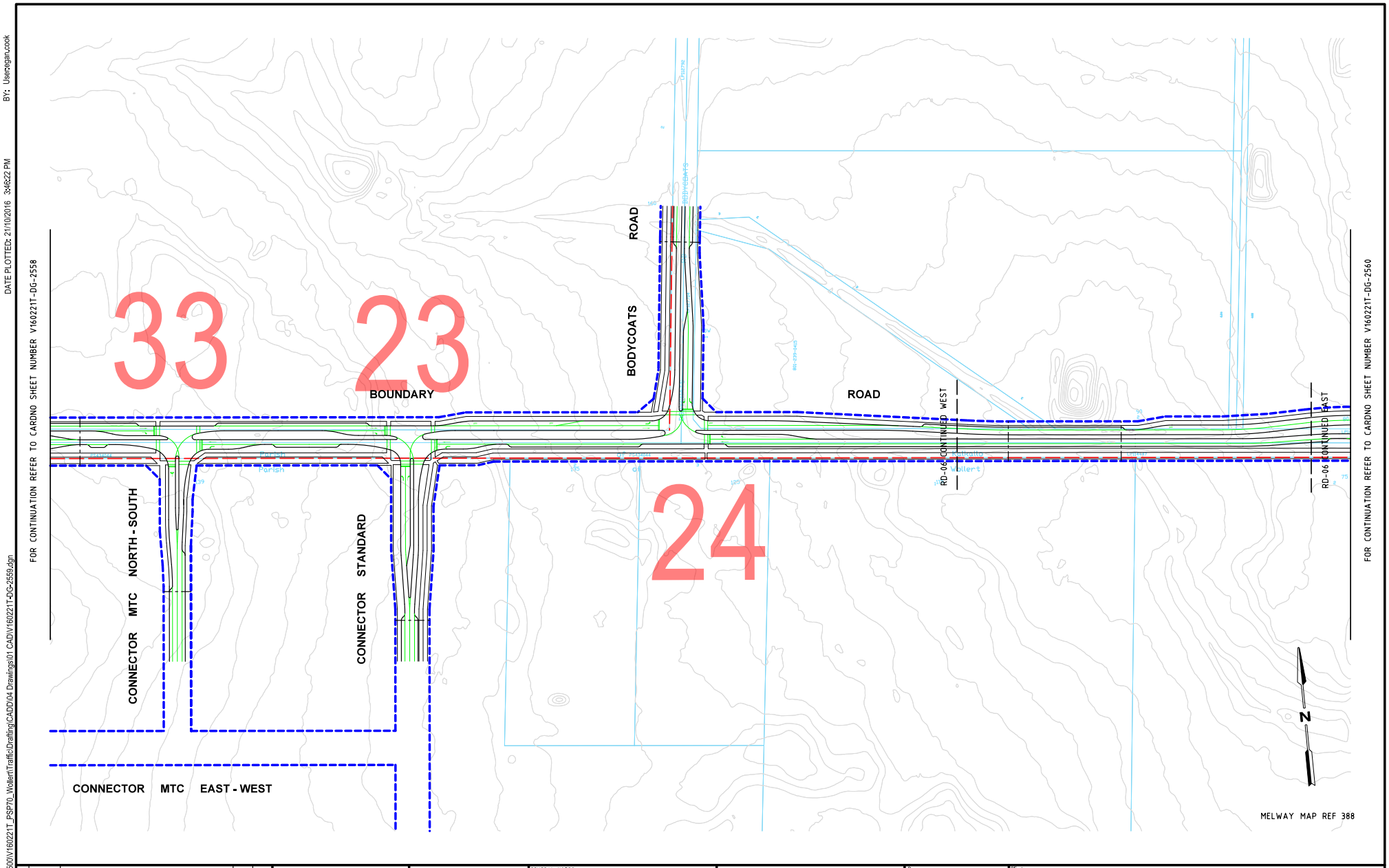

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Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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GENERAL NOTES
1. EXTENT OF WORKS BASED ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
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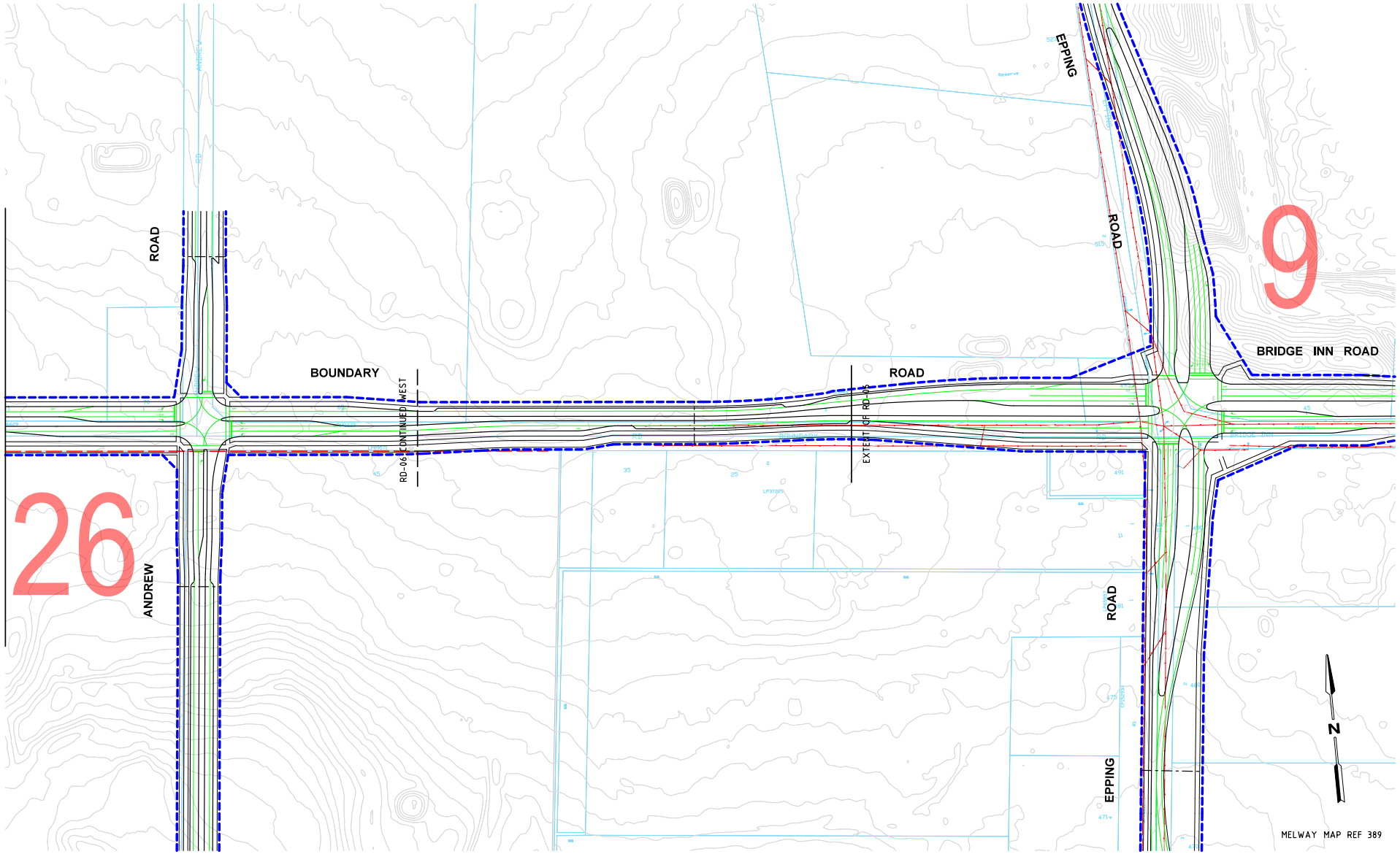
Revision: 1



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BY: User:pgan.cook

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Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
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GENERAL NOTES
1. EXTENT OF WORKS BASE ON CG140690

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2560
Revision: 1

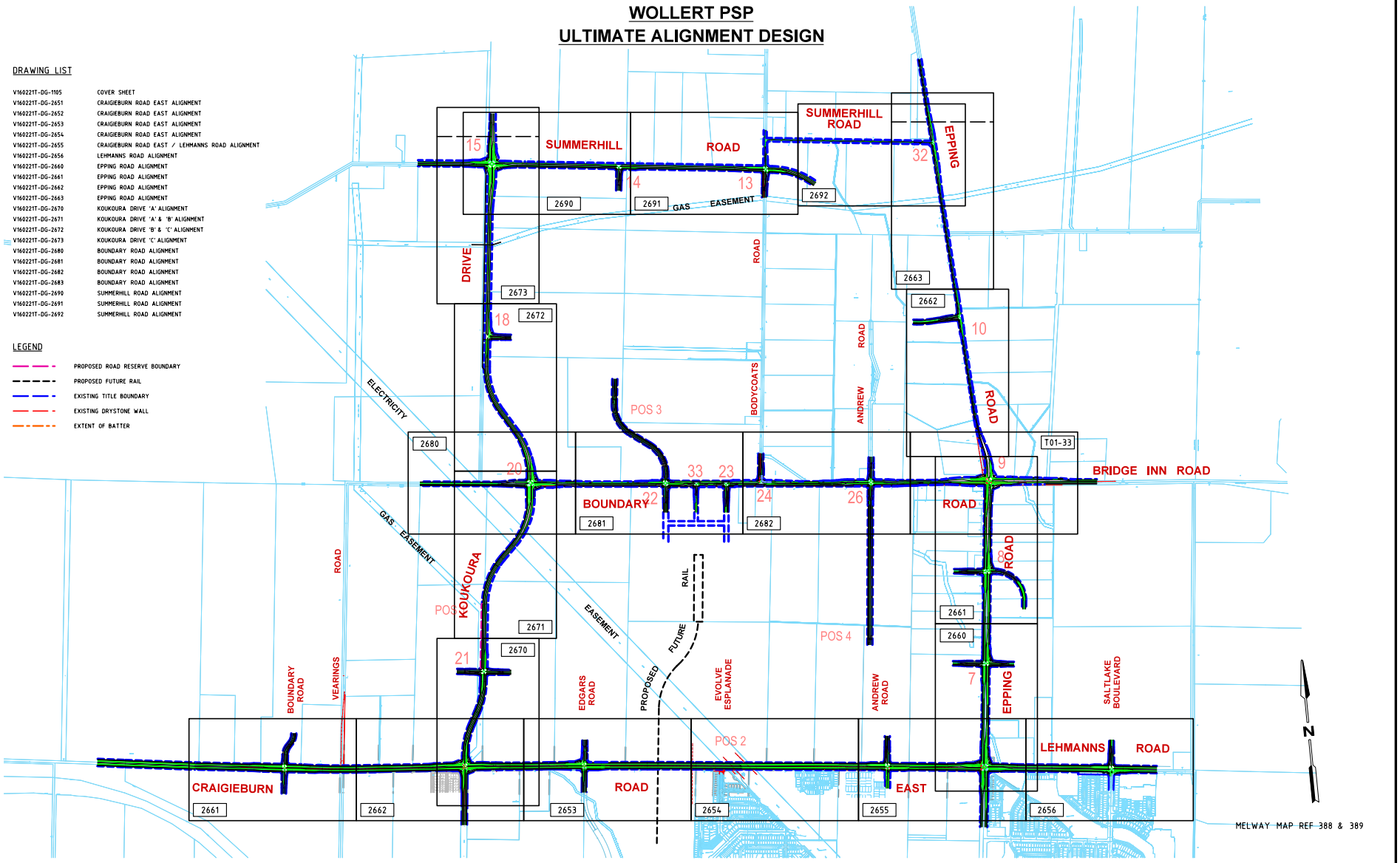
WOLLERT PSP
ULTIMATE ALIGNMENT DESIGN

DRAWING LIST

V160221T-DG-1105	COVER SHEET
V160221T-DG-2651	CRAIGIEBURN ROAD EAST ALIGNMENT
V160221T-DG-2652	CRAIGIEBURN ROAD EAST ALIGNMENT
V160221T-DG-2653	CRAIGIEBURN ROAD EAST ALIGNMENT
V160221T-DG-2654	CRAIGIEBURN ROAD EAST ALIGNMENT
V160221T-DG-2655	CRAIGIEBURN ROAD EAST / LEHMANNS ROAD ALIGNMENT
V160221T-DG-2656	LEHMANNS ROAD ALIGNMENT
V160221T-DG-2660	EPPING ROAD ALIGNMENT
V160221T-DG-2661	EPPING ROAD ALIGNMENT
V160221T-DG-2662	EPPING ROAD ALIGNMENT
V160221T-DG-2663	EPPING ROAD ALIGNMENT
V160221T-DG-2670	KOUKOURA DRIVE 'A' ALIGNMENT
V160221T-DG-2671	KOUKOURA DRIVE 'A' & 'B' ALIGNMENT
V160221T-DG-2672	KOUKOURA DRIVE 'B' & 'C' ALIGNMENT
V160221T-DG-2673	KOUKOURA DRIVE 'C' ALIGNMENT
V160221T-DG-2680	BOUNDARY ROAD ALIGNMENT
V160221T-DG-2681	BOUNDARY ROAD ALIGNMENT
V160221T-DG-2682	BOUNDARY ROAD ALIGNMENT
V160221T-DG-2683	BOUNDARY ROAD ALIGNMENT
V160221T-DG-2690	SUMMERHILL ROAD ALIGNMENT
V160221T-DG-2691	SUMMERHILL ROAD ALIGNMENT
V160221T-DG-2692	SUMMERHILL ROAD ALIGNMENT

LEGEND

- PROPOSED ROAD RESERVE BOUNDARY
- PROPOSED FUTURE RAIL
- EXISTING TITLE BOUNDARY
- EXISTING DRYSTONE WALL
- EXTENT OF BATTER



Rev	Date	Description	Drawn	Appr.
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Drawn	A.YIANNOUDES
Designed	B.HARWOOD
Checked	DAVID HO
Authorised	DAVID HO
Client	MPA
Project	WOLLERT PSP WOLLERT
Title	ULTIMATE ALIGNMENT DESIGN FUNCTIONAL LAYOUT COVER SHEET - LOCALITY PLAN
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	16.03.16
Scale	1:20000
Size	A3
Drawing Number	V160221T-DG-1105
Revision	1

BY: Useregan.cook
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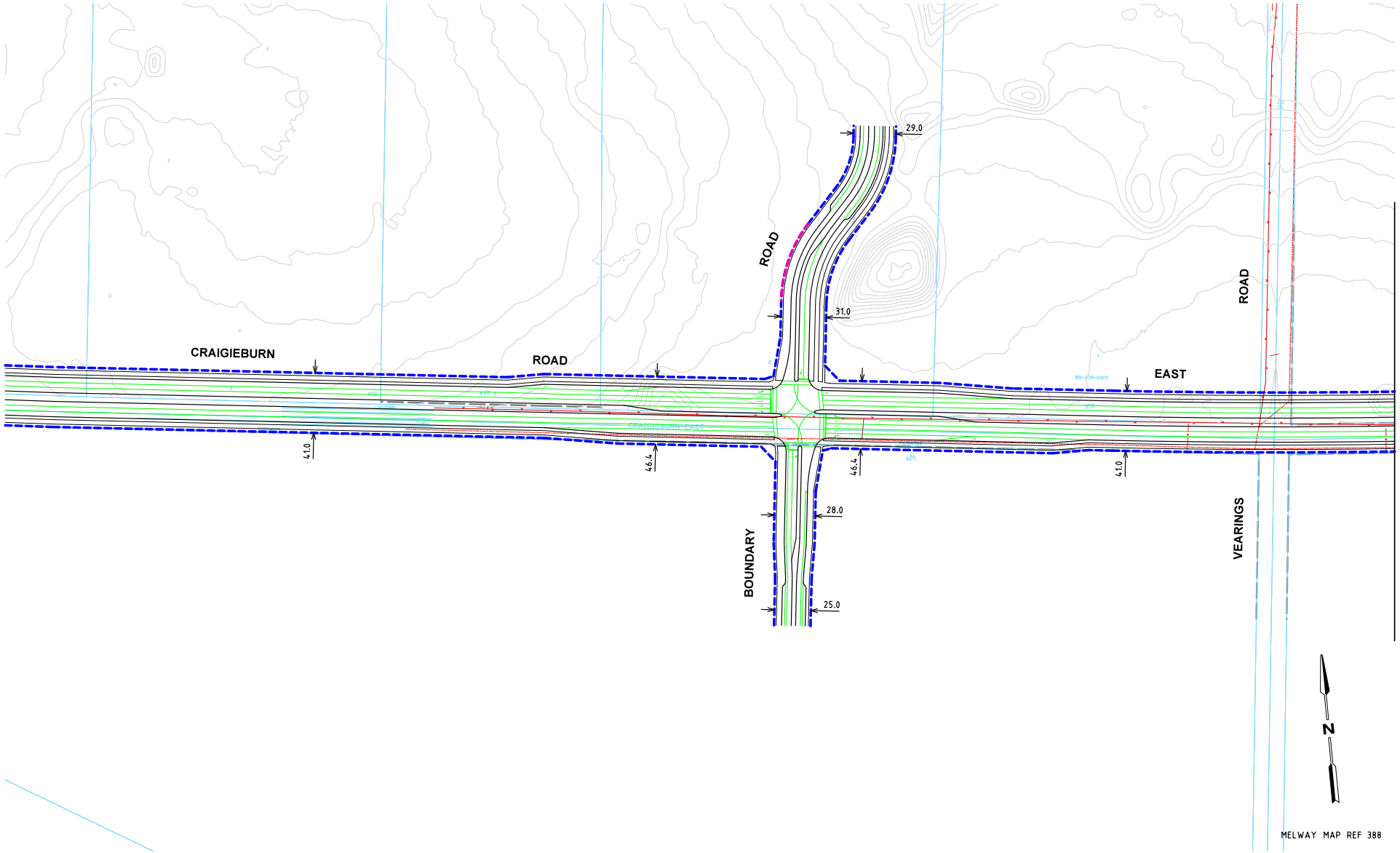

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

Cardno
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ABN: 47 106 610 913
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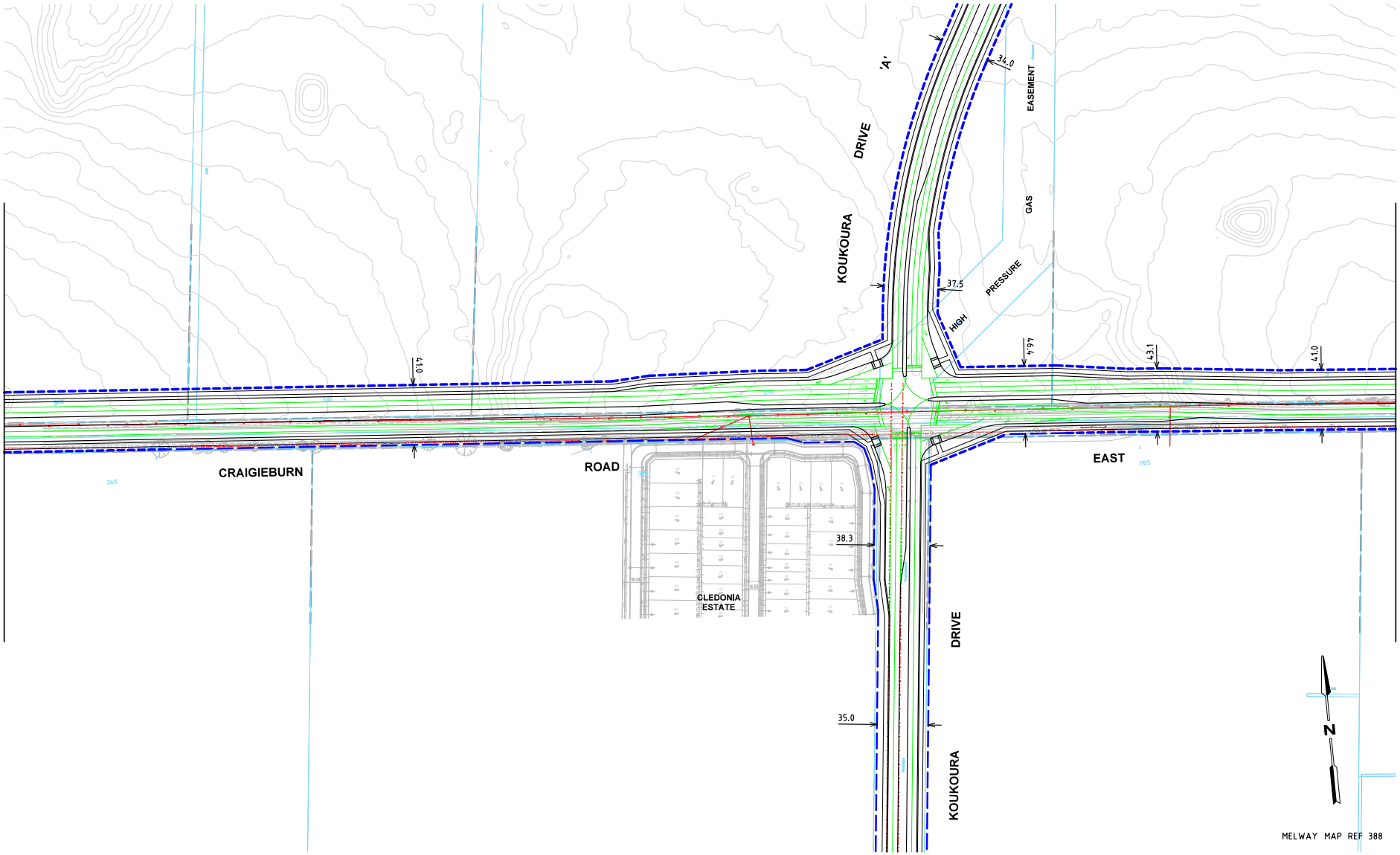
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD EAST ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2651
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2651.dgn
DATE PLOTTED: 21/10/2016 11:12:27 AM
BY: egan.cook



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CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2652.dgn

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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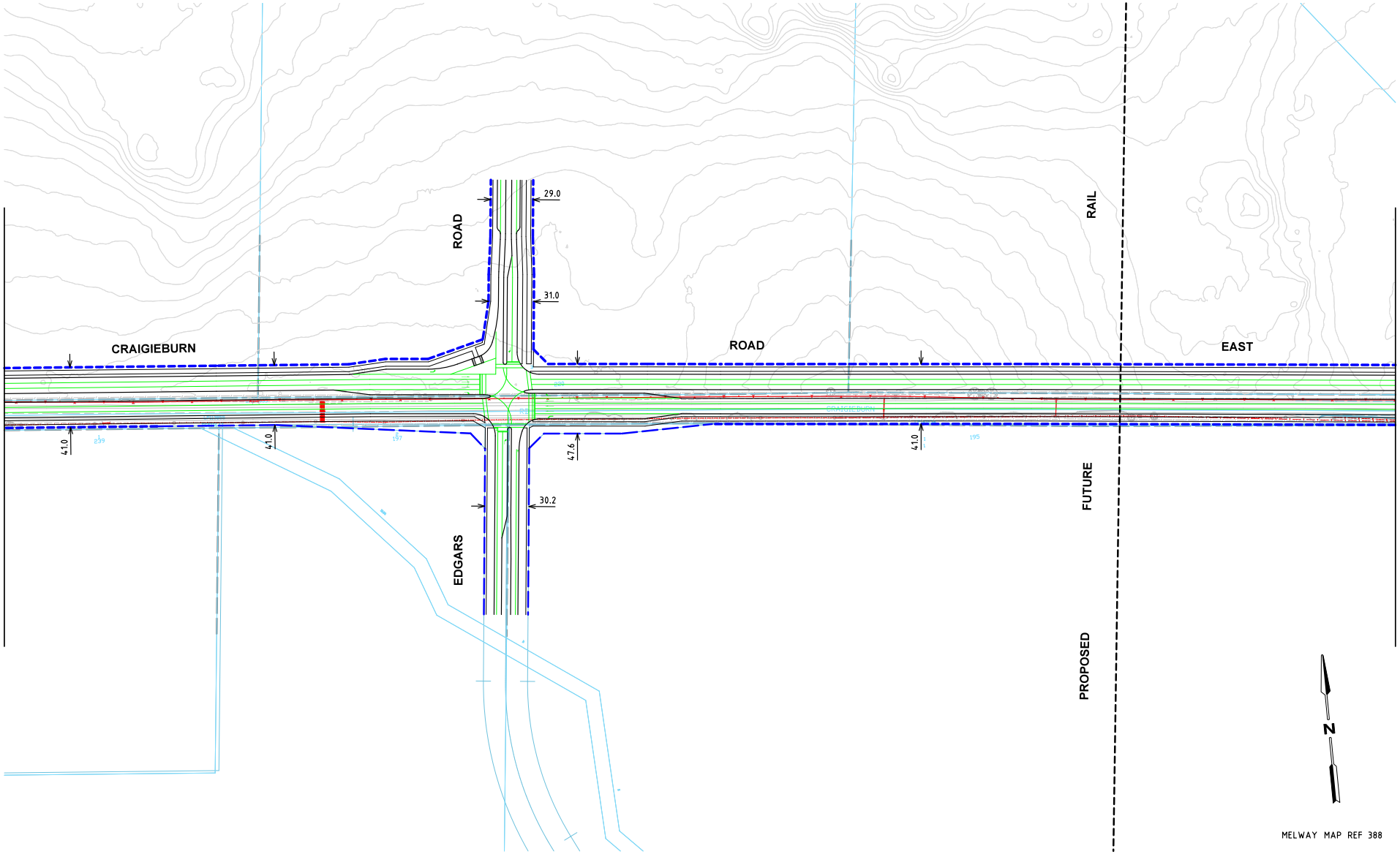
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP WOLLERT
Title: ULTIMATE DESIGN FUNCTIONAL LAYOUT CRAIGIEBURN ROAD EAST ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2652
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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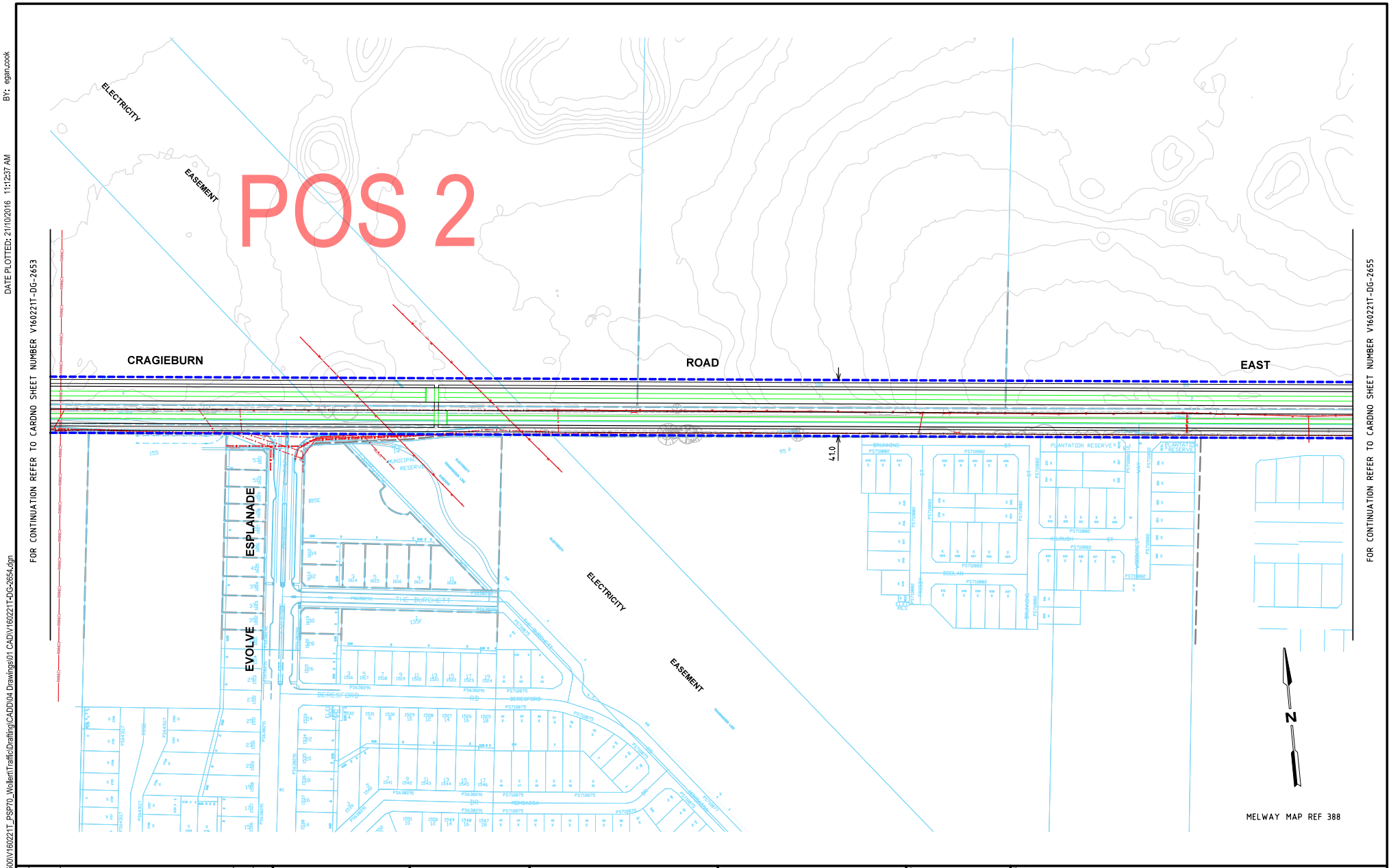
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD EAST ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2653
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2653.dgn
DATE PLOTTED: 21/10/2016 11:12:34 AM
BY: egan.cook



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1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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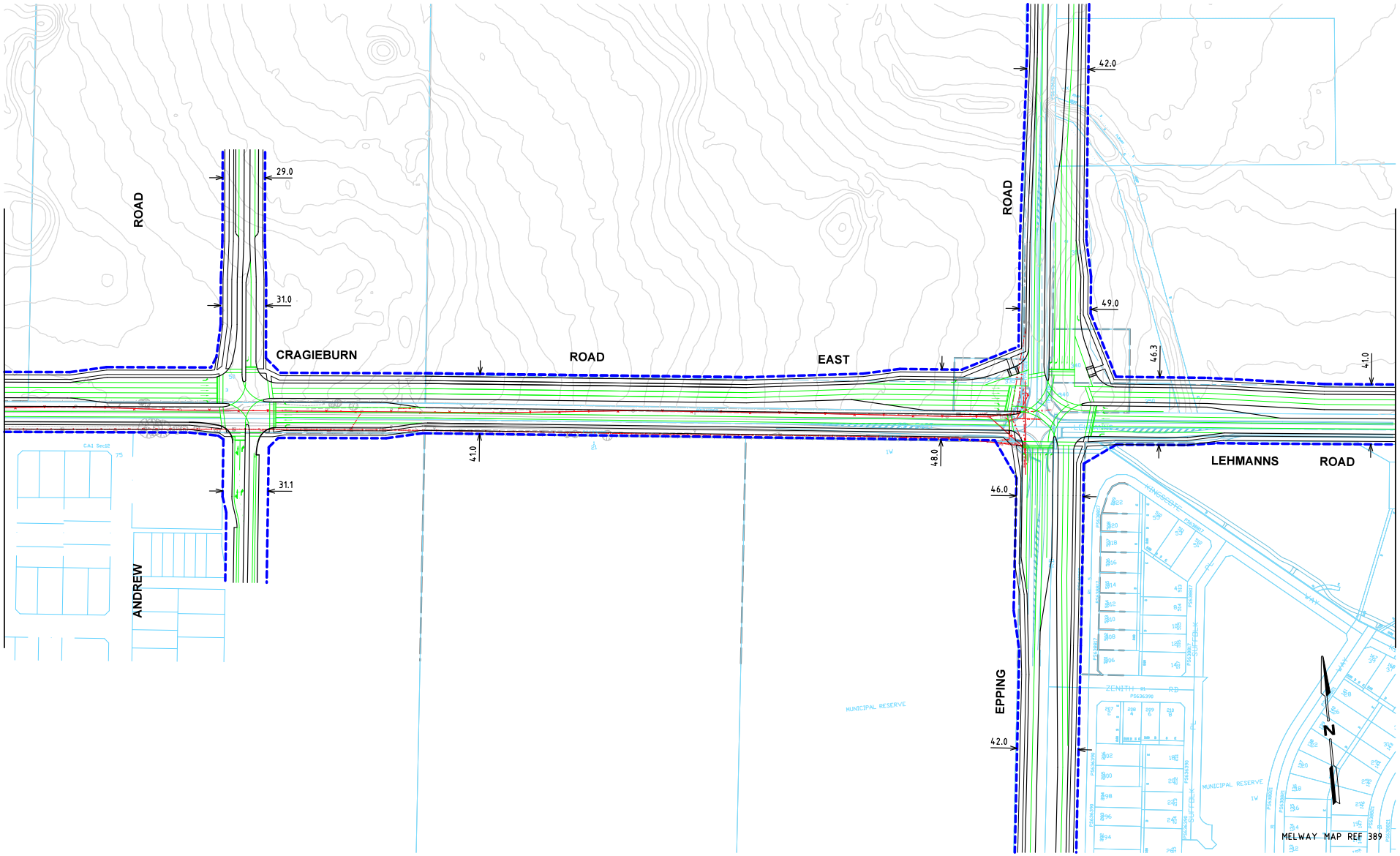
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD EAST ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2654
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:12:39 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2655.dgn

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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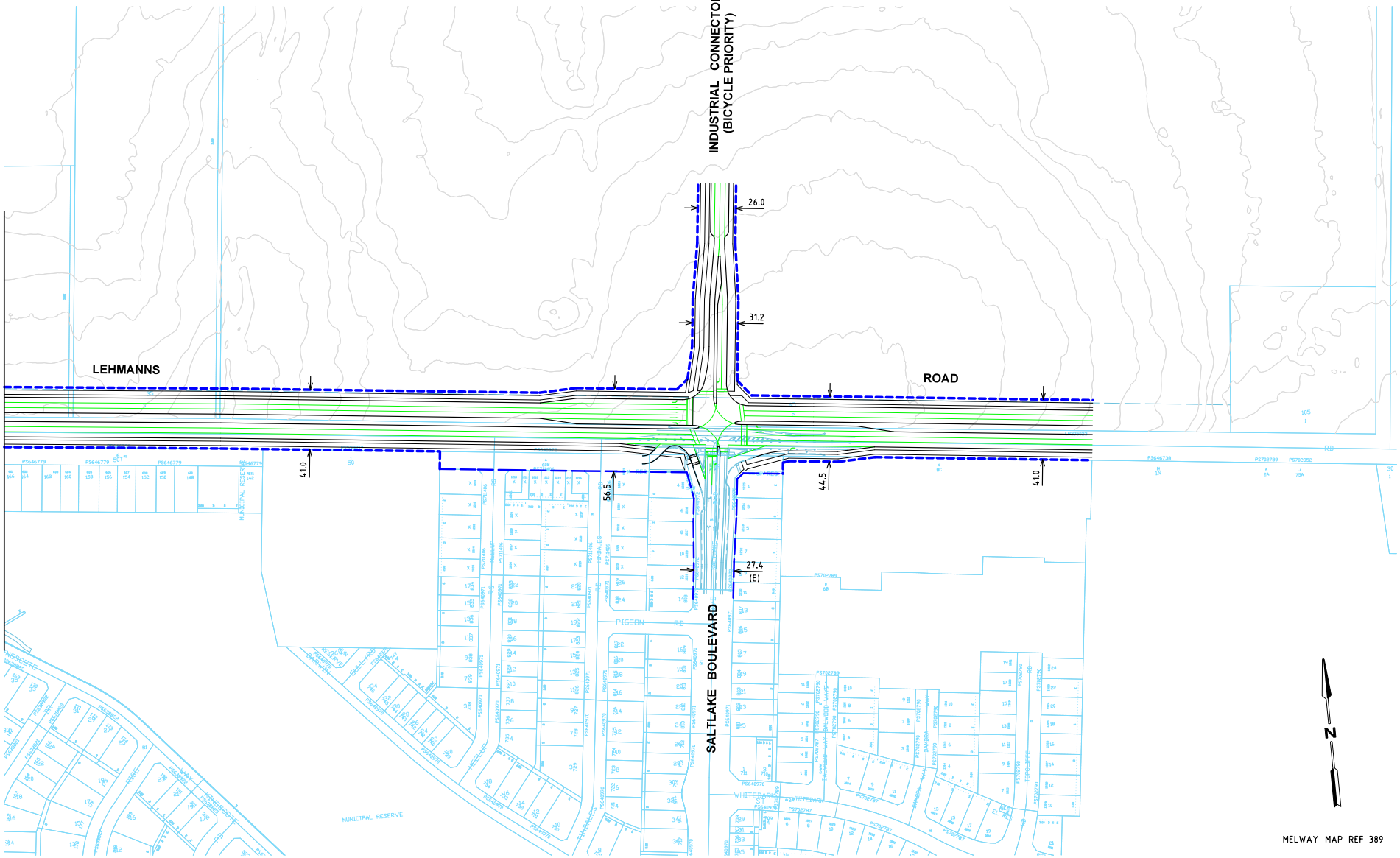
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD EAST / LEHMANNS ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
16.03.16	1:2000	A3

Drawing Number: V160221T-DG-2655
Revision: 1



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BY: egan.cook

DATE PLOTTED: 21/10/2016 11:12:42 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2656.dgn

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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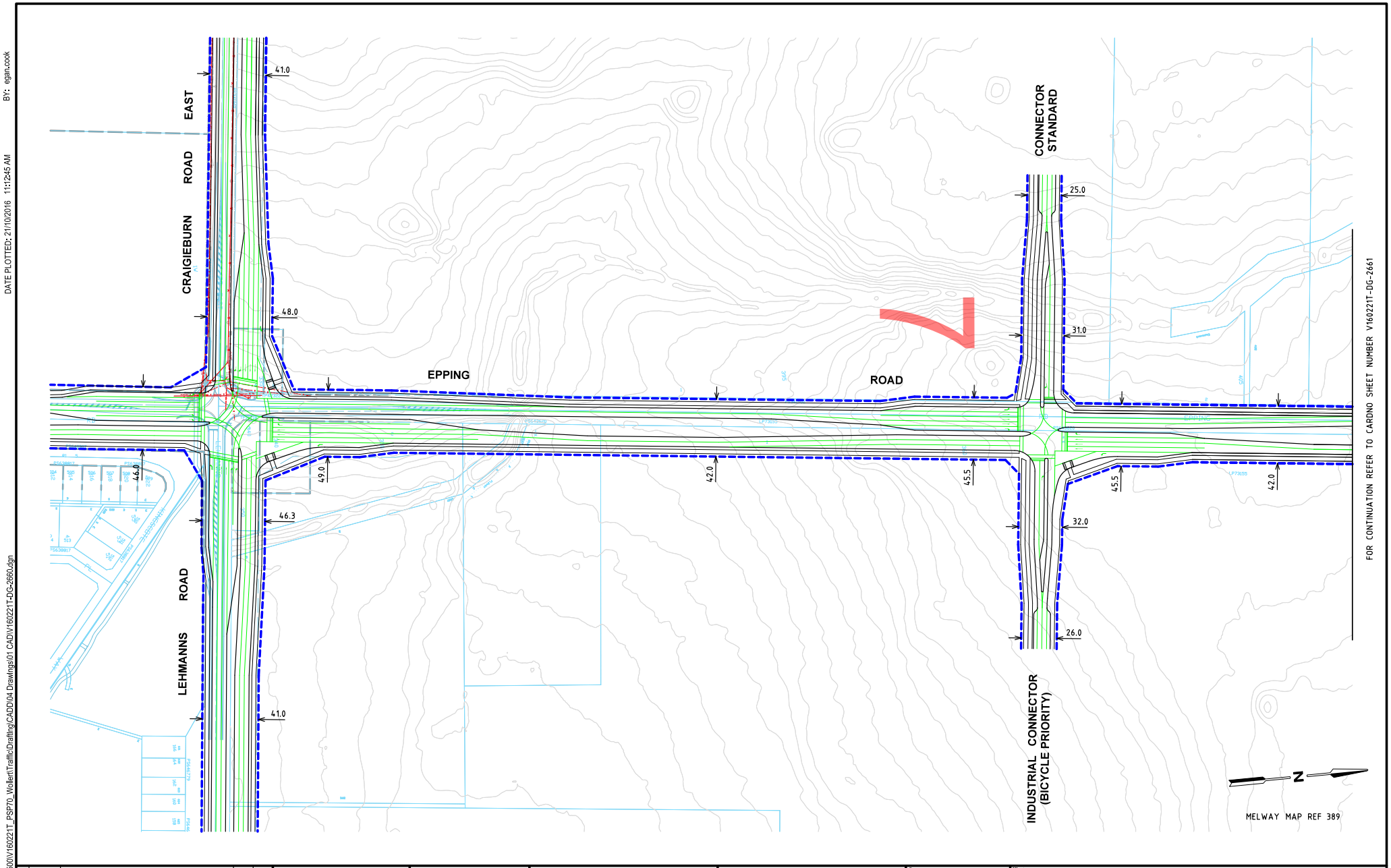
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
LEHMANNS ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
16.03.16	1:2000	A3

Drawing Number: V160221T-DG-2656
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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1:2000 @ A3

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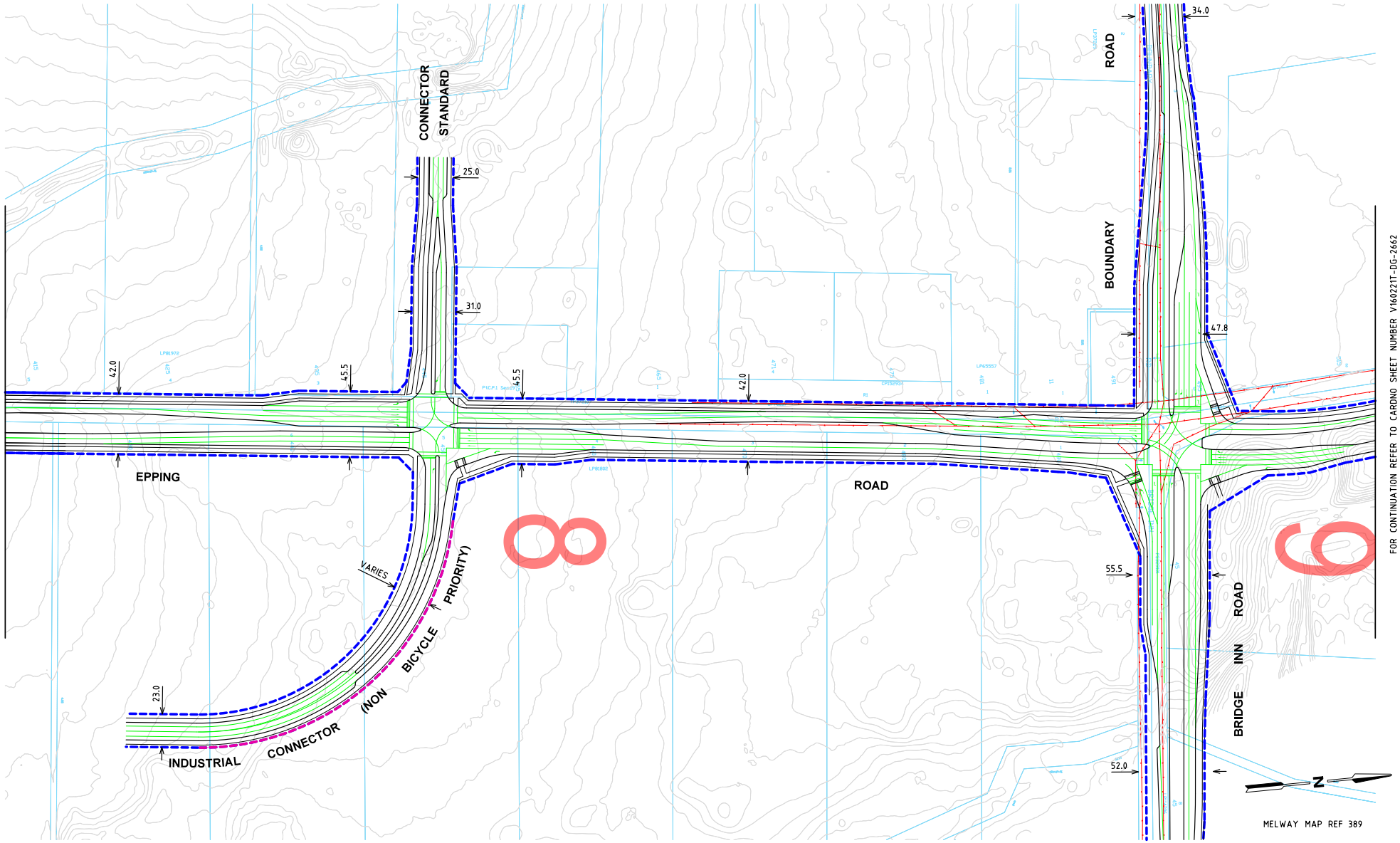
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2660
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2660.dgn
DATE PLOTTED: 21/10/2016 11:12:45 AM
BY: egan.cook



Rev.	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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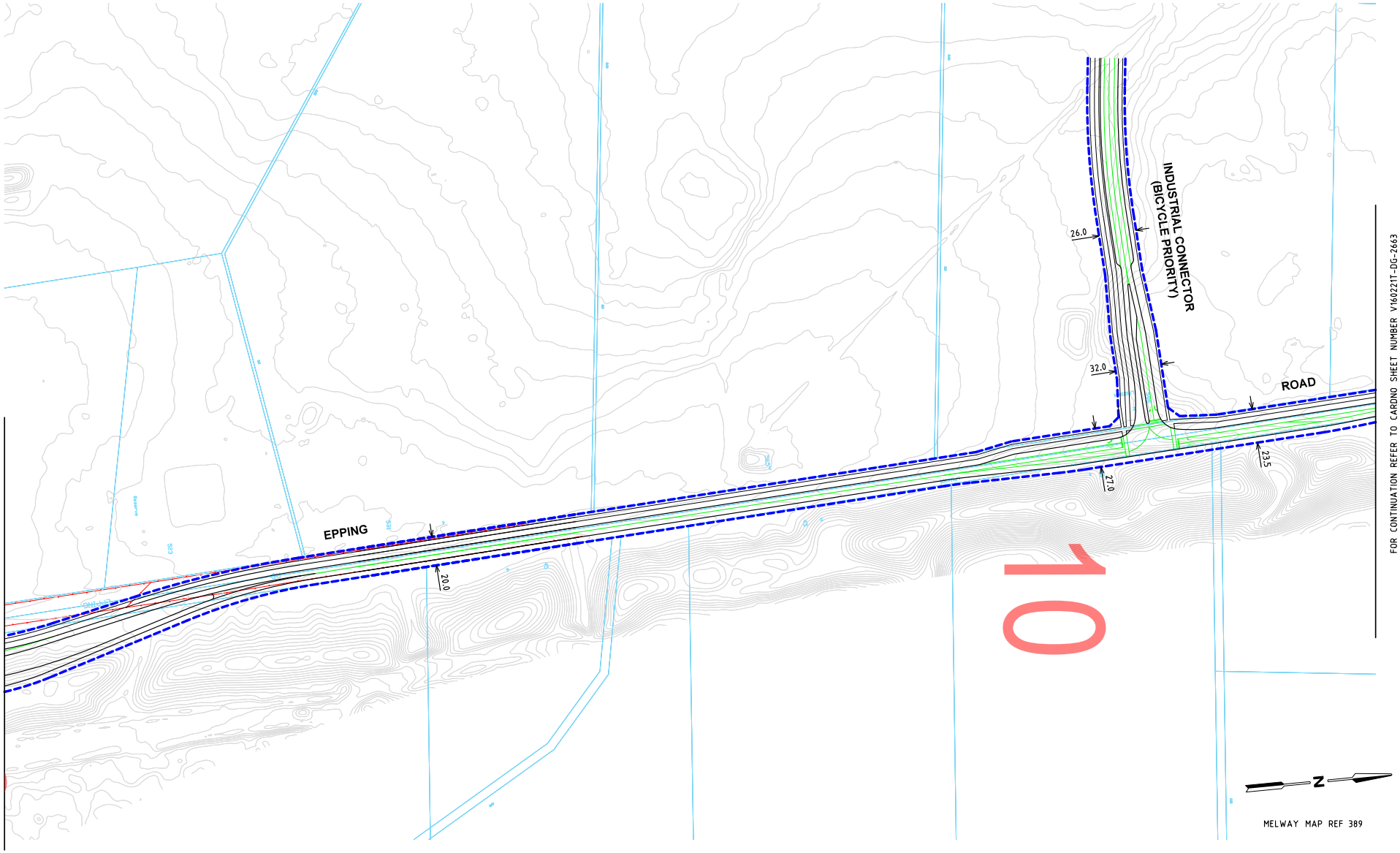
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD ALIGNMENT

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2661
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2661.dgn
DATE PLOTTED: 21/10/2016 11:12:48 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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1:2000 @ A3

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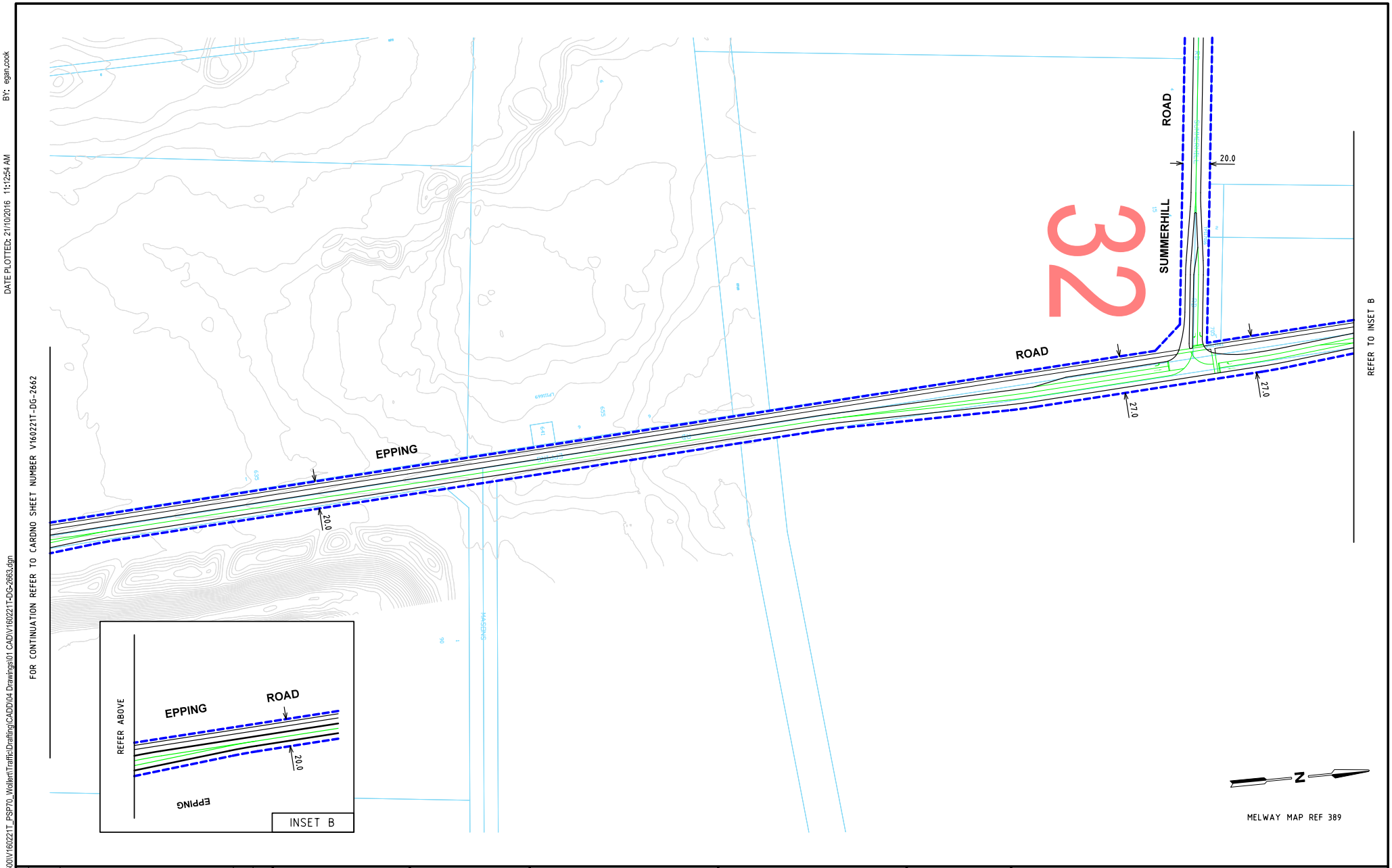
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2662
Revision: 1

CAD File: N:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2662.dgn
DATE PLOTTED: 21/10/2016 11:12:51 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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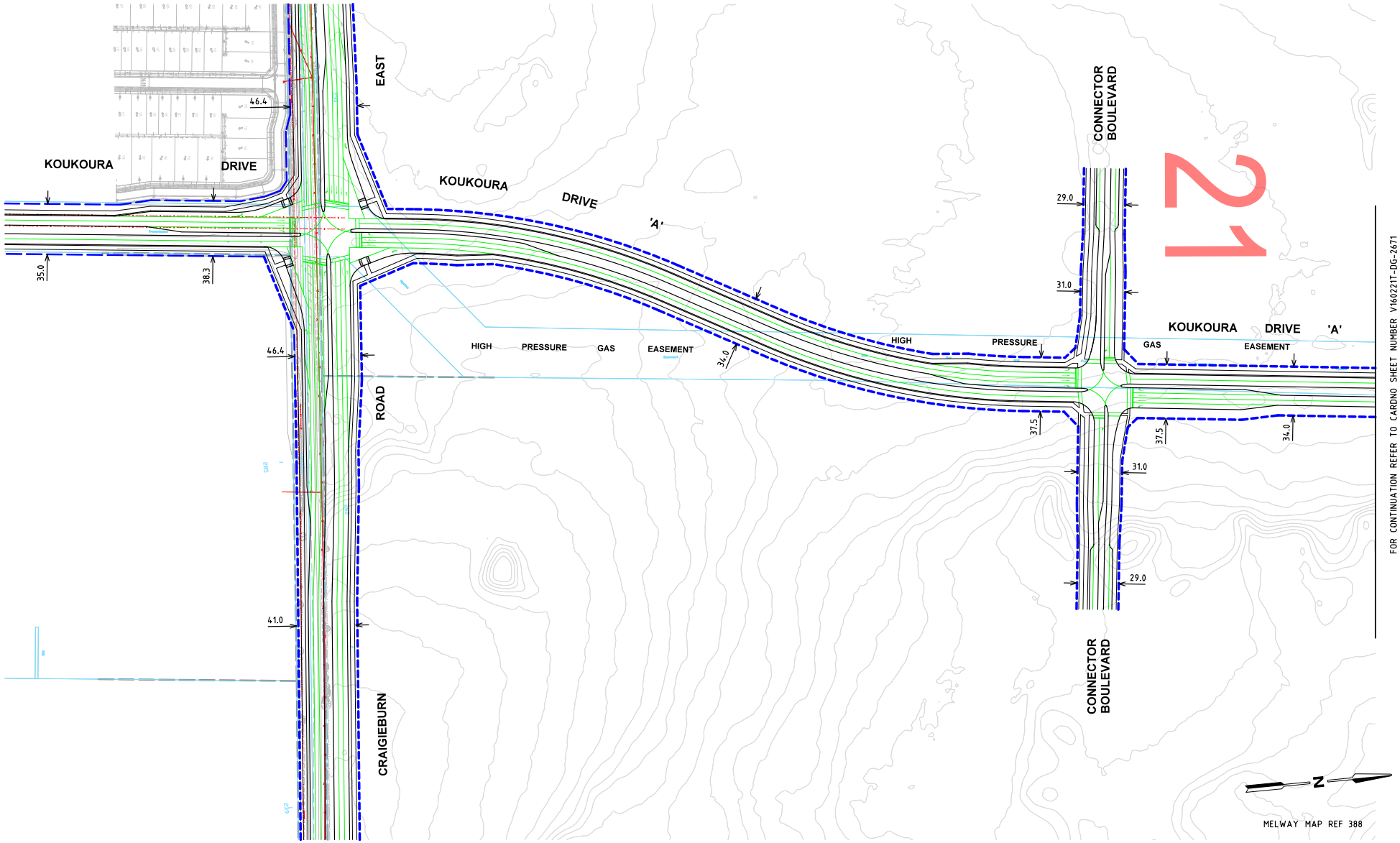
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2663
Revision: 1

CAD File:M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2663.dgn
DATE PLOTTED: 21/10/2016 11:12:54 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'A' ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2670
Revision: 1

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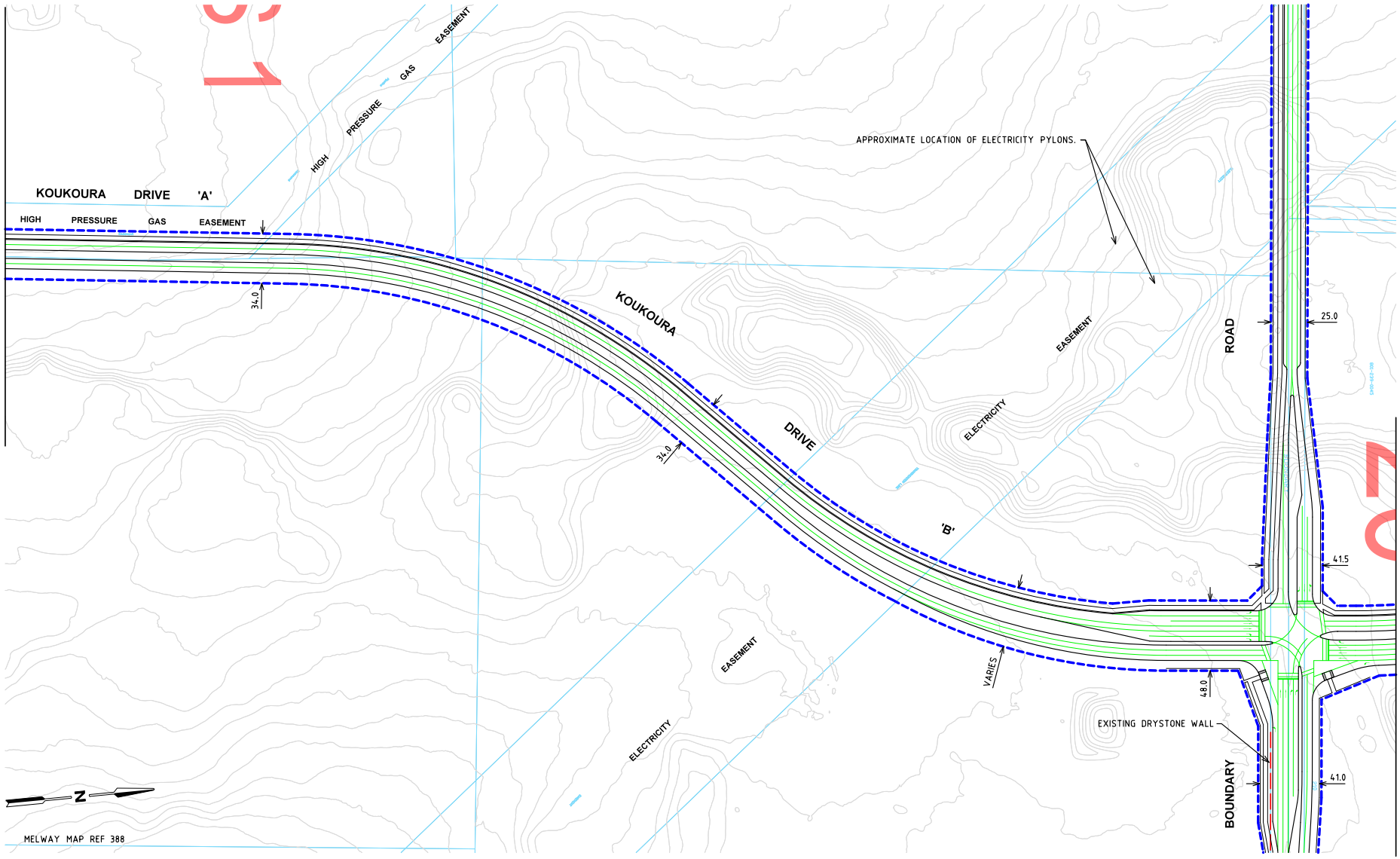
DATE PLOTTED: 21/10/2016 11:12:57 AM
BY: egan.cook



FOR DISCUSSION ONLY

DATE PLOTTED: 21/10/2016 11:12:59 AM BY: egan.cook

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2671.dgn

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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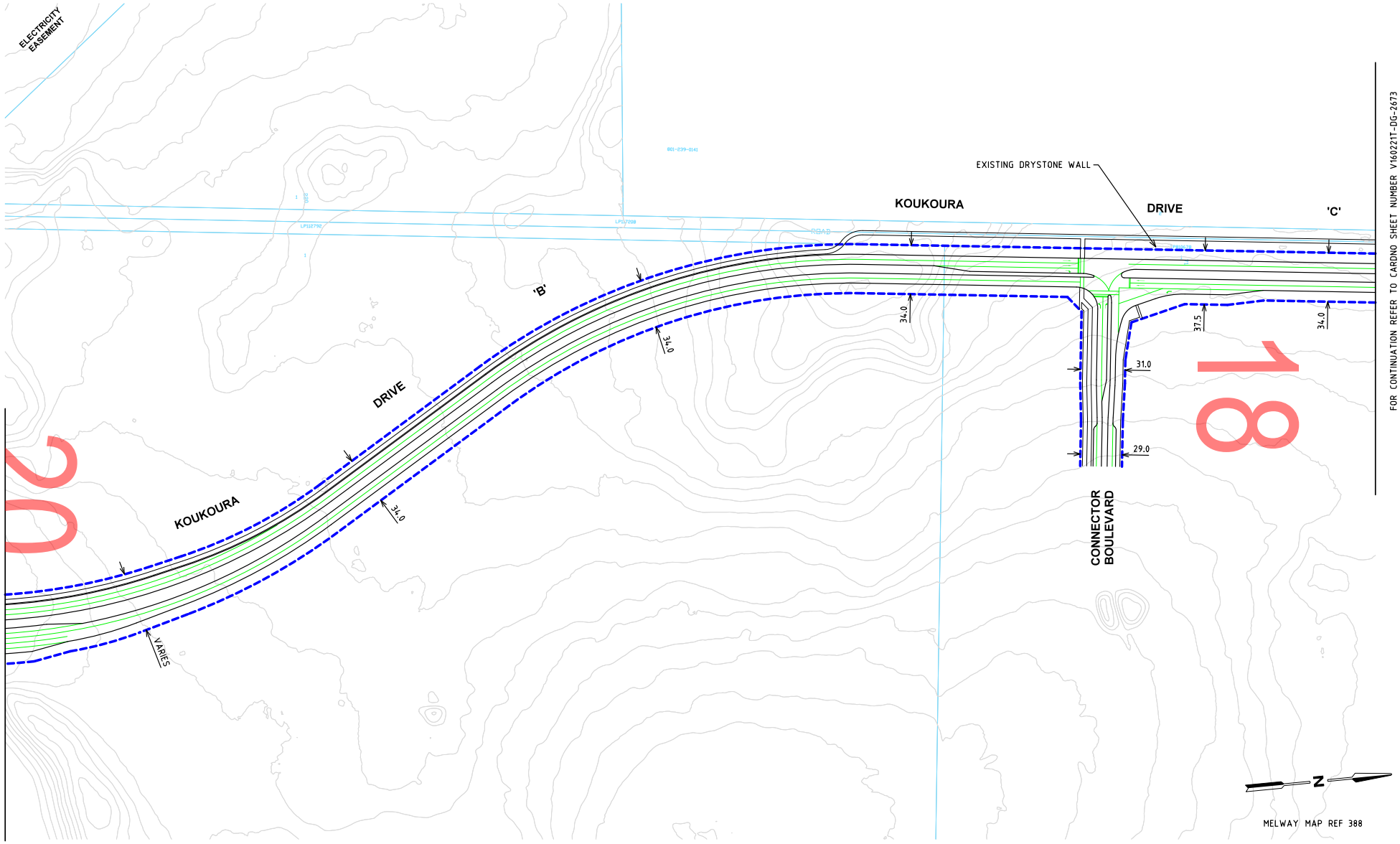
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'A & B' ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2671
Revision: 1



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DATE PLOTTED: 21/10/2016 11:13:02 AM

BY: egan.cook

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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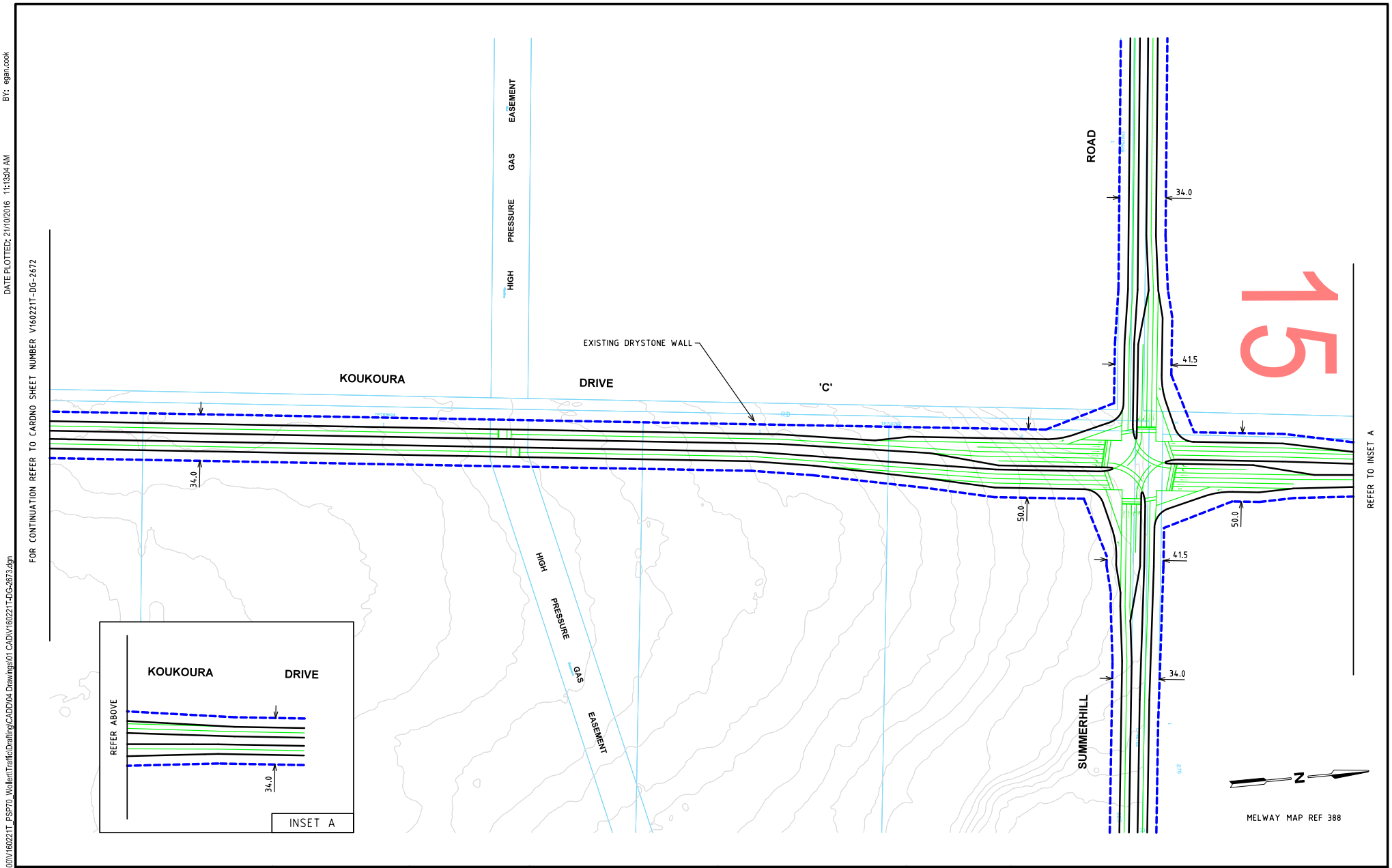
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'B & C' ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
16.03.16	1:2000	A3

Drawing Number: V160221T-DG-2672
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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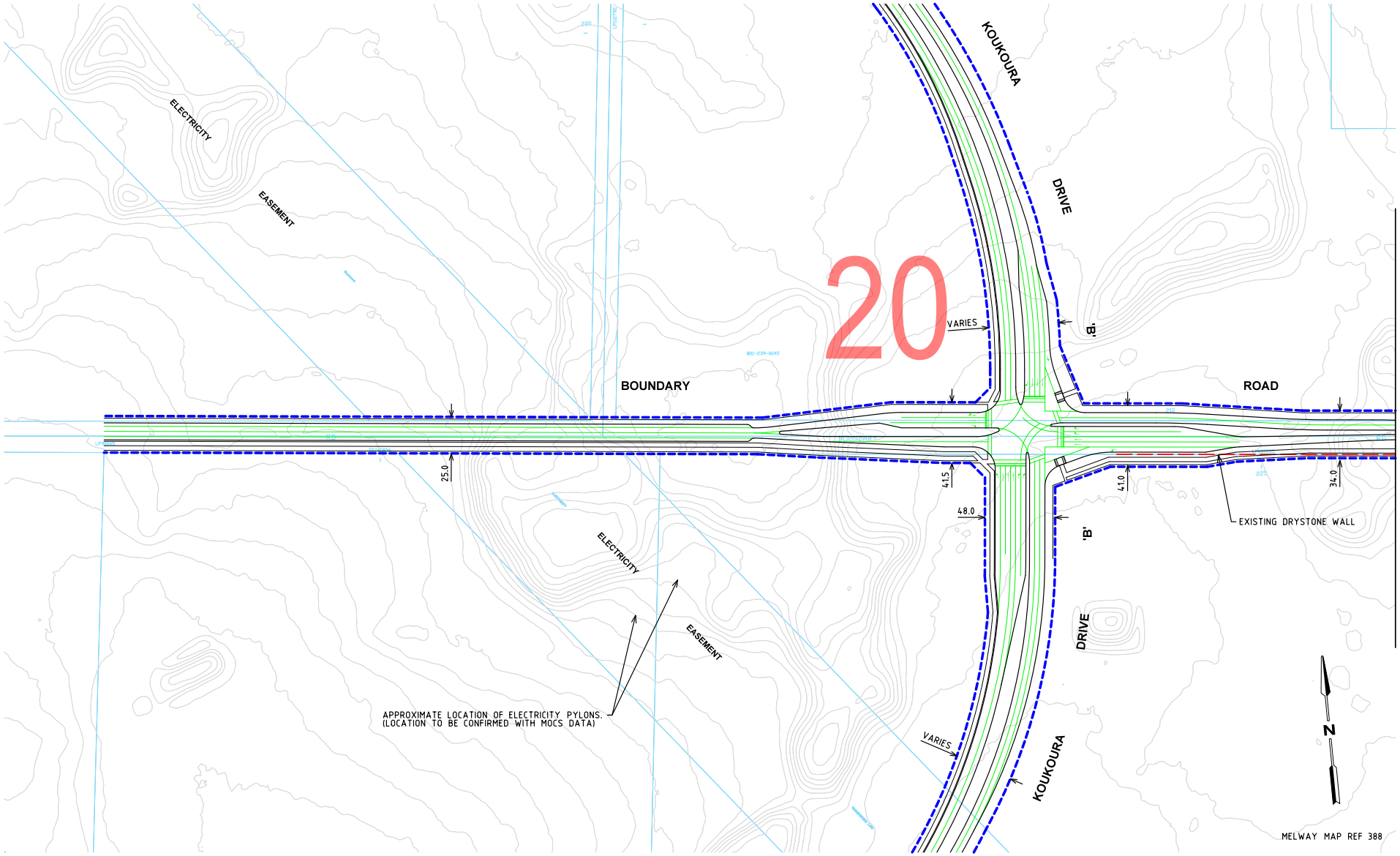
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE 'C' ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2673
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2673.dgn
DATE PLOTTED: 21/10/2016 11:13:04 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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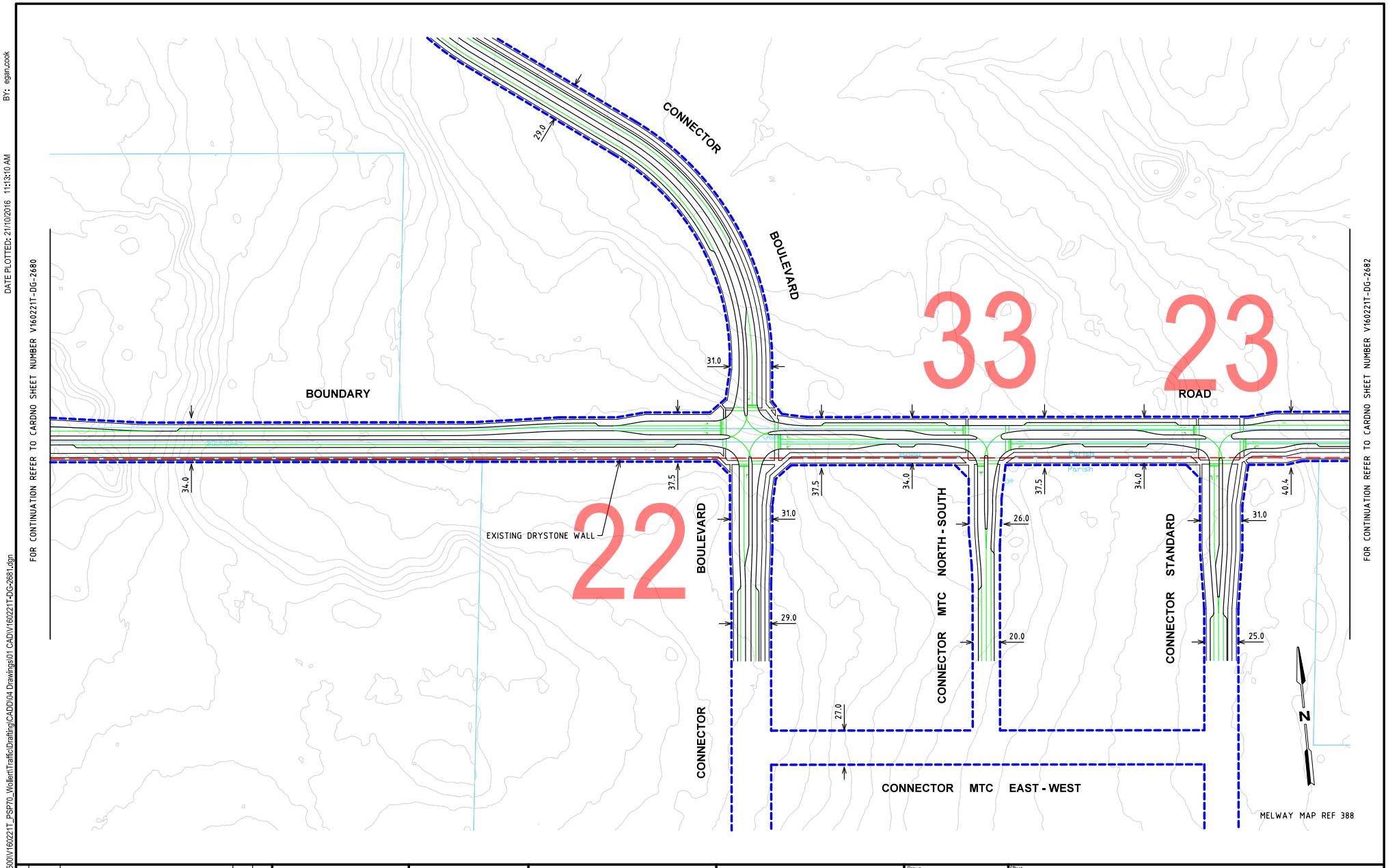
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2680
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2680.dgn
DATE PLOTTED: 21/10/2016 11:13:07 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:10 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2681.dgn

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1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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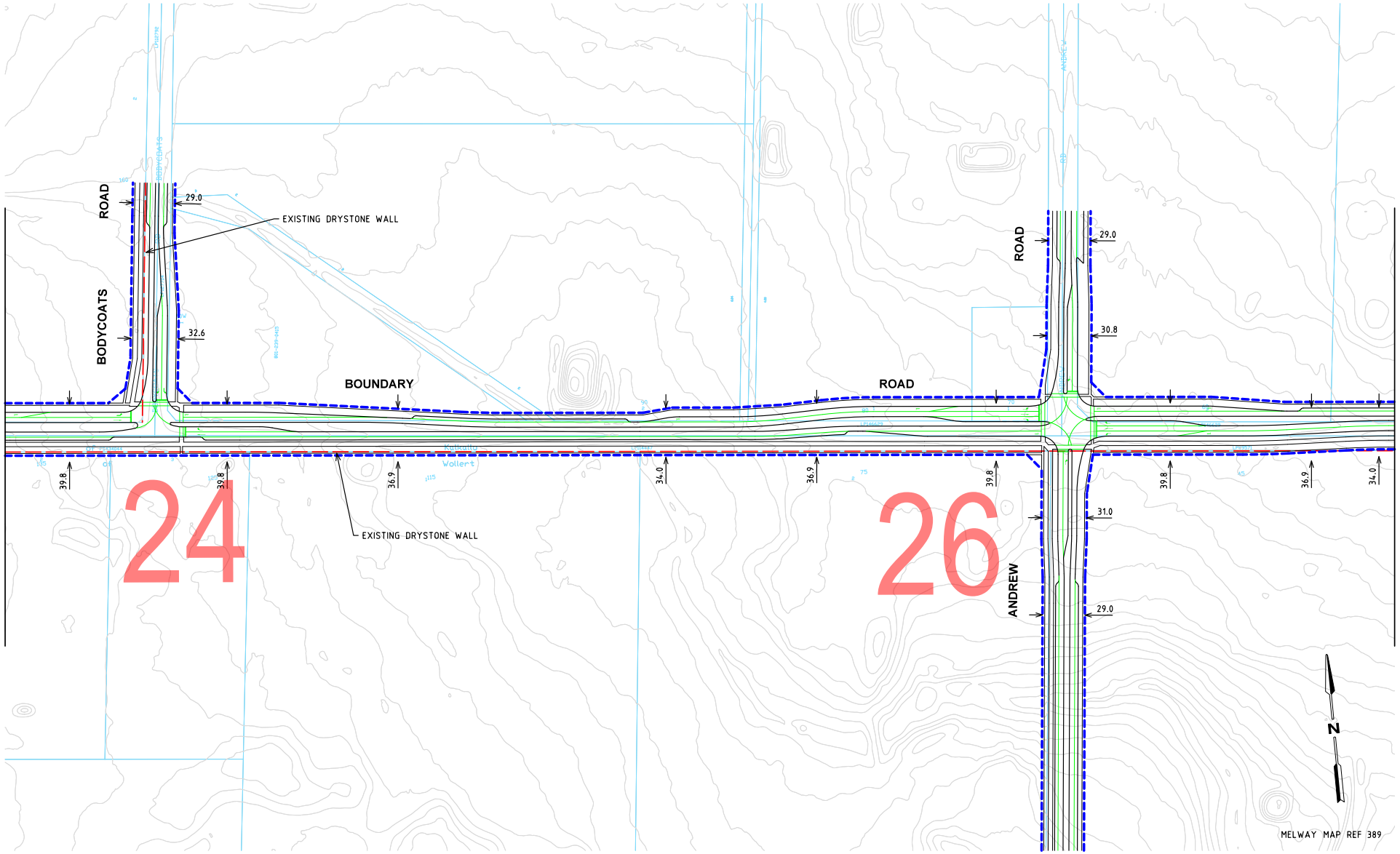
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2681
Revision: 1



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FOR CONTINUATION REFER TO CARDNO SHEET NUMBER V160221T-DG-2683

BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:13 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2682.dgn

Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

Cardno
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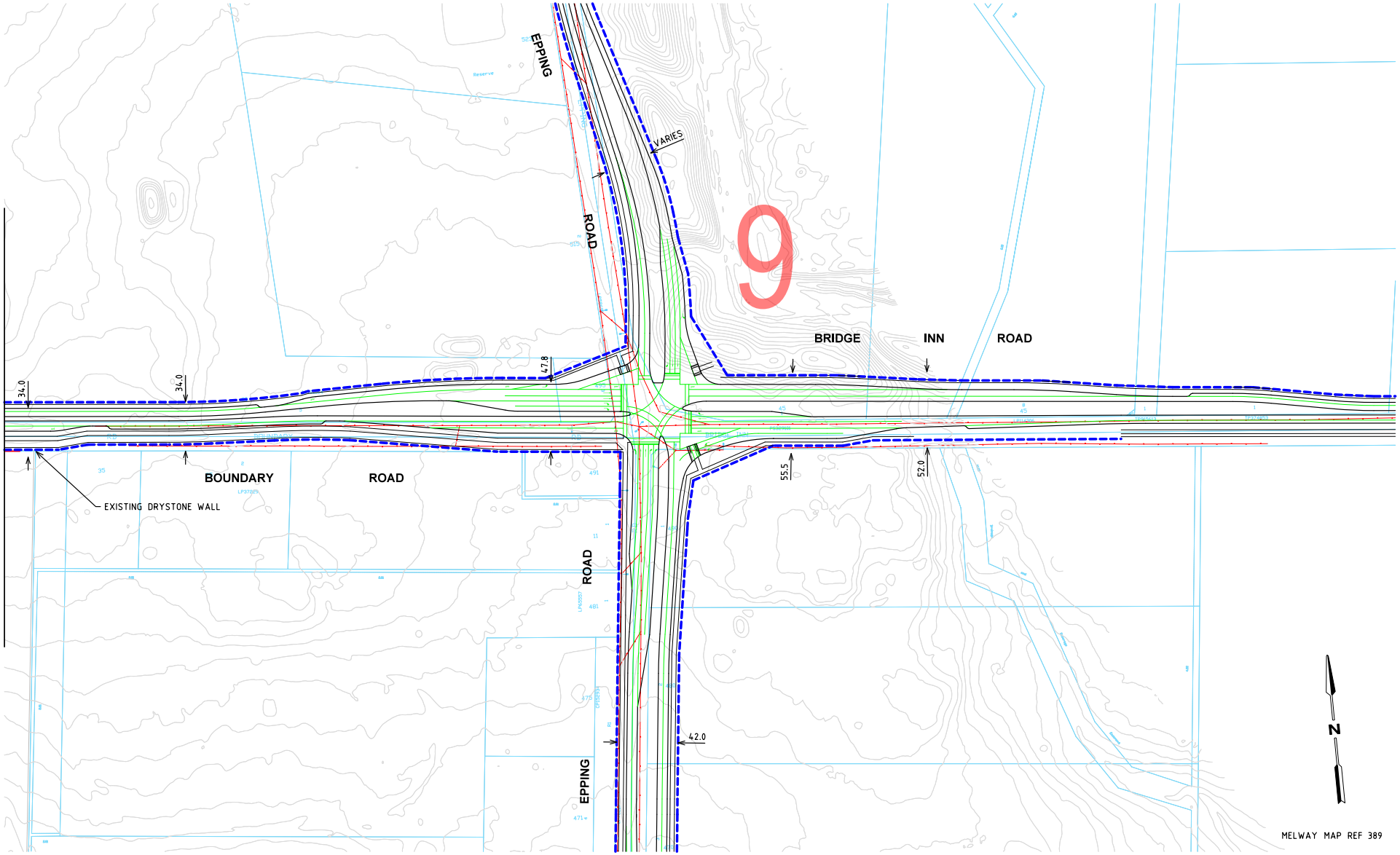
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2682
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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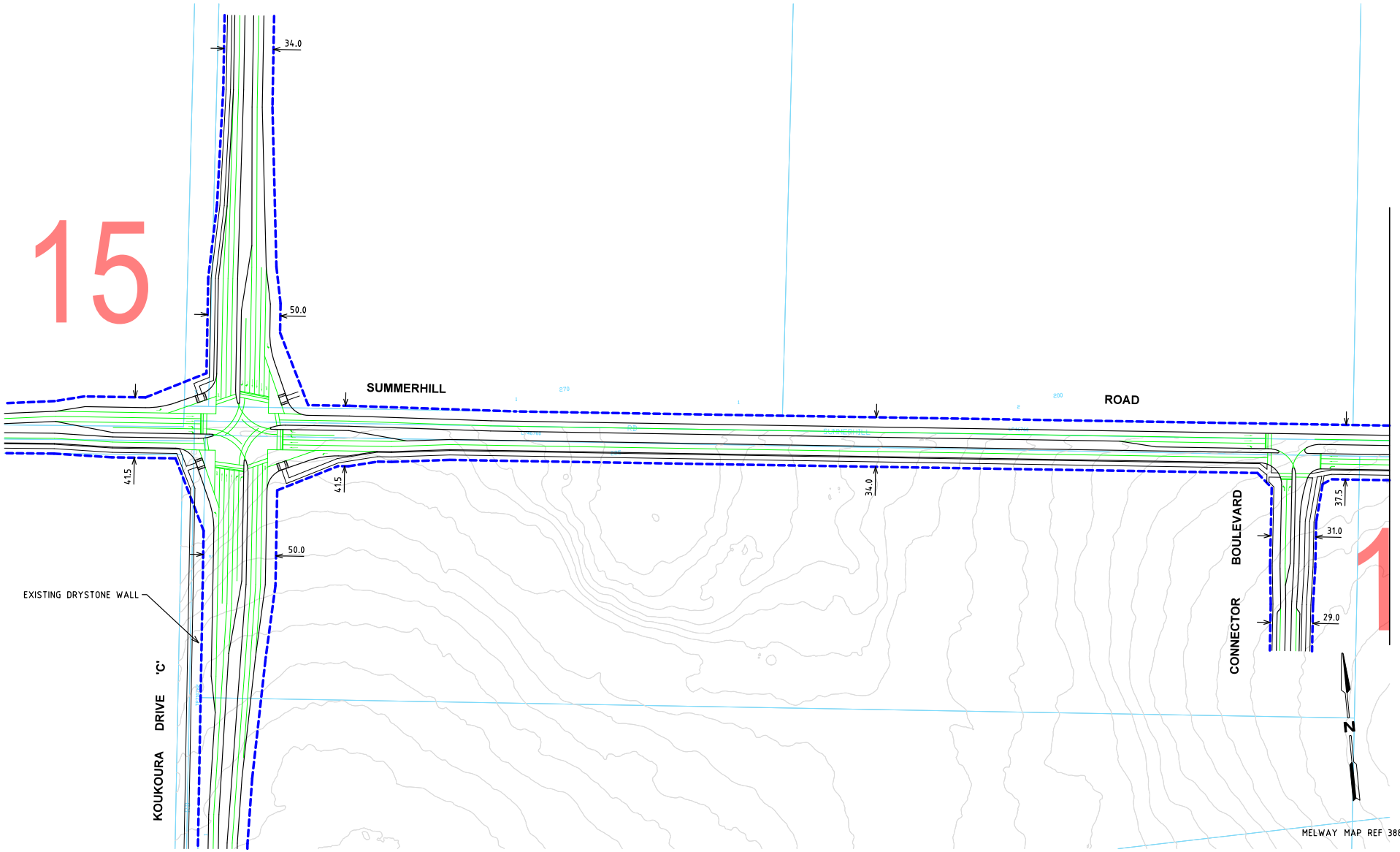
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD ALIGNMENT

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2683
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2683.dgn
DATE PLOTTED: 21/10/2016 11:13:16 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:18 AM

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Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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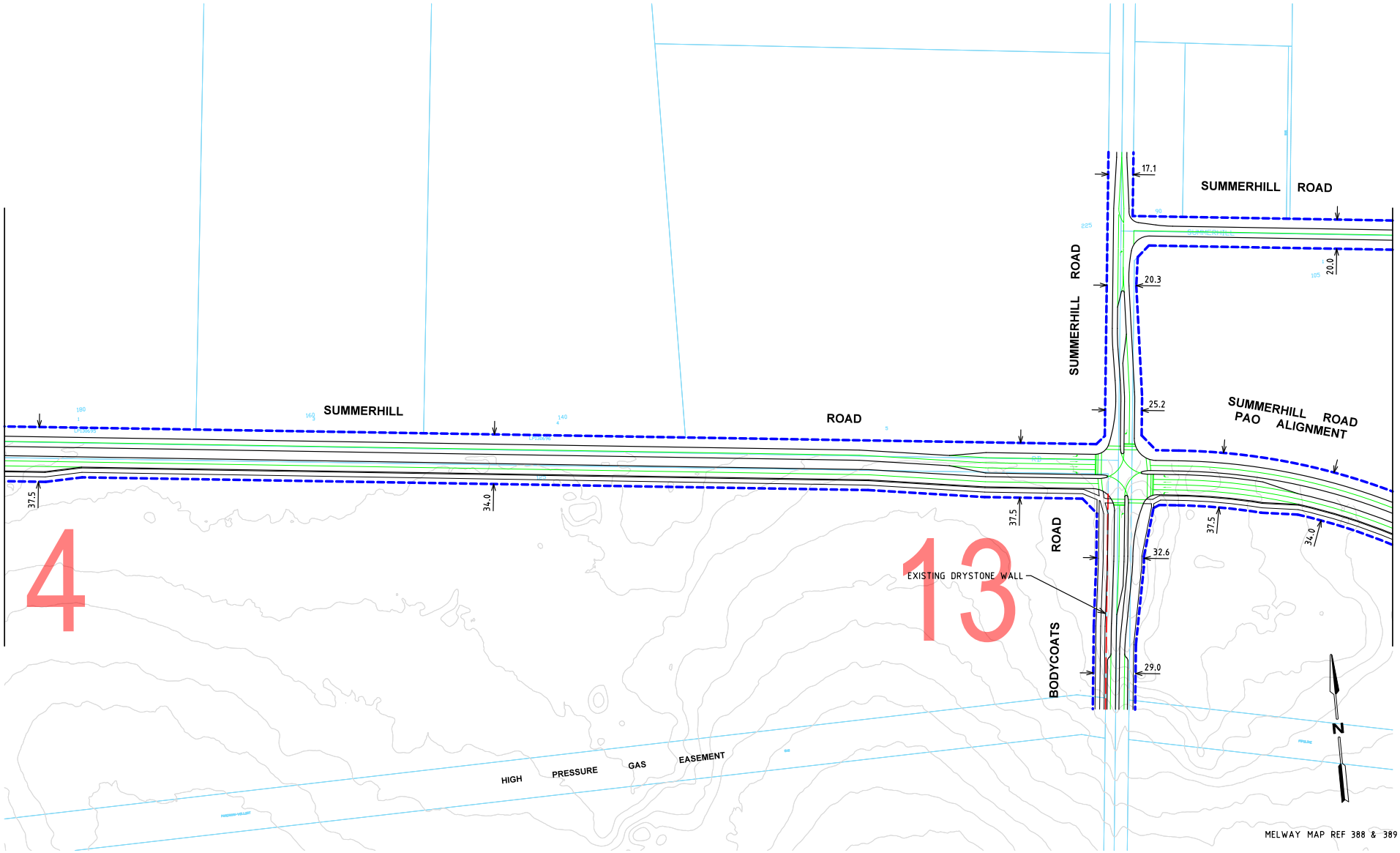
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT

Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2690
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:21 AM

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Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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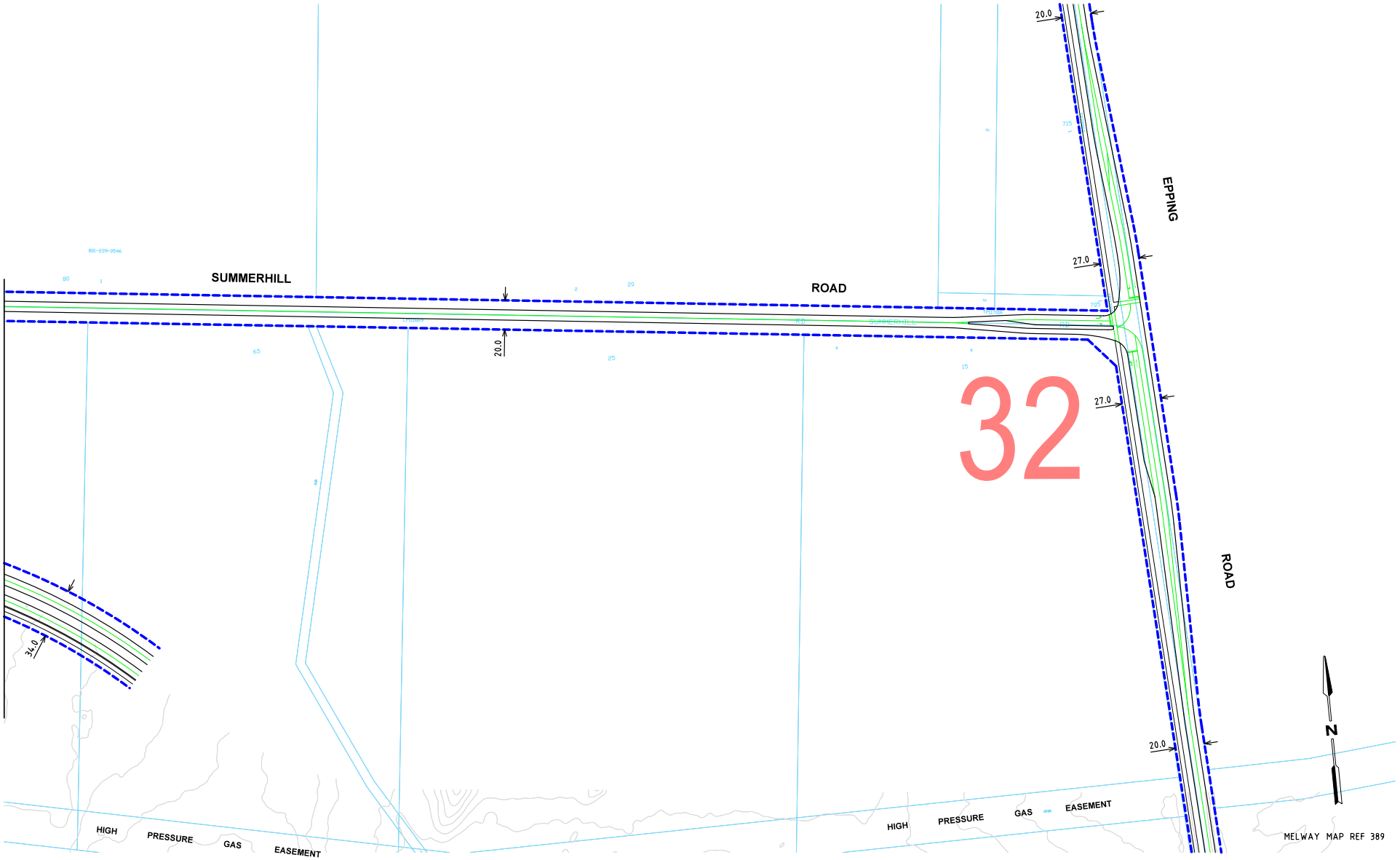
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
16.03.16	1:2000	A3

Drawing Number: V160221T-DG-2691
Revision: 1



DATE PLOTTED: 21/10/2016 11:13:24 AM BY: egan.cook

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Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

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Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD ALIGNMENT

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2692
Revision: 1

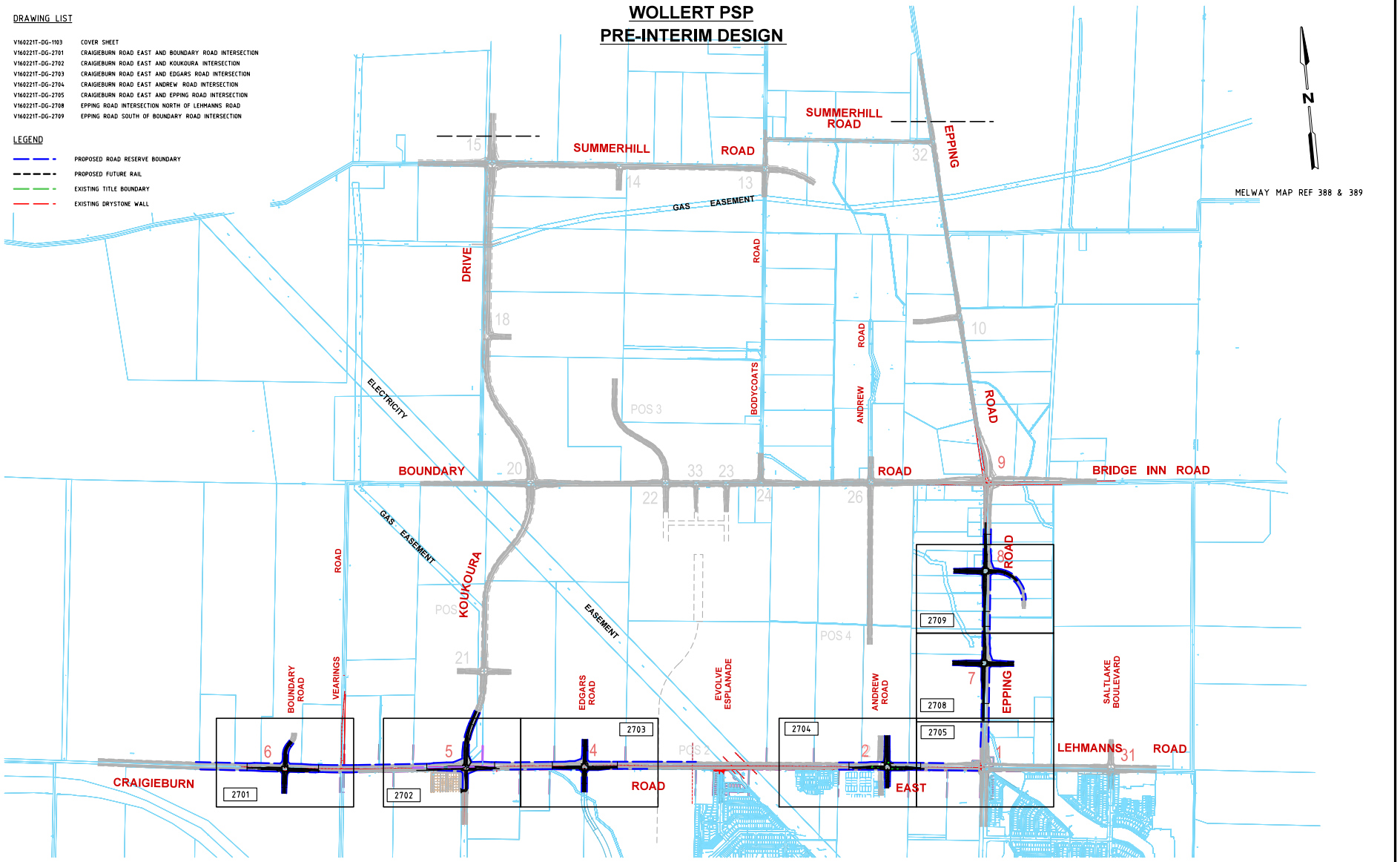
WOLLERT PSP
PRE-INTERIM DESIGN

DRAWING LIST

V160221T-DG-1103	COVER SHEET
V160221T-DG-2701	CRAIGIEBURN ROAD EAST AND BOUNDARY ROAD INTERSECTION
V160221T-DG-2702	CRAIGIEBURN ROAD EAST AND KOUKOURA INTERSECTION
V160221T-DG-2703	CRAIGIEBURN ROAD EAST AND EDGARS ROAD INTERSECTION
V160221T-DG-2704	CRAIGIEBURN ROAD EAST ANDREW ROAD INTERSECTION
V160221T-DG-2705	CRAIGIEBURN ROAD EAST AND EPPING ROAD INTERSECTION
V160221T-DG-2708	EPPING ROAD INTERSECTION NORTH OF LEHMANNS ROAD
V160221T-DG-2709	EPPING ROAD SOUTH OF BOUNDARY ROAD INTERSECTION

LEGEND

- PROPOSED ROAD RESERVE BOUNDARY
- PROPOSED FUTURE RAIL
- EXISTING TITLE BOUNDARY
- EXISTING DRYSTONE WALL



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	22.03.2016	ISSUE FOR COMMENTS	BVH	DH
1	11.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 100 200 400
1:20000 @ A3

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.

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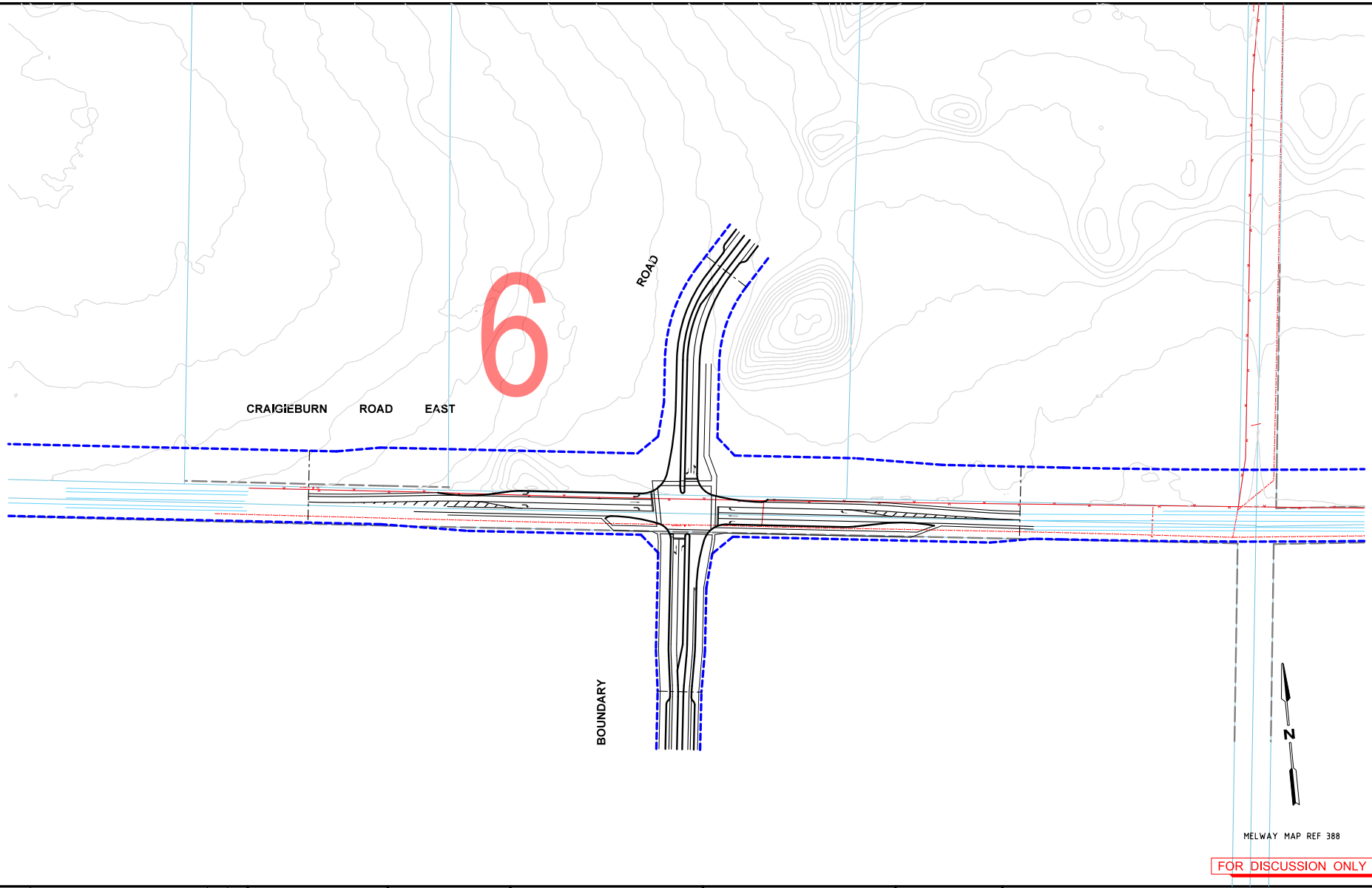
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
OVERVIEW - LOCALITY PLAN

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:20000
Size: A3
Drawing Number: V160221T-DG-1103
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-1103.dgn
DATE PLOTTED: 21/10/2016 5:22:38 PM
BY: User:egan.cook



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	11.04.2016	ISSUE FOR COMMENTS	BVH	DH
1	15.03.2016	ISSUED FOR INFORMATION	BVH	DH

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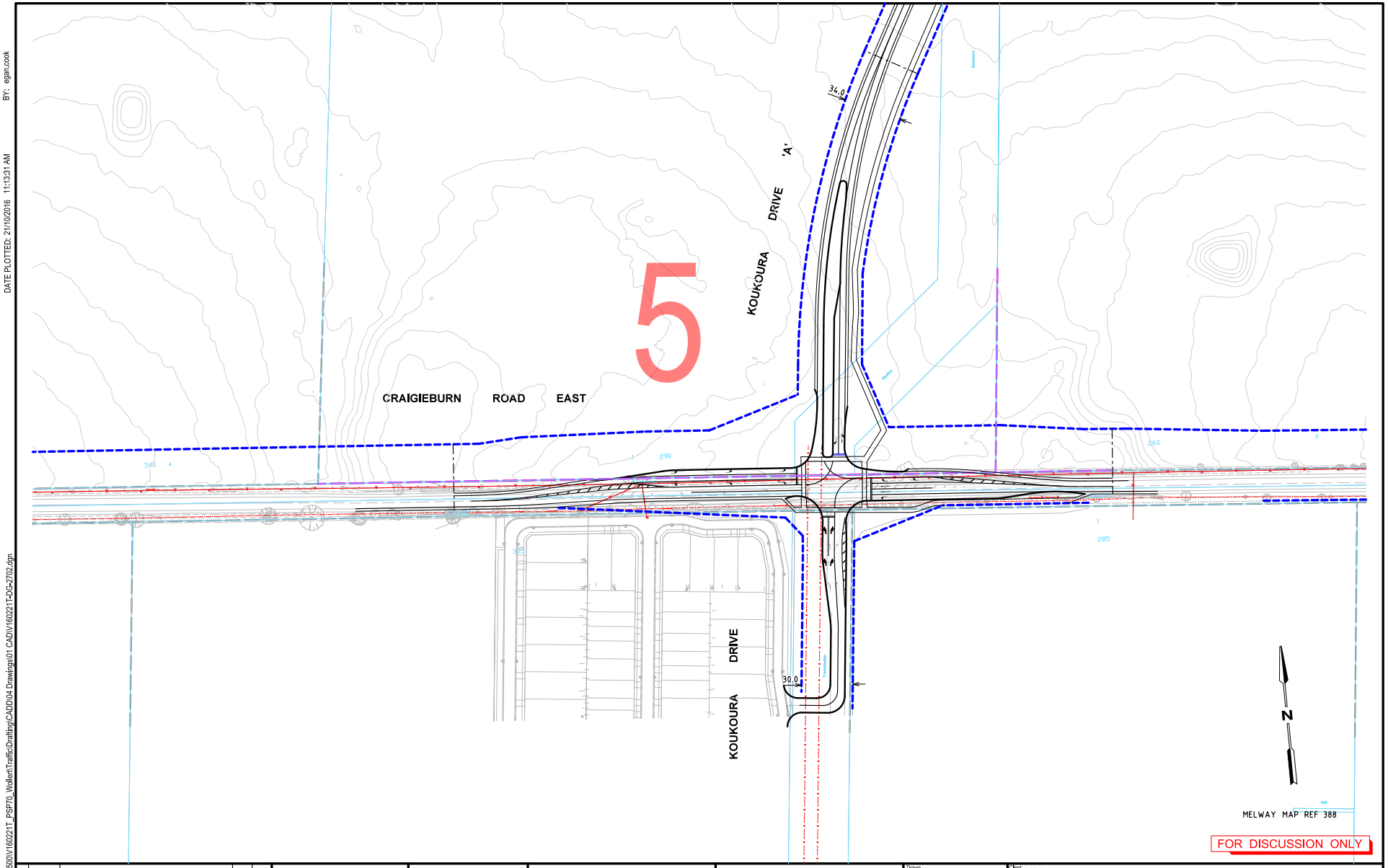
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 15.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2701
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2701.dgn
DATE PLOTTED: 21/10/2016 11:13:27 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:31 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2702.dgn

Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	15.03.2016	ISSUED FOR INFORMATION	BVH	DH

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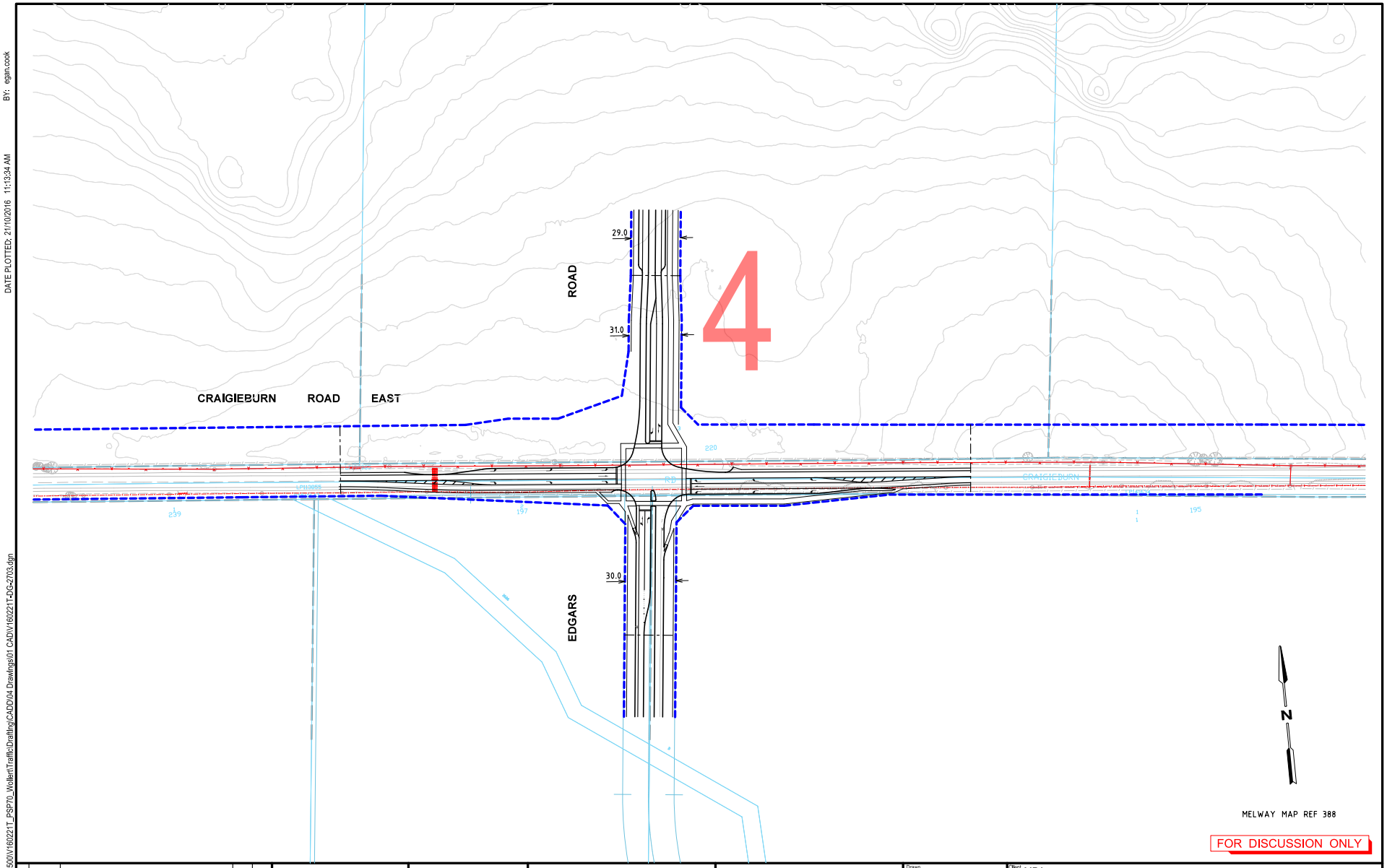
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND KOUKOURA DRIVE

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
15.03.16	1:2000	A3

Drawing Number: V160221T-DG-2702
Revision: 2



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	11.04.2016	ISSUE FOR COMMENTS	BVH	DH
1	15.03.2016	ISSUED FOR INFORMATION	BVH	DH

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND EDGARS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2703
Revision: 3

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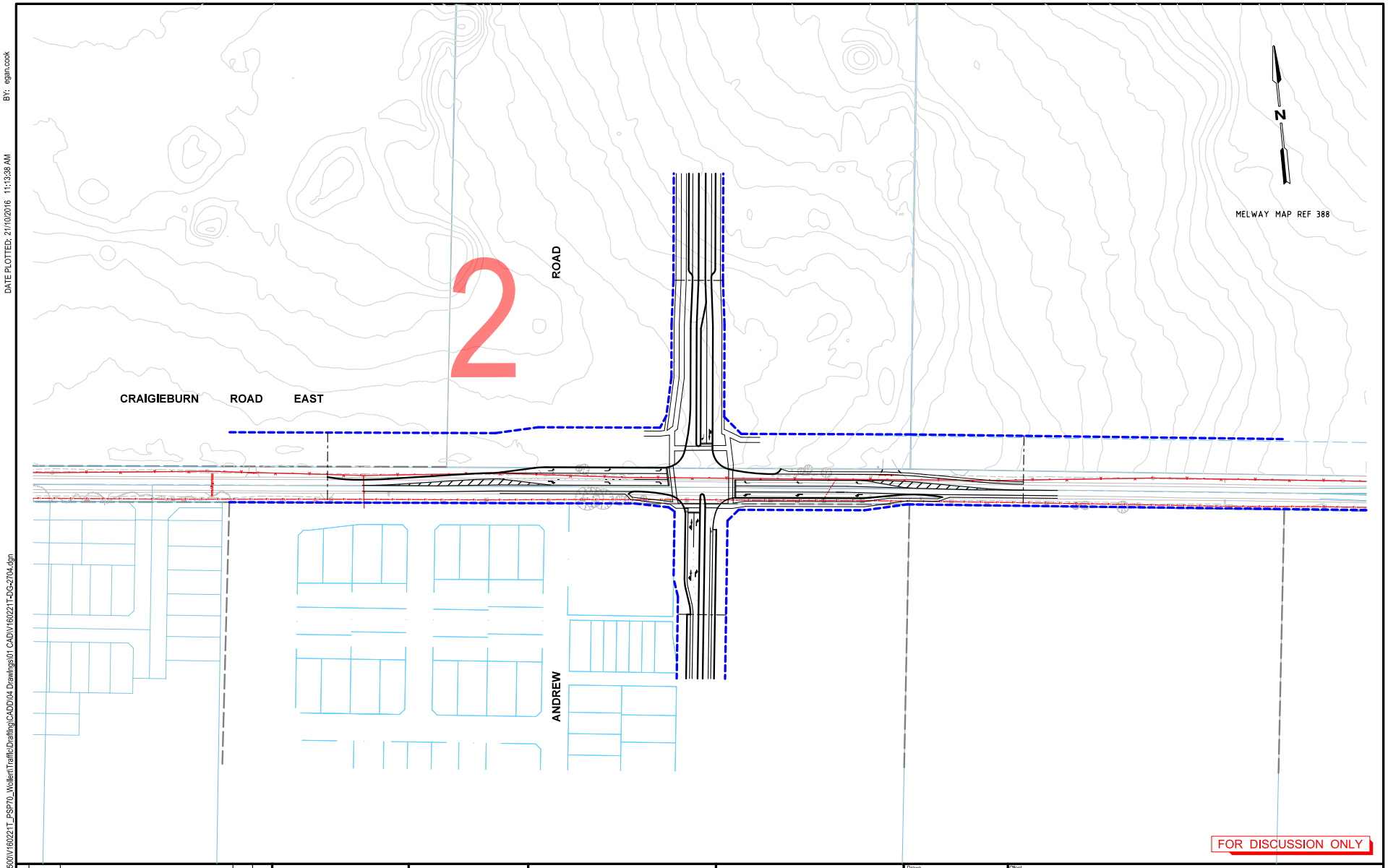
DATE PLOTTED: 21/10/2016 11:13:34 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	11.04.2016	ISSUE FOR COMMENTS	BVH	DH
1	15.03.2016	ISSUED FOR INFORMATION	BVH	DH

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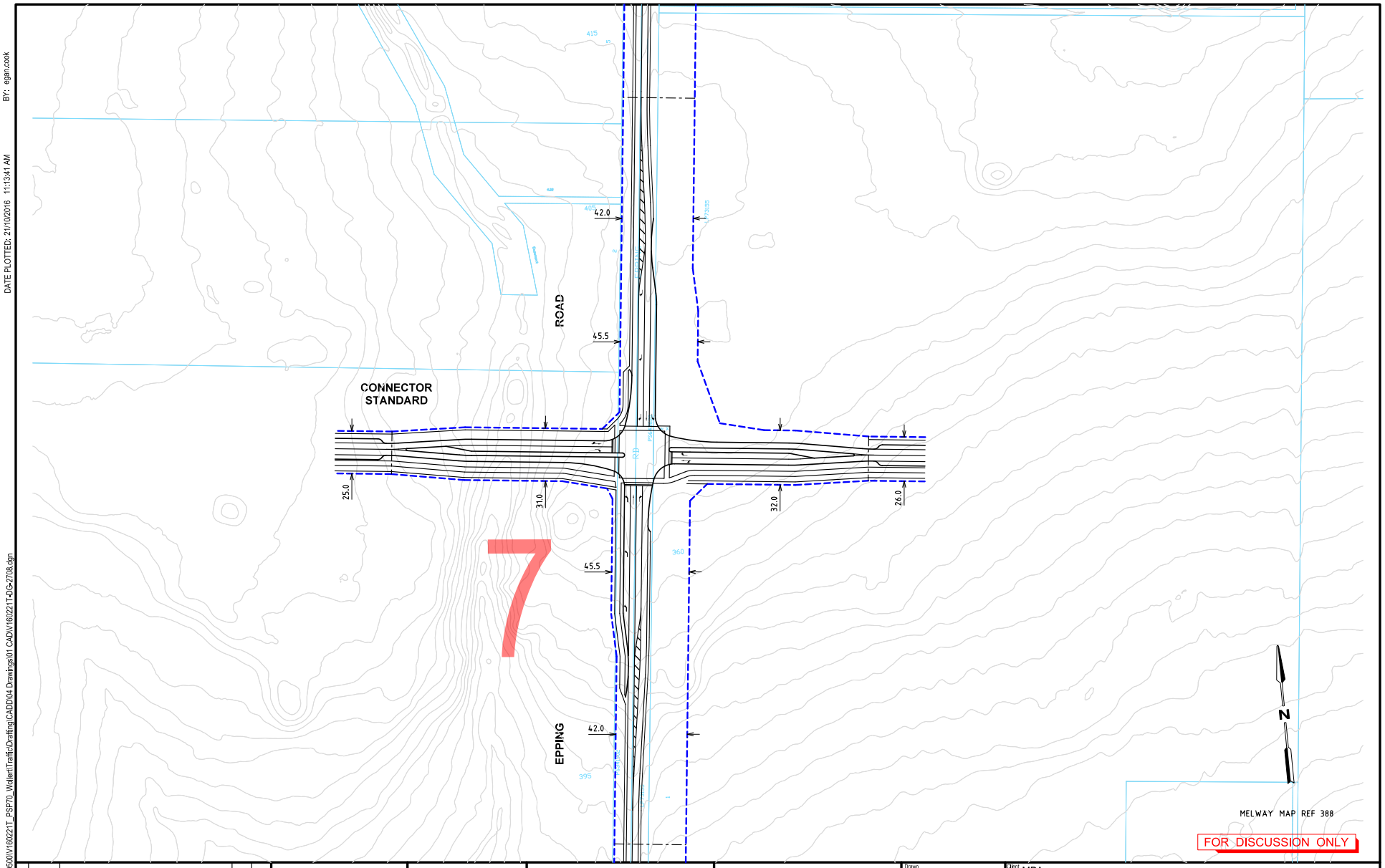
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND ANDREWS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 15.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2704
Revision: 3

C:\AD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2704.dgn
DATE PLOTTED: 21/10/2016 11:13:38 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:13:41 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CADD\V160221T-DG-2708.dgn

Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

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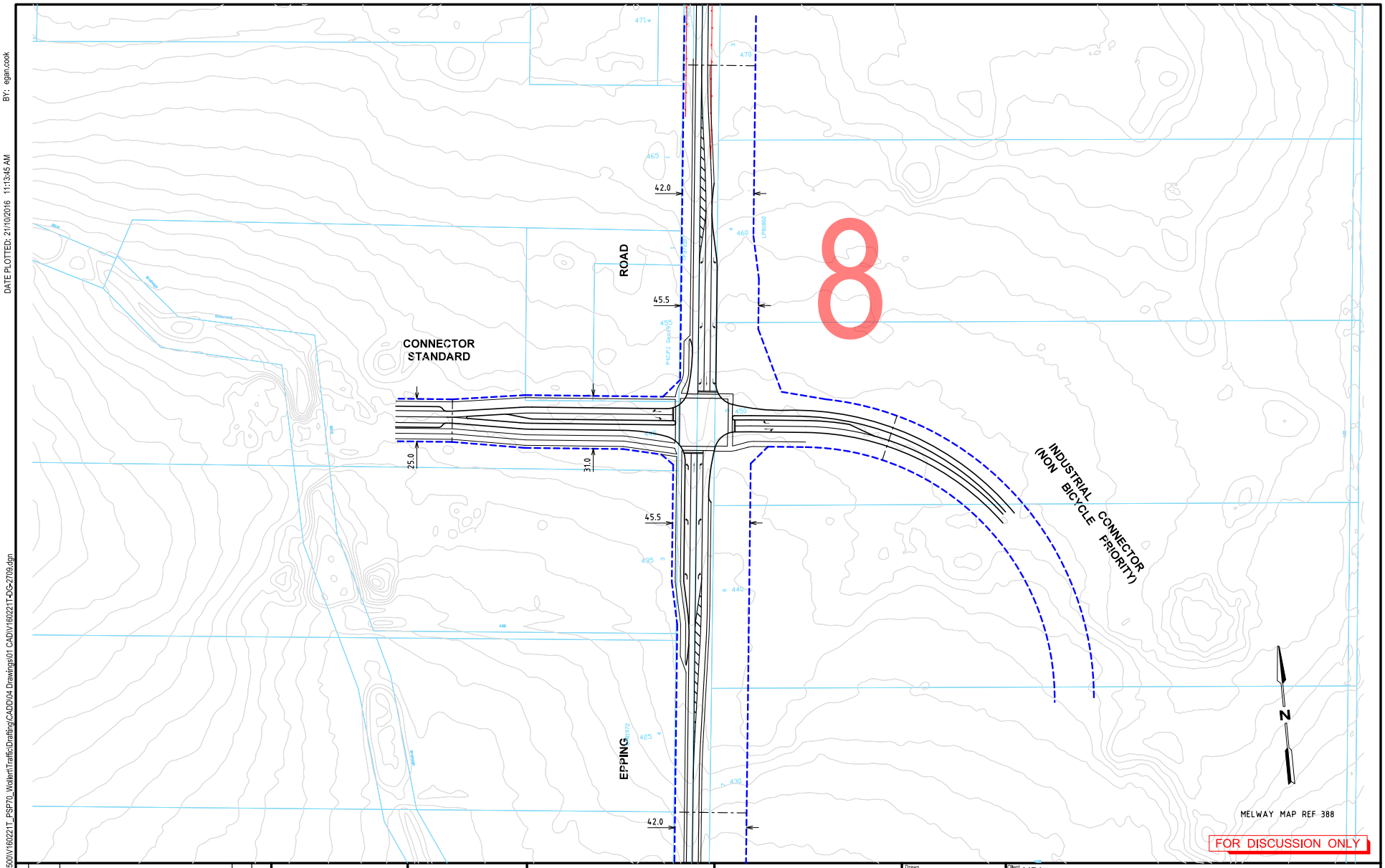
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD NORTH OF LEHMANNS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2708
Revision: 2



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: PRE INTERIM DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD SOUTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2709
Revision: 2

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2709.dgn
DATE PLOTTED: 21/10/2016 11:13:45 AM
BY: egan.cook

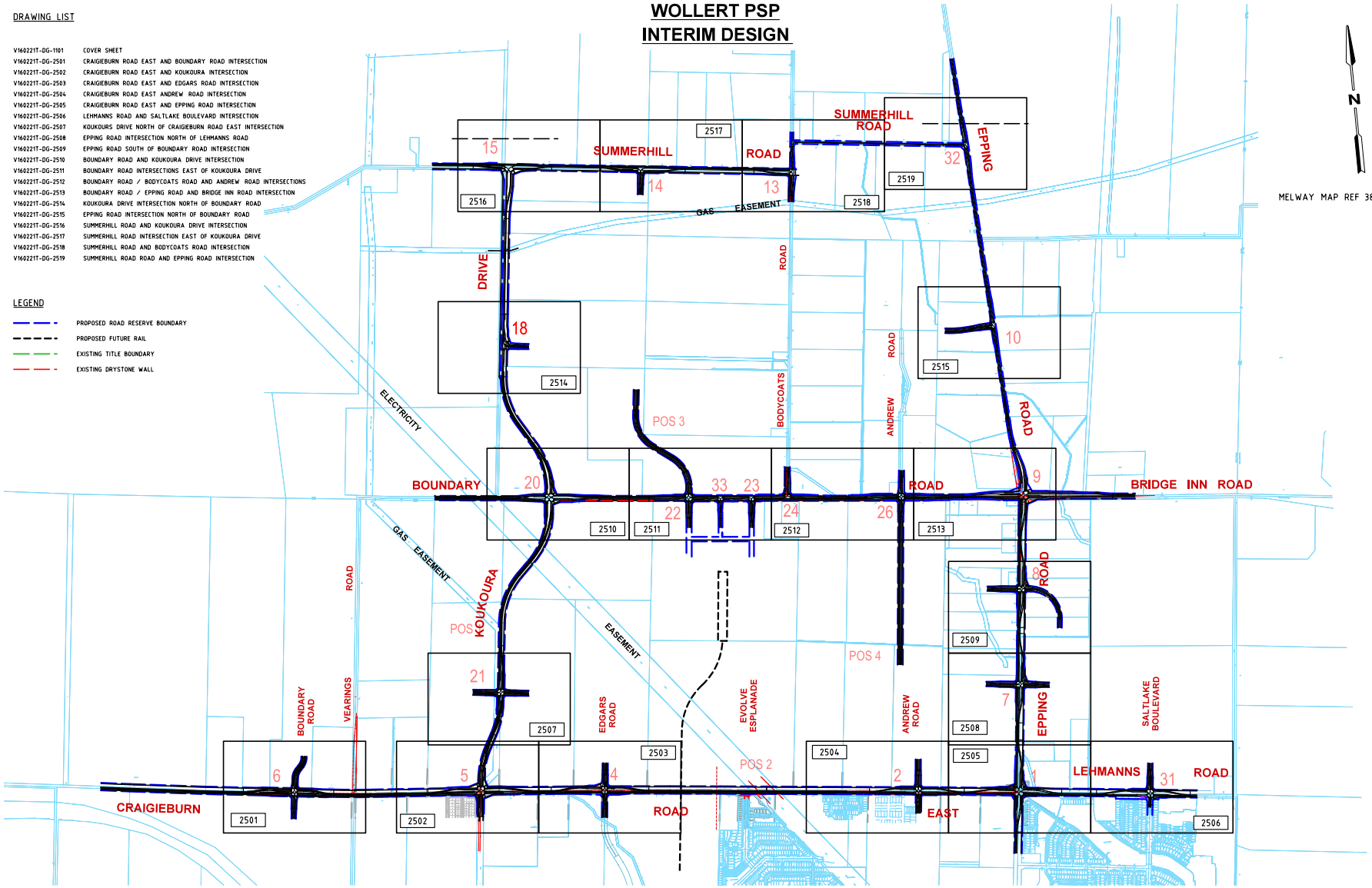
WOLLERT PSP
INTERIM DESIGN

DRAWING LIST

V160221T-DG-1101	COVER SHEET
V160221T-DG-2501	CRAIGIEBURN ROAD EAST AND BOUNDARY ROAD INTERSECTION
V160221T-DG-2502	CRAIGIEBURN ROAD EAST AND KOUKOURA INTERSECTION
V160221T-DG-2503	CRAIGIEBURN ROAD EAST AND EDGARS ROAD INTERSECTION
V160221T-DG-2504	CRAIGIEBURN ROAD EAST ANDREW ROAD INTERSECTION
V160221T-DG-2505	CRAIGIEBURN ROAD EAST AND EPPING ROAD INTERSECTION
V160221T-DG-2506	LEHMANNS ROAD AND SALTLAKE BOULEVARD INTERSECTION
V160221T-DG-2507	KOUKOURS DRIVE NORTH OF CRAIGIEBURN ROAD EAST INTERSECTION
V160221T-DG-2508	EPPING ROAD INTERSECTION NORTH OF LEHMANNS ROAD
V160221T-DG-2509	EPPING ROAD SOUTH OF BOUNDARY ROAD INTERSECTION
V160221T-DG-2510	BOUNDARY ROAD AND KOUKOURA DRIVE INTERSECTION
V160221T-DG-2511	BOUNDARY ROAD INTERSECTIONS EAST OF KOUKOURA DRIVE
V160221T-DG-2512	BOUNDARY ROAD / BODYCOATS ROAD AND ANDREW ROAD INTERSECTIONS
V160221T-DG-2513	BOUNDARY ROAD / EPPING ROAD AND BRIDGE INN ROAD INTERSECTION
V160221T-DG-2514	KOUKOURA DRIVE INTERSECTION NORTH OF BOUNDARY ROAD
V160221T-DG-2515	EPPING ROAD INTERSECTION NORTH OF BOUNDARY ROAD
V160221T-DG-2516	SUMMERHILL ROAD AND KOUKOURA DRIVE INTERSECTION
V160221T-DG-2517	SUMMERHILL ROAD INTERSECTION EAST OF KOUKOURA DRIVE
V160221T-DG-2518	SUMMERHILL ROAD AND BODYCOATS ROAD INTERSECTION
V160221T-DG-2519	SUMMERHILL ROAD ROAD AND EPPING ROAD INTERSECTION

LEGEND

- PROPOSED ROAD RESERVE BOUNDARY
- PROPOSED FUTURE RAIL
- EXISTING TITLE BOUNDARY
- EXISTING DRYSTONE WALL



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	18.03.2016	ISSUED FOR INFORMATION	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 100 200 400
1:20000 @ A3

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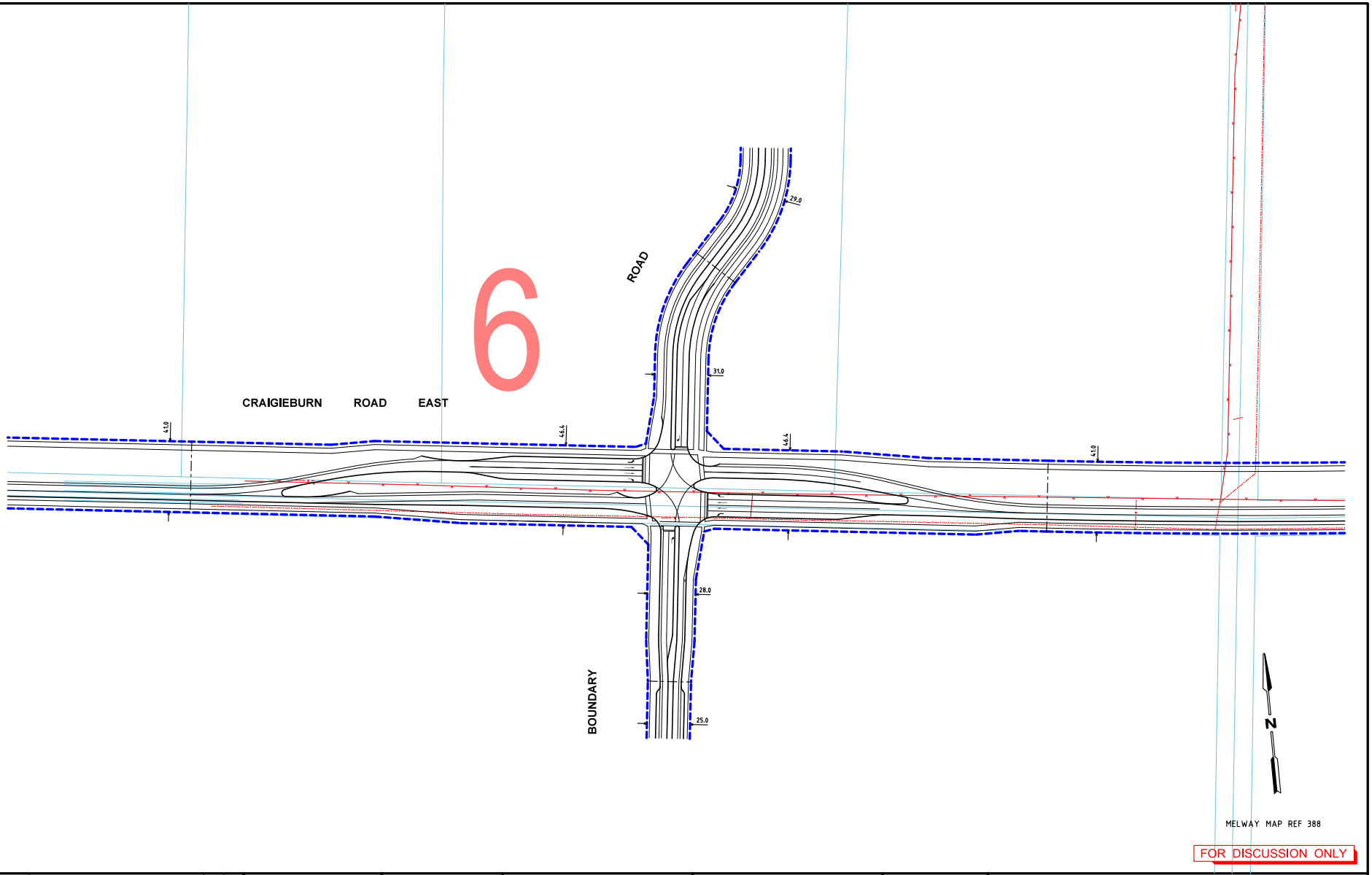
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP WOLLERT
Title: INTERIM DESIGN FUNCTIONAL LAYOUT OVERVIEW - LOCALITY PLAN

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:20000
Size: A3
Drawing Number: V160221T-DG-1101
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-1101.dgn
DATE PLOTTED: 21/10/2016 3:54:22 PM
BY: Useregan.cook



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	21.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	SGM	DH

0 10 20 40
1:2000 @ A3

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ABN: 47 106 610 913
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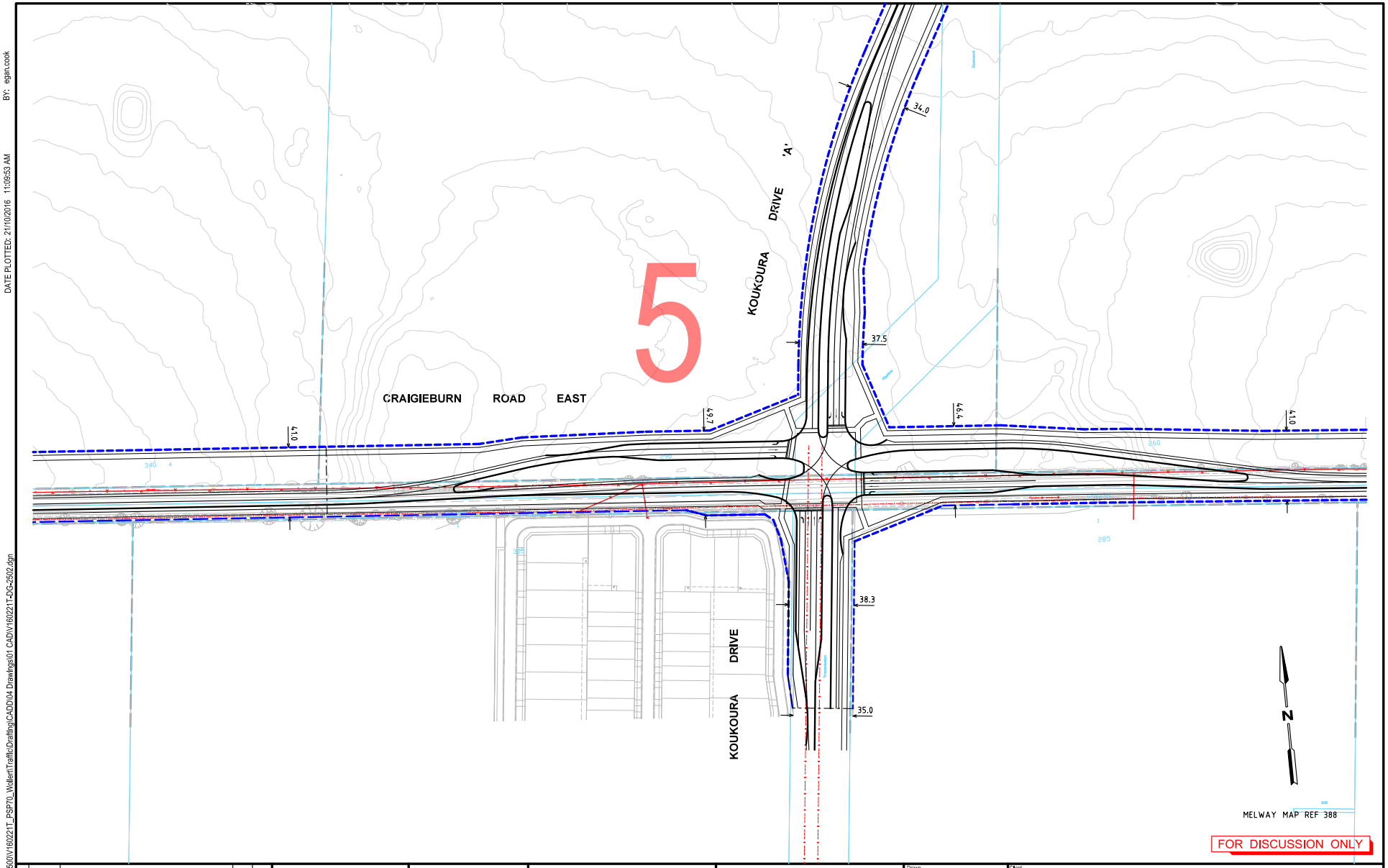
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2501
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2501.dgn
DATE PLOTTED: 21/10/2016 11:09:50 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:09:53 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2502.dgn

Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	21.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	SGM	DH

0 10 20 40
1:2000 @ A3

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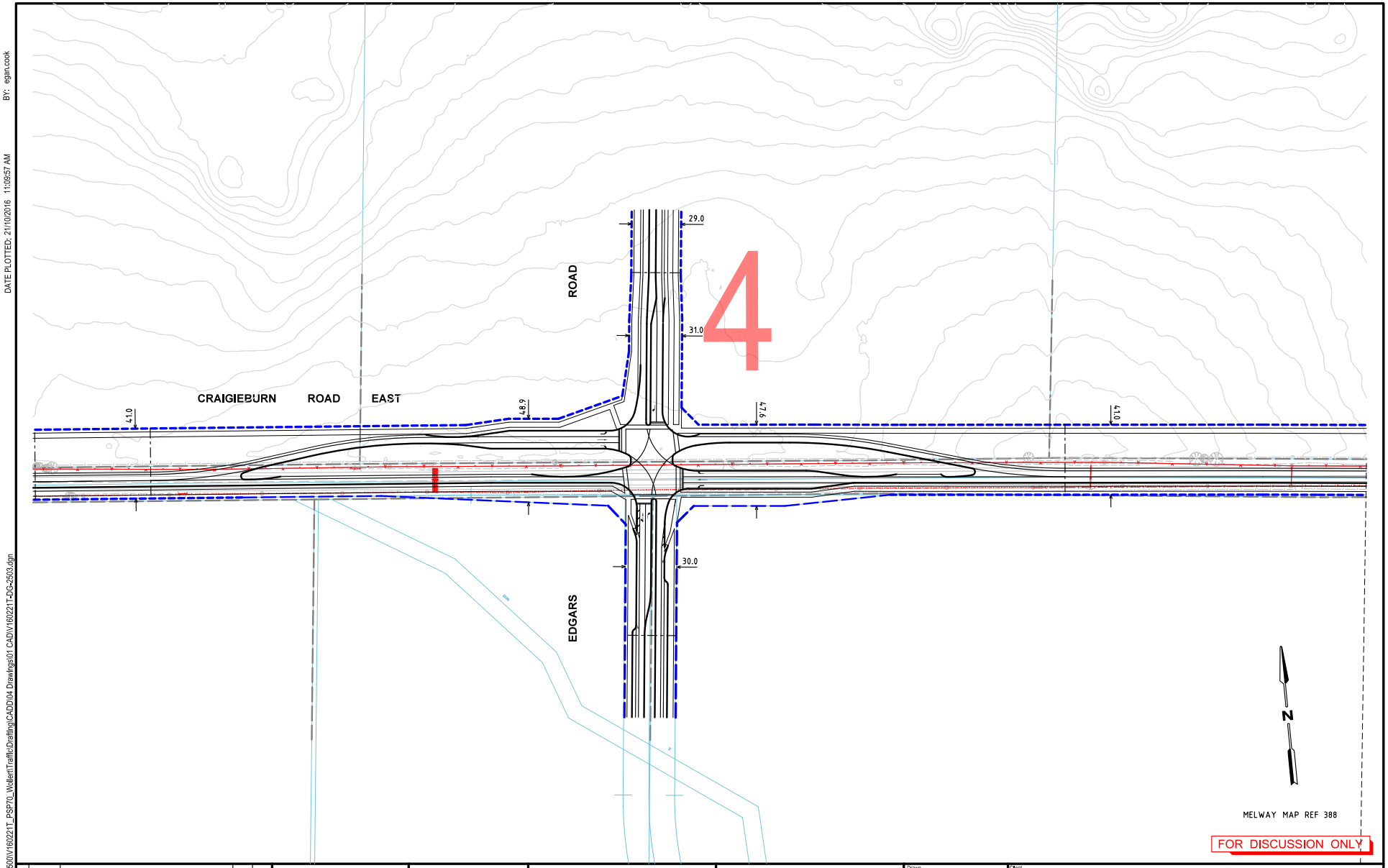
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2502
Revision: 3



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:09:57 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2503.dgn

Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	21.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	SGM	DH

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1:2000 @ A3

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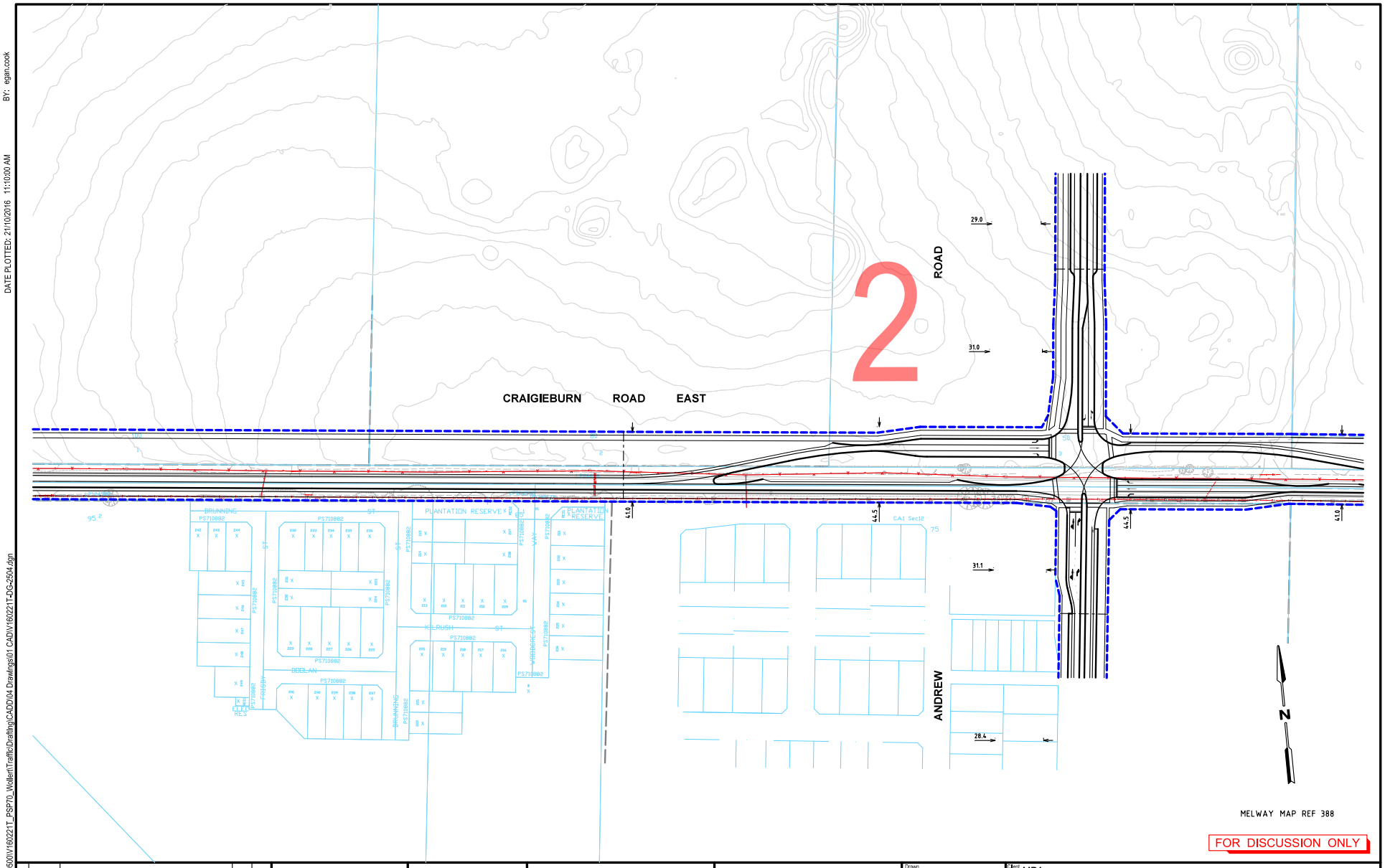
Drawn: S. McKENZIE
Designed: S. McKENZIE
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT

Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND EDGARS ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2503
Revision: 3



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	21.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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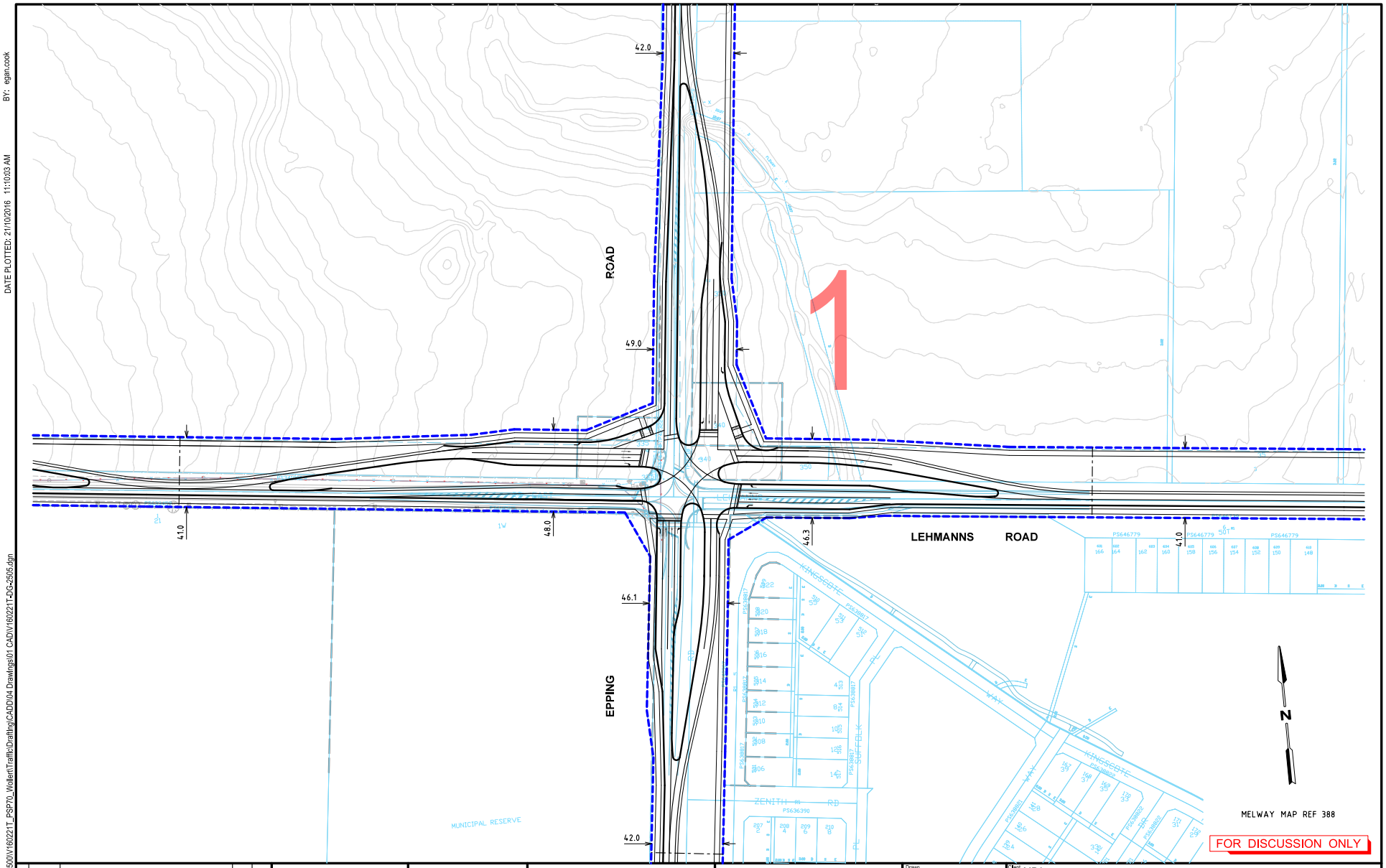
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND ANDREWS ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2504
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2504.dgn
DATE PLOTTED: 21/10/2016 11:10:00 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	22.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	BVH	DH

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND EPPING ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2505
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2505.dgn
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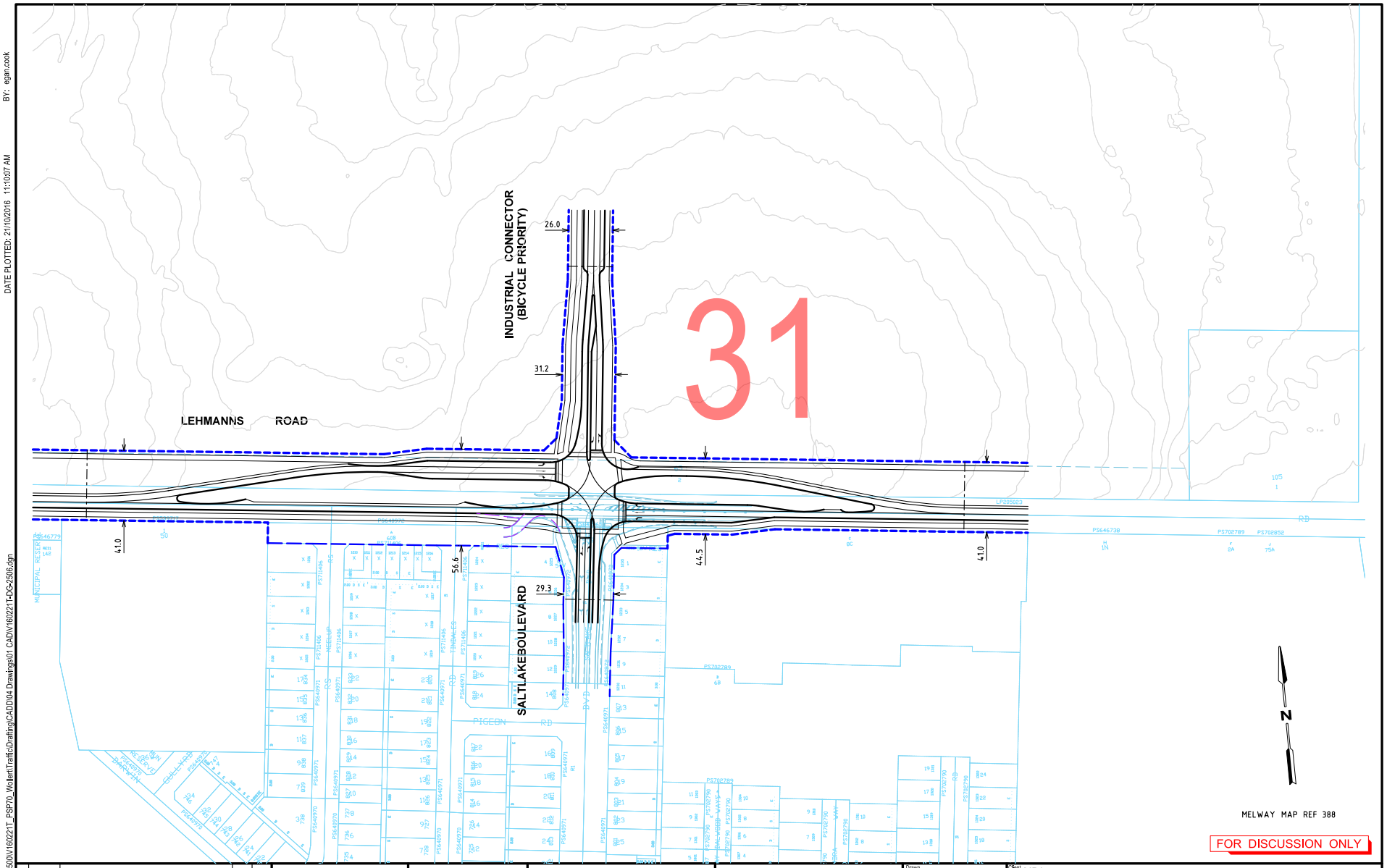
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	22.03.2016	ISSUE FOR COMMENT	BVH	DH
1	16.03.2016	ISSUED FOR INFORMATION	BVH	DH

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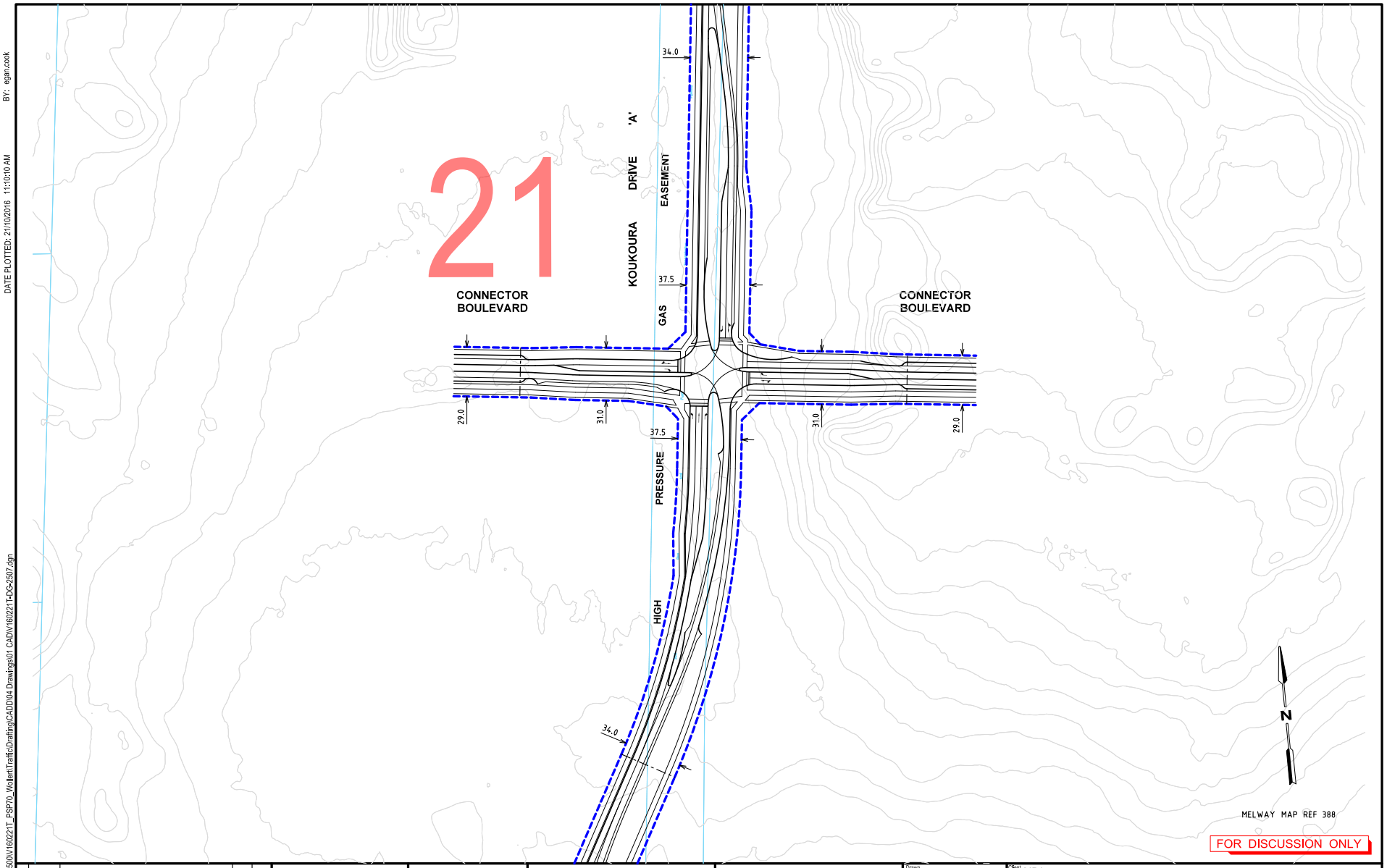
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND SALTLAKE BOULEVARD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2506
Revision: 3

CAD File: M:\2016\6001-6500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2506.dgn
DATE PLOTTED: 21/10/2016 11:10:07 AM
BY: egan.cook



CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2507.dgn

DATE PLOTTED: 21/10/2016 11:10:10 AM BY: egan.cook

Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	18.03.2016	ISSUE FOR INFORMATION	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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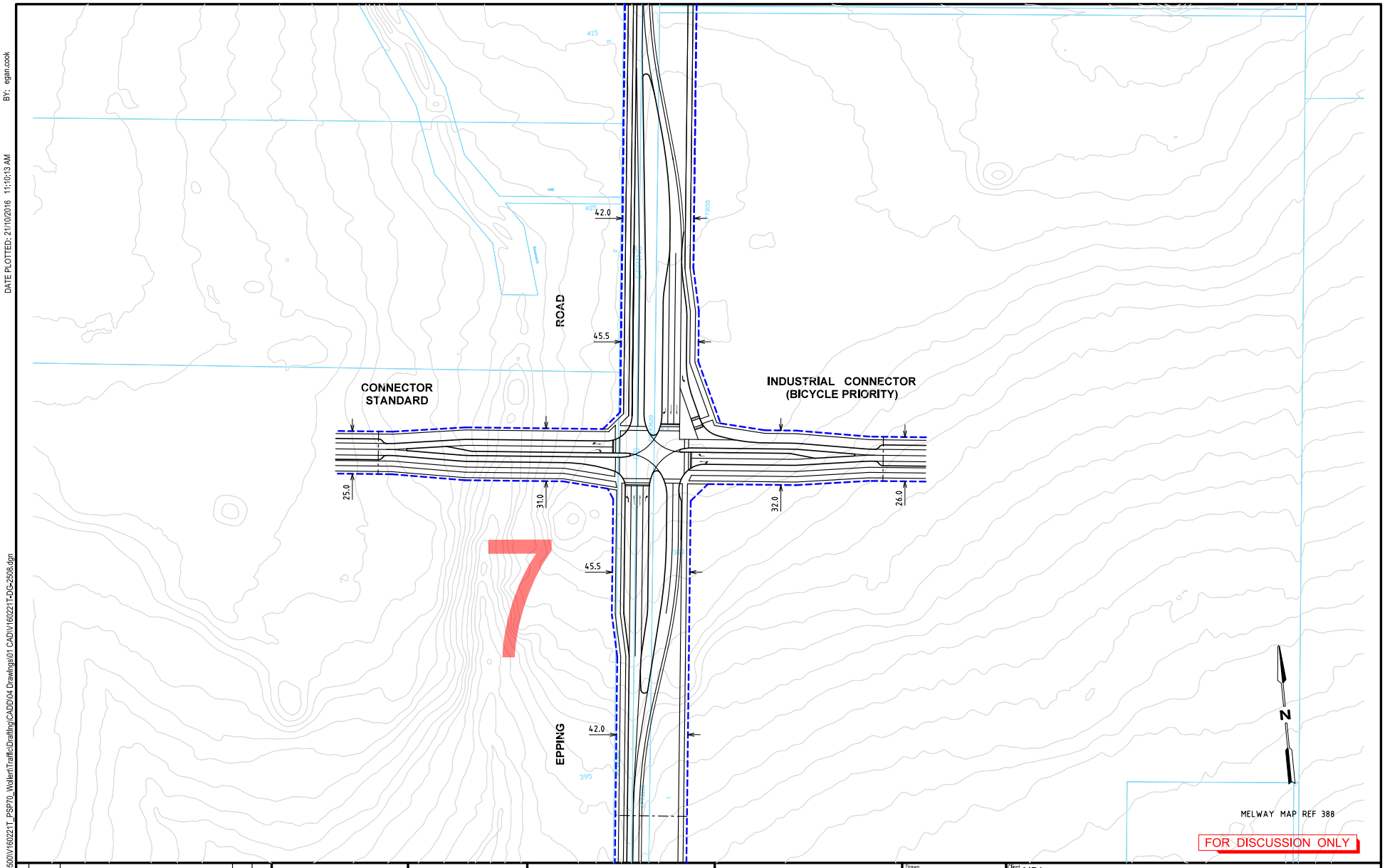
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE NORTH OF CRAIGIEBURN ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2507
Revision: 3



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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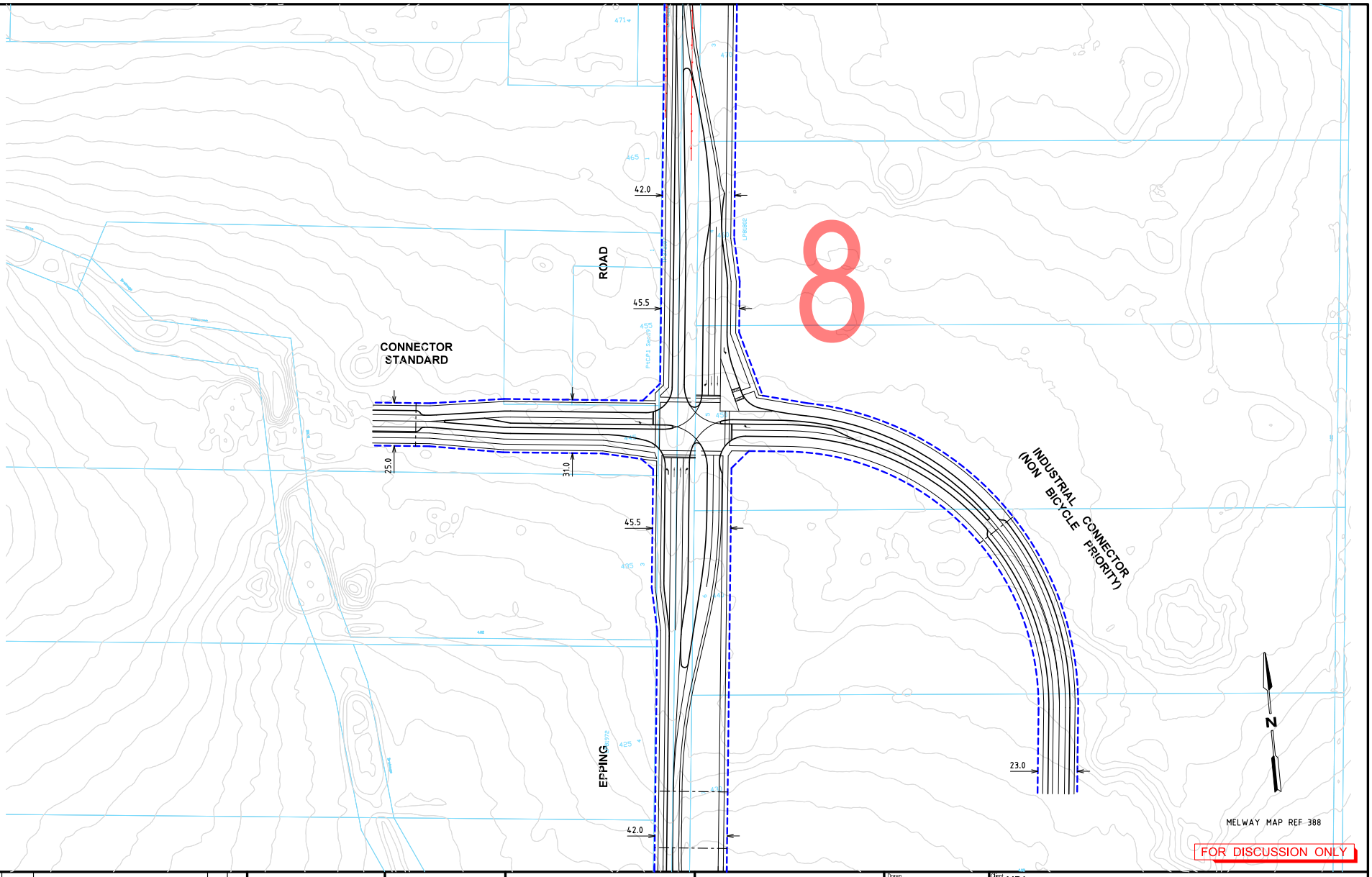
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD NORTH OF LEHMANNS ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2508
Revision: 2

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2508.dgn
DATE PLOTTED: 21/10/2016 11:10:13 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

WARNING
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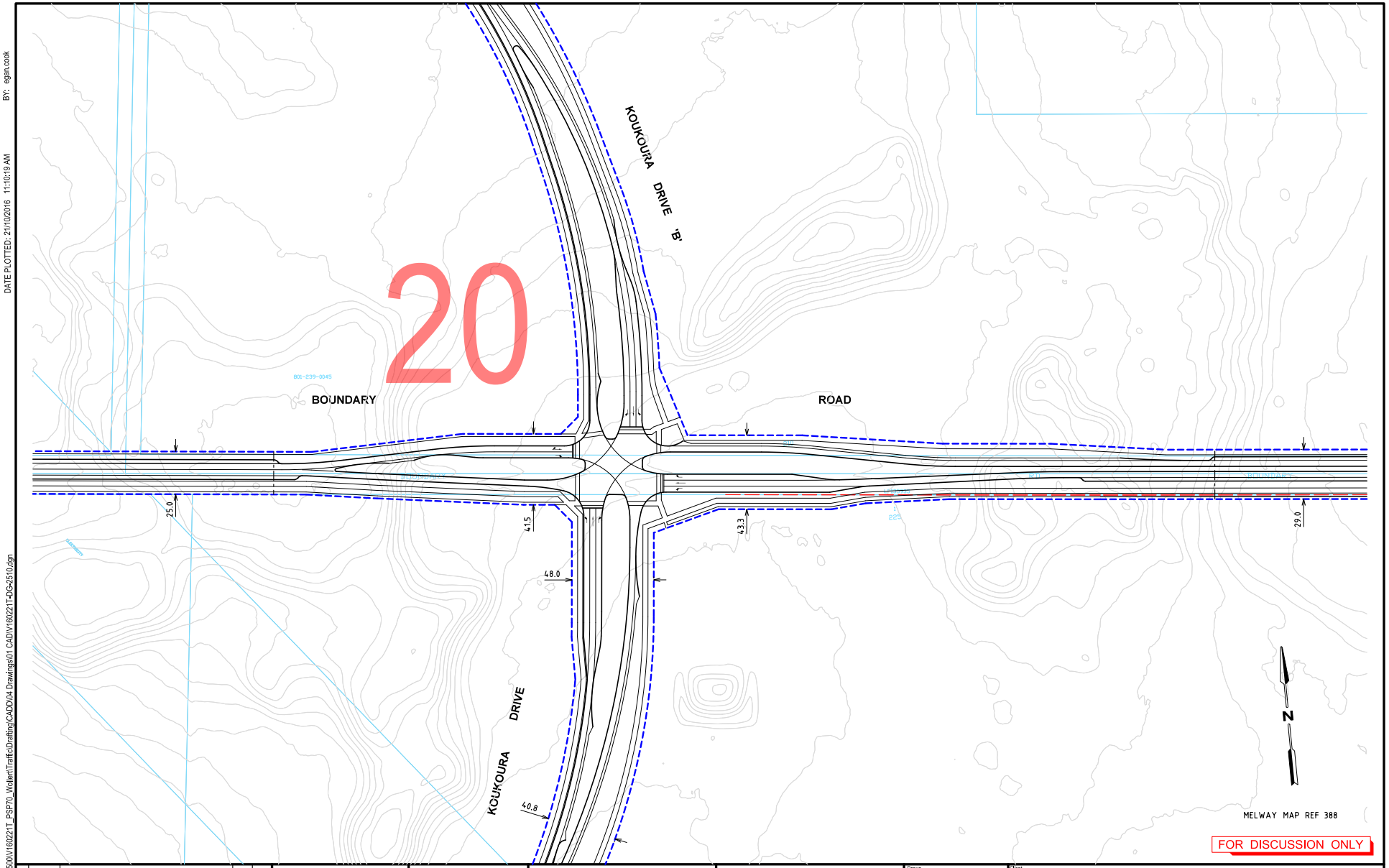
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD SOUTH OF BOUNDARY ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2509
Revision: 2

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2509.dgn
DATE PLOTTED: 21/10/2016 11:10:16 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:10:19 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2510.dgn

Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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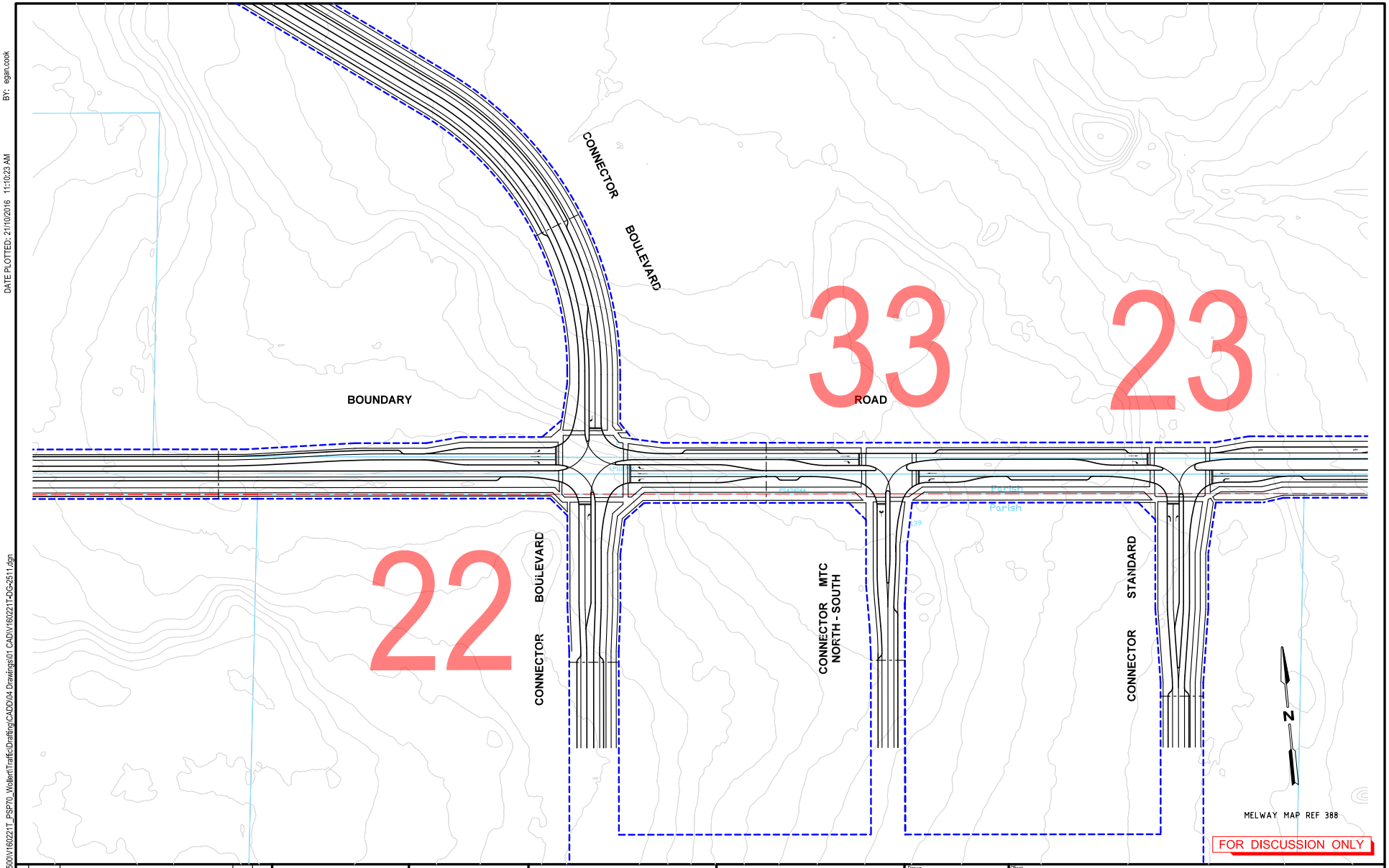
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD AND KOUKOURA DRIVE

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2510
Revision: 2



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:10:23 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2511.dgn

Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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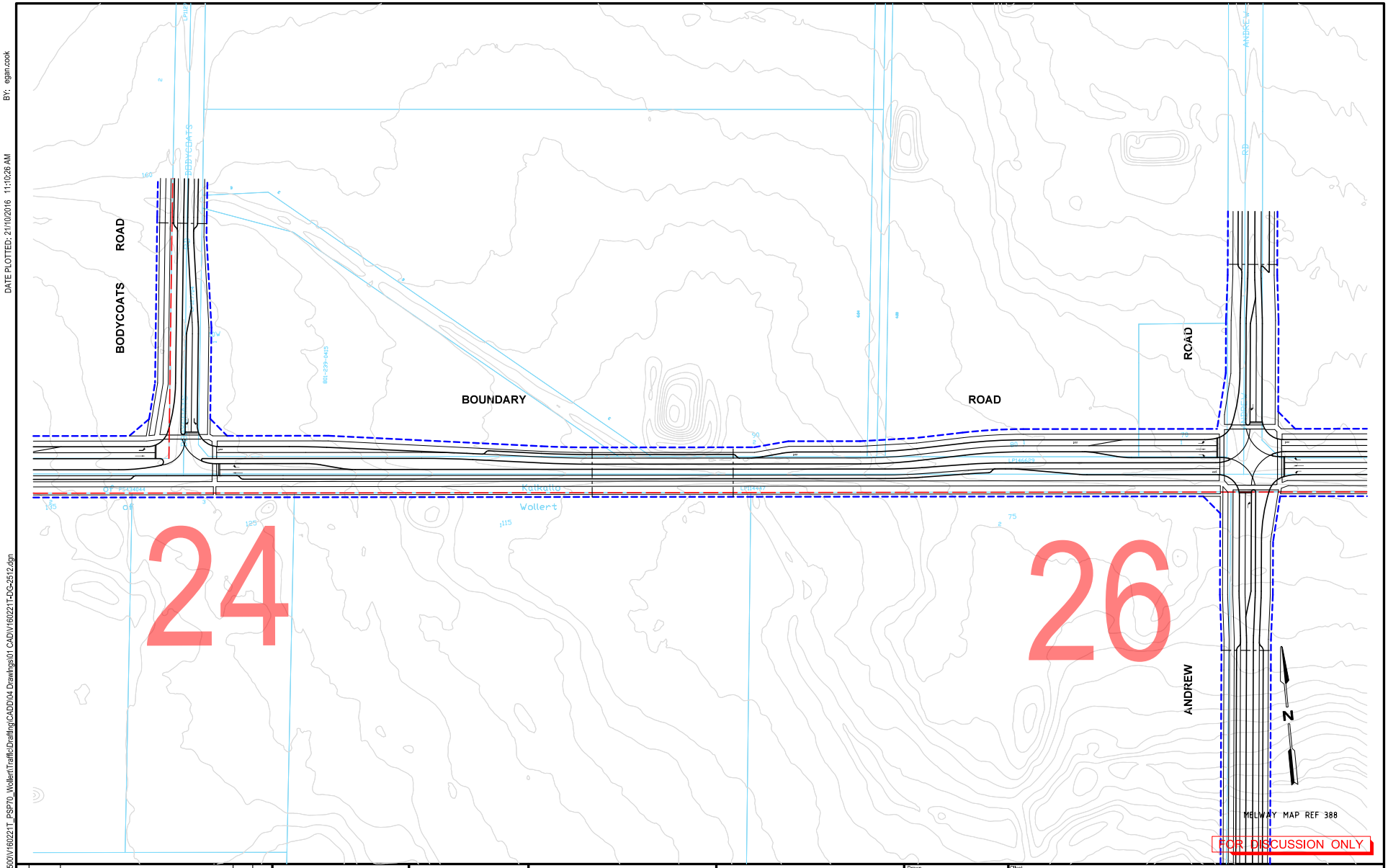
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN (SAME AS ULTIMATE)
FUNCTIONAL LAYOUT
BOUNDARY ROAD EAST OF KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2511
Revision: 2



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	DD.MM.YY	ISSUED FOR INFORMATION	XXX	DH

0 10 20 40
1:2000 @ A3

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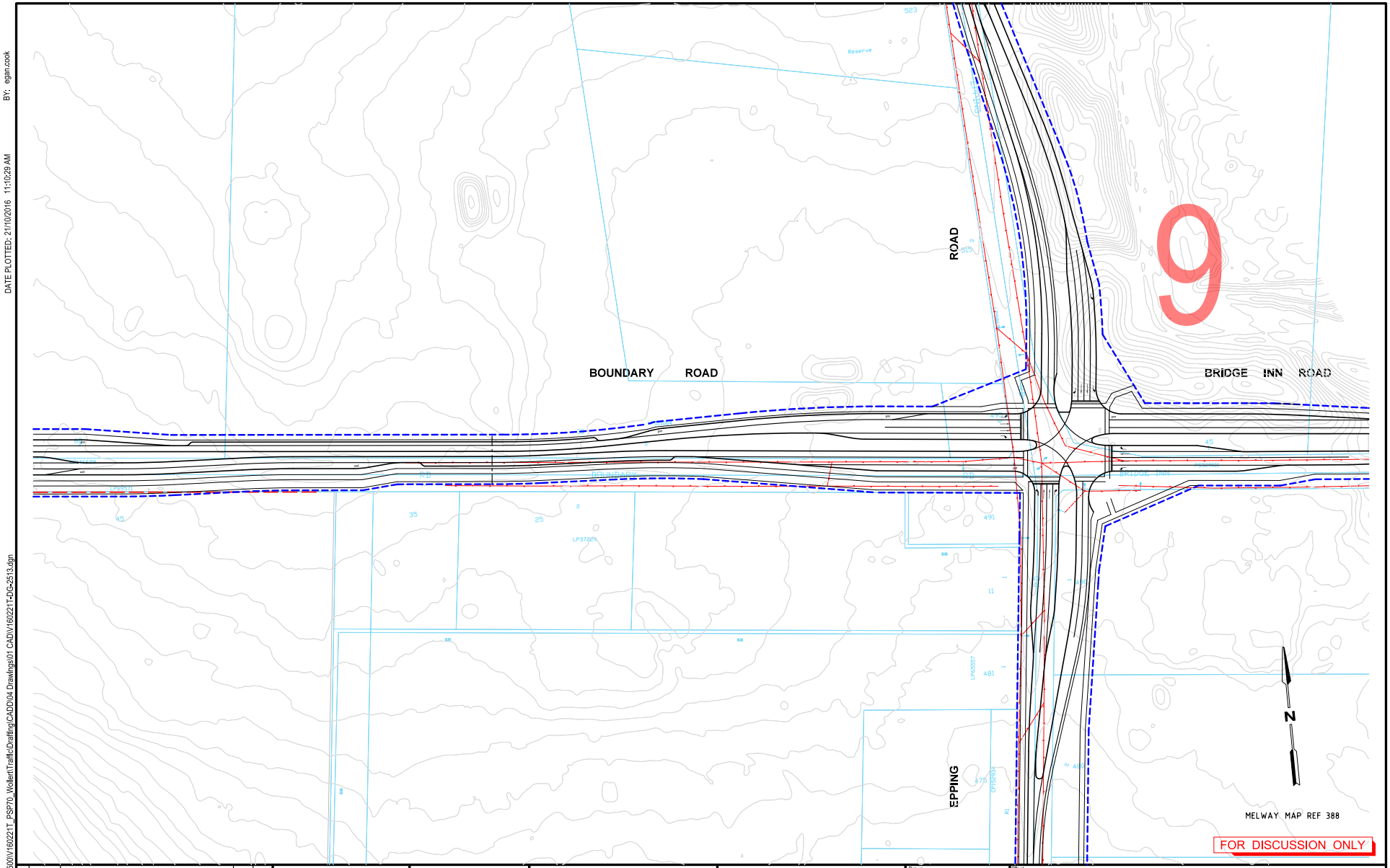
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN (SAME AS ULTIMATE)
FUNCTIONAL LAYOUT
BOUNDARY ROAD / BODYCOATS AND ANDREW ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2512
Revision: 2

CAD File: M:\2016\60001-50500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2512.dgn
DATE PLOTTED: 21/10/2016 11:10:26 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
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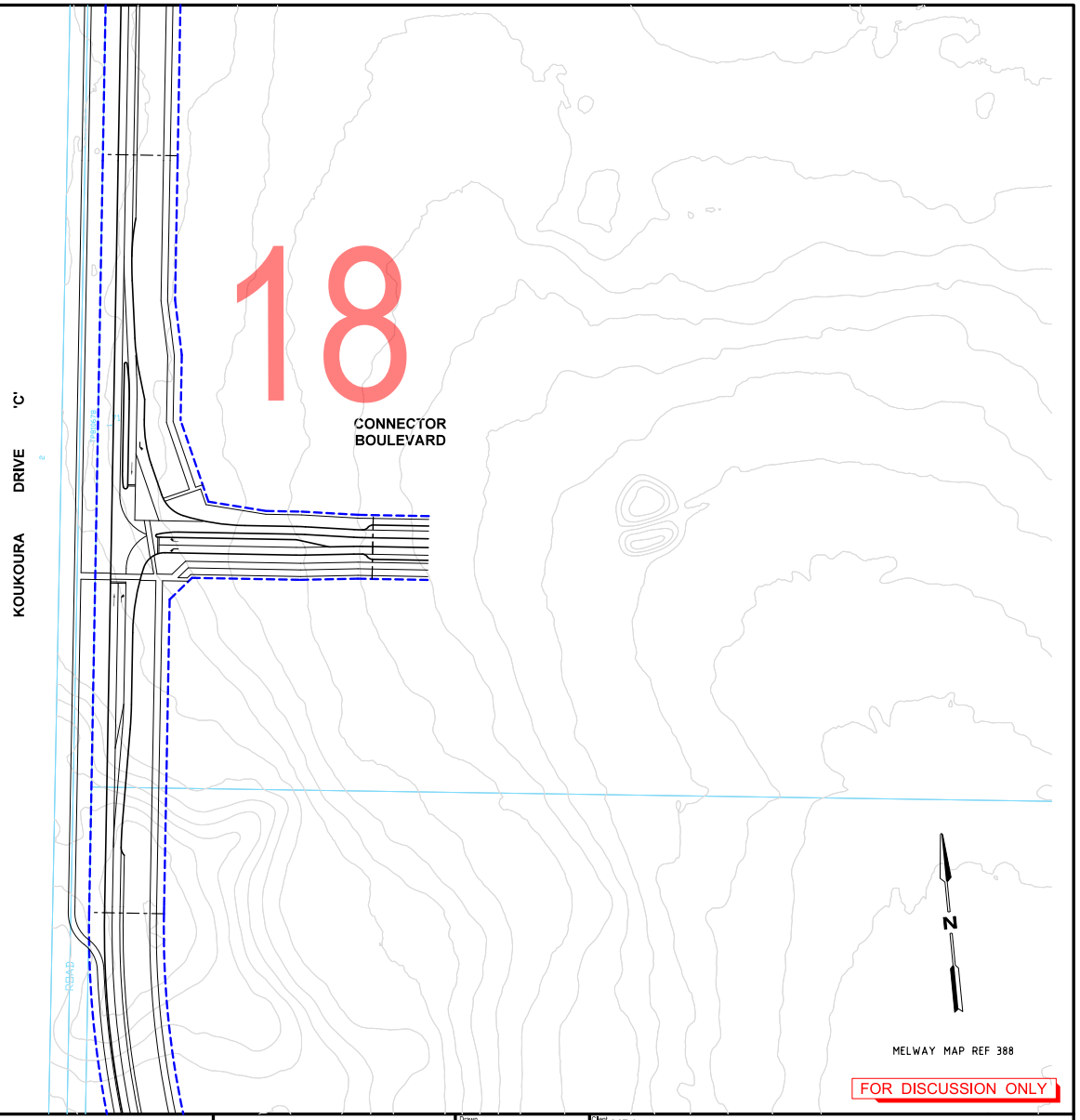
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD AND EPPING ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2513
Revision: 2

CAD File: M:\2016\60001-50000\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2513.dgn
DATE PLOTTED: 21/10/2016 11:10:29 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:10:32 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2514.dgn

Rev	Date	Description	Drawn	Appr.
3	13.10.2016	AMENDED DESIGN	EC	DH
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	DD.MM.YY	ISSUED FOR INFORMATION	XXX	DH

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1:2000 @ A3

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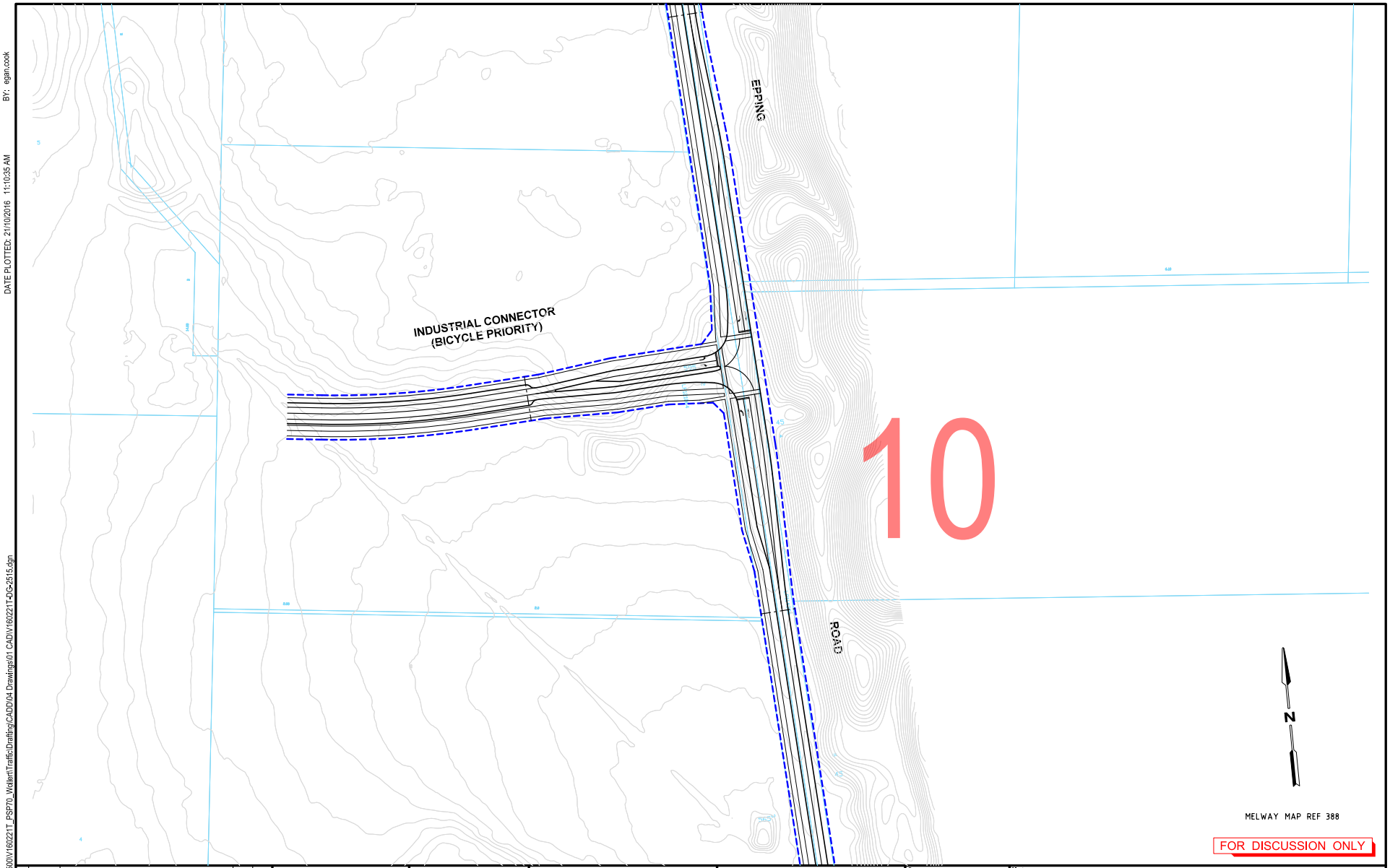
Drawn: E.COOK
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT

Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE NORTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date: 13.10.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2514
Revision: 3



Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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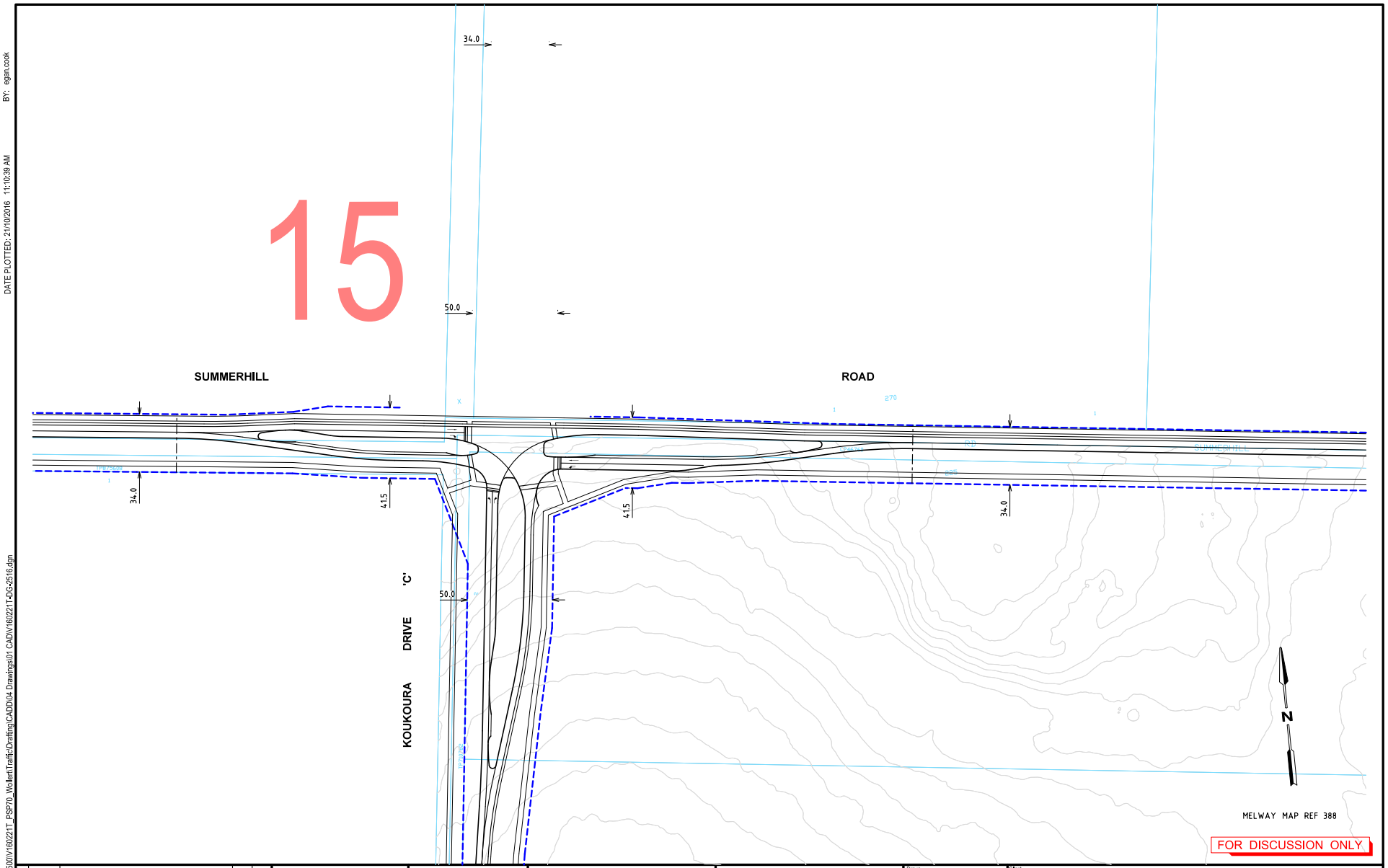
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN (SAME AS ULTIMATE)
FUNCTIONAL LAYOUT
EPPING ROAD NORTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2515
Revision: 2

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2515.dgn
DATE PLOTTED: 21/10/2016 11:10:35 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:10:39 AM

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Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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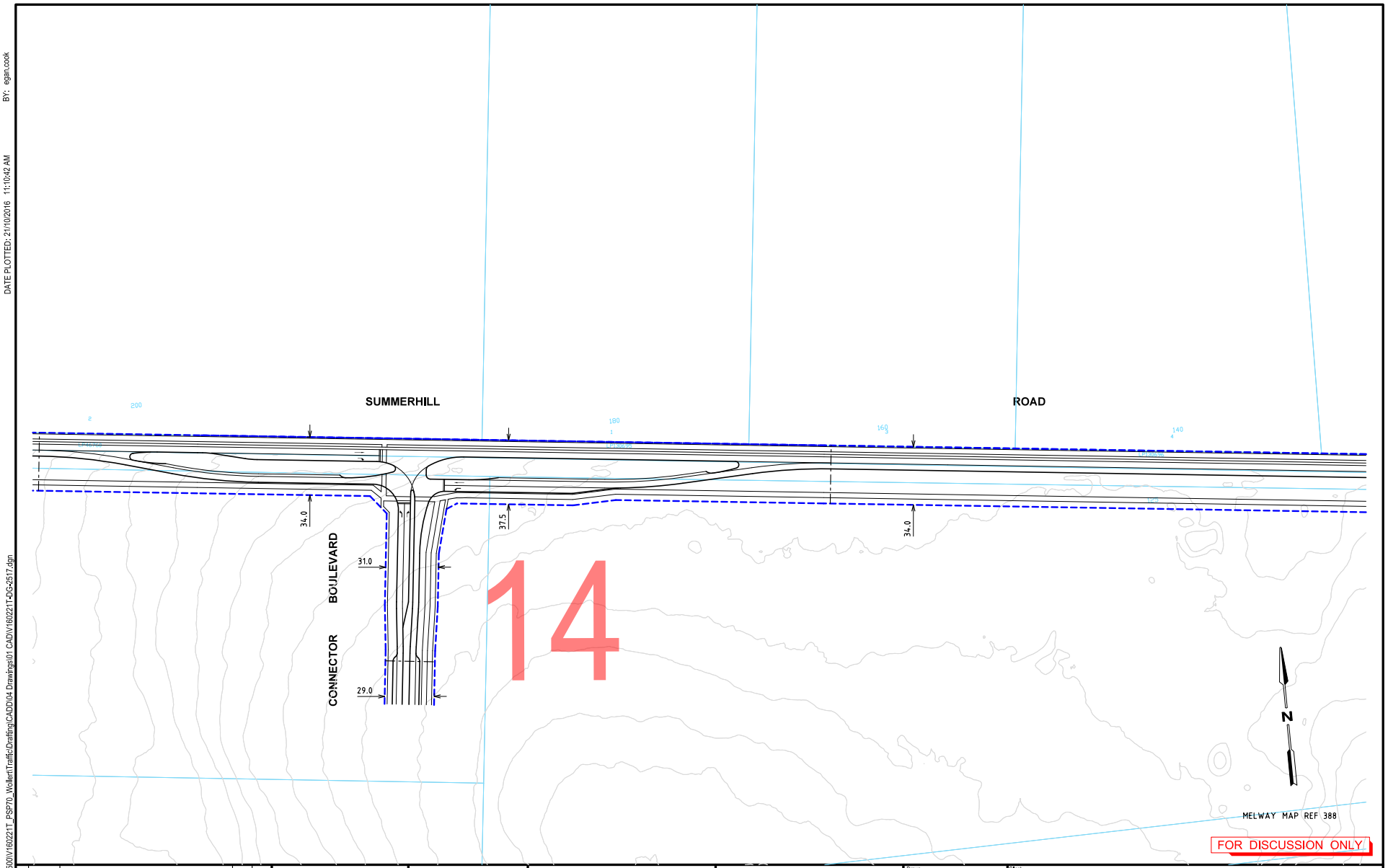
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2516
Revision: 2



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:10:42 AM

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Rev	Date	Description	Drawn	Appr.
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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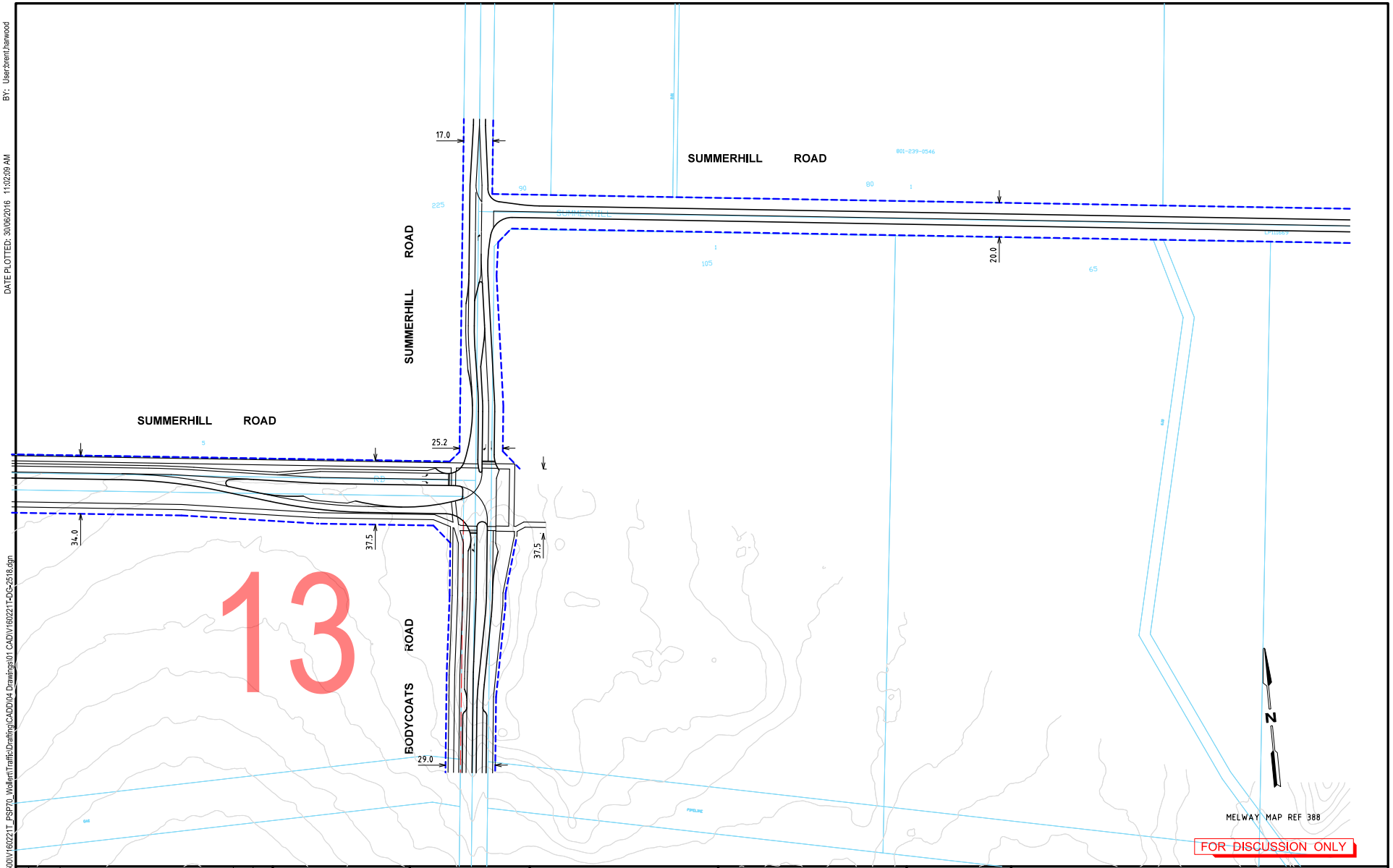
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD EAST OF KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2517
Revision: 2



Rev	Date	Description	Drawn	Appr.
3	30.06.2016	NORTH BOUND RIGHT TURN REMOVED	BVH	DH
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: V160221T-DG-2518
WOLLERT

Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND BODYCOATS ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
18.03.16	1:2000	A3

Drawing Number: V160221T-DG-2518
Revision: 3

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CADD\V160221T-DG-2518.dgn
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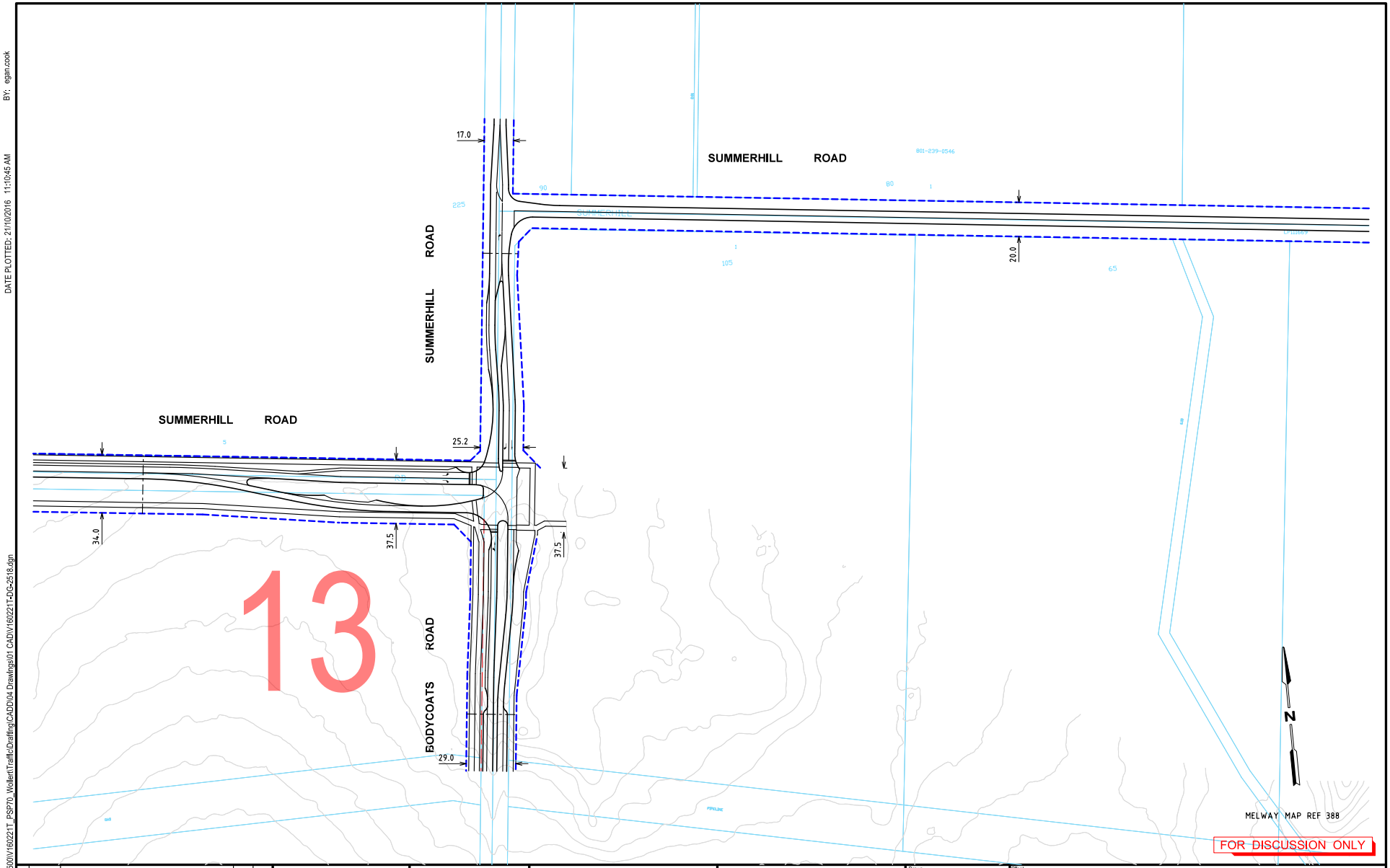
BY: User:brent.harwood



Rev	Date	Description	Drawn	Appr.
3	30.06.2016	NORTH BOUND RIGHT TURN REMOVED	BVH	DH
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	22.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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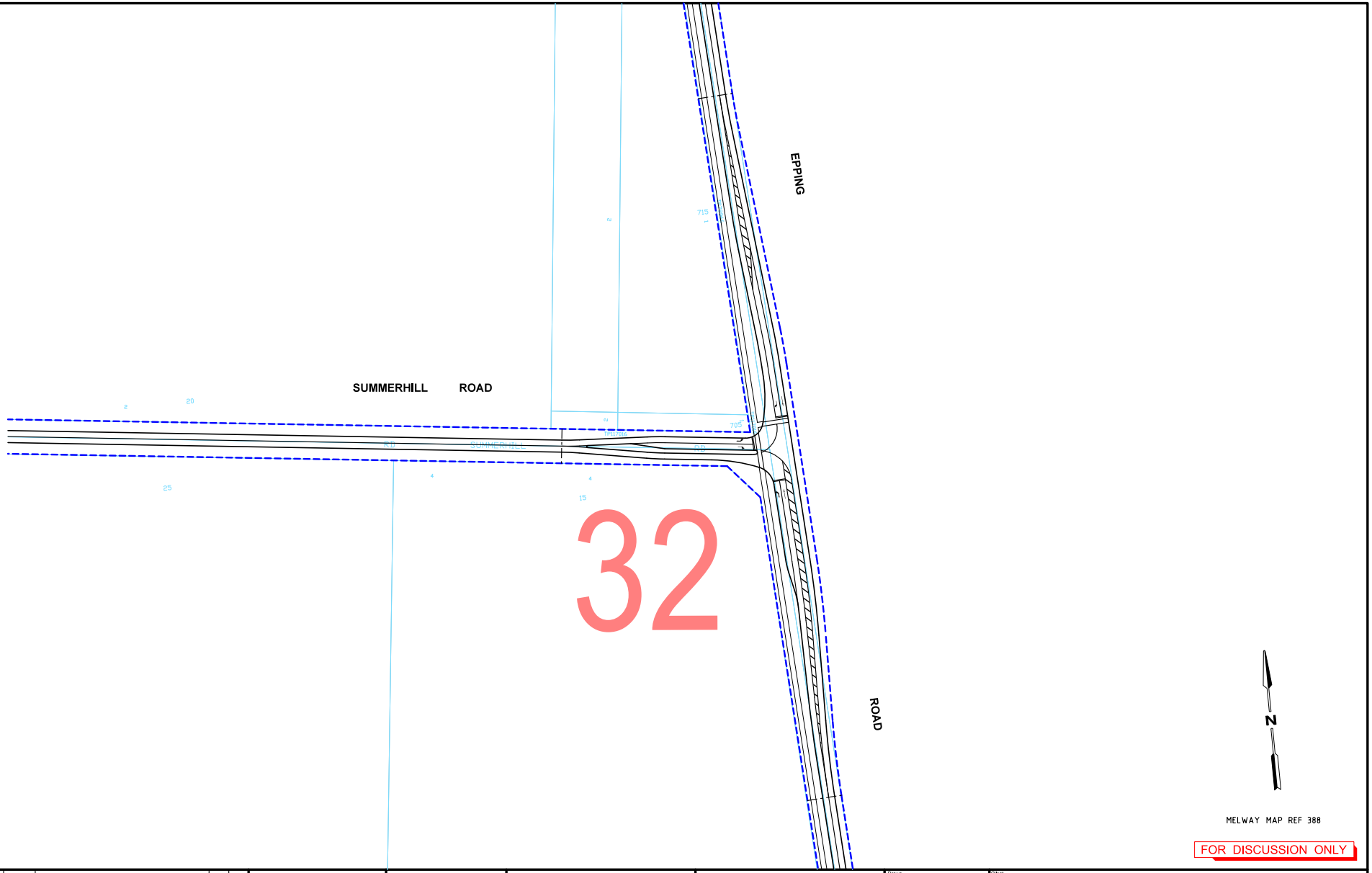
Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND BODYCOATS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 18.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2518
Revision: 3

CAD File: M:\2016\60001-50\00\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2518.dgn
DATE PLOTTED: 21/10/2016 11:10:45 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr
2	20.04.2016	COMMENTS ADDED	BVH	DH
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: INTERIM DESIGN (SAME AS ULTIMATE)
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND EPPING ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2519
Revision: 2

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2519.dgn
DATE PLOTTED: 21/10/2016 11:10:48 AM
BY: egan.cook

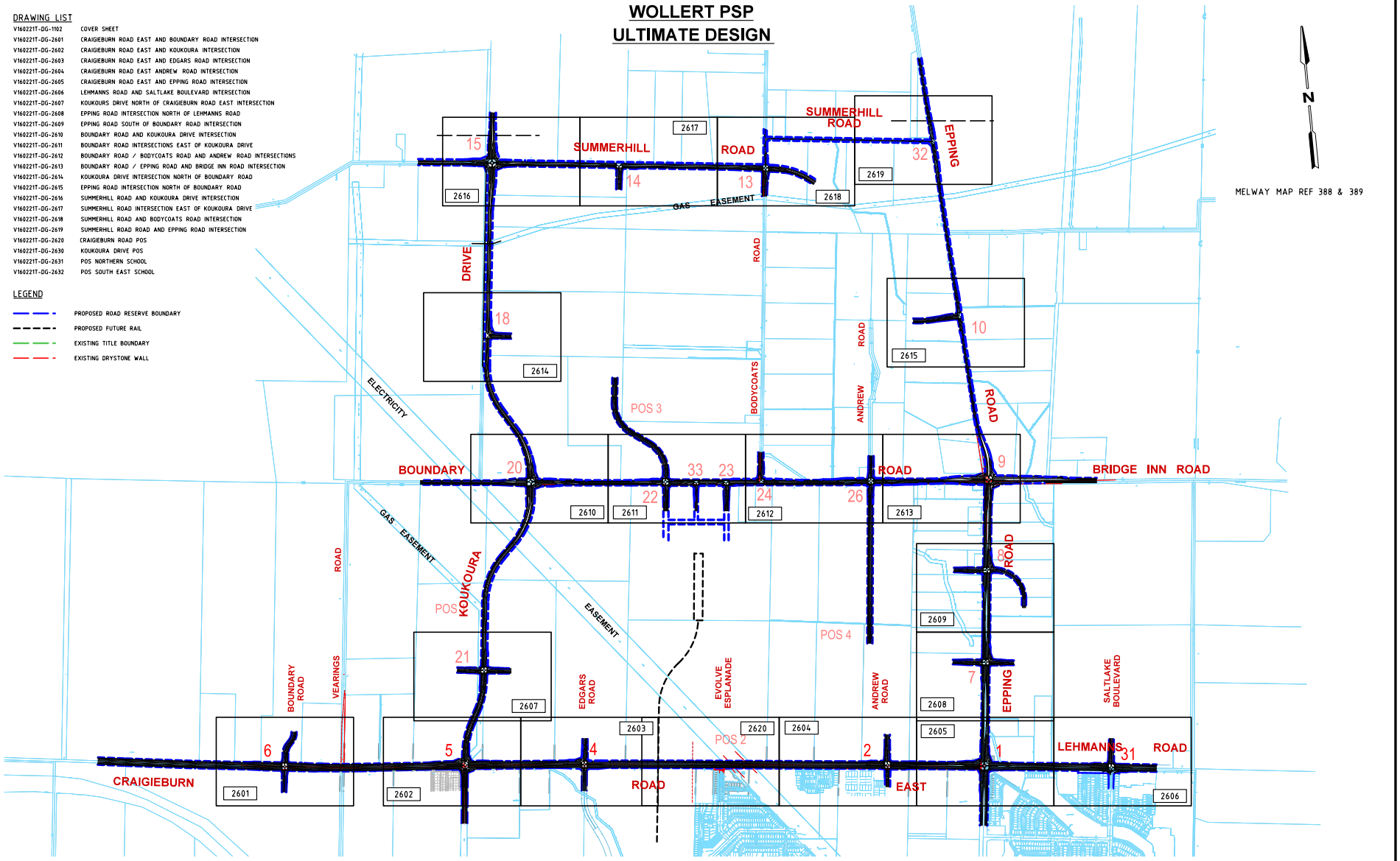
WOLLERT PSP
ULTIMATE DESIGN

DRAWING LIST

V160221T-DG-1102	COVER SHEET
V160221T-DG-2601	CRAIGIEBURN ROAD EAST AND BOUNDARY ROAD INTERSECTION
V160221T-DG-2602	CRAIGIEBURN ROAD EAST AND KOUKOURA INTERSECTION
V160221T-DG-2603	CRAIGIEBURN ROAD EAST AND EDGARS ROAD INTERSECTION
V160221T-DG-2604	CRAIGIEBURN ROAD EAST ANDREW ROAD INTERSECTION
V160221T-DG-2605	CRAIGIEBURN ROAD EAST AND EPPING ROAD INTERSECTION
V160221T-DG-2606	LEHMANNS ROAD AND SALTLAKE BOULEVARD INTERSECTION
V160221T-DG-2607	KOUKOURS DRIVE NORTH OF CRAIGIEBURN ROAD EAST INTERSECTION
V160221T-DG-2608	EPPING ROAD INTERSECTION NORTH OF LEHMANNS ROAD
V160221T-DG-2609	EPPING ROAD SOUTH OF BOUNDARY ROAD INTERSECTION
V160221T-DG-2610	BOUNDARY ROAD AND KOUKOURA DRIVE INTERSECTION
V160221T-DG-2611	BOUNDARY ROAD INTERSECTIONS EAST OF KOUKOURA DRIVE
V160221T-DG-2612	BOUNDARY ROAD / BODYCOATS ROAD AND ANDREW ROAD INTERSECTIONS
V160221T-DG-2613	BOUNDARY ROAD / EPPING ROAD AND BRIDGE INN ROAD INTERSECTION
V160221T-DG-2614	KOUKOURA DRIVE INTERSECTION NORTH OF BOUNDARY ROAD
V160221T-DG-2615	EPPING ROAD INTERSECTION NORTH OF BOUNDARY ROAD
V160221T-DG-2616	SUMMERHILL ROAD AND KOUKOURA DRIVE INTERSECTION
V160221T-DG-2617	SUMMERHILL ROAD INTERSECTION EAST OF KOUKOURA DRIVE
V160221T-DG-2618	SUMMERHILL ROAD AND BODYCOATS ROAD INTERSECTION
V160221T-DG-2619	SUMMERHILL ROAD ROAD AND EPPING ROAD INTERSECTION
V160221T-DG-2620	CRAIGIEBURN ROAD POS
V160221T-DG-2630	KOUKOURA DRIVE POS
V160221T-DG-2631	POS NORTHERN SCHOOL
V160221T-DG-2632	POS SOUTH EAST SCHOOL

LEGEND

- PROPOSED ROAD RESERVE BOUNDARY
- PROPOSED FUTURE RAIL
- EXISTING TITLE BOUNDARY
- EXISTING DRYSTONE WALL



Rev	Date	Description	Drawn	Appr.
3	20.04.2016	COMMENTS ADDED	BVH	DH
2	18.03.2016	ISSUED FOR INFORMATION	BVH	DH
1	11.03.2016	ISSUED FOR INFORMATION	BVH	DH

0 100 200 400
1:20000 @ A3

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Drawn: B.HARWOOD
Designed: B.HARWOOD
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
OVERVIEW - LOCALITY PLAN

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:20000
Size: A3
Drawing Number: V160221T-DG-1102
Revision: 3

BY: User:agan.cook
DATE PLOTTED: 21/10/2016 5:27:22 PM
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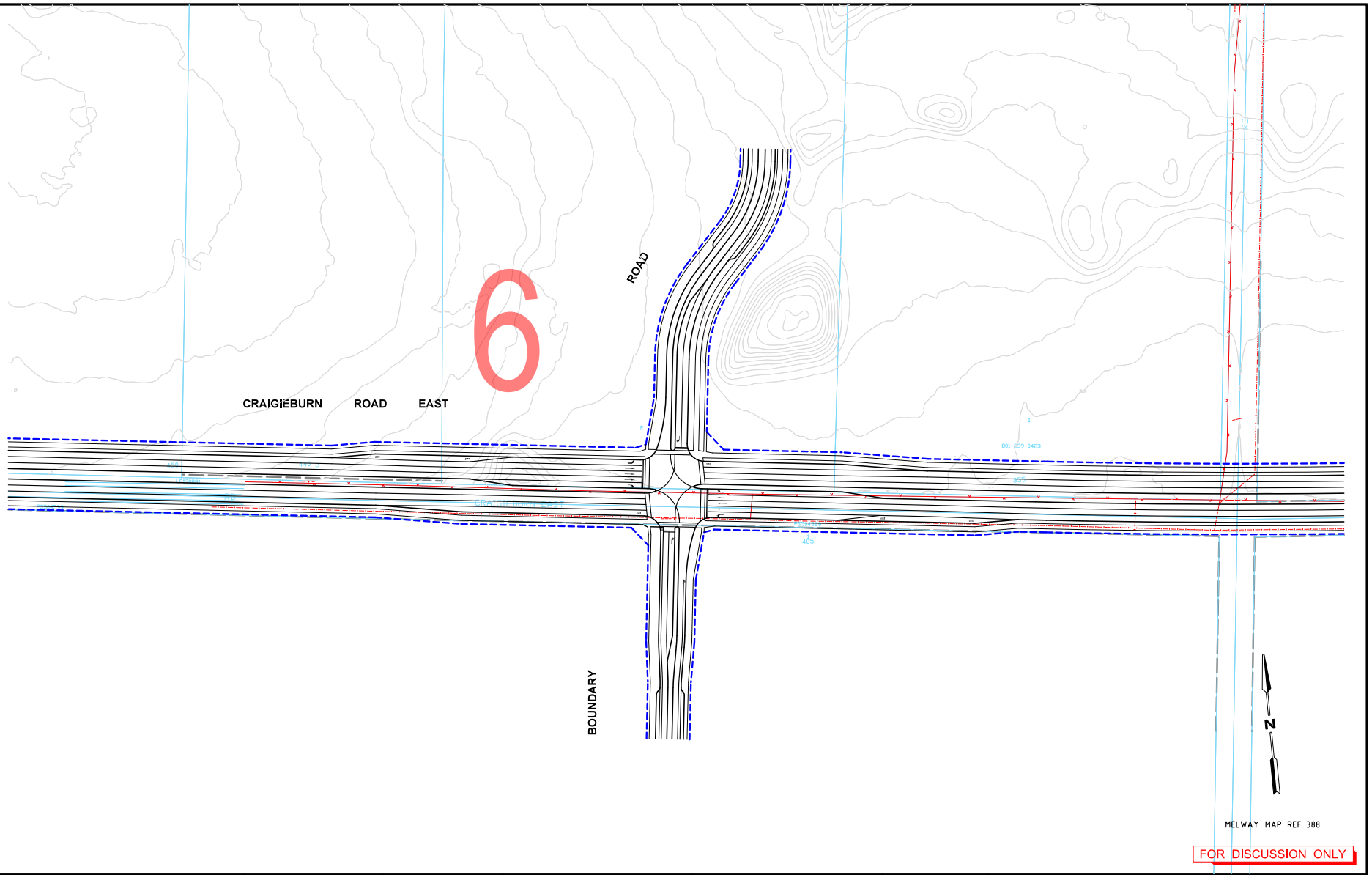

BY: egan.cook

DATE PLOTTED: 21/10/2016 11:11:20 AM

CAD File: M:\2016\6000\-5900\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221-DG-2601.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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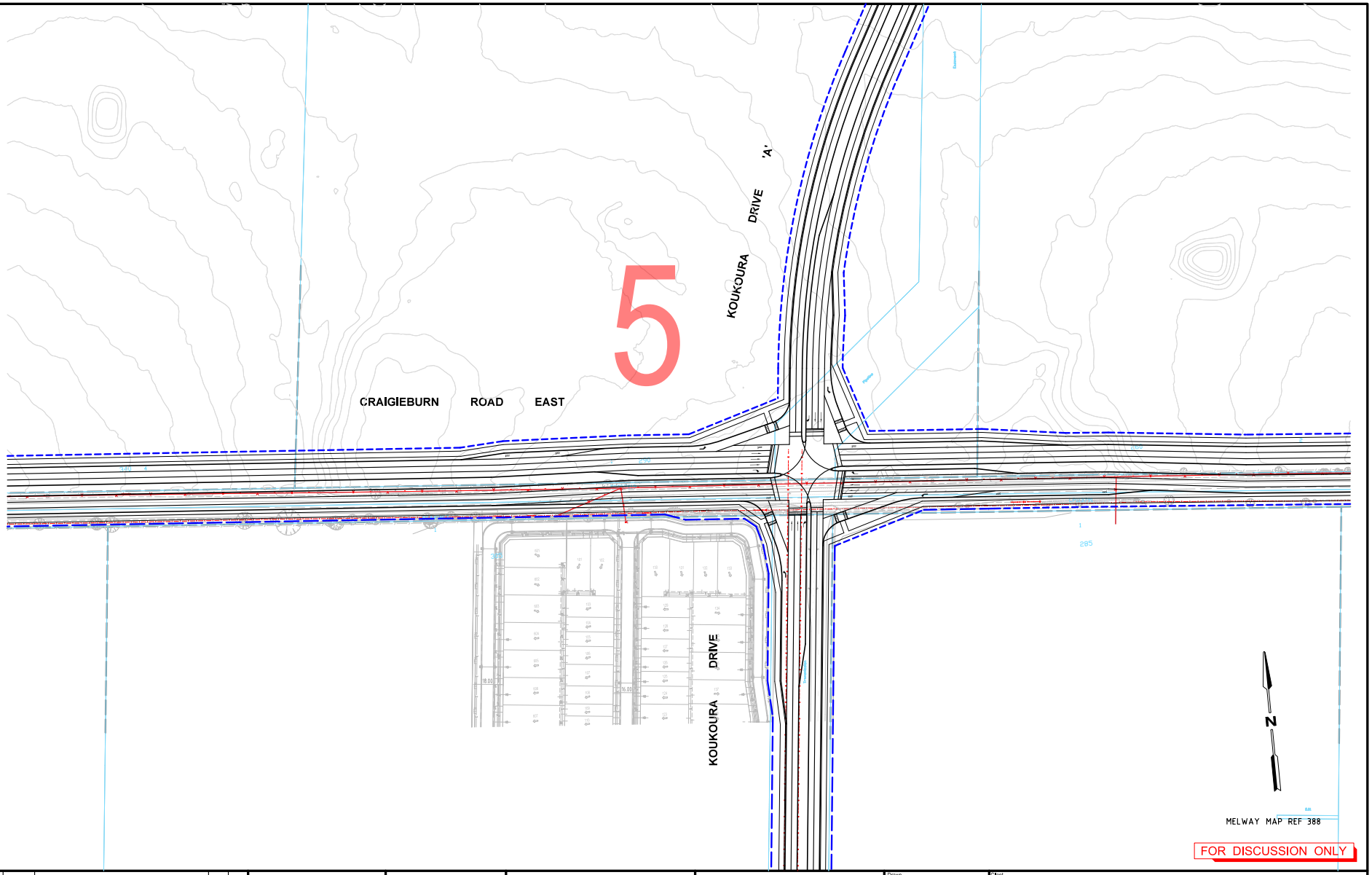
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2601
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT

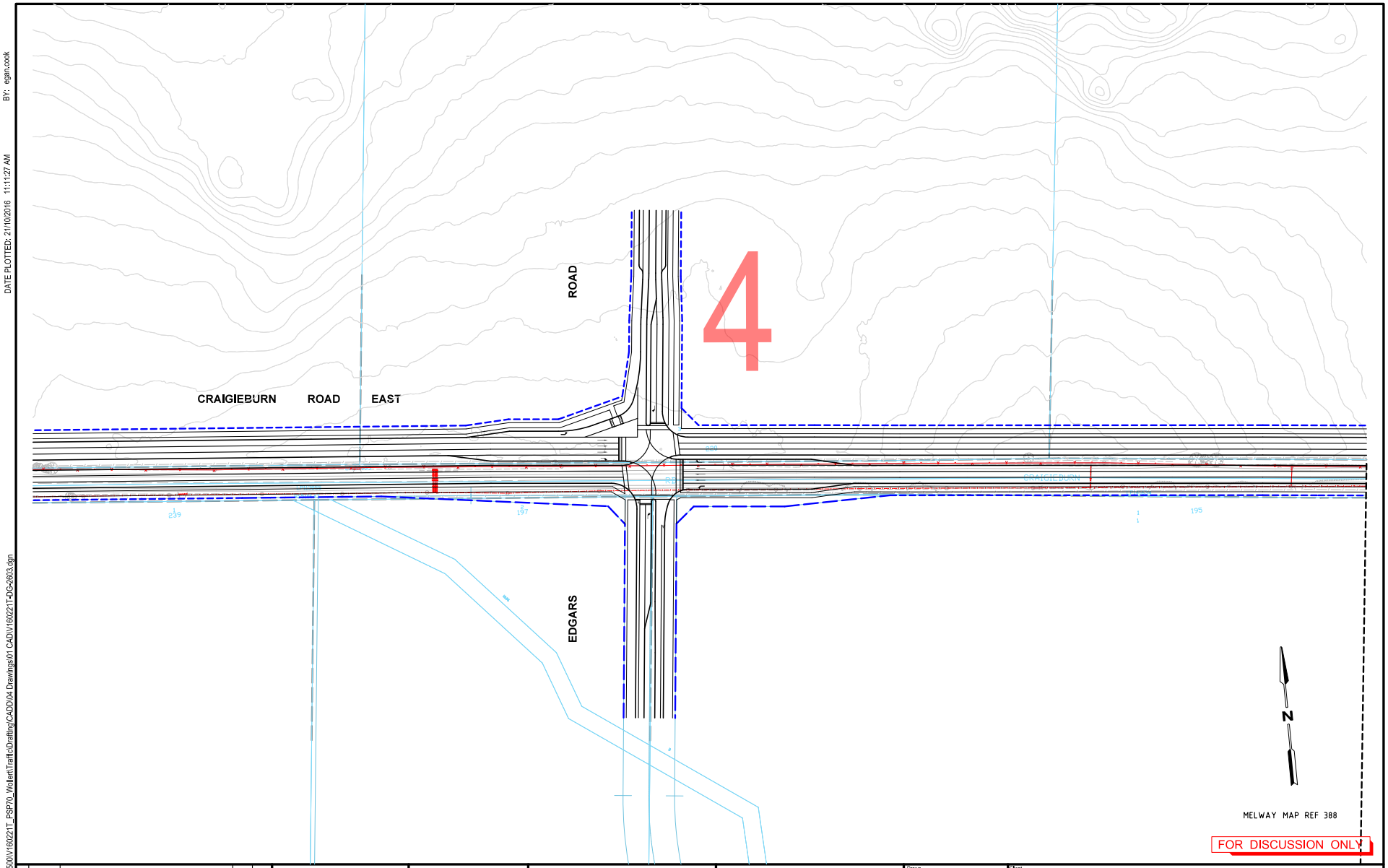
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND KOUKOURA DRIVE

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2602
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2602.dgn
DATE PLOTTED: 21/10/2016 11:11:24 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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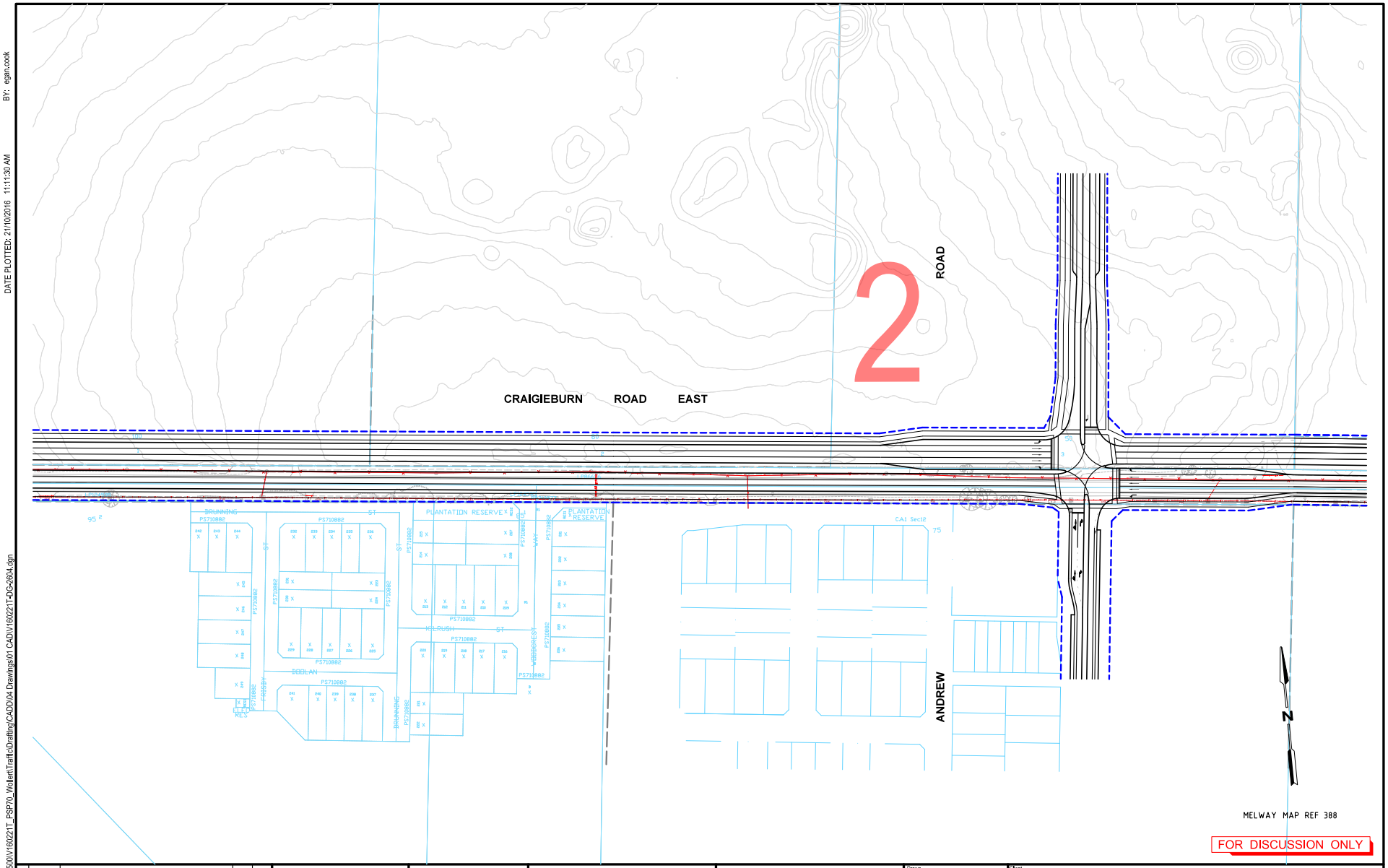
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND EDGARS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2603
Revision: 1

CAD File: M:\2016\0001-4500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2603.dgn
DATE PLOTTED: 21/10/2016 11:11:27 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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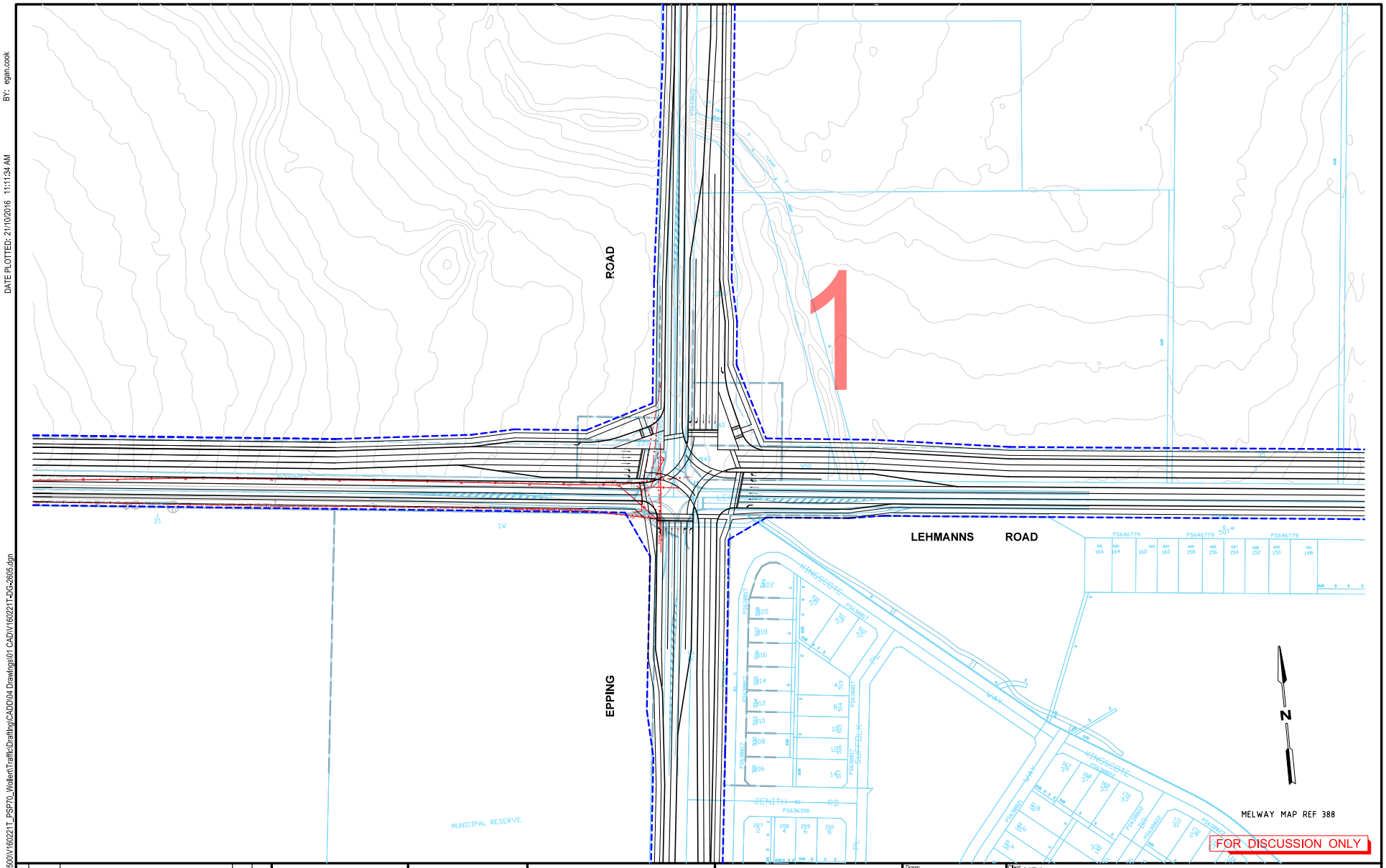
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND ANDREWS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2604
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2604.dgn
DATE PLOTTED: 21/10/2016 11:11:30 AM
BY: egan.cook



DATE PLOTTED: 21/10/2016 11:11:34 AM BY: egan.cook

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2605.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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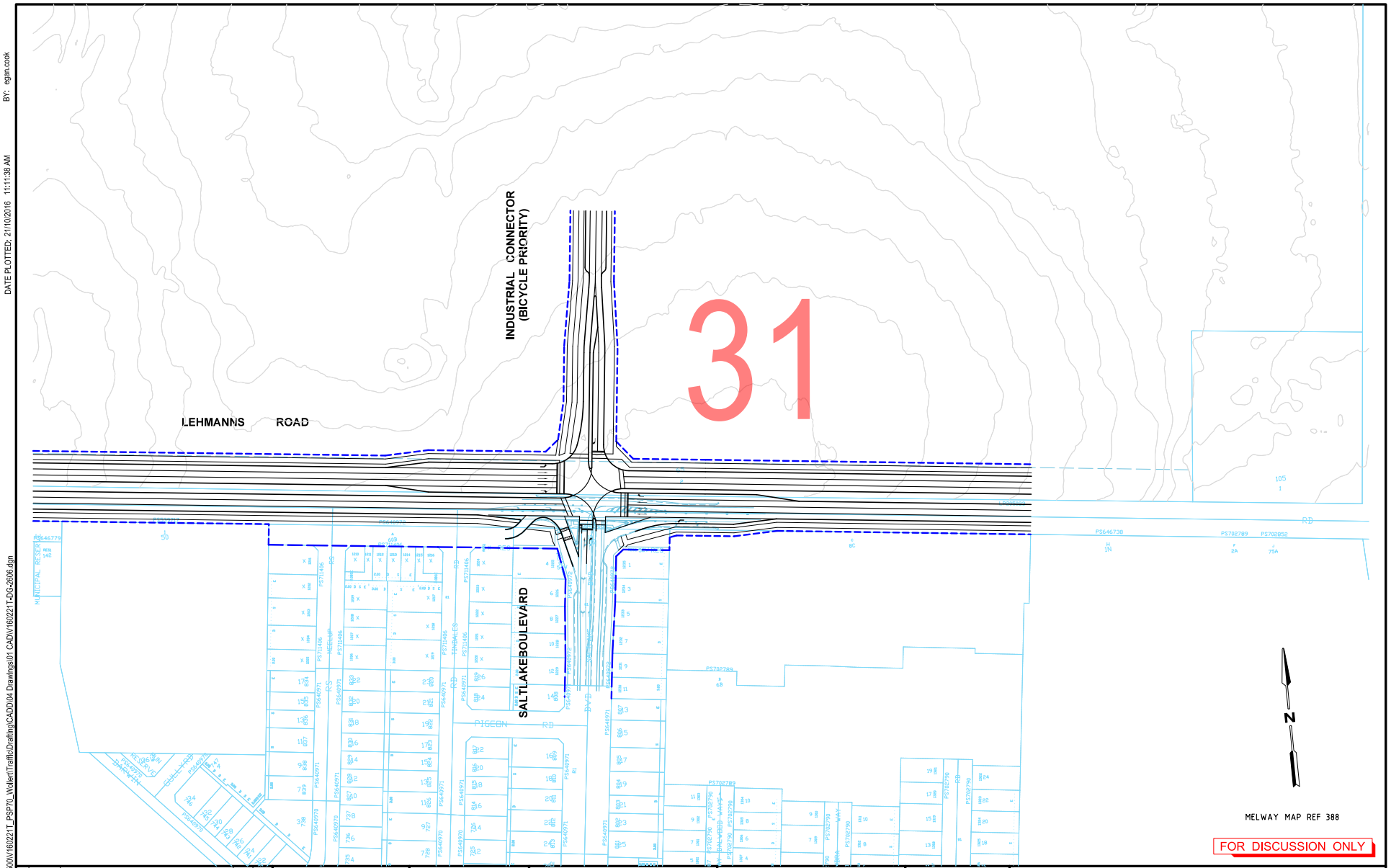
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND EPPING ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2605
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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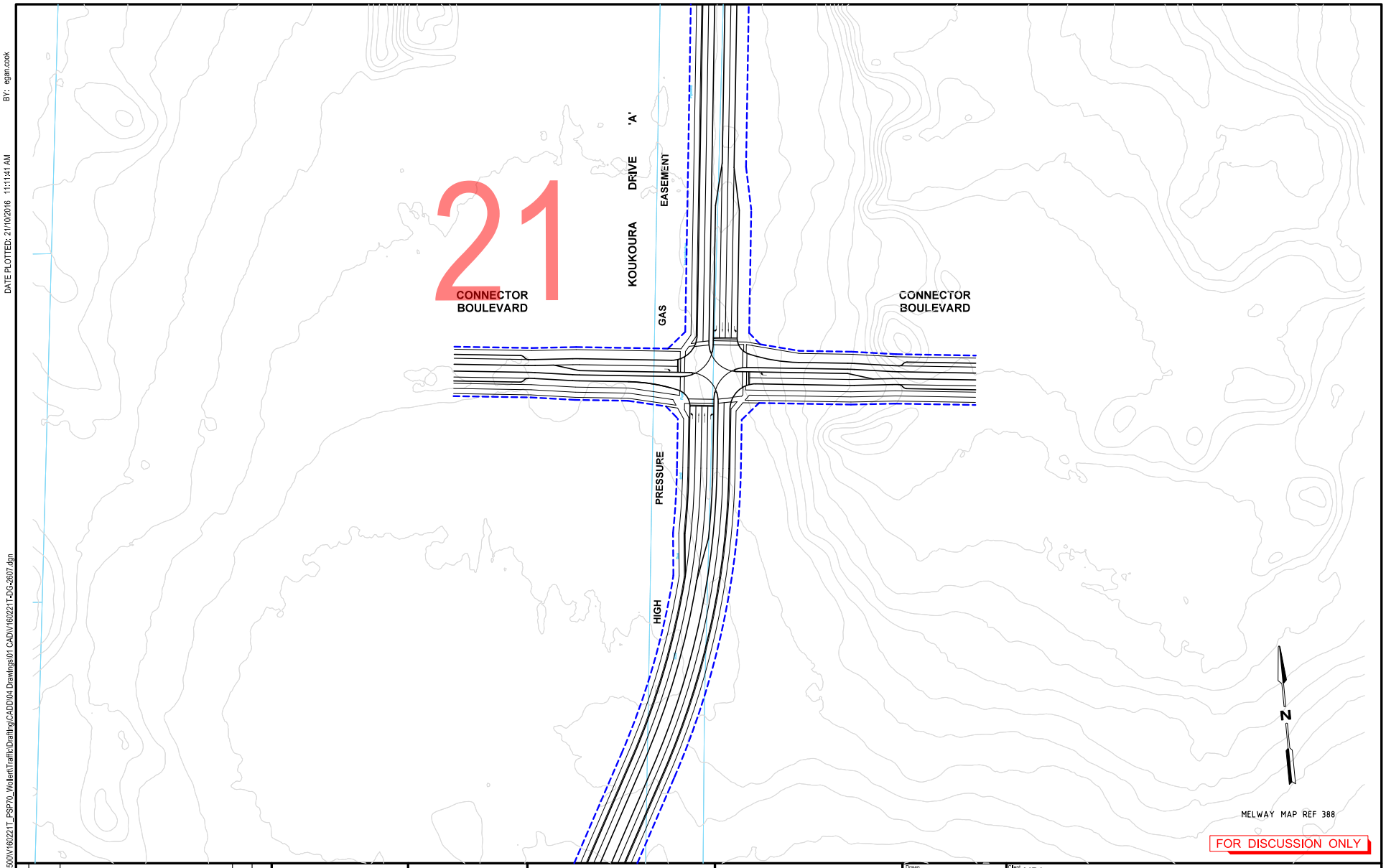
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD AND SALTLAKE BOULEVARD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2606
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2606.dgn
DATE PLOTTED: 21/10/2016 11:11:38 AM
BY: egan.cook



DATE PLOTTED: 21/10/2016 11:11:41 AM BY: egan.cook

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2607.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

WARNING
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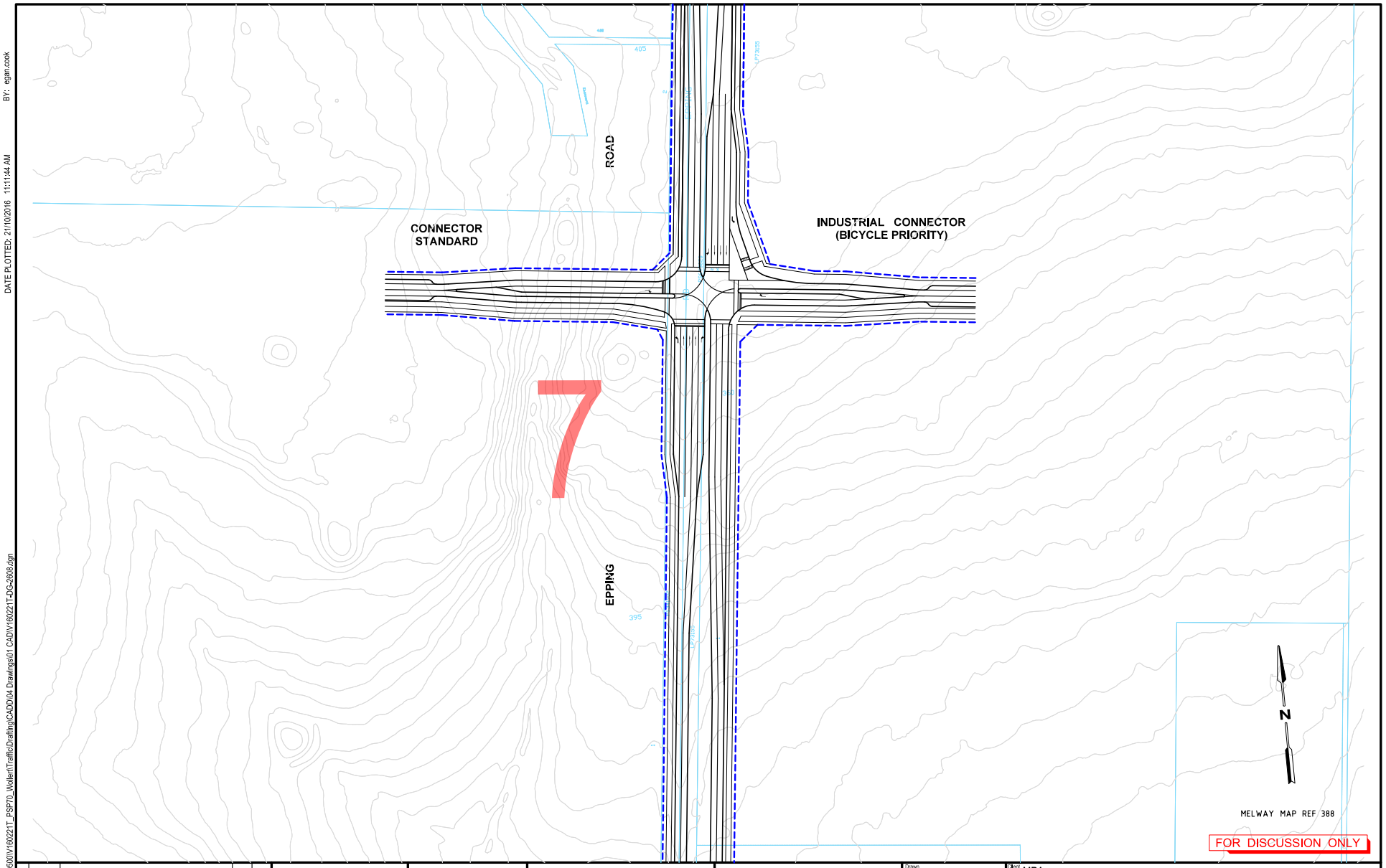
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE NORTH OF CRAIGIEBURN ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2607
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:11:44 AM

CAD File:M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2608.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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Email: victoria@cardno.com.au Web: www.cardno.com.au/victoria

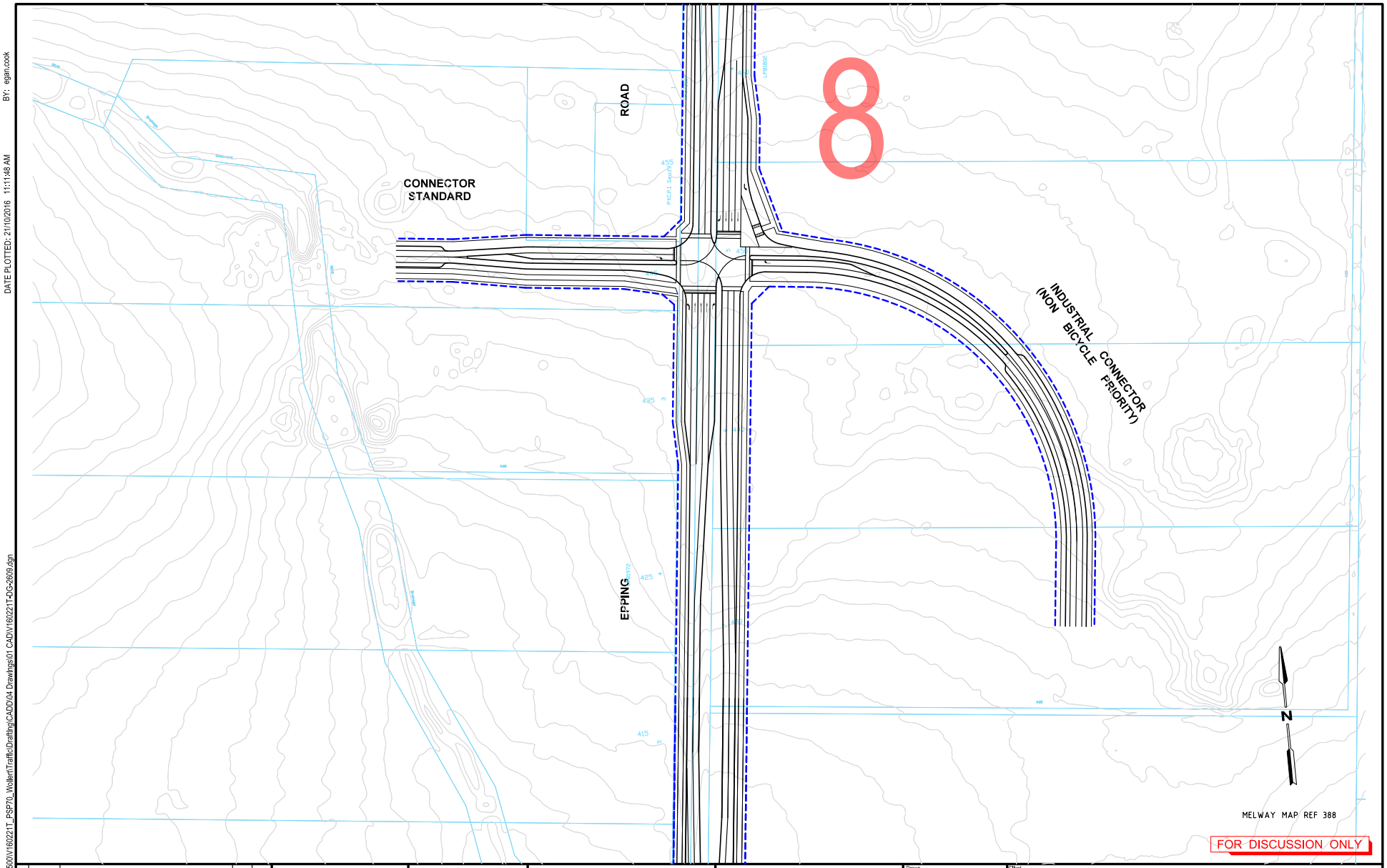
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD NORTH OF LEHMANNS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2608
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:11:48 AM

CAD File: M:\2016\000-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CADD\V160221T-DG-2609.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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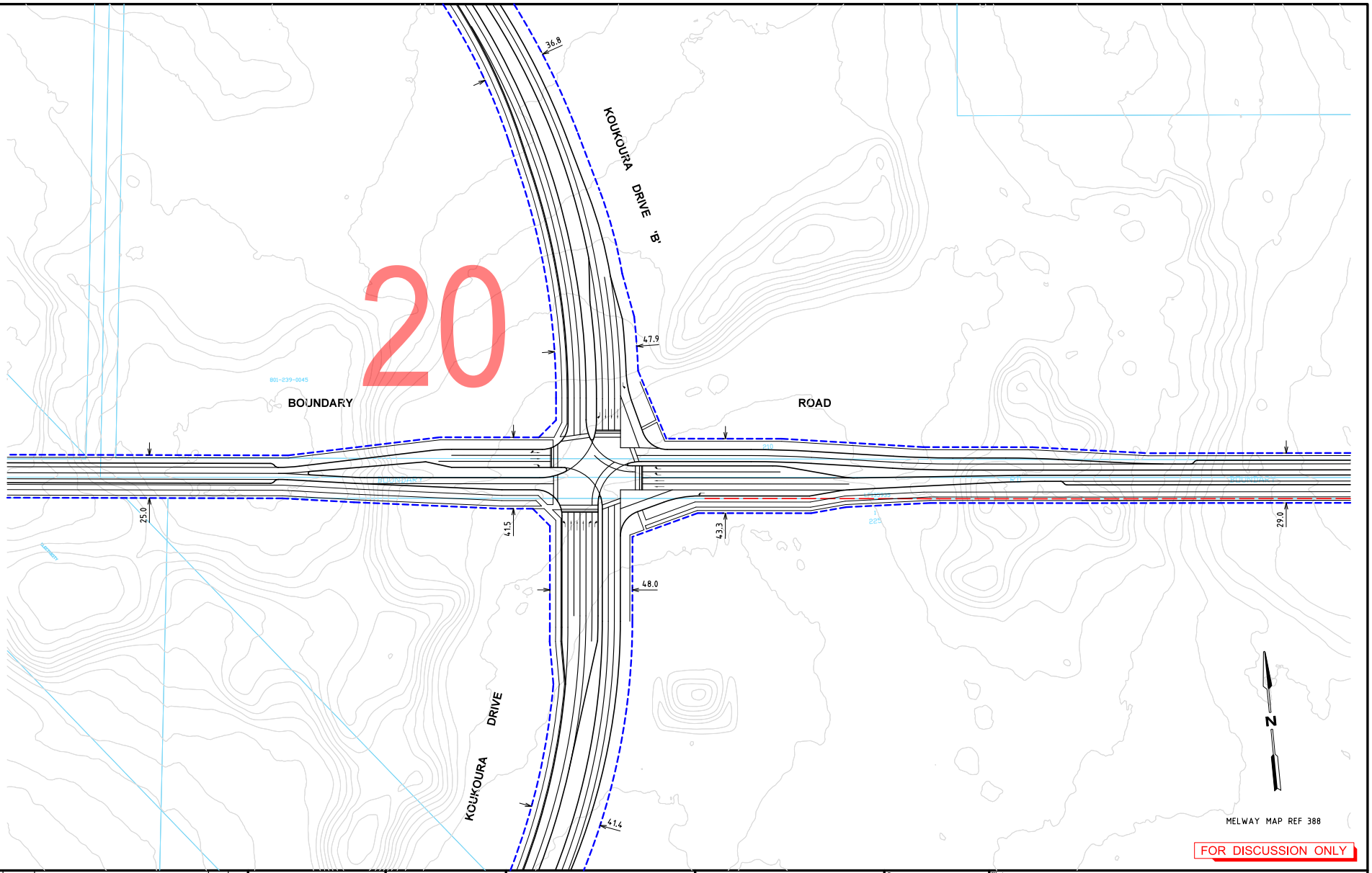
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
EPPING ROAD SOUTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2609
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:11:51 AM

CAD File: M:\2016\000-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CAD\04 Drawings\01 CAD\V160221T-DG-2610.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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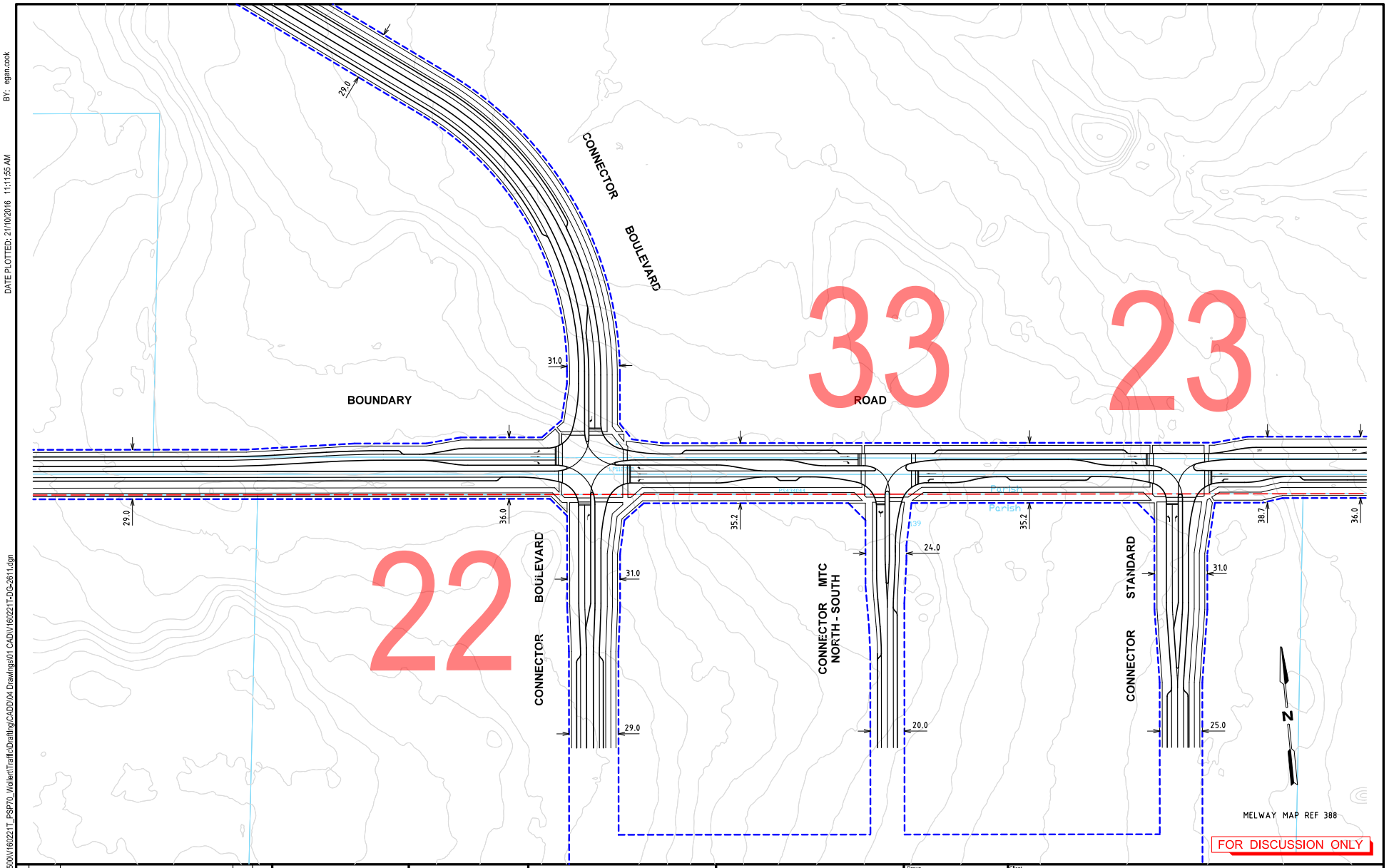
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD AND KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2610
Revision: 1



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:11:55 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2611.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

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1:2000 @ A3

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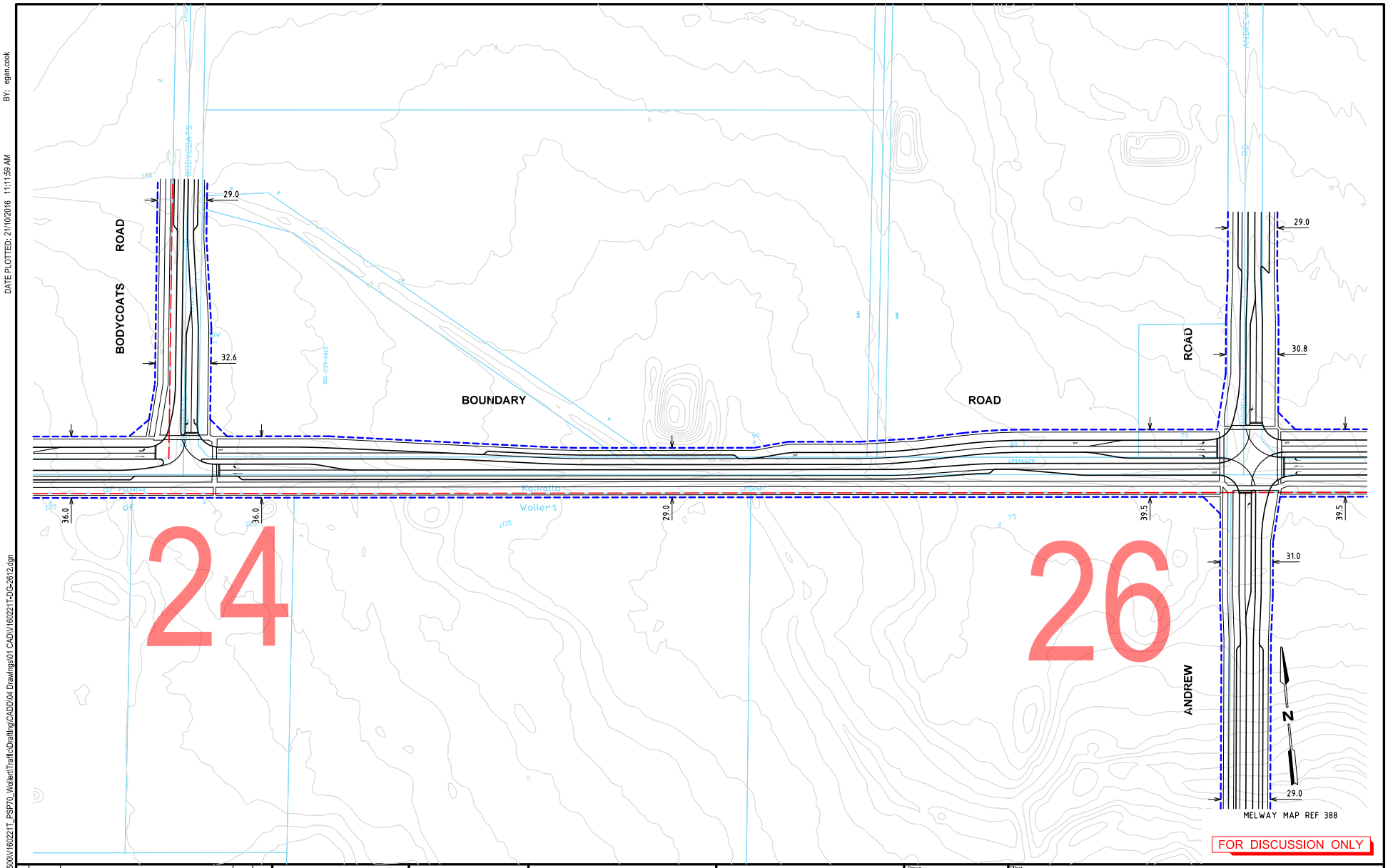
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN (SAME AS INTERIM)
FUNCTIONAL LAYOUT
BOUNDARY ROAD EAST OF KOUKOURA DRIVE

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2611
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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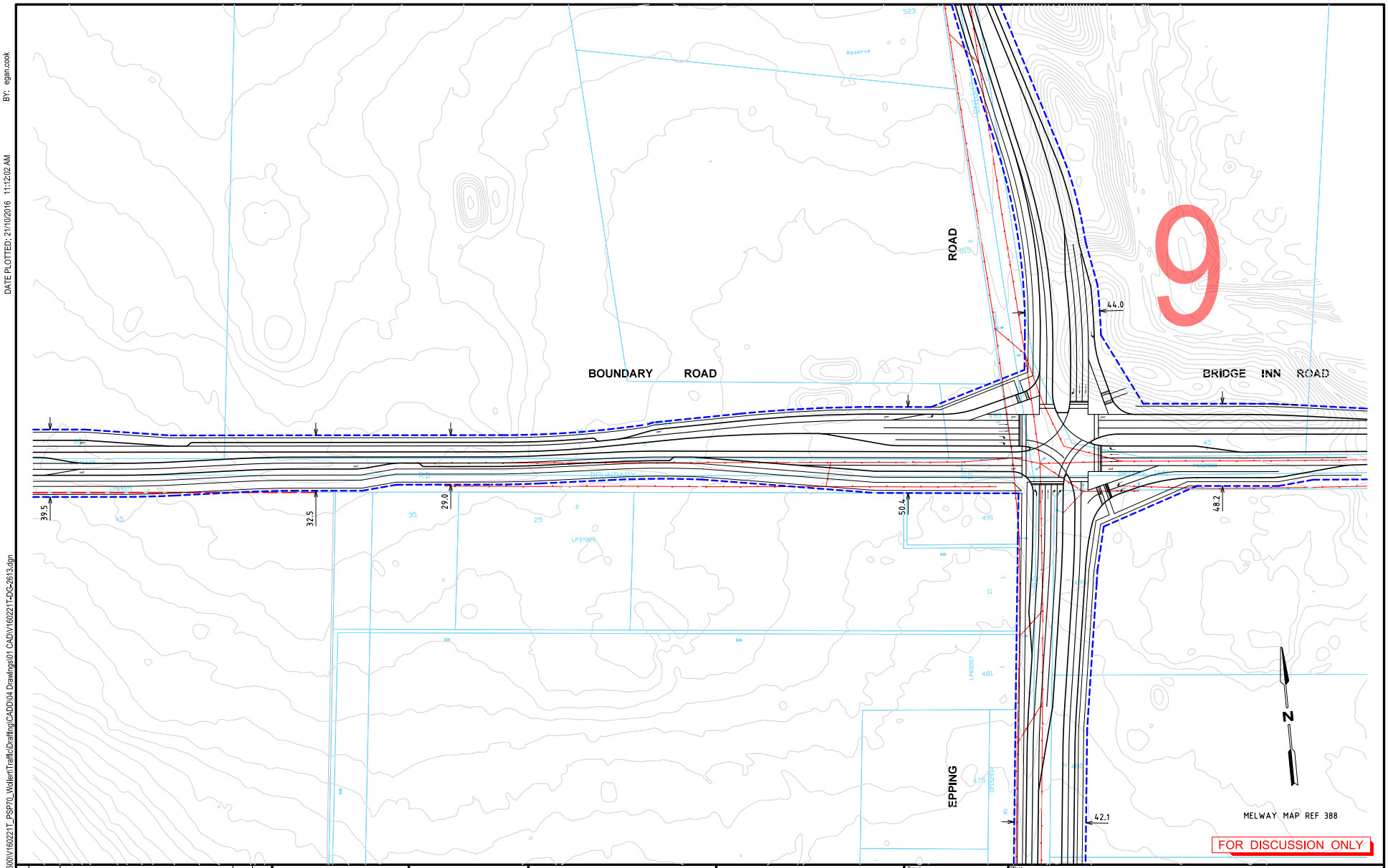
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN (SAME AS INTERIM)
FUNCTIONAL LAYOUT
BOUNDARY ROAD / BODYCOATS AND ANDREW ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2612
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2612.dgn
DATE PLOTTED: 21/10/2016 11:11:59 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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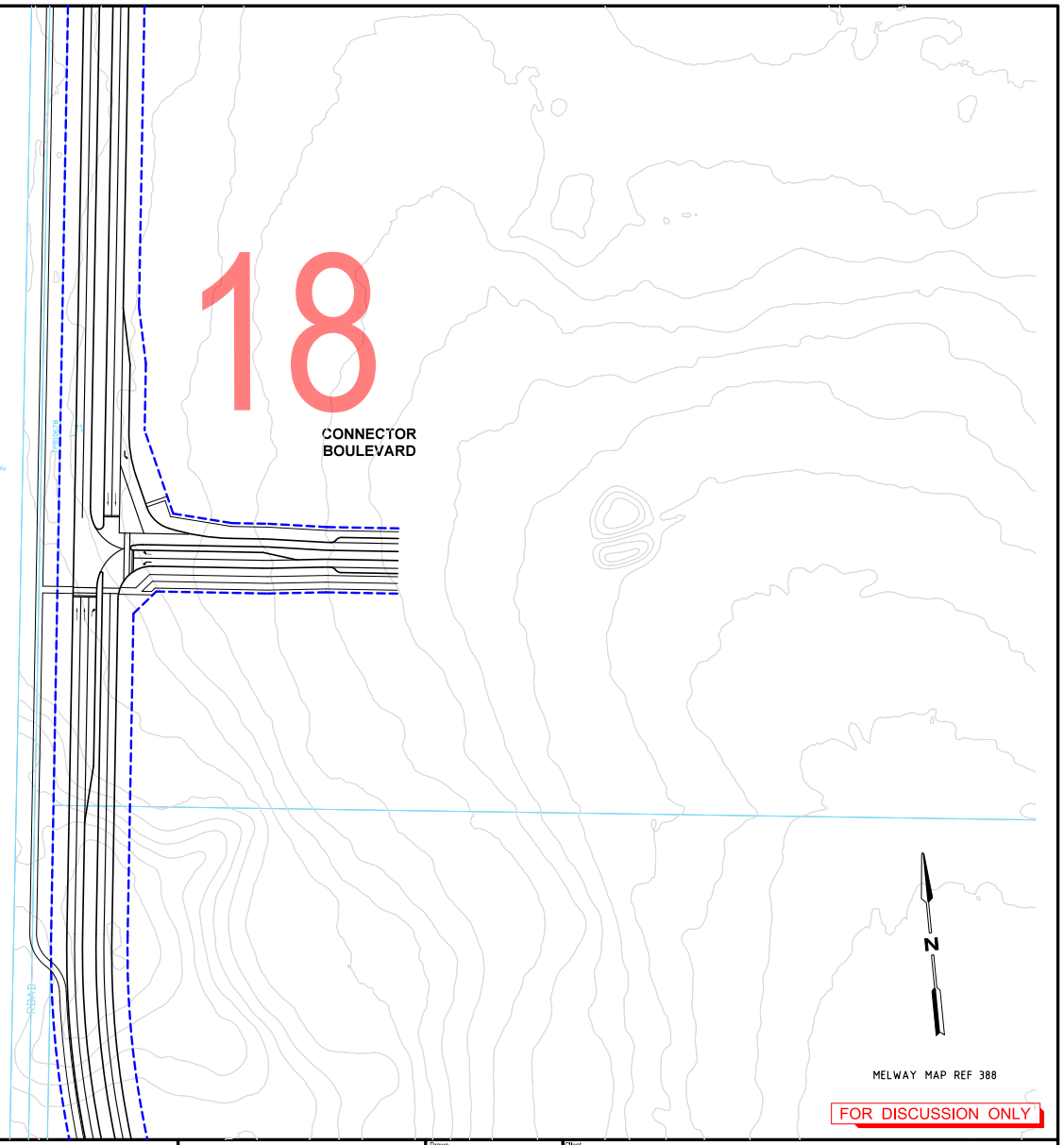
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
BOUNDARY ROAD AND EPPING ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2613
Revision: 1

CAD File: M:\2016\0001-2500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2613.dgn
DATE PLOTTED: 21/10/2016 11:12:02 AM
BY: egain.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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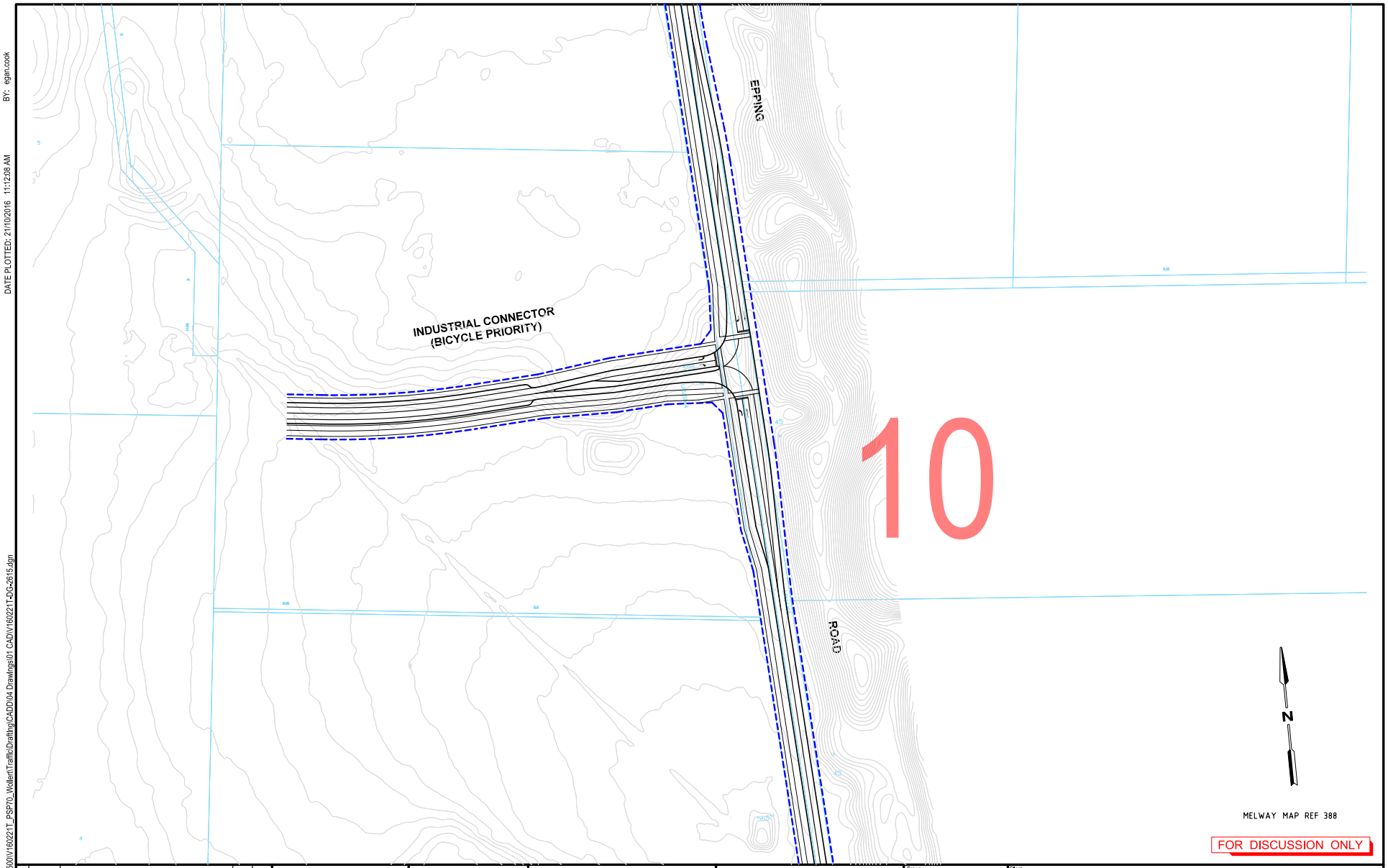
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
KOUKOURA DRIVE NORTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2614
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CAD\04 Drawings\01 CAD\V160221T-DG-2614.dgn
DATE PLOTTED: 21/10/2016 11:12:05 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

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1:2000 @ A3

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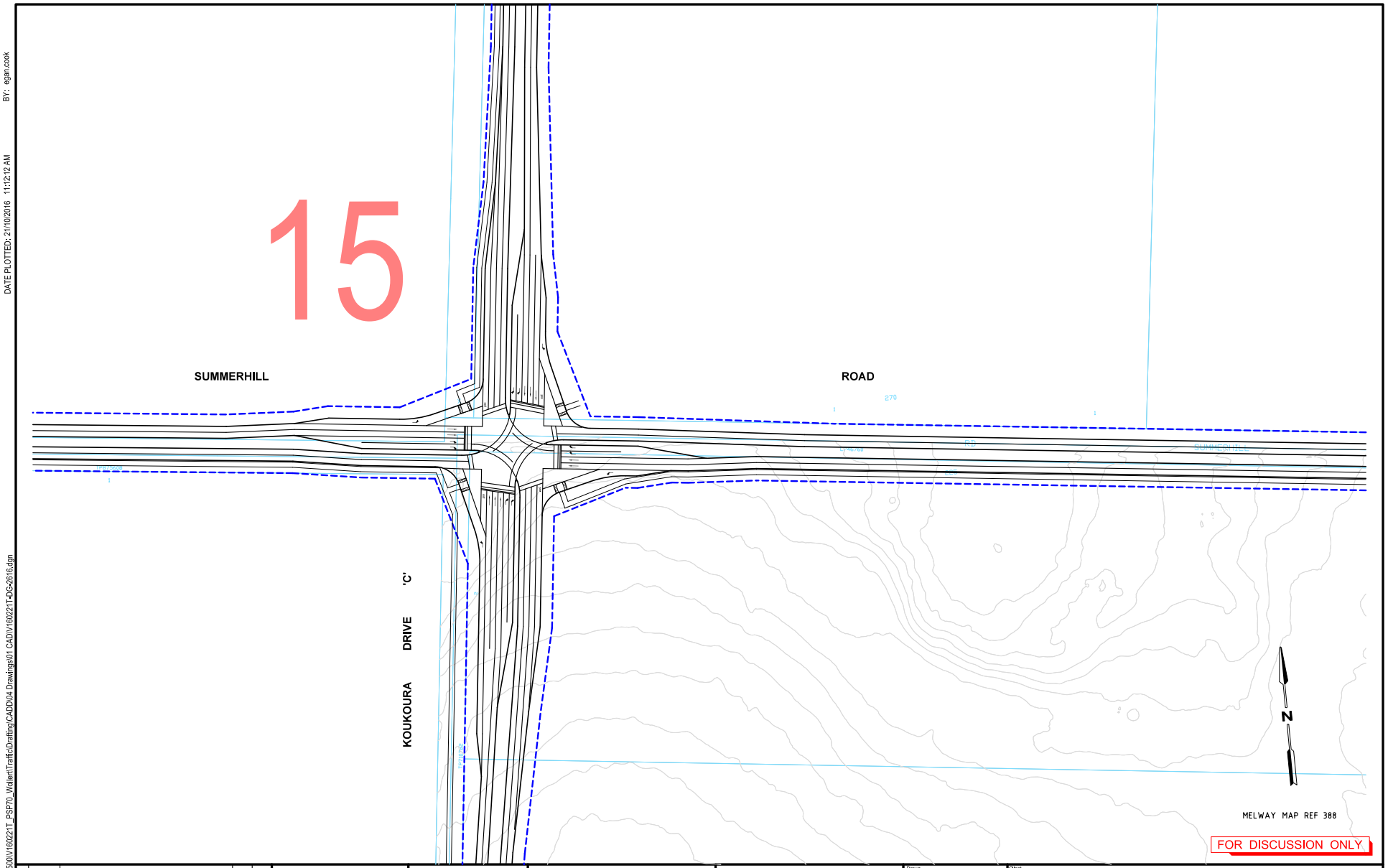
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN (SAME AS INTERIM)
FUNCTIONAL LAYOUT
EPPING ROAD NORTH OF BOUNDARY ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2615
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2615.dgn
DATE PLOTTED: 21/10/2016 11:12:08 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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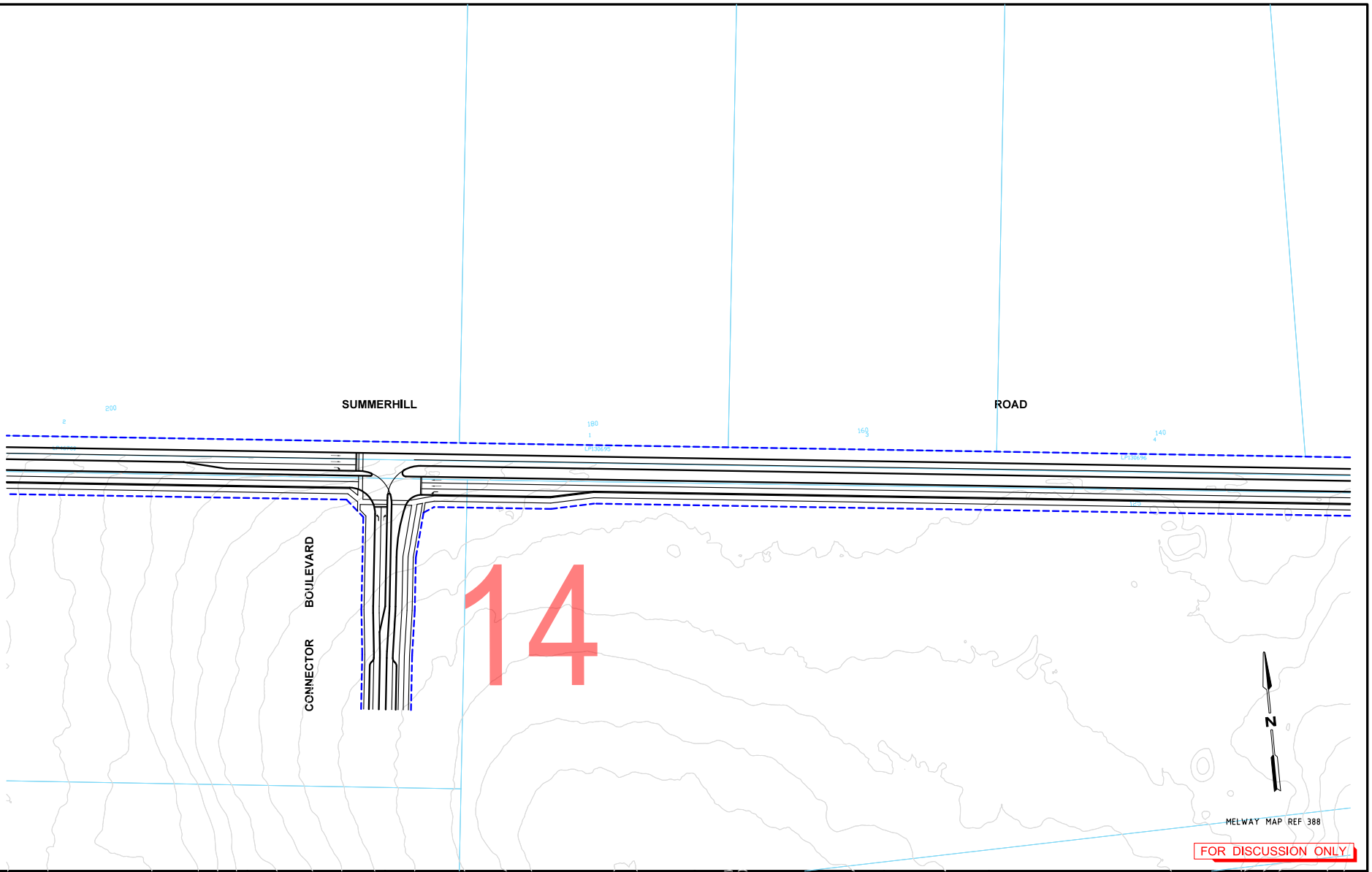
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND KOUKOURA DRIVE

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2616
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2616.dgn
DATE PLOTTED: 21/10/2016 11:12:12 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:12:15 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2617.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

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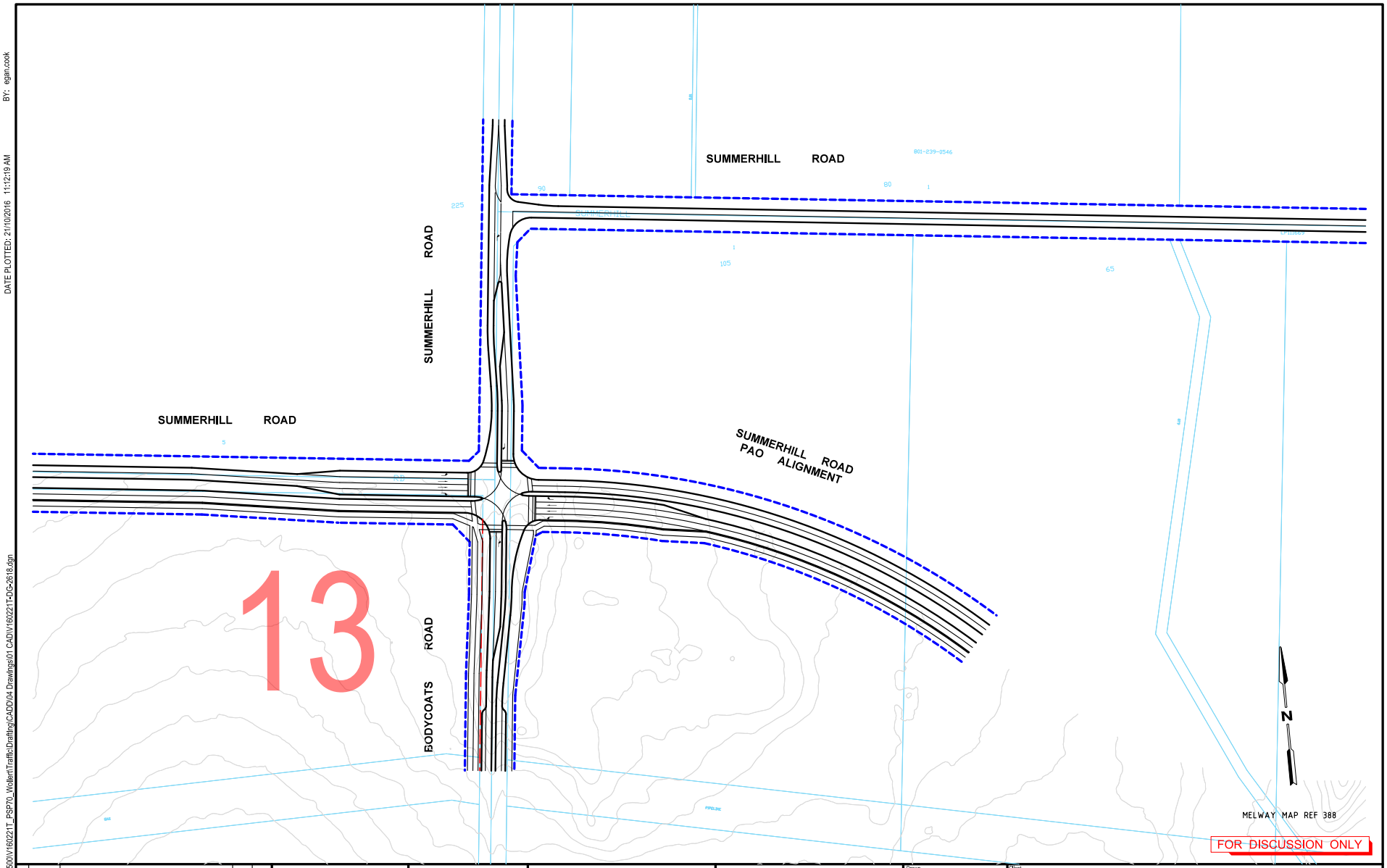
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD EAST OF KOUKOURA DRIVE

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2617
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH.

0 10 20 40
1:2000 @ A3

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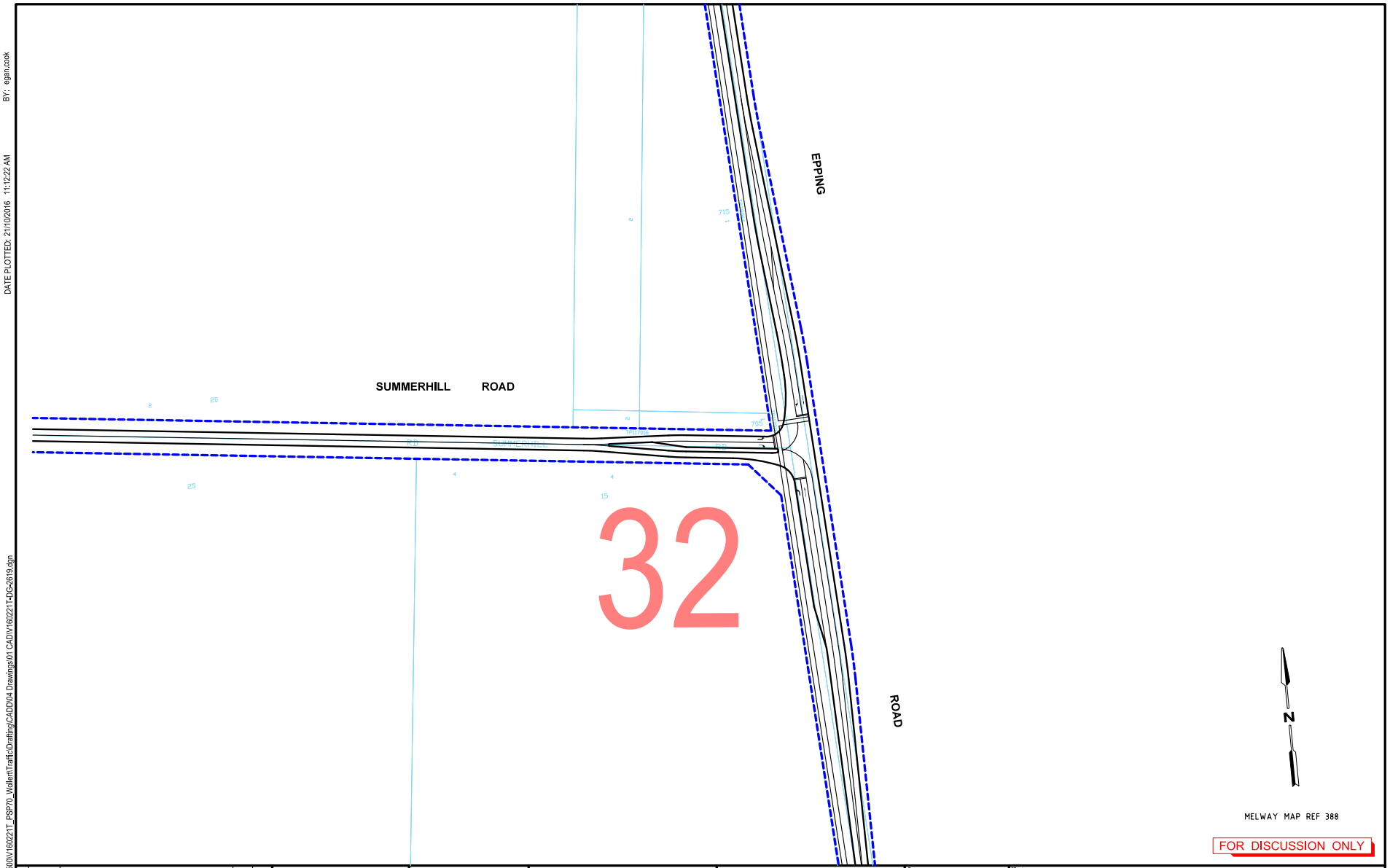
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND BODYCOATS ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2618
Revision: 1

CAD File: M:\2016\000\-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2618.dgn
DATE PLOTTED: 21/10/2016 11:12:19 AM
BY: egan.cook



Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

0 10 20 40
1:2000 @ A3

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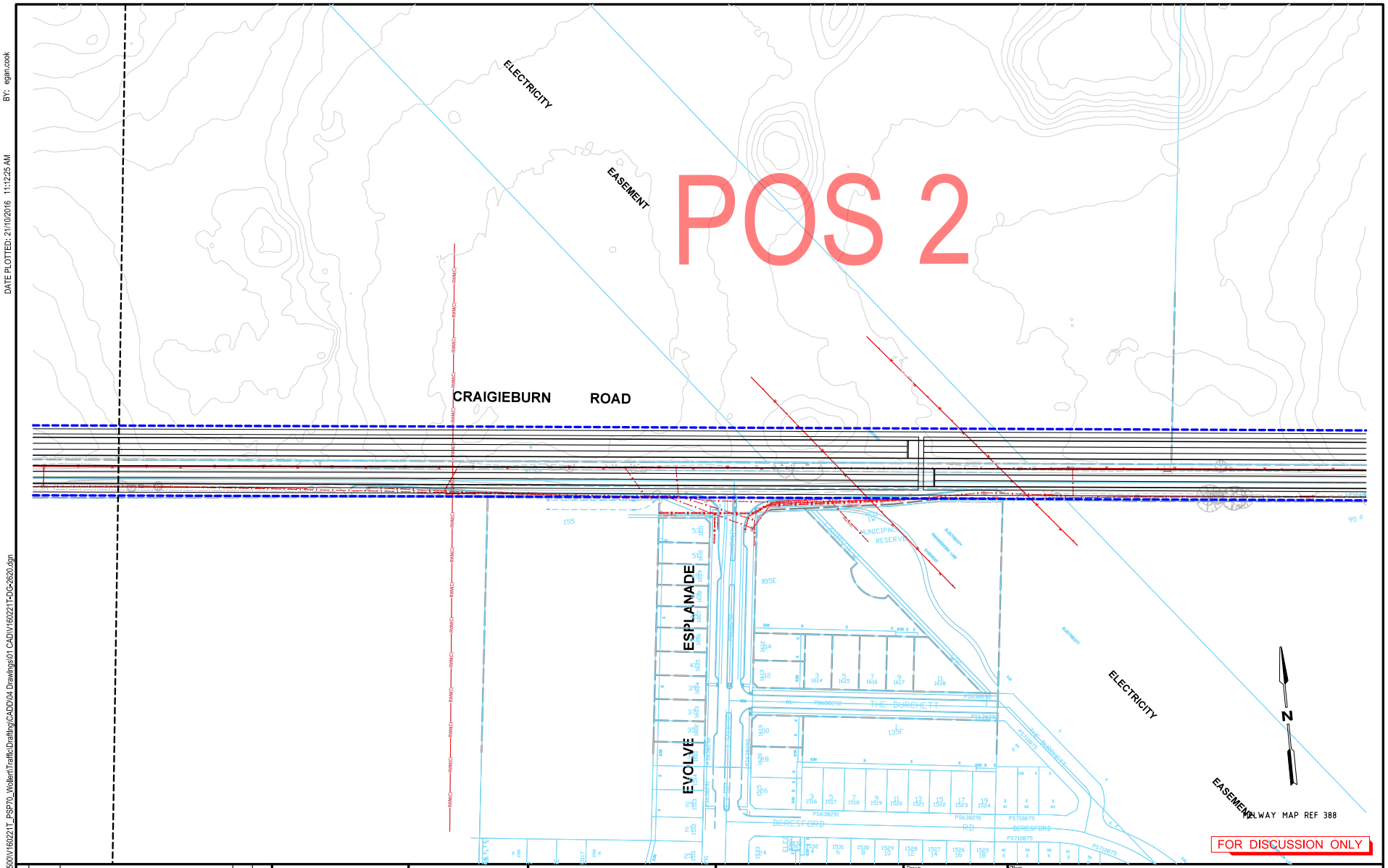
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN (SAME AS INTERIM)
FUNCTIONAL LAYOUT
SUMMERHILL ROAD AND EPPING ROAD

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 02.03.16
Scale: 1:2000
Size: A3
Drawing Number: V160221T-DG-2619
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2619.dgn
DATE PLOTTED: 21/10/2016 11:12:22 AM
BY: egan.cook



BY: egan.cook

DATE PLOTTED: 21/10/2016 11:12:25 AM

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2620.dgn

Rev	Date	Description	Drawn	Appr.
1	20.04.2016	ISSUED FOR INFORMATION	BVH	DH

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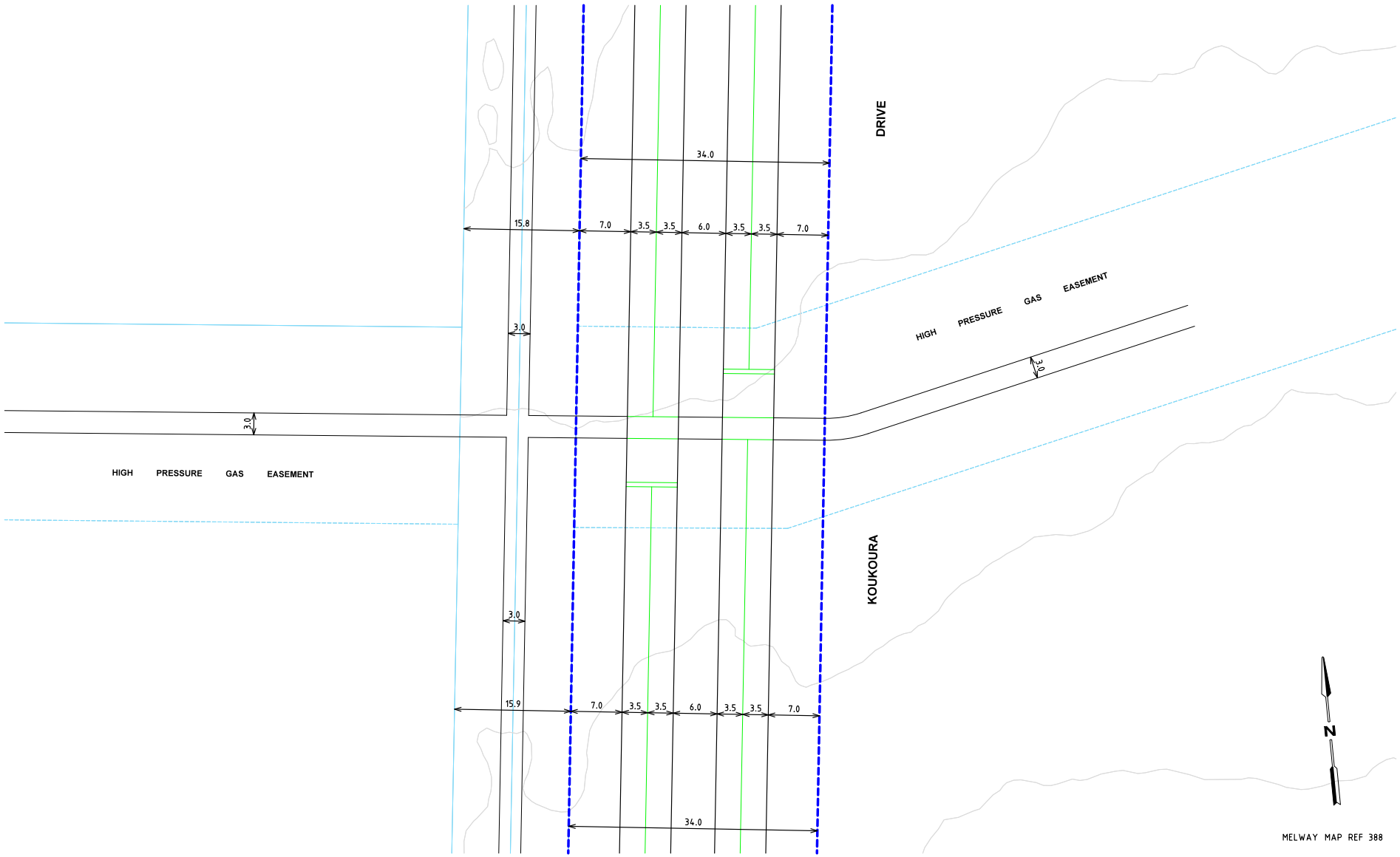
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
CRAIGIEBURN ROAD

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date	Scale	Size
02.03.16	1:2000	A3

Drawing Number: V160221T-DG-2620
Revision: 1



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 2.5 5 10
1:500 @ A3

GENERAL NOTES
1. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O.
2. CADASTRAL INFORMATION OBTAINED FROM VICMAP DATA.
3. PROPOSED ULTIMATE SPEED ZONE:
- KOUKOURA DRIVE - SPEED ZONE - 80KM/H

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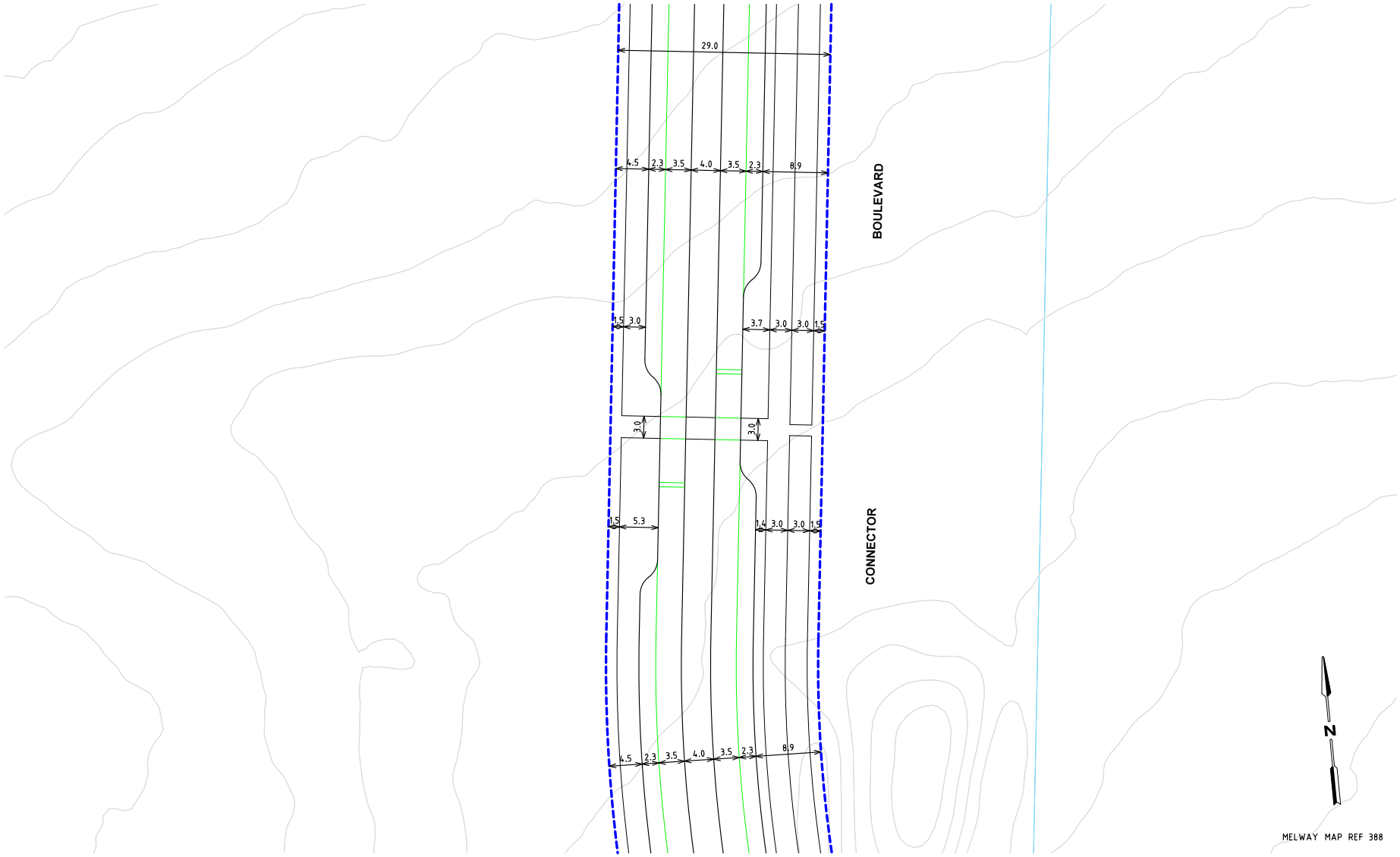
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
POS KOUKOURA DRIVE NORTH

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:500
Size: A3
Drawing Number: V160221T-DG-2630
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2630.dgn
DATE PLOTTED: 21/10/2016 5:18:50 PM
BY: Usersgan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH

0 2.5 5 10
1:500 @ A3

GENERAL NOTES
1. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O.
2. CADASTRAL INFORMATION OBTAINED FROM VICMAP DATA.
3. PROPOSED ULTIMATE SPEED ZONE:
   - CONNECTOR BOULEVARD - SPEED ZONE - 40KM/H

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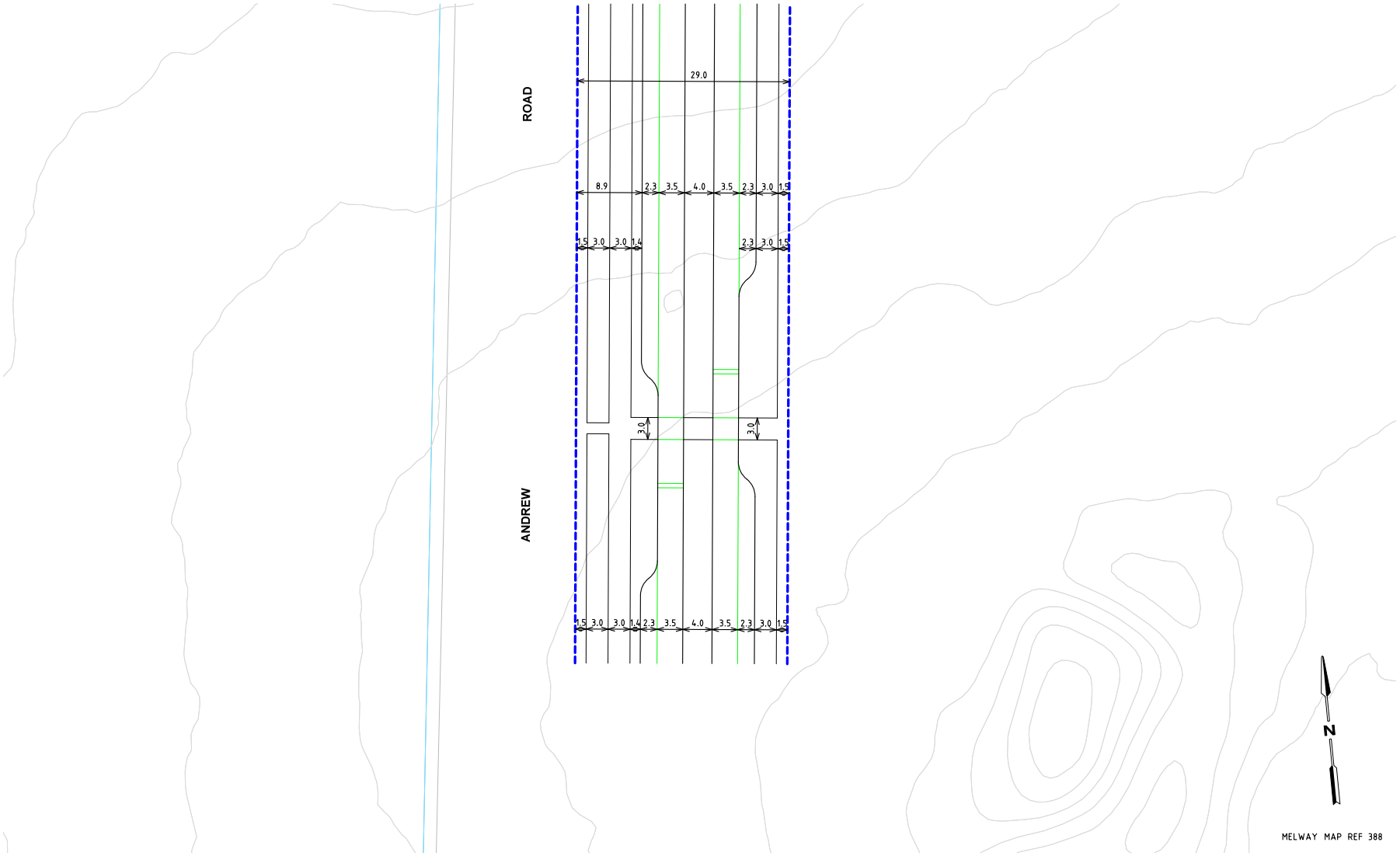
Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
POS NORTHERN SCHOOL

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:500
Size: A3
Drawing Number: V160221T-DG-2631
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2631.dgn
DATE PLOTTED: 21/10/2016 5:20:06 PM
BY: User:egan.cook



Rev	Date	Description	Drawn	Appr.
1	21.10.2016	ISSUED FOR INFORMATION	BVH	DH.

0 2.5 5 10
1:500 @ A3

GENERAL NOTES
1. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O.
2. CADASTRAL INFORMATION OBTAINED FROM VICMAP DATA.
3. PROPOSED ULTIMATE SPEED ZONE:
   - ANDREW ROAD - SPEED ZONE - 50KM/H

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Drawn: B.HARWOOD
Designed: A.YIANNOUDES
Checked: DAVID HO
Authorised: DAVID HO

Client: MPA
Project: WOLLERT PSP
WOLLERT
Title: ULTIMATE DESIGN
FUNCTIONAL LAYOUT
POS SOUTH EAST SCHOOL

Status: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date: 16.03.16
Scale: 1:500
Size: A3
Drawing Number: V160221T-DG-2632
Revision: 1

CAD File: M:\2016\0001-0500\V160221T_PSP70_Wollert\Traffic\Drafting\CADD\04 Drawings\01 CAD\V160221T-DG-2632.dgn
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Victorian Planning Authority

Wollert Development Contributions Plan - June 2017

VICTORIA State Government