

East Village

Development Contributions Plan



GLEN EIRA
CITY COUNCIL

May 2020

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Document prepared with input and advice from the Victorian Planning Authority.

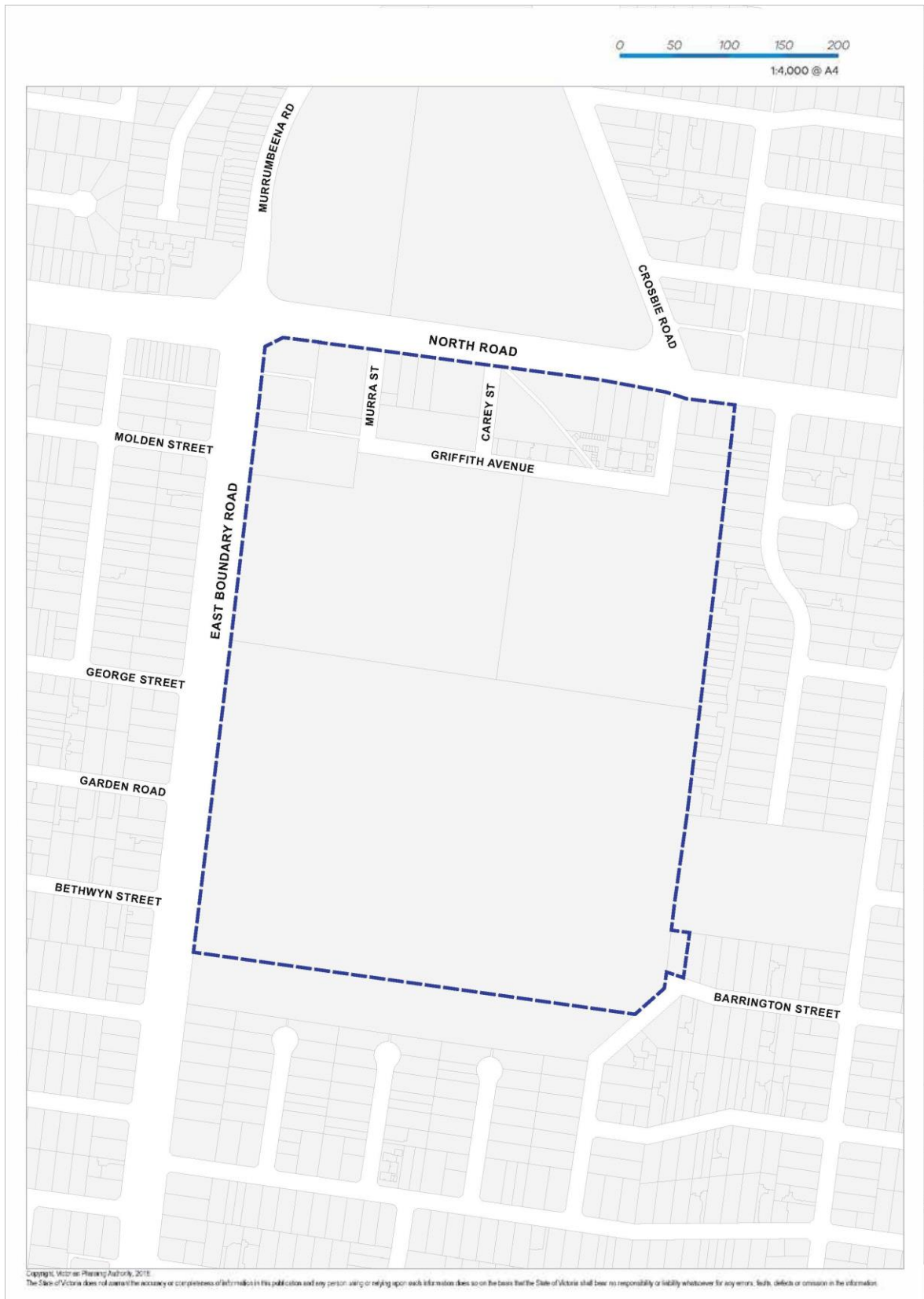
Table 1 provides an overview of the project categories, costs and charges levied by this Development Contributions Plan (DCP). A more detailed explanation of projects funded by this DCP, calculation of contributions, description and costs of projects is listed within this document.

Table 1: Overall Summary of Costs and Charges

SUMMARY - TOTAL COSTS LAND AND PROJECT	
Project Type	Total Costs of Projects
Estimated Project Cost: Land	\$1,684,606
Estimated Project Cost: Construction	\$46,782,780
Total	\$48,467,386
SUMMARY - TOTAL COSTS BY PROJECT TYPE	
Project Type	Total Costs of Projects
Road Projects	\$760,250
Intersection Projects	\$27,106,098
Community Building Projects	\$5,710,278
Sporting Reserve Projects	\$7,165,594
Open Space Improvements	\$3,628,233
Drainage Projects	\$4,096,933
Total	\$48,467,386
SUMMARY - TOTAL COSTS BY INFRASTRUCTURE CATEGORY	
Project Type	Total Costs of Projects
Total - Development Infrastructure Levy (DIL)	\$45,972,430
Total - Community Infrastructure Levy (CIL)	\$2,494,956
Total	\$48,467,386

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY MAIN CHARGE AREA		
Main Charge Area	Rate	
MCA1 (Residential)	\$9,146.26	per lot/dwelling
MCA1 (Retail)	\$572.43	per m2 GLFA
MCA1 (Commercial)	\$154.56	per m2 GLFA
MCA2 (Commercial)	\$84.56	per m2 GLFA
SUMMARY - COMMUNITY INFRASTRUCTURE LEVY (CIL) BY MAIN CHARGE AREA		
Charge area	Rate	
MCA1 (Residential)	\$831.65	per lot/dwelling
MCA1 (Retail)	N/A	
MCA1 (Commercial)	N/A	
MCA2 (Commercial)	N/A	

Plan 1: Precinct Boundary



1 INTRODUCTION

1.1 Site Description

The DCP applies to approximately 24 hectares of land fourteen kilometres south-east of the Melbourne CBD in Bentleigh East, within the municipality of Glen Eira City Council. The precinct is bounded to the north by North Road, the east by residential development the south by Virginia Park and the west by East Boundary Road.

1.2 Purpose

The East Village Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of Glen Eira City Council (GECC), Government departments and agencies, service authorities and major stakeholders.

The East Village DCP:

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

1.3 Report Basis

The DCP document comprises six parts:

PART 1 - Strategic Basis

Part 1 explains the strategic basis for the DCP, including information about the East Village Precinct.

PART 2 – Infrastructure Projects

Part 2 outlines the projects to be funded by the DCP.

PART 3 - Calculation of Contributions

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

PART 4 - Development Contributions Plan Administration and Implementation

Part 4 focuses on administration and implementation of the DCP

PARTS 5 & 6 - Other Information

Section 5.0 and section 6.0 provide other supporting information.

1.4 Strategic Basis

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

- The State Planning Policy Framework set out in the Glen Eira Planning Scheme;
- Plan Melbourne 2017-2050;
- Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans;
- The Local Planning Policy Framework of the Glen Eira Planning Scheme;
- East Village Comprehensive Development Plan (CDP);
- Reports from the Standard Development Contributions Advisory Committee and the Government response to the recommendations of the Advisory Committee
- Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contribution Plans.

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

1.5 Planning and Environment Act 1987

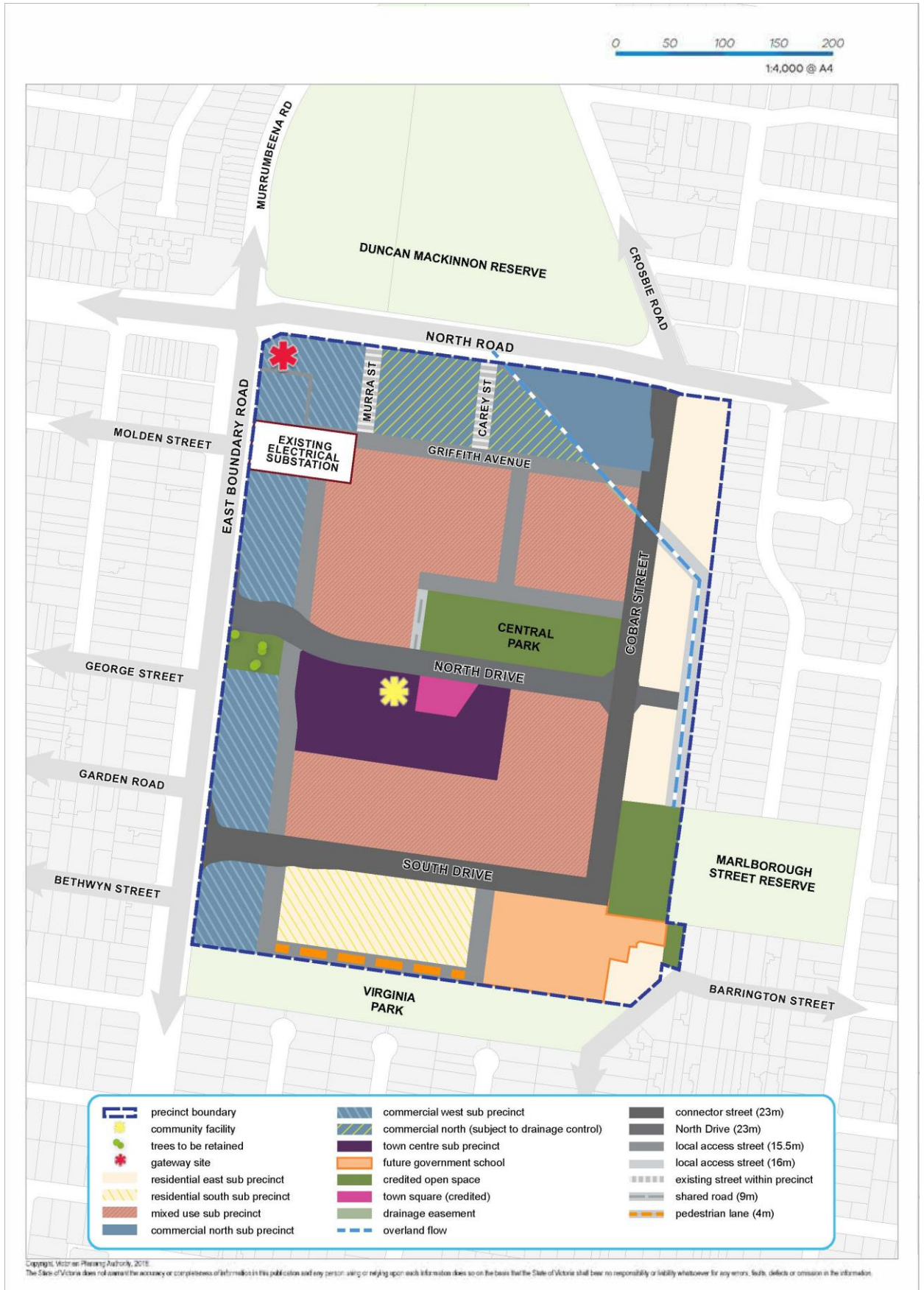
The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Glen Eira Planning Scheme as well as Victorian Government guidelines. It is consistent with the Minister for Planning's Directions 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 DCP is implemented in the Glen Eira Planning Scheme through Schedule 1 to the DCP Overlay (DCPO1) which applies to the area shown in Plan 1.

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

Plan 2: Future Urban Structure



1.6 East Village Comprehensive Development Plan (CDP)

The East Village CDP sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development.

The CDP applies to 24 hectares of land as shown on Plan 1. The summary land budget for East Village is listed at

Table 10 and parcel specific land use budget is listed in Table 15 in Appendix 1.

The DCP has a strong relationship to the CDP, as the East Village CDP provides the rationale and justification for infrastructure items that have been included within the DCP. The future urban structure for the East Village CDP is illustrated in Plan 2.

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.

1.7 The Area to Which the DCP Applies

The East Village DCP applies to the same area as the East Village CDP. Two Main Charge Areas (MCAs) are identified for East Village is based on the predominant development outcomes:

- MCA1: Commercial, Retail, Residential
- MCA2: Commercial

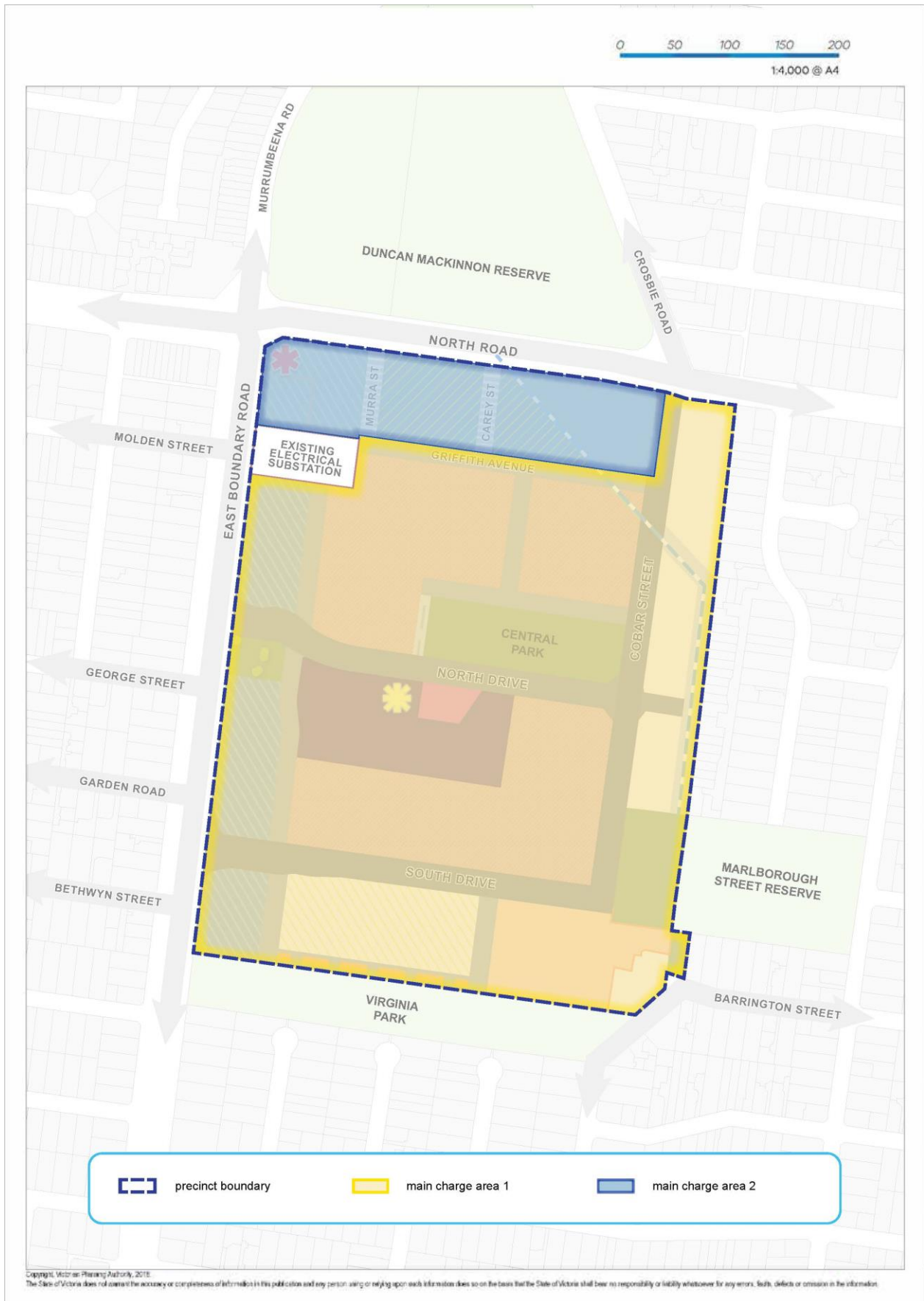
The MCAs defined the geographic area from which a given item of infrastructure will draw most of its use.

A breakdown of the MCAs is provided in Table 2. The Main Charge Areas are shown in Plan 3.

Table 2: Main Charge Areas

CHARGE AREA	Label	Units	Measure
MCA1	Residential	3,000	dwelling units/lots
	Commercial	70,000	m2 gross leasable floorspace
	Retail	12,000	m2 gross leasable floorspace
MCA2	Commercial	10,000	m2 gross leasable floorspace

Plan 3: Main Charge Areas



1.8 Infrastructure items included in the DCP

The need for the infrastructure set out in this DCP has been determined according to the anticipated development scenario for East Village as described in the East Village CDP.

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

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the East Village CDP. A new development is deemed to have a nexus with an item if the future residents are expected to make use of that item.

A summary of how each item relates to projected urban renewal development is set out below and individual item use apportionments are identified in Table 12.

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

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

1.9 Items Not Included in the DCP

Developer Works

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

- Internal streets and associated traffic management measures, including streets on the edge of the East Village CDP, except where specified as DCP projects;
- 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;
- Stormwater drainage and water quality works, except where specified as DCP projects;
- Local pathways and connections to the regional and/or district pathway network;
- Basic levelling, seeding, water tapping and landscaping of local parks;
- Local park masterplans and any agreed associated works required by the CDP;
- Council's plan checking and supervision costs, except where specified as part of DCP projects; and
- Bus stops.

The items listed above are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in this DCP.

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

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

Public Open Space Contributions

This DCP does not provide funding towards the cost of land for local parks (credited open space). Local Parks are provided in accordance with an agreement struck in Section 173 of the Act. Public open space contributions for the Commercial North sub-precinct are provided through Clause 53.01 of the Glen Eira Planning Scheme.

Affordable Housing

This DCP does not provide funding towards the cost of land for affordable housing. Affordable housing for the precinct will be provided through a separate agreement between the landowners and council.

2 INFRASTRUCTURE PROJECTS

2.1 Infrastructure Project Categories

The DCP uses a project identification system of project category and sequential number in its tables and plans. The following types of projects are included in the DCP (refer to Plans 4-9):

- RD – Road Projects;
- IN – Intersection Projects;
- SR – Sporting Reserve Projects
- CI – Community Buildings Projects; and
- DR – Drainage Projects.

Road Projects

The road project funded by the CDP is shown on Plan 4. It does not include works and pavement for controlled intersections.

Table 3: Road projects

DCP Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
RD-01	Cobar Street Connector 1 - Construction (refer to cross-section E in Part 4 of the CDP)	MCA1 MCA2	Concurrent with provision of IN-2C

Plan 4: Road Projects



Intersection Projects

The intersection projects funded by the DCP are based on the transport network depicted in Plan 5, and comprise:

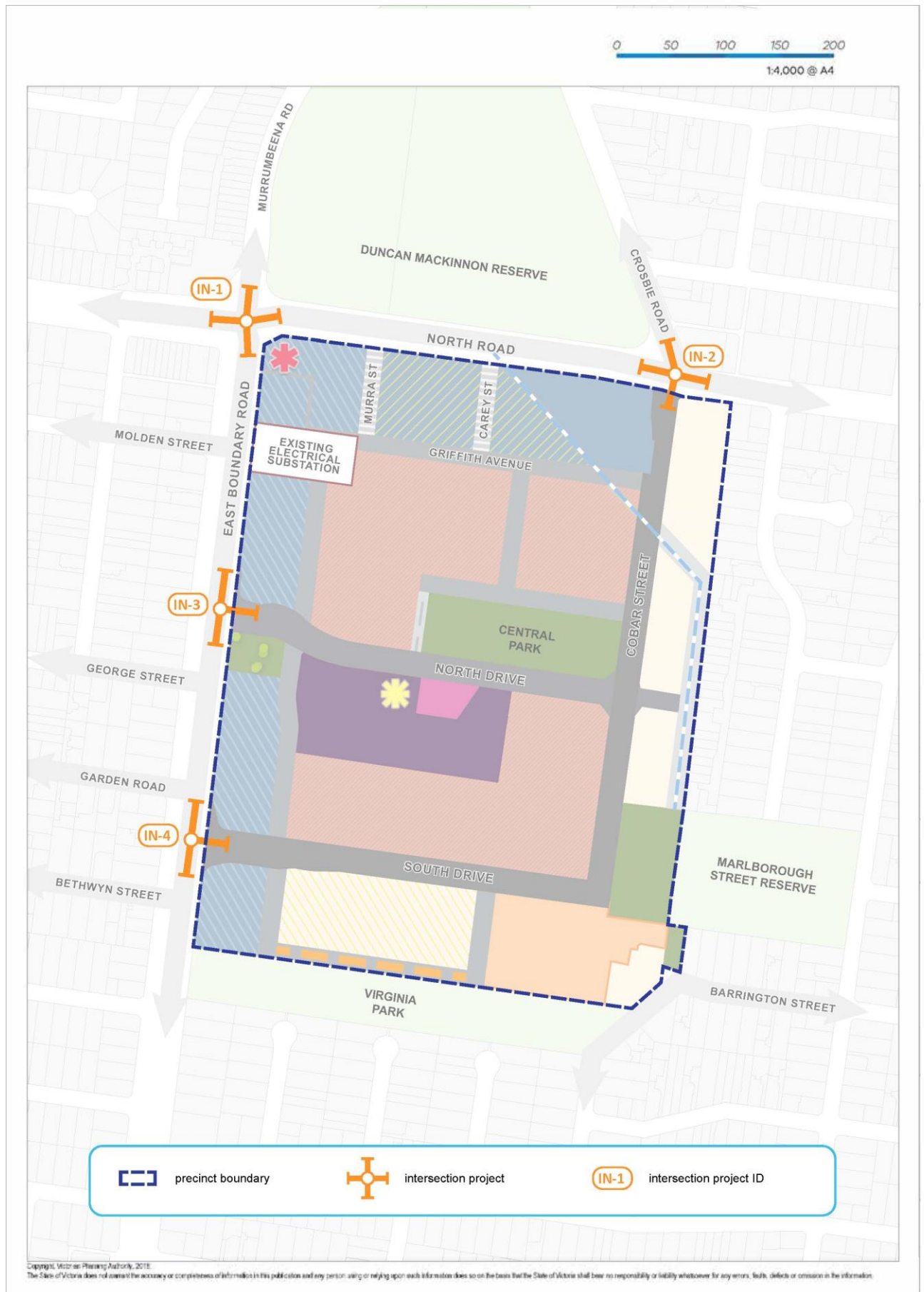
- Construction of controlled intersection works and/or;
- Land for the construction of the intersection.

The detail of the intersections is further described in Appendix 2.

Table 4: Intersection Projects

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
IN-1C	North Road & East Boundary Road <i>Construction</i>	MCA1 MCA2	<p>Must be constructed and completed</p> <ul style="list-style-type: none"> - Before commencement of the use of any building, where a traffic impact assessment forming part of the permit application that includes that building identifies any movement at the intersection increasing by 10% or more and also shows that the proposal under consideration generates more than 200 vehicle movements in a peak hour (excluding the school), and in any event, - before the construction of the North Drive/East Boundary Road intersection.
IN-2L	Cobar St & Crosbie Rd & North Road <i>Land</i>	MCA1 MCA2	At time of subdivision or redevelopment of the affected land.
IN-2C	Cobar St & Crosbie Rd & North Road <i>Construction</i>	MCA1 MCA2	<p>Must be constructed and completed once the traffic generated by the precinct exceeds 2,000 vehicle movements in a peak hour (excluding the school) unless it can be demonstrated that the local traffic network can continue to operate effectively for all modes including pedestrians and cyclists, to the satisfaction of the Responsible Authority and Department of Transport; and in any event,</p> <p>Before the issue of a Statement of Compliance, or the commencement of development, (whichever is the earlier) of the final 10% of the area of the precinct located south of Griffith Avenue.</p>
IN-3L	North Drive & East Boundary Road <i>Land</i>	MCA1	At time of subdivision of the parcel containing the land item or at the time IN-3C is triggered, whichever is earlier.
IN-3C	North Drive & East Boundary Road <i>Construction</i>	MCA1	Must be constructed and completed prior to the commencement of use of any supermarket floorspace within the Town Centre sub-precinct.
IN-4L	South Drive & East Boundary Road <i>Land</i>	MCA1	At time of subdivision of the parcel containing the land item or at the time IN-4C is triggered, whichever is earlier.
IN-4C	South Drive & East Boundary Road <i>Construction</i>	MCA1	<p>Must be constructed or completed before either:</p> <ul style="list-style-type: none"> - The commencement of the use of the school site; or - Any new development with direct access to South Drive commences to be used. <p>Whichever occurs first.</p>

Plan 5: Intersection Projects



Community Building Project

The community building project funded by the DCP, as shown on

Plan 6 is:

Table 5: Community Building Projects

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
CB1-C	Community Facility <i>Construction of Community Centre</i>	MCA1 (residential)	At time of construction of the building in which the Community Facility is located and subject to a Section 173 agreement with the landholder.

Plan 6: Community Facility Project



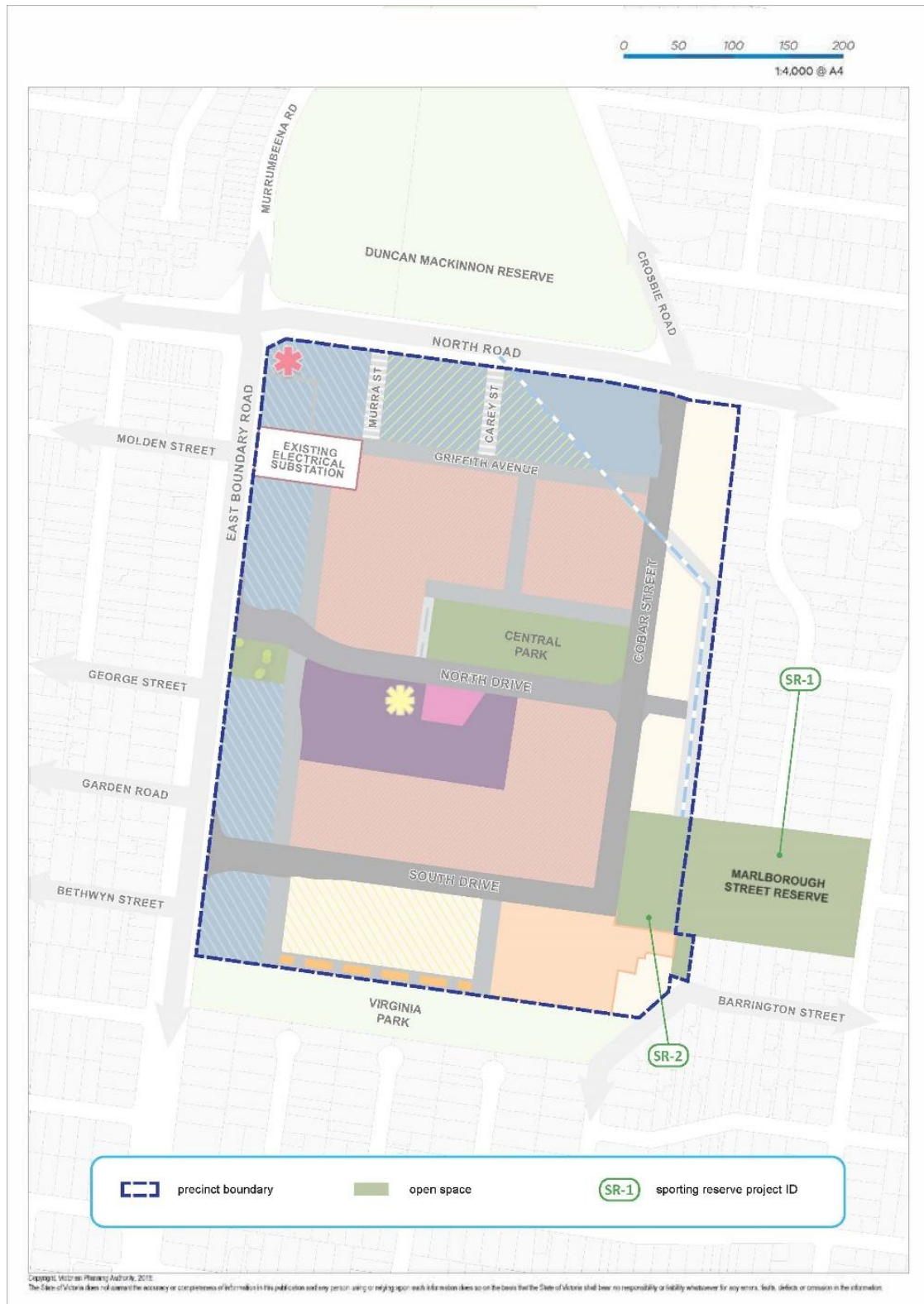
Sporting Reserve Projects

The Sporting Reserve Projects funded by the DCP, as shown on Plan 7, are:

Table 6: Sporting Reserve Projects

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
SR1	Marlborough Street Reserve <i>Construction of soccer fields and landscaping</i> <i>Development of sporting surface and landscaping</i>	MCA1 (residential)	As per timing set out in the relevant Section 173 agreement.

Plan 7: Sporting Reserve Projects



Open Space Improvement Projects

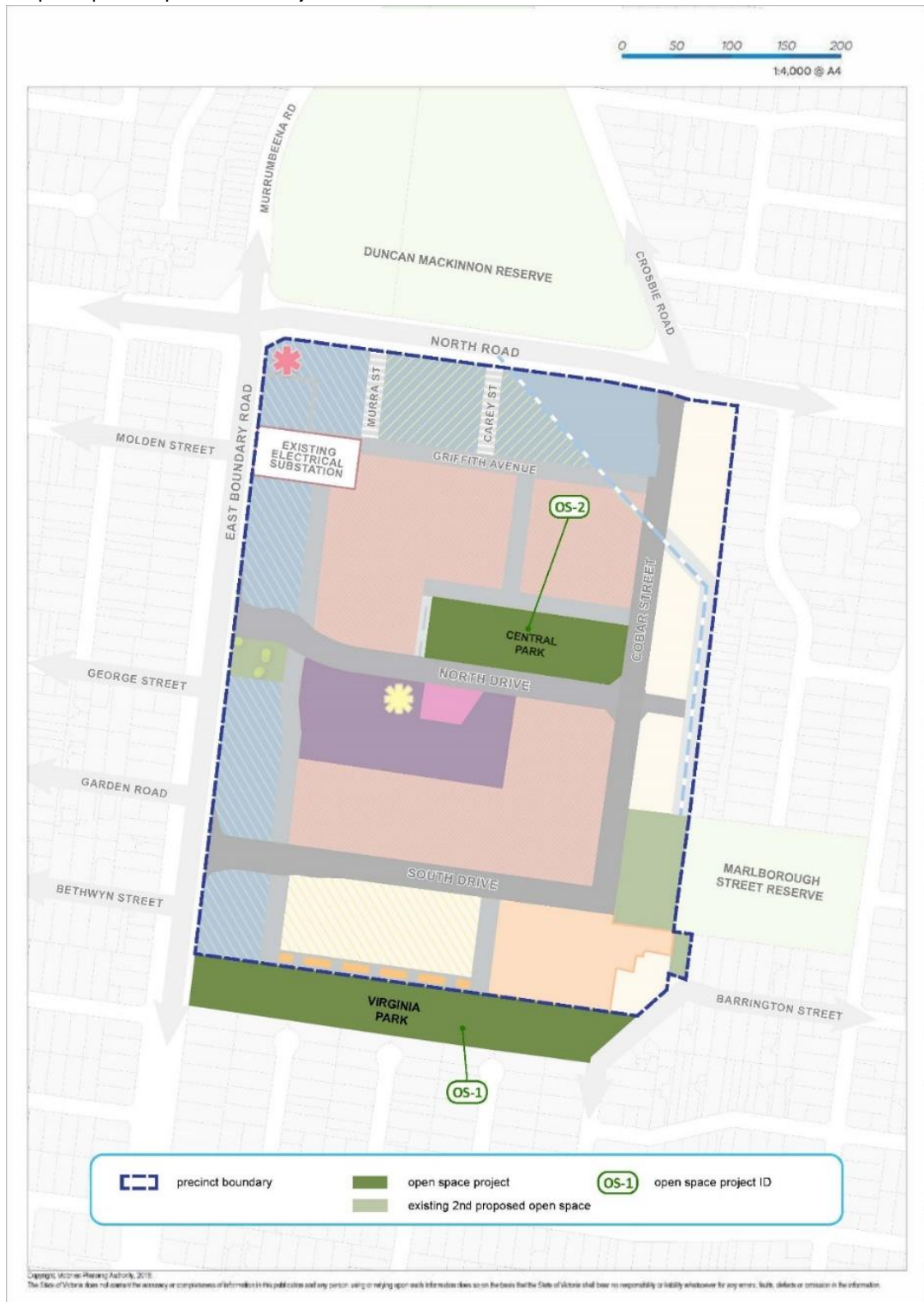
The Open Space Improvement Projects funded by the DCP, as shown on:

Plan 8, are:

Table 7: Open Space Improvement Projects

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
OS-1	Virginia Park landscaping and shared user path	MCA1 (residential)	Upon subdivision or development of adjacent residential land within the CDP.
OS-2	Central Park Improvements - Construction	MCA1	As per timing set out in the relevant Section 173 agreement.

Plan 8: Open Space Improvement Projects



Drainage Projects

The Drainage Project funded by the DCP, as shown on

Plan 9, is:

Table 8: Drainage Projects

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
DR-01	Drainage works	MCA1	As per timing set out in the relevant Section 173 agreement.

Plan 9: Drainage Reserve Projects



2.2 Project Timing

Each item in the DCP has an assumed indicative provision timing as specified in Tables 3 - 8. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared.

Council as the Collecting Agency, will monitor and assess the required timing for individual items and have regard to its capital works program and indicative provision timing.

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

- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the Collecting Agency;
- Network priorities require the delivery of works or land to facilitate broader road network connections. The Collecting Agency may seek an amendment to the DCP to adjust indicative provision triggers as part of the five-year review (or earlier if justified). Any adjustment would also need to be consistent with any implementation agreement entered into under Section 173 of the Act.

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 of this report and acknowledging the Development Agency's capacities to provide the balance of funds not recovered by this DCP.

2.3 Distinction between Development Infrastructure and Community Infrastructure

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

In accordance with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Part A: Ministerial Direction* (2016), the Development Infrastructure Levy may fund:

- Acquisition of land for:
 - roads
 - public transport corridors
 - drainage
 - public open space, and
 - community facilities, including, but not limited to, those listed under clause 5(f).
- Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment.
- Drainage works.
- Buildings and works for or associated with the construction of:
 - a maternal and child health care centre
 - a child care centre
 - a kindergarten, or
 - any centre which provides these facilities in combination.

Community infrastructure includes projects involving the construction of buildings or facilities used for community and social purposes that fall outside of those able to be funded under the development infrastructure levy.

The timing of payment of contributions is linked to the type of infrastructure in question. The community infrastructure levy contributions are made by the home builder at the time of building approval (unless an alternative time is agreed between the collecting agency and a development proponent). Community infrastructure levy contributions will be paid for at a “per dwelling” rate. Further details on the payment of this levy are included in Section 4.1.

Section 46L of the *Planning and Environment Act 1987* currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling (subject to indexation in accordance with the Act). Both the maximum levy amount and the payable dwelling amount will be adjusted annually using the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics.

The Department of Environment, Land, Water and Planning will publish the adjusted maximum levy amount that will apply to new DCPs on its website on 1 July each year. The Act also requires a collecting agency (normally the council) to publish the adjusted payable dwelling levy amount for each approved DCP on its website on or before 1 July each year. The new levy amount will be applicable to the release of the remaining dwellings.

The Governor in Council may from time to time, by Order published in the Government Gazette, vary the maximum amount that may be collected by the Community Infrastructure Levy (CIL).

The project listed in Table 9 is deemed to be community infrastructure levy project, and therefore levied separately to the Development Infrastructure Levy.

Table 9: Community Infrastructure Levy Project

Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
SR2	Marlborough Street Reserve Pavilion <i>Construction of Pavilion</i>	MCA1 (residential)	Once the land is available and associated drainage works (DR-01) and sports reserve works (SR-01) are completed.

Table 10: Summary Land Use Budget

Description			
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	24.59		
Transport			
Existing Non-Arterial Road Reserve	0.90	3.7%	4.5%
DCP Land for Transport	0.17	0.7%	0.8%
Sub-total Transport	1.07	4.3%	5.4%
Community and Education			
Land for Future Government School	1.20	4.9%	6.0%
Sub-total Community	1.20	4.9%	6.0%
Utilities			
Utility Facility	0.43	1.7%	2.2%
Sub-total Utility	0.43	1.7%	2.2%
Uncredited Open Space			
Drainage Reserve	0.06	0.2%	0.3%
Sub-total Uncredited Open Space	0.06	0.2%	0.3%
Credited Open Space			
Local Park (via CI 53.01)	1.84	7.5%	9.3%
Urban Plaza (via CI 53.01)	0.15	0.6%	0.8%
Sub-total Credited Open Space	1.99	8.1%	10.0%
Sub-total All Open Space	2.05	8.33%	10.3%
TOTAL NET DEVELOPABLE AREA - Ha	19.84	80.7%	

SUB-TOTAL NDA PER LAND USE			
Commercial	5.06	20.6%	
Mixed Use	8.61	35.0%	
Retail	1.50	6.1%	
Residential	4.68	19.0%	
TOTAL NET DEVELOPABLE AREA - Ha	19.84	80.7%	

DEVELOPMENT ASSUMPTIONS		
Dwellings	3,000	dwelling units
Retail floorspace	12,000	m2 GLFA
Commercial floor space	80,000	m2 GLFA
Sub-Total Commercial (MCA1)	70,000	m2 GLFA
Sub-Total Commercial (MCA2)	10,000	m2 GLFA

3 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Setting projected dwelling (lot) and non-residential floorspace yields (refer Table 10);
- Calculation of equivalence ratios between each of the major land uses (Table 11);
- Calculation of projects costs, including construction and land costs (refer Table 12);
- Summary of costs payable for each infrastructure project (refer Table 13);
- Charges for contributions levies against infrastructure types (refer Table 14).

3.1 Calculation of Projected Dwelling (Lot) and Floorspace Projections

The following section sets out the projected dwelling (lot) and non-residential floorspace projections for the DCP. Equivalence ratios are then calculated to quantify the impacts of non-residential gross leasable floorspace areas to a common metric, the dwelling unit.

Projected Dwelling and Floorspace Yields

In this DCP, development infrastructure contributions are dependent on each property's individual development outcomes. The NDA for each of the major land uses in the DCP has been assessed as set out in Table 10 and for each property in Appendix 1.

For the purposes of this DCP, Net Developable Area (NDA) is defined as the total amount of land within the area of the East Village CDP that is made available for the development (of residential, or non-residential employment uses) including lots and local streets. It is the total precinct area minus land for open space, community buildings (including schools), encumbered land and arterial roads. Any additional small local parks defined at the subdivision stage are included in the NDA.

Using the NDA for each property and the predominant land uses applied by the Comprehensive Development Plan's Future Urban Structure (Plan 2), projections were made for the main development outcomes for each of the major land use outcomes:

- **MCA1:** Residential (dwellings/lots), Commercial (Gross leasable floor area, GLFA) and retail (Gross leasable floor area, GLFA)
- **MCA2:** Commercial (Gross leasable floor area, GLFA)

Estimates of property-specific NDA are listed in Appendix 1.

Equivalence Ratios

Each development type (residential, retail and commercial) places a different demand on the infrastructure required to be provided by this DCP. While residential development in urban renewal areas generally imposes a need for transport, community, recreation and public realm improvements, non-residential development is generally assumed to only generate a need for transport infrastructure. This DCP also attributes some open space upgrades to non-residential land uses to acknowledge their likely significant use by the worker population.

In this DCP, residential development outcomes are quantified by dwelling yields, while non-residential development types (retail and commercial) are quantified according to GLFA (in m²). A metric, the 'equivalence ratio', is used to standardise all development outcomes to a common 'equivalence unit'.

If a typical medium-density dwelling is set as one equivalence unit, then it is necessary to calculate an 'equivalence ratio' for each of the relevant non-residential development types. In this scenario, the equivalence ratio is the GLFA (in m²) for each non-residential development type that places demand on infrastructure equivalent to that created by a single medium-density residential dwelling.

In calculating equivalence ratios for each non-residential development type, it has been assumed that non-residential development generates demand for transport projects, but not for community building or sporting reserve projects.

The following method has been used to calculate equivalence ratios for East Village (See also Table 11):

- Determine the AM and PM peak hour traffic movements generated by a single (medium-density) dwelling;
- Determine the AM and PM peak hour traffic movements generated by each square metre of gross floorspace for each non-residential development type;
- Calculate the ratio of traffic movements to each dwelling unit, or each m2 of gross floorspace, for each land use respectively;
- Standardise the non-residential ratios to the dwelling ratio, and
- Multiply the standardised ratio by the number of dwellings or floorspace to determine dwelling equivalent units

Table 11: Calculation of Equivalence Ratios

ITEMS ATTRIBUTABLE TO MAIN CHARGE AREA 1 AND 2								
Land Use Type	Number	Unit of Measure	AM/PM Average of Peak Traffic Movements	Unit	Total Traffic Movements AM/PM Peak	Dwelling Equivalence ratio	Dwelling Equivalent Units	% Dwelling Equivalent Units
Residential	3,000	dwellings / units	0.38	per dwelling	1140	1.000	3,000	45.9%
Retail	12,000	m2 gross leasable floorspace	4.00	per 100m2	480	0.421	1,263	19.3%
Commercial	70,000	m2 gross leasable floorspace	1.08	per 100m2	756	0.663	1,989	30.4%
Commercial	10,000	m2 gross leasable floorspace	1.08	per 100m2	108	0.095	284	4.3%
							6,537	100.0%
ITEMS ATTRIBUTABLE TO MAIN CHARGE AREA 1 ONLY								
Land Use Type	Number	Unit of Measure	AM/PM Average of Peak Traffic Movements	Unit	Total Traffic Movements PM Peak	Dwelling Equivalence ratio	Dwelling Equivalent Units	% Dwelling Equivalent Units
Residential	3,000	dwellings / units	0.38	per dwelling	1140	1.000	3,000	48.0%
Retail	12,000	m2 gross leasable floorspace	4.00	per 100m2	480	0.421	1,263	20.2%
Commercial	70,000	m2 gross leasable floorspace	1.08	per 100m2	756	0.663	1,989	31.8%
							6,253	100.0%

3.2 Calculation of Contributions Charges

Calculation of Costs

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 12. Project construction cost sheets have been prepared by GTA Consultants for intersection projects based on the outputs of the *East Village Integrated Transport Assessment* (GTA, September 2018), and in consultation with Glen Eira City Council, VicRoads and the VPA (refer to Appendix 2).

Community Building, Sporting Reserve and Open Space Improvements construction cost sheets were prepared by Prowse Quantity Surveyors Pty Ltd based on the findings of the *East Village Community and Recreation Needs Assessment* (ASR Research, September 2018) and in consultation with Glen Eira City Council and the VPA (refer to Appendix 3).

Drainage project construction cost sheets have been prepared by Cardno Engineers for drainage projects based on the outputs of the *Stormwater Drainage Assessment Report* (Cardno, April 2018) and in consultation with the VPA and Melbourne Water (refer to appendix 4).

Table 12: Calculation of Construction and Land Costs by Project

Project No. and Infrastructure Category	Project	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Land Cost Attributable to MCA	Construction Cost Attributable to MCA	Total Cost Attributable to MCA	Cost Attributable to Residential (MCA1)	Cost Per Dwelling Residential (MCA1)	Cost Attributable to Commercial (MCA1)	Cost Per Dwelling equivalent to Commercial (MCA1)	Cost Attributable to Commercial (MCA2)	Cost Per Dwelling equivalent Commercial (MCA2)	Cost Attributable to Retail (MCA1)	Cost Per Dwelling equivalent Retail (MCA1)
	Road Projects								45.89%	3000	30.43%	1989.5	4.35%	284.2	19.32%	1263.2
RD-1 Development	Cobar Street Connector 1 - Construction	\$ -	\$ 760,250	\$ 760,250	100%	\$ -	\$ 760,250	\$ 760,250	\$ 348,907	\$ 116.30	\$ 231,380	\$ 116.30	\$ 33,054	\$ 116.30	\$ 146,908	\$ 116.30
	Sub-Total Road Projects	\$ -	\$ 760,250	\$ 760,250		\$ -	\$ 760,250	\$ 760,250	\$ 348,907	\$ 116	\$ 231,380	\$ 116	\$ 33,054	\$ 116	\$ 146,908	\$ 116
	Intersection Projects															
IN-1C Development	North Road & East Boundary Road - Construction		\$ 6,872,787	\$ 6,872,787	100%	\$ -	\$ 6,872,787	\$ 6,872,787	\$ 3,154,178	\$ 1,051.39	\$ 2,091,718	\$ 1,051.39	\$ 298,817	\$ 1,051.39	\$ 1,328,075	\$ 1,051.39
IN-2L Development	Cobar St & Crosbie Rd & North Road - Land	\$ 323,724			100%	\$ 323,724	\$ -	\$ -	\$ 148,569	\$ 49.52	\$ 98,525	\$ 49.52	\$ 14,075	\$ 49.52	\$ 62,555	\$ 49.52
IN-2C Development	Cobar St & Crosbie Rd & North Road - Construction		\$ 7,394,520	\$ 7,718,244	100%	\$ -	\$ 7,394,520	\$ 7,718,244	\$ 3,393,620	\$ 1,131.21	\$ 2,250,506	\$ 1,131.21	\$ 321,501	\$ 1,131.21	\$ 1,428,893	\$ 1,131.21
IN-3L Development	North Drive & East Boundary Road - Land	\$ 512,726			100%	\$ 512,726	\$ -	\$ -	\$ 246,005	\$ 82.00	\$ 163,140.09	\$ 82.00			\$ 103,581.01	\$ 82.00
IN-3C Development	North Drive & East Boundary Road - Construction		\$ 5,230,528	\$ 5,743,254	100%	\$ -	\$ 5,230,528	\$ 5,743,254	\$ 2,509,596.65	\$ 836.53	\$ 1,664,259	\$ 836.53			\$ 1,056,672.27	\$ 836.53
IN-4L Development	South Drive & East Boundary Road - Land	\$ 848,156			100%	\$ 848,156			\$ 406,943.32	\$ 135.65	\$ 269,867.68	\$ 135.65			\$ 171,344.56	\$ 135.65
IN-4C Development	South Drive & East Boundary Road - Construction		\$ 5,923,657	\$ 6,771,812	100%	\$ -	\$ 5,923,657	\$ 6,771,812	\$ 2,842,158.61	\$ 947.39	\$ 1,884,800	\$ 947.39			\$ 1,196,698.36	\$ 947.39
	Sub-Total Intersection Projects	\$ 1,684,606	\$ 25,421,492	\$ 27,106,098		\$ 1,684,606	\$ 25,421,492	\$ 27,106,098	\$ 12,701,071	\$ 4,233.69	\$ 8,422,815	\$ 4,233.69	\$ 634,392.67	\$ 2,232.12	\$ 5,347,819	\$ 4,233.69
	Community Building Projects															
CB1-C Development	Community Centre - Construction	\$ -	\$ 5,710,278	\$ 5,710,278	100%	\$ -	\$ 5,710,278	\$ 5,710,278	\$ 5,710,278	\$ 1,903.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total Community Building Projects	\$ -	\$ 5,710,278	\$ 5,710,278		\$ -	\$ 5,710,278	\$ 5,710,278	\$ 5,710,278	\$ 1,903.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sporting Reserve Projects															
SR1 Development	Sporting Reserve - Construction of soccer fields and landscaping	\$ -	\$ 4,670,638	\$ 4,670,638	100%	\$ -	\$ 4,670,638	\$ 4,670,638	\$ 4,670,638	\$ 1,556.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SR2 Community	Sporting Reserve - Construction of Pavilion	\$ -	\$ 2,494,956	\$ 2,494,956	100%	\$ -	\$ 2,494,956	\$ 2,494,956	\$ 2,494,956	\$ 831.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total Sporting Reserve Projects	\$ -	\$ 7,165,594	\$ 7,165,594		\$ -	\$ 7,165,594	\$ 7,165,594	\$ 7,165,594	\$ 2,388.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Open Space Improvements															
OS-1 Development	Virginia Park landscaping and shared user path	\$ -	\$ 743,647	\$ 743,647	100%	\$ -	\$ 743,647	\$ 743,647	\$ 743,647	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OS-2 Development	Central Park Improvements - Construction	\$ -	\$ 2,884,586	\$ 2,884,586	100%	\$ -	\$ 2,884,586	\$ 2,884,586	\$ 1,384,019	\$ 461	\$ 917,822.82	\$ 461.34	\$ -	\$ -	\$ 582,745	\$ 461.34
	Sub-Total Open Space Projects	\$ -	\$ 3,628,233	\$ 3,628,233		\$ -	\$ 3,628,233	\$ 3,628,233	\$ 2,127,666	\$ 709.22	\$ 917,823	\$ 461.34	\$ -	\$ -	\$ 582,745	\$ 461.34
	Drainage Projects															
DR-01 Development	Drainage works	\$ -	\$ 4,096,933	\$ 4,096,933	100%	\$ -	\$ 4,096,933	\$ 4,096,933	\$ 1,880,235	\$ 626.75	\$ 1,246,893	\$ 626.75	\$ 178,128	\$ 626.75	\$ 791,678	\$ 626.75
	Sub-Total Drainage Projects		\$ 4,096,933	\$ 4,096,933			\$ 4,096,933	\$ 4,096,933	\$ 1,880,235	\$ 626.75	\$ 1,246,893	\$ 626.75	\$ 178,127.53	\$ 626.75	\$ 791,678	\$ 626.75
	TOTALS	\$ 1,684,606	\$ 46,702,700	\$ 48,407,306		\$ 1,684,606	\$ 46,702,700	\$ 48,407,306	\$ 29,933,750	\$ 9,977.92	\$ 10,818,911	\$ 5,438.08	\$ 845,574.55	\$ 2,975.17	\$ 6,869,150	\$ 5,438.08

	Cost per Dwelling Residential (MCA1)	Cost per Dwelling Retail (MCA1)	Cost per Dwelling Commercial (MCA1)	Cost per Dwelling Commercial (MCA2)
TOTAL COMMUNITY INFRASTRUCTURE LEVY	\$831.65			
TOTAL DEVELOPMENT INFRASTRUCTURE LEVY	\$9,146.26			
PER m2 FLOORSPACE (DIL)		\$572.43	\$154.56	\$84.56

Cost Apportionment

Two MCAs are identified for East Village based on the predominant development outcomes:

- MCA1:
 - Retail gross leasable floorspace (m2)
 - Commercial gross leasable floorspace (m2)
 - Residential dwellings / lots;
- MCA2:
 - Commercial gross leasable floorspace (m2)

This DCP apportions a charge to all new development within the MCA according to each site's projected shared use of an identified infrastructure item. Since development contributions charges are levied prior to construction, a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the projected development outcomes and estimated shared use of each infrastructure project.

This DCP calculates what each new development should pay towards provision of each identified infrastructure project. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by the total demand units (dwellings, or non-residential floorspace) for each of the main charge areas.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as Developer Works construction requirement as set out in Section 1.9, an existing local DCP, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

The balance of the cost of the items not recovered under this DCP will be funded by alternative sources such as Council rates or state funding.

Public open space contributions

The overall NDA has been adjusted to allow for public open space provision. Land for local parks is provided through Clause 53.01 of the Glen Eira Planning Scheme and no land contributions for local parks are included in this DCP.

This DCP levies a contribution towards construction works at a sporting reserve within and external to the precinct, construction of a central open space, and improvements to an external passive open space reserve.

Appendix 1 provides further information on how land has been allocated for open space purposes and how it relates to the NDA.

Land Valuation

Areas of land required to be provided through the DCP were identified in detailed drawings based on information drawn from the East Village CDP. A description of the area of land was provided to Westlink Consulting, a registered valuer, to assess the land value for each property that is contributing public land required by the DCP.

These land values were then used to determine the value for each land component of all projects included in this DCP (See Table 12).

External Use

No allowance has been made for external use of the projects identified in this DCP, so no external apportionment has been factored in the DCP.

3.3 Summary of Costs

Table 13 sets out a summary of costs payable for each infrastructure category.

Table 13: Summary of Costs

SUMMARY - TOTAL COSTS LAND AND PROJECT	
Project Type	Total Costs of Projects
Estimated Project Cost: Land	\$1,684,606
Estimated Project Cost: Construction	\$46,782,780
Total	\$48,467,386
SUMMARY - TOTAL COSTS BY PROJECT TYPE	
Project Type	Total Costs of Projects
Road Projects	\$760,250
Intersection Projects	\$27,106,098
Community Building Projects	\$5,710,278
Sporting Reserve Projects	\$7,165,594
Open Space Improvements	\$3,628,233
Drainage Projects	\$4,096,933
Total	\$48,467,386
SUMMARY - TOTAL COSTS BY INFRASTRUCTURE CATEGORY	
Project Type	Total Costs of Projects
Total - Development Infrastructure Levy (DIL)	\$45,972,430
Total - Community Infrastructure Levy (CIL)	\$2,494,956
Total	\$48,467,386

3.4 Summary of Contributions

Table 14 sets out charges payable for each development outcome.

Table 14: Summary of contributions rates for development outcomes

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY MAIN CHARGE AREA		
Main Charge Area	Rate	
MCA1 (Residential)	\$9,146.26	per lot/dwelling
MCA1 (Retail)	\$572.43	per m2 GLFA
MCA1 (Commercial)	\$154.56	per m2 GLFA
MCA2 (Commercial)	\$84.56	per m2 GLFA
SUMMARY - COMMUNITY INFRASTRUCTURE LEVY (CIL) BY MAIN CHARGE AREA		
Charge area	Rate	
MCA1 (Residential)	\$831.65	per lot/dwelling
MCA1 (Retail)	N/A	
MCA1 (Commercial)	N/A	
MCA2 (Commercial)	N/A	

4 ADMINISTRATION & IMPLEMENTATION

This section details how the DCP will be administered and includes the timing of payment, provision of works and land “in kind” and how the DCP fund will be managed in terms of reporting, indexation and review periods.

The Development Infrastructure Levy (DIL) for the East Village DCP applies to subdivision and/or development of land. Glen Eira City Council will be both the Collecting Agency and the Development Agency for the purposes of this DCP.

4.1 Payment of Contributions Levies and Payment Timing

Development Infrastructure Levy

For subdivision of land and buildings

A development infrastructure levy must be paid to the Collecting Agency for the land, after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of Statement of Compliance in respect to the relevant plan or, otherwise included in an implementation agreement under Section 173 of the Act.

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

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on the subject land, an infrastructure levy must be paid to the Collecting Agency. Payments must be in accordance with the provisions of the approved DCP for each demand unit (per dwelling/lot/floorspace) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components).

The Collecting Agency may require that Development Infrastructure Levy contributions be made at either the planning permit or building permit stage.

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act or propose another arrangement acceptable to the Collecting Agency in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

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

- Prior to the commencement of any development, a development infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the Development Contribution Plan for the land unless some other arrangement has been agreed to by Collecting Agency in a Section 173 agreement.
- If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

Community Infrastructure Levy

The CIL will be collected by the City of Glen Eira at the Building Approval Stage in accordance with section 46(0) of the Planning & Environment Act (1987).

Works in Kind

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

- The works constitute projects funded by the DCP;
- The Collecting Agency agrees that the timing of the works would be consistent with priorities in this DCP;
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions;
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the Collecting Agency and the Development Agency;
- Detailed design must be approved by the Collecting Agency and the Development Agency and must generally accord with the standards outlined in the DCP unless an alternative is agreed by the Collecting Agency and the Development Agency;
- The construction of works must be completed to the satisfaction of the Collecting Agency and the Development Agency;
- There should be no negative financial impact on the DCP to the satisfaction of the Collecting Agency;
- In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the Collecting Agency. Temporary works will not be accepted as works in kind.

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

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

Credit for Over Provision

Where the Collecting Agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), that agreement must be in writing. The situation may arise where the agreed credit for DCP infrastructure works or land exceeds the owner's obligations to pay contributions under the DCP.

In such a case the developer and the collecting agency may agree for either a reimbursement for that over-contribution at an agreed time or alternatively the excess credit can be used to offset development contributions owned for future development stages.

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

4.2 Funds Administration

The administration of the development contributions made under the DCP will be held until required for provision of the items in that class of development (transport, community buildings or sporting reserves). Details of funds

received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Act.

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

- Amount and timing of funds collected;
- Source of the funds collected;
- Amount and timing of expenditure on specific projects;
- Project on which the expenditure was made;
- Account balances for individual project classes;
- Details of works-in-kind arrangements for project provision;
- Pooling or quarantining of funds to deliver specific projects where applicable.

The Collecting Agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with 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 46Q of the Act.

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

4.3 Construction and Land Value Costs Indexation

Capital costs of all infrastructure items, including land are in 2018 dollars (June quarter) and will be adjusted by the Collecting Agency annually for inflation.

In relation to the costs of infrastructure items other than land, the cost must be adjusted according to the following methods:

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

Land values will be adjusted on 1 July each year following a revaluation by a registered valuer of properties with land required by the DCP. Within 14 days of the revaluation, the Collecting Agency will publish the amended contributions on the Collecting Agency's website.

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 East Village CDP Area. The 'full development' horizon of land within the current precinct to the year 2036 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Glen Eira Planning Scheme through Amendment C155.

This DCP will end within 20 years from the date upon which this DCP is first incorporated into the Glen Eira Planning Scheme, when the DCP is 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 Glen Eira 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.

This review is anticipated to include:

- Updates to any aspect of the plans as required;
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger;
- Review of estimated dwellings and retail and commercial floorspace (this will also be required if the CDP is subject to a substantive amendment); and
- Review of land values for land to be purchased through the plan.

4.5 Adjustment to the scope of DCP projects

While the infrastructure projects in the DCP have been costed to a typical level of detail, all of them will require a detailed design process prior to construction.

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

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

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

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

4.6 Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

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

4.7 Development Agency (Agency Responsible for Works)

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

4.8 Implementation Mechanism

Under Section 46P of the Act, the Collecting Agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be agreed with the Collecting Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 2 to the Comprehensive Development Zone (CDZ2) for the East Village CDP requires an application for subdivision or development to be accompanied by a Public

Infrastructure Plan (PIP) to the satisfaction of the Responsibility Authority. The PIP needs to show the location, type, staging and timing of infrastructure on the land as identified in the East Village CDP or reasonably required as a result of the subdivision or development of the land and address the following:

- Stormwater drainage and water quality 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 East Village 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 as required by the Responsible Authority.

Through the approval of these agreements, Glen Eira City Council (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 to in writing, and detailing if the projects are to be provided as works and/or land in lieu.

5 OTHER INFORMATION

Acronyms

'the Act'	Planning and Environment Act 1987
CDP	Comprehensive Development Plan
CIL	Community Infrastructure Levy
DCP	Development Contributions Plan
DIL	Development Infrastructure Levy
GLFA	Gross Leasable Floor Area
Ha	Hectare
GECC	Glen Eira City Council
MCA	Main Catchment Area
MCH	Maternal & Child Health
NDA	Net Developable Area
PIP	Precinct Infrastructure Plan
Sqm	Square Metres
VPA	Victorian Planning Authority

Glossary

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.

Collecting Agency

A person/authority specified in a development contributions plan as a person/authority to whom a community infrastructure levy or development infrastructure levy is payable.

Commercial

Includes all commercial development excluding retail and Residential/Dwelling. It also includes Residential Aged Care.

Community Infrastructure

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 (e.g. 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 Agency

A person/authority specified in a Development Contributions Plan as a person/authority responsible for the provision of works, services or facilities or for the plan preparation costs for which a community infrastructure levy or development infrastructure levy or part of a levy is payable.

Development Contributions Plan

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

Housing Density (Net)

The number of houses divided by net developable area

Land Budget Table

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

Local Parks (Credited 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.

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.

Net Developable Area

Total amount of land within the Precinct that is made available for development of housing and employment buildings, including lots and local 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.

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.

Residential/Dwelling

Includes any residential unit whether it is a dwelling as defined in the planning scheme or not that provides permanent accommodation for one or more person. Non-permanent accommodation is to be treated as commercial development.

Sporting Reserves

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

Town Centre

Provide the focus for business, 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.

Uncredited Open Space

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 paths, sports fields).

6 APPENDICES

Appendix 1 - Parcel Specific Land Budget

Detailed information on the developable area for each property is included in the land use budget plan (

Plan 10) and in the parcel specific land use budget (Table 15).

Plan 10: Land Use Budget Plan

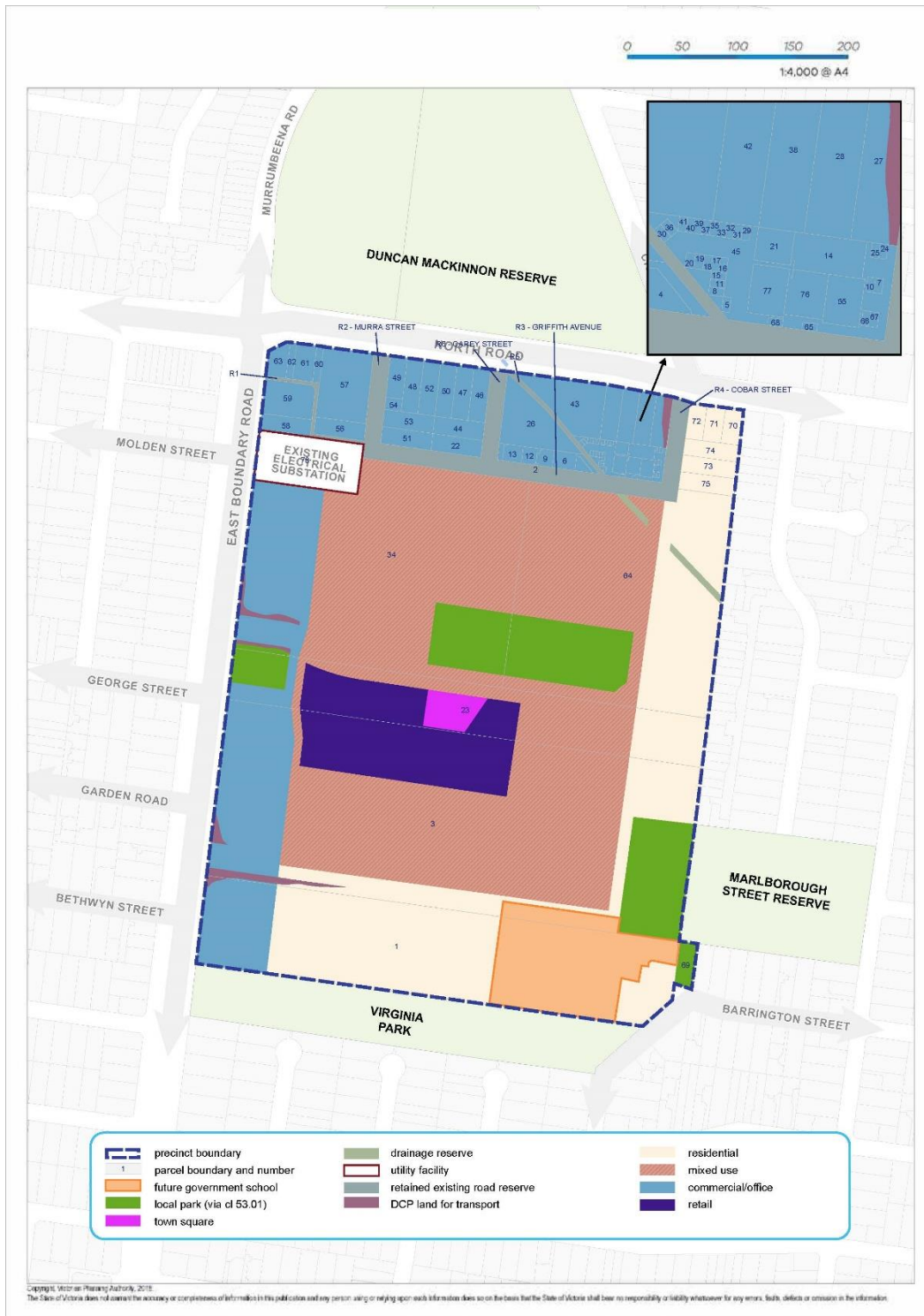


Table 15: Parcel Specific Land Use Budget

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)
				Community	Education			Local Open Space			
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)	

COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)
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1	34,131.96	0.00	78.96	0.00	10,519.27	0.00	0.00	0.00	0.00	0.0%	23,533.73
2	164.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	164.48
3	69,058.71	0.00	769.19	0.00	1,480.06	0.00	0.00	5,967.78	0.00	9.8%	60,841.67
4	129.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	129.86
5	12.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.61
6	319.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	319.91
7	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
8	12.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.76
9	215.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	215.98
10	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
11	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
12	205.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	205.51
13	261.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	261.60
14	286.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	286.59
15	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73
16	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74

5,038.98	0.00	0.00	18,494.75
164.48	0.00	0.00	0.00
9,508.10	32,759.26	9,594.22	8,980.10
129.86	0.00	0.00	0.00
12.61	0.00	0.00	0.00
319.91	0.00	0.00	0.00
12.74	0.00	0.00	0.00
12.76	0.00	0.00	0.00
215.98	0.00	0.00	0.00
12.74	0.00	0.00	0.00
12.74	0.00	0.00	0.00
205.51	0.00	0.00	0.00
261.60	0.00	0.00	0.00
286.59	0.00	0.00	0.00
12.73	0.00	0.00	0.00
12.74	0.00	0.00	0.00

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)
				Community	Education			Local Open Space			
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)	
17	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
18	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
19	14.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	14.61
20	14.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	14.48
21	130.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	130.75
22	702.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	702.38
23	19,786.99	0.00	0.00	0.00	0.00	0.00	0.00	1,558.39	1,500.00	18.3%	16,728.59
24	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73
25	12.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.71
26	2,579.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,579.27
27	720.80	0.00	323.72	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	397.08
28	732.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	732.18
29	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73
30	15.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	15.28
31	12.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.72
32	12.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.70
33	12.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.68
34	42,978.95	0.00	512.73	0.00	0.00	0.00	0.00	4,129.81	0.00	10.8%	38,336.42
35	12.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.67

COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)
12.74	0.00	0.00	0.00
12.74	0.00	0.00	0.00
14.61	0.00	0.00	0.00
14.48	0.00	0.00	0.00
130.75	0.00	0.00	0.00
702.38	0.00	0.00	0.00
1,147.75	7,195.43	5,409.46	2,975.94
12.73	0.00	0.00	0.00
12.71	0.00	0.00	0.00
2,579.27	0.00	0.00	0.00
397.08	0.00	0.00	0.00
732.18	0.00	0.00	0.00
12.73	0.00	0.00	0.00
15.28	0.00	0.00	0.00
12.72	0.00	0.00	0.00
12.70	0.00	0.00	0.00
12.68	0.00	0.00	0.00
8,974.59	29,361.83	0.00	0.00
12.67	0.00	0.00	0.00

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)
				Community	Education			Local Open Space			
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)	
36	15.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	15.26
37	12.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.65
38	728.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	728.61
39	12.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.63
40	12.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.62
41	12.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.47
42	751.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	751.68
43	2,667.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,667.39
44	730.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	730.71
45	794.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	794.09
46	742.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	742.47
47	748.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	748.51
48	741.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	741.73
49	569.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	569.59
50	733.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	733.33
51	702.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	702.16
52	751.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	751.51
53	721.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	721.30
54	168.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	168.49

COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)
15.26	0.00	0.00	0.00
12.65	0.00	0.00	0.00
728.61	0.00	0.00	0.00
12.63	0.00	0.00	0.00
12.62	0.00	0.00	0.00
12.47	0.00	0.00	0.00
751.68	0.00	0.00	0.00
2,667.39	0.00	0.00	0.00
730.71	0.00	0.00	0.00
794.09	0.00	0.00	0.00
742.47	0.00	0.00	0.00
748.51	0.00	0.00	0.00
741.73	0.00	0.00	0.00
569.59	0.00	0.00	0.00
733.33	0.00	0.00	0.00
702.16	0.00	0.00	0.00
751.51	0.00	0.00	0.00
721.30	0.00	0.00	0.00
168.49	0.00	0.00	0.00

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)
				Community	Education			Local Open Space			
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)	
55	190.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	190.27
56	710.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	710.19
57	2,913.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,913.33
58	705.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	705.65
59	1,418.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	1,418.06
60	203.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	203.63
61	599.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	599.65
62	199.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	199.80
63	529.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	529.42
64	35,878.58	0.00	0.00	0.00	0.00	0.00	555.35	6,112.77	0.00	20.9%	29,210.46
65	12.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.87
66	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
67	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74
68	12.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.87
69	657.31	0.00	0.00	0.00	0.00	0.00	0.00	657.31	0.00	0.0%	0.00
70	546.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	546.62
71	538.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	538.19
72	495.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	495.19
73	765.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	765.02

COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)
190.27	0.00	0.00	0.00
710.19	0.00	0.00	0.00
2,913.33	0.00	0.00	0.00
705.65	0.00	0.00	0.00
1,418.06	0.00	0.00	0.00
203.63	0.00	0.00	0.00
599.65	0.00	0.00	0.00
199.80	0.00	0.00	0.00
529.42	0.00	0.00	0.00
0.00	16,735.02	0.00	12,475.44
12.87	0.00	0.00	0.00
12.74	0.00	0.00	0.00
12.74	0.00	0.00	0.00
12.87	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	546.62
0.00	0.00	0.00	538.19
0.00	0.00	0.00	495.19
0.00	0.00	0.00	765.02

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)
				Community	Education			Local Open Space			
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)	
74	750.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	750.70
75	801.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	801.57
76	188.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	188.78
77	191.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	191.23
	232,605.37	0.00	1,684.61	0.00	11,999.33	0.00	555.35	18,426.07	1,500.00	10.04%	198440.01

COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)
0.00	0.00	0.00	750.70
0.00	0.00	0.00	801.57
188.78	0.00	0.00	0.00
191.23	0.00	0.00	0.00
50561.28	86051.54	15003.68	46823.51

78	4,296.22	0.00	0.00	0.00	0.00	4296.22	0.00	0.00	0.00	0.0%	0
R1	443.53	443.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
R2 - MURRA STREET	1,342.08	1342.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
R3 - GRIFFITH AVENUE	4,192.08	4192.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
R4 - COBAR STREET	1,333.76	1333.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
R5	475.19	475.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
R6 - CAREY STREET	1,212.49	1212.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0
	13,295.35	8,999.13	0.00	0.00	0.00	4,296.22	0.00	0.00	0.00	0.0%	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

	245,900.72	8,999.13	1,684.61	0.00	11,999.33	4,296.22	555.35	18,426.07	1,500.00	10.04%	198,440.01
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50,561.28	86,051.54	15,003.68	46,823.51
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VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)	COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)	NDA (SQM)
				Community	Education			Local Open Space								
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (%) NDA)						
1	34,131.96	0.00	48.97	0.00	10,519.27	0.00	0.00	0.00	0.00	0.0%	23,563.72	5,085.02	0.00	0.00	18,478.70	23,563.72
2	164.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	164.48	164.48	0.00	0.00	0.00	164.48
3	69,058.71	0.00	1,002.08	0.00	1,480.06	0.00	0.00	5,967.78	0.00	9.8%	60,608.79	9,340.41	29,631.05	10,622.48	10,862.08	60,456.02
4	129.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	129.86	129.86	0.00	0.00	0.00	129.86
5	12.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.61	12.61	0.00	0.00	0.00	12.61
6	319.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	319.91	319.91	0.00	0.00	0.00	319.91
7	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
8	12.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.76	12.76	0.00	0.00	0.00	12.76
9	215.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	215.98	215.98	0.00	0.00	0.00	215.98
10	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
11	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
12	205.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	205.51	205.51	0.00	0.00	0.00	205.51
13	261.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	261.60	261.60	0.00	0.00	0.00	261.60
14	286.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	286.59	286.59	0.00	0.00	0.00	286.59
15	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73	12.73	0.00	0.00	0.00	12.73
16	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
17	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
18	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)	COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)	NDA (SQM)
				Community	Education			Local Open Space								
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)						
19	14.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	14.61	14.61	0.00	0.00	0.00	14.61
20	14.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	14.48	14.48	0.00	0.00	0.00	14.48
21	130.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	130.75	130.75	0.00	0.00	0.00	130.75
22	702.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	702.38	702.38	0.00	0.00	0.00	702.38
23	19,786.99	0.00	300.92	0.00	0.00	0.00	0.00	1,486.35	1,500.00	18.1%	16,499.71	1,183.88	7,871.46	4,377.52	3,066.85	16,499.71
24	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73	12.73	0.00	0.00	0.00	12.73
25	12.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.71	12.71	0.00	0.00	0.00	12.71
26	2,579.27	0.00	8.56	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,570.72	2,570.72	0.00	0.00	0.00	2,570.72
27	720.80	0.00	284.24	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	436.57	436.57	0.00	0.00	0.00	436.57
28	732.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	732.18	732.18	0.00	0.00	0.00	732.18
29	12.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.73	12.73	0.00	0.00	0.00	12.73
30	15.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	15.28	15.28	0.00	0.00	0.00	15.28
31	12.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.72	12.72	0.00	0.00	0.00	12.72
32	12.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.70	12.70	0.00	0.00	0.00	12.70
33	12.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.68	12.68	0.00	0.00	0.00	12.68
34	42,978.21	0.00	78.45	0.00	0.00	0.00	0.00	4,103.83	0.00	10.6%	38,795.93	9,477.87	29,318.06	0.00	0.00	38,795.93
35	12.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.67	12.67	0.00	0.00	0.00	12.67
36	15.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	15.26	15.26	0.00	0.00	0.00	15.26
37	12.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.65	12.65	0.00	0.00	0.00	12.65

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)	COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)	NDA (SQM)
				Community	Education			Local Open Space								
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (%) NDA)						
38	728.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	728.61	728.61	0.00	0.00	0.00	728.61
39	12.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.63	12.63	0.00	0.00	0.00	12.63
40	12.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.62	12.62	0.00	0.00	0.00	12.62
41	12.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.47	12.47	0.00	0.00	0.00	12.47
42	751.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	751.68	751.68	0.00	0.00	0.00	751.68
43	2,667.39	0.00	174.69	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,492.70	2,492.70	0.00	0.00	0.00	2,492.70
44	730.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	730.71	730.71	0.00	0.00	0.00	730.71
45	794.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	794.09	794.09	0.00	0.00	0.00	794.09
46	742.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	742.47	742.47	0.00	0.00	0.00	742.47
47	748.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	748.51	748.51	0.00	0.00	0.00	748.51
48	741.73	0.00	36.92	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	704.81	704.81	0.00	0.00	0.00	704.81
49	569.59	0.00	40.36	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	529.24	529.24	0.00	0.00	0.00	529.24
50	733.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	733.33	733.33	0.00	0.00	0.00	733.33
51	702.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	702.16	702.16	0.00	0.00	0.00	702.16
52	751.51	0.00	20.10	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	731.42	731.42	0.00	0.00	0.00	731.42
53	721.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	721.30	721.30	0.00	0.00	0.00	721.30
54	168.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	168.49	168.49	0.00	0.00	0.00	168.49
55	190.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	190.27	190.27	0.00	0.00	0.00	190.27
56	710.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	710.19	710.19	0.00	0.00	0.00	710.19

VPA PARCEL ID		Transport		Community and Education		Uncredited Open Space		Credited Open Space			NDA (SQM)	COMMERCIAL NDA (SQM)	MIXED USE NDA (sqm)	RETAIL NDA (sqm)	RESIDENTIAL TOWNHOUSE NDA (sqm)	NDA (SQM)
				Community	Education			Local Open Space								
	TOTAL LAND AREA (SQM)	Existing Road Reserve	DCP Land for Transport	DCP Land for Community Facilities	Land for Future Government School	Utility	Drainage	Local Park (via CI 53.01)	Town Square (via CI 53.01)	Local Open Space (% NDA)						
57	2,913.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	2,913.33	2,913.33	0.00	0.00	0.00	2,913.33
58	705.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	705.65	705.65	0.00	0.00	0.00	705.65
59	1,418.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	1,418.06	1,418.06	0.00	0.00	0.00	1,418.06
60	203.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	203.63	203.63	0.00	0.00	0.00	203.63
61	599.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	599.65	599.65	0.00	0.00	0.00	599.65
62	199.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	199.80	199.80	0.00	0.00	0.00	199.80
63	529.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	529.42	529.42	0.00	0.00	0.00	529.42
64	35,839.40	0.00	0.00	0.00	0.00	0.00	471.87	6,112.25	0.00	20.9%	29,255.28	0.00	16,392.42	0.00	12,862.86	29,255.28
65	12.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.87	12.87	0.00	0.00	0.00	12.87
66	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
67	12.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.74	12.74	0.00	0.00	0.00	12.74
68	12.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	12.87	12.87	0.00	0.00	0.00	12.87
69	657.31	0.00	0.00	0.00	0.00	0.00	0.00	657.31	0.00	0.0%	0.00	0.00	0.00	0.00	0.00	0.00
70	546.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	546.62	0.00	0.00	0.00	546.62	546.62
71	538.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	538.19	0.00	0.00	0.00	538.19	538.19
72	495.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	495.19	0.00	0.00	0.00	495.19	495.19
73	765.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	765.02	0.00	0.00	0.00	765.02	765.02
74	750.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	750.70	0.00	0.00	0.00	750.70	750.70
75	801.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	801.57	0.00	0.00	0.00	801.57	801.57

Appendix 2 –Project Cost Sheets for Road and Intersection projects



GLEN EIRA CITY COUNCIL

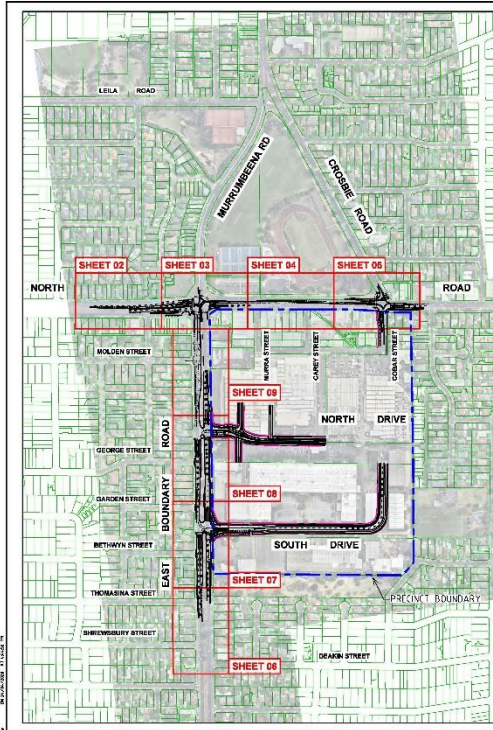
EAST VILLAGE MIXED USE DEVELOPMENT PROPOSED INTERSECTION AND ROADWORKS CONCEPT FUNCTIONAL LAYOUT PLANS

SHEET SCHEDULE	
SHEET 01	LOCALITY PLAN AND SHEET LAYOUT
SHEET 02	NORTH ROAD (WEST OF MURRUMBEENA ROAD)
SHEET 03	NORTH ROAD (MURRUMBEENA ROAD AND EAST BOUNDARY ROAD INTERSECTION)
SHEET 04	NORTH ROAD (EAST OF MURRUMBEENA ROAD)
SHEET 05	NORTH ROAD (CROSSIE ROAD AND COBAR STREET INTERSECTION)
SHEET 06	EAST BOUNDARY ROAD AND DEAN STREET (SOUTH OF NORTH ROAD)
SHEET 07	EAST BOUNDARY ROAD AND SOUTH DRIVE (SOUTH OF NORTH ROAD)
SHEET 08	EAST BOUNDARY ROAD AND NORTH DRIVE (SOUTH OF NORTH ROAD)
SHEET 09	EAST BOUNDARY ROAD AND POLICE STREET (SOUTH OF NORTH ROAD)



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Sydney 02 8548 8122
Brisbane 07 313 5222
Perth 08 9244 8122
Adelaide 08 8244 8122
Gold Coast 07 5510 8122
Townsville 07 4752 2742
Hobart 08 6514 4242

GENERAL NOTES
1. ALL DIMENSIONS WITHIN THIS SET ARE BASED ON AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.



Project Name: EAST VILLAGE MIXED USE DEVELOPMENT
Project No: V1809980-01-01
Scale: 1:500
Date: 20/06/2020
Author: [Name]
Checker: [Name]
Approver: [Name]

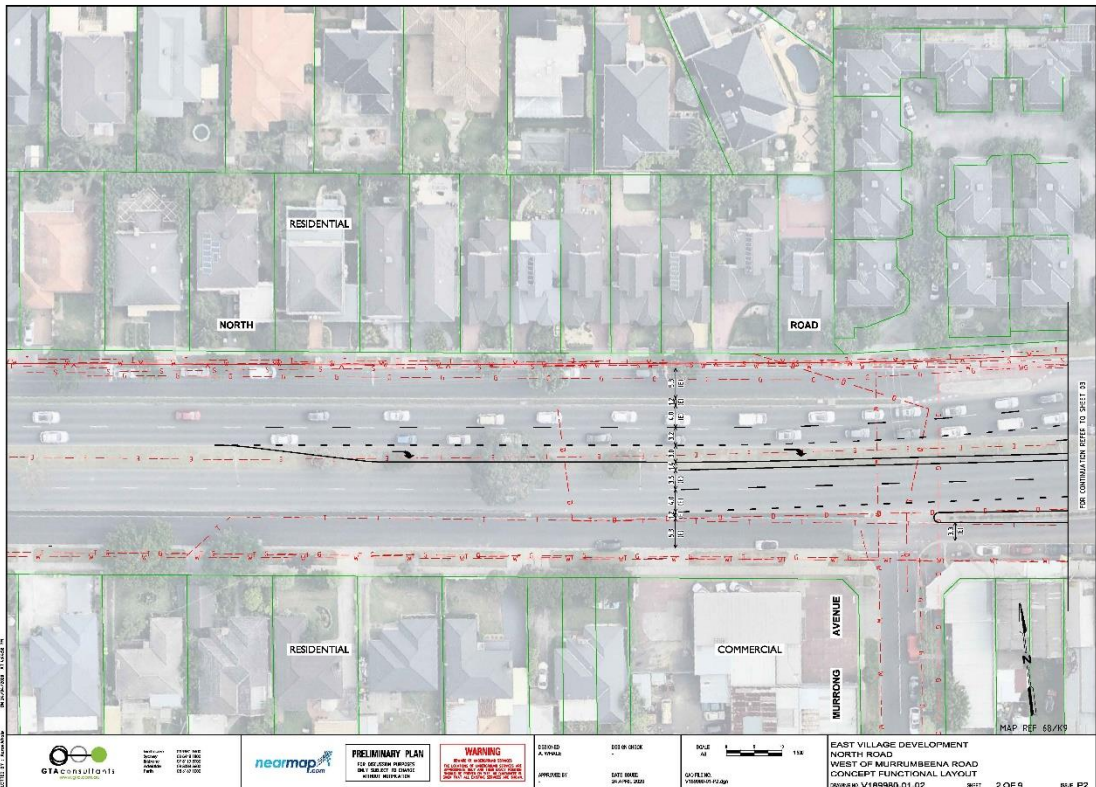
nearmap.com

PRELIMINARY PLAN
FOR USE ONLY IN PRELIMINARY STAGES OF DESIGN
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR DEVELOPMENT
WARNING: THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR DEVELOPMENT

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
DATE: 20/06/2020

SCALE: 1:500
GTA CONSULTANTS
V1809980-01-01

EAST VILLAGE DEVELOPMENT
NORTH ROAD AND EAST BOUNDARY ROAD
CONCEPT FUNCTIONAL LAYOUT
LOCALITY PLAN AND SHEET LAYOUT
SHEET 01 OF 09



Project Name: EAST VILLAGE MIXED USE DEVELOPMENT
Project No: V1809980-01-02
Scale: 1:500
Date: 20/06/2020
Author: [Name]
Checker: [Name]
Approver: [Name]

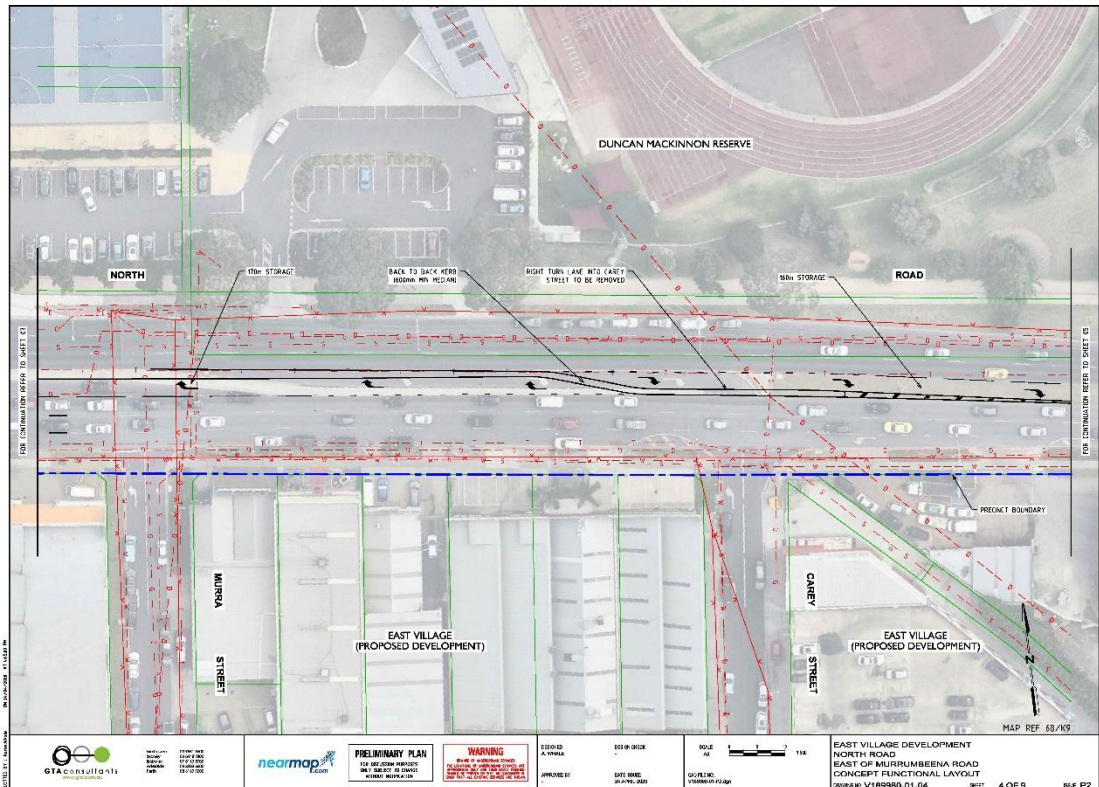
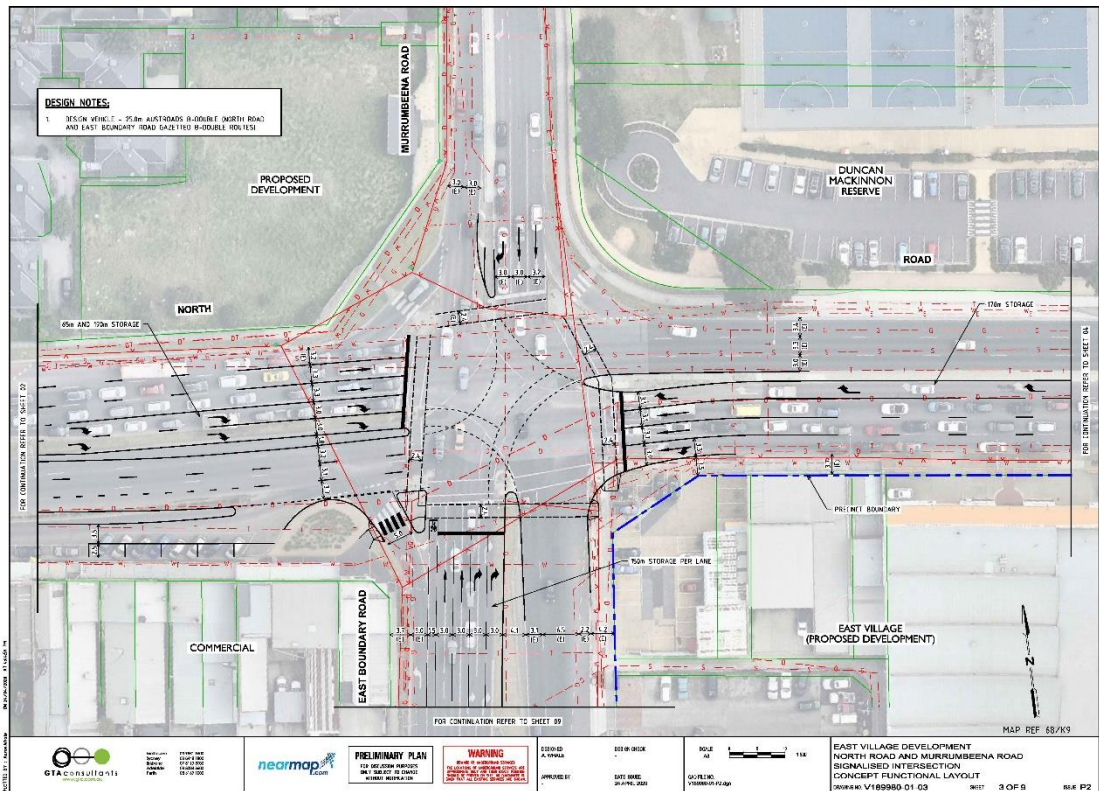
nearmap.com

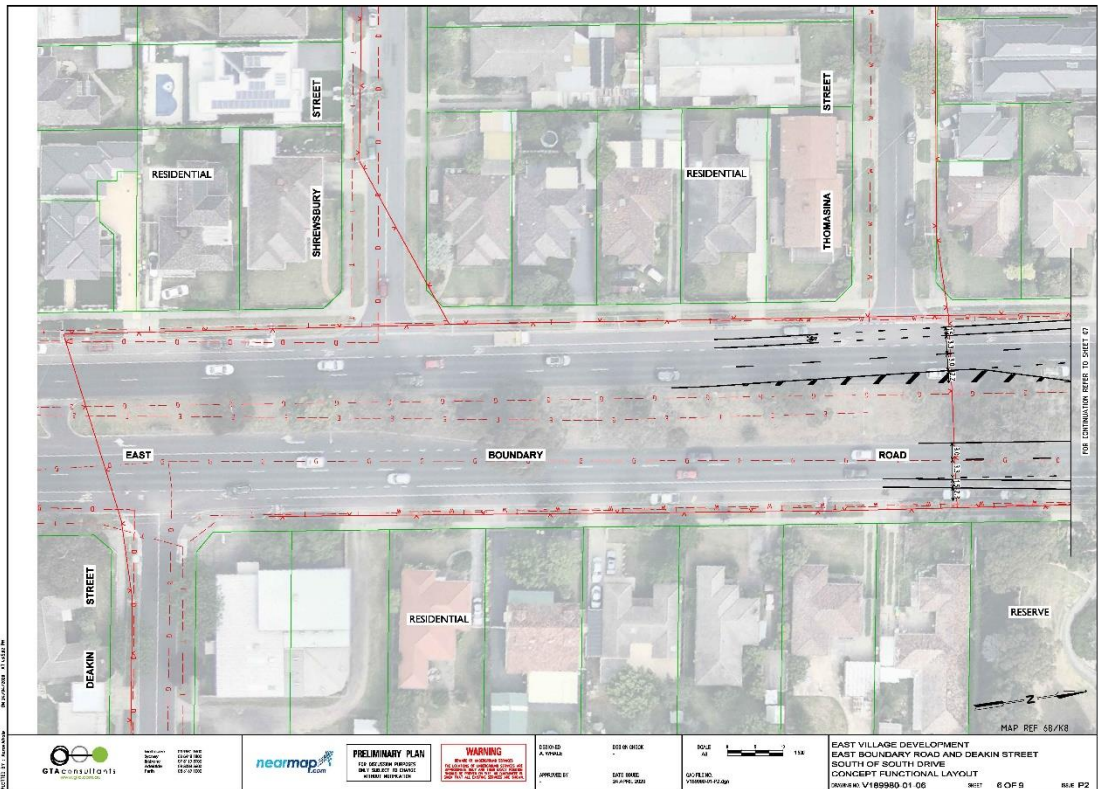
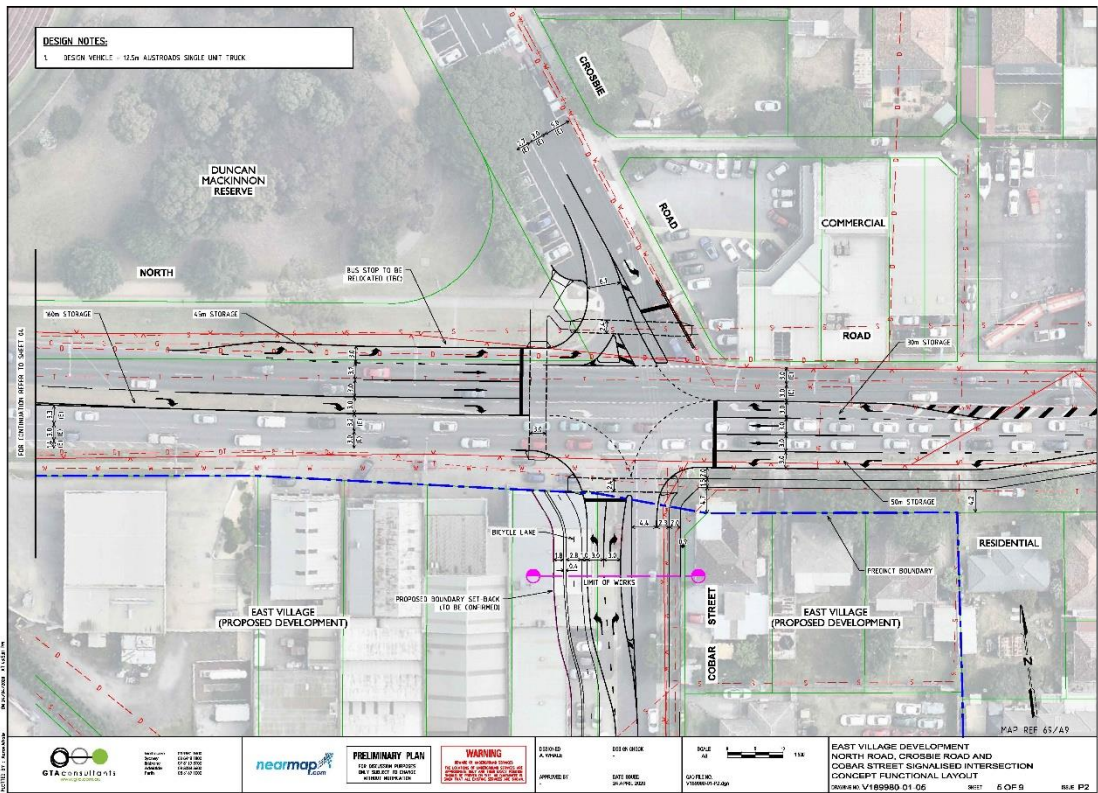
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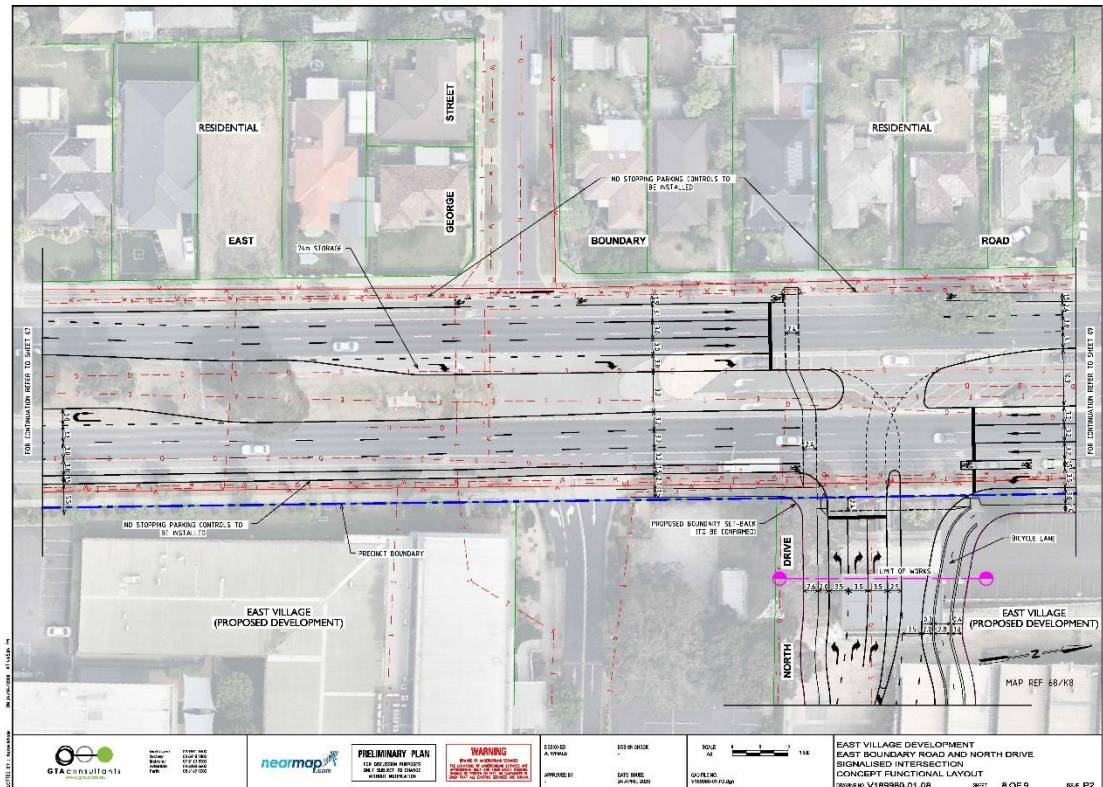
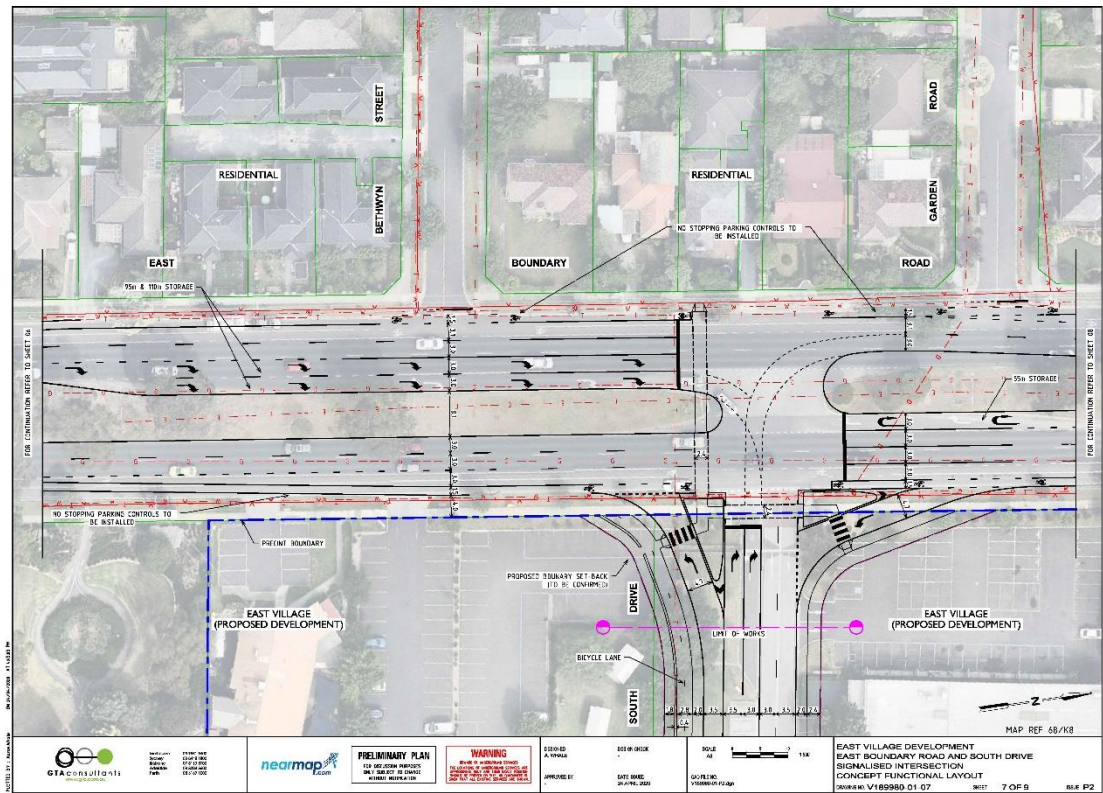
DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
DATE: 20/06/2020

SCALE: 1:500
GTA CONSULTANTS
V1809980-01-02

EAST VILLAGE DEVELOPMENT
NORTH ROAD AND EAST BOUNDARY ROAD
CONCEPT FUNCTIONAL LAYOUT
LOCALITY PLAN AND SHEET LAYOUT
SHEET 02 OF 09







VV189980: East Village external Road works - Stage 1N - North Road/Murrumbidgee Rd/East Boundary Rd Intersection
 Civil Construction
 Date 19/05/2020

Basis of Estimate

This cost estimate is based on GIA drawing VV189980-01 - 02 to 04 and 05 - Issue P2 dated 24/04/2020

East Village external Road works - Stage 1N1					
Item	Description	Quantity	Unit	Rate	Amount
1.0 SITEWORKS AND EARTHWORKS					
1.1	Site preparation	1	Item	\$ 15,000.00	\$ 15,000.00
1.2	Earthworks	680	m³	\$ 80.00	\$ 54,400.00
1.3	Subgrade improvement	350	m²	\$ 150.00	\$ 52,500.00
1.4	Service proving works	1	Item	\$ 30,000.00	\$ 30,000.00
2.0 ROAD PAVEMENT					
2.1	Asphalt Pavement - 75mm depth pavement for primary arterial road	1870	m²	\$ 220.00	\$ 411,400.00
2.2	Asphalt resheet works with type V asphalt	3000	m²	\$ 70.00	\$ 210,000.00
2.3	Asphalt resheet works with type H asphalt	3300	m²	\$ 50.00	\$ 165,000.00
3.0 CONCRETE WORKS					
3.1	Kerb and Channel	990	Lm	\$ 100.00	\$ 99,000.00
3.2	Footpath and Cycle Paths	290	m²	\$ 135.00	\$ 37,800.00
3.3	Concrete median works	710	m²	\$ 150.00	\$ 106,500.00
3.4	Prism ramp works	14	Item	\$ 2,500.00	\$ 35,000.00
4.0 DRAINAGE					
4.1	Drainage - pipes	60	Lm	\$ 250.00	\$ 15,000.00
4.2	Drainage - pits	3	Item	\$ 2,500.00	\$ 7,500.00
4.3	Drainage - Sub-soil drainage	1500	Lm	\$ 65.00	\$ 97,500.00
4.4	Drainage - Miscellaneous (Description)	1	Item	\$ 10,000.00	\$ 10,000.00
5.0 TRAFFIC					
5.1	Traffic Signals - East Boundary Road/ North Road/ Murrumbidgee Road	1	Item	\$ 350,000.00	\$ 350,000.00
5.2	Traffic Safety (barriers etc)	1	Item	\$ 50,000.00	\$ 50,000.00
6.0 LANDSCAPE					
6.1	Trees		Item	\$ 1,200.00	\$ -
6.2	Landscaping - median works	330	m²	\$ 80.00	\$ 26,400.00
6.3	Landscaping - barrier and back of kerb works	450	m²	\$ 65.00	\$ 29,250.00
7.0 STREET LIGHTING					
7.1	Street Lighting	7	Item	\$ 18,000.00	\$ 126,000.00
8.0 MISCELLANEOUS					
8.1	Line marking	1	Item	\$ 12,000.00	\$ 12,000.00
8.2	Regulatory Signage	1	Item	\$ 15,000.00	\$ 15,000.00
8.3	Works maintenance - up to 1 year	1	Item	\$ 40,000.00	\$ 40,000.00
8.4	Landscape maintenance - 1yr/2 summers	1	Item	\$ 20,000.00	\$ 20,000.00
8.5	Traffic signals 10 year Maintenance fee	1	Item	\$ 100,000.00	\$ 100,000.00
9.0 OTHER					
9.1	Telex services relocation/ Protection works	1	Item	\$ 1,600,000.00	\$ 1,600,000.00
9.2	NBN services relocation/Protection works	1	Item	\$ 320,000.00	\$ 320,000.00
9.3	Optus services relocation/Protection works	1	Item	\$ 120,000.00	\$ 120,000.00
9.4	Gas services relocation/Protection works	1	Item	\$ 60,000.00	\$ 60,000.00
9.5	Nestgen communication services relocation/Protection works	1	Item	\$ 120,000.00	\$ 120,000.00
9.6	Water and Sewer services relocation/Protection works	1	Item	\$ 200,000.00	\$ 200,000.00
9.7	Electrical services relocation/Protection works	1	Item	\$ 200,000.00	\$ 200,000.00
SUB-TOTAL WORKS					\$ 4,740,250.00
10.0 DELIVERY					
10.1	Council Fees (Council assets only)	3.25	%		\$ 3,966.63
10.2	V Chowds Fees	1	%		\$ 47,402.50
10.3	Traffic Management	5	%		\$ 237,012.50
10.4	Environmental Management	0.5	%		\$ 23,701.25
10.5	Survey/Design	3	%		\$ 237,012.50
10.6	Supervision & Project Management	9	%		\$ 426,622.50
10.7	Site Establishment	2.5	%		\$ 118,506.25
10.8	Contingency - Overall (Item 1.1 to 9.7)	15	%		\$ 711,037.50
SUB-TOTAL DELIVERY					\$ 1,805,261.63
11 TOTAL ESTIMATED COST					\$ 6,545,511.63
Percentage of cost increase in two years - 5%					\$ 327,275.58
12 TOTAL ESTIMATED COST (Calculated in mid 2020)					\$ 6,872,787.21

Assumptions and exclusions:

- Design and documentation fees or authority fees, charges, levies and overhead including insurances and bank guarantees have been included as per VPA recommended percentages.
 - Approximate cost of protection and/or relocation of underground services during construction is included (broad level estimate only subject to validation and confirmation).
 - A 30% contingency has been applied to the engineer's opinion of probable costs based on the information from Concept Functional layout.
 - This engineer's opinion of probable cost is based on the drawings listed above and further changes may arise following subsequent additional investigations and detailed design development.
 - Specific construction works including rock boring, rock blasting or rock excavation and removal have been excluded as geotechnical conditions are yet to be confirmed.
 - This estimate also excludes allowance for abnormal weather conditions.
 - GST is excluded.
 - Land acquisition is excluded.
 - Price escalation is excluded.
 - The above opinion of probable costs should be considered current to the date of the document only. GTA Consultants cannot provide any form of assurance that the costings provided will not change due to changes in design and/or future costs of materials. The future outcome may vary and this variation may be material.
- This potential for variation should be considered in any circumstances where the costings are to be used for high level budgeting purposes, even in the short term.
- Any party requiring detailed costing for costing or construction purposes should seek a detailed cost estimate from a suitably qualified quantity surveyor.

V189980: East Village external Road works - Stage IN3 - North Road/Crosbie Rd/Corbar Street intersection
Civil Construction
Date: 19/05/2020

Basis of Estimate

This cost estimate is based on GTA drawing V189980 01 04 and 05 Issue P2 dated 24/04/2020

East Village external Road works - Stage IN3					
Item	Description	Quantity	Unit	Rate	Amount
1.0 SITEWORKS AND EARTHWORKS					
1.1	Site preparation	1	Item	\$ 30,000.00	\$ 30,000.00
1.2	Earthworks	2500	m ³	\$ 80.00	\$ 207,200.00
1.3	Subgrade improvement	320	m ³	\$ 150.00	\$ 48,000.00
1.4	Service proving works	1	Item	\$ 35,000.00	\$ 35,000.00
2.0 ROAD PAVEMENT					
2.1	Asphalt Pavement - 715mm depth pavement for primary arterial road	1030	m ²	\$ 220.00	\$ 226,600.00
2.3	Asphalt resheet works with type V asphalt	2380	m ²	\$ 70.00	\$ 166,600.00
2.4	Asphalt resheet works with type H asphalt	250	m ²	\$ 50.00	\$ 12,500.00
3.0 CONCRETE WORKS					
3.1	Kerb and Channel	940	Lm	\$ 100.00	\$ 94,000.00
3.2	Pedestrian & Cycle Paths	1200	m ²	\$ 135.00	\$ 162,000.00
3.3	Concrete median works	280	m ²	\$ 150.00	\$ 42,000.00
3.4	Drum ramp works	10	Item	\$ 2,500.00	\$ 25,000.00
4.0 DRAINAGE					
4.1	Drainage pipes	400	Lm	\$ 250.00	\$ 100,000.00
4.2	Drainage pits	20	Item	\$ 2,500.00	\$ 50,000.00
4.3	Drainage - Subsoil drainage	1650	Lm	\$ 65.00	\$ 107,250.00
4.4	Drainage - Miscellaneous (Description)	1	Item	\$ 15,000.00	\$ 15,000.00
5.0 TRAFFIC					
5.5	Traffic Signals - North Road/Crosbie Road	1	Item	\$ 330,000.00	\$ 330,000.00
5.7	Traffic Safety	1	Item	\$ 90,000.00	\$ 90,000.00
6.0 LANDSCAPE					
6.1	Trees		Item	\$ 1,200.00	\$
6.2	Landscaping - median works	120	m ²	\$ 80.00	\$ 9,600.00
6.3	Landscaping - batter and back of kerb works	760	m ²	\$ 65.00	\$ 49,400.00
7.0 STREET LIGHTING					
7.1	Street Lighting	8	Item	\$ 18,000.00	\$ 144,000.00
8.0 MISCELLANEOUS					
8.1	Line marking	1	Item	\$ 15,000.00	\$ 15,000.00
8.2	Regulatory Signage	1	Item	\$ 18,000.00	\$ 18,000.00
8.3	Works maintenance - up to 1 year	1	Item	\$ 50,000.00	\$ 50,000.00
8.4	Landscape maintenance - 1yr/2 summers	1	Item	\$ 20,000.00	\$ 20,000.00
8.5	Traffic signals 10 year Maintenance Fee	1	Item	\$ 100,000.00	\$ 100,000.00
8.6	Bus stop relocation	1	Item	\$ 20,000.00	\$ 20,000.00
9.0 OTHER					
9.1	Telstra services relocation/Protection works	1	Item	\$ 1,800,000.00	\$ 1,800,000.00
9.2	NBN services relocation/Protection works	1	Item	\$ 350,000.00	\$ 350,000.00
9.3	Optus services relocation/Protection works	1	Item	\$ 80,000.00	\$ 80,000.00
9.4	Gas services relocation/Protection works	1	Item	\$ 100,000.00	\$ 100,000.00
9.5	Natgas communication services relocation/Protection works	1	Item	\$ 100,000.00	\$ 100,000.00
9.6	Water and Sewer services relocation/Protection works	1	Item	\$ 200,000.00	\$ 200,000.00
9.7	Electrical services relocation/Protection works	1	Item	\$ 300,000.00	\$ 300,000.00
SUB-TOTAL WORKS					\$ 5,097,150.00
10.0 DELIVERY					
10.1	Council Fees (Council assets only)	3.25	%		\$ 8,333.00
10.2	VicRoads Fees	1	%		\$ 50,971.50
10.3	Traffic Management	5	%		\$ 254,857.50
10.4	Environmental Management	0.5	%		\$ 25,485.75
10.5	Survey/Design	5	%		\$ 254,857.50
10.6	Supervision & Project Management	9	%		\$ 458,743.50
10.7	Site Establishment	2.5	%		\$ 127,428.75
10.8	Contingency - Overall (Item 1.1 to 9.7)	15	%		\$ 764,572.50
SUB-TOTAL DELIVERY					\$ 1,945,250.00
11. TOTAL ESTIMATED COST					\$ 7,042,400.00
Percentage of cost increase in two years - 5%					\$ 352,120.00
12. TOTAL ESTIMATED COST (Calculated in mid 2020)					\$ 7,394,520.00

Assumptions and exclusions:

- Design and documentation fees or authority fees, charges, levies and overview including insurances and bank guarantees have been included as per VPA recommended percentages.
- Approximate cost of protection and/or relocation of underground services during construction is included (broad level)
- A 30% contingency has been applied to the engineer's opinion of probable costs based on the information from Concept Functional layout
- This engineer's opinion of probable cost is based on the drawings listed above and further changes may arise following subsequent additional investigations and detailed design development.
- Specific construction works including rock boring, rock blasting or rock excavation and removal have been excluded as geotechnical conditions are yet to be confirmed.
- This estimate also excludes allowance for abnormal weather conditions.
- GST is excluded.
- Land acquisition is excluded.
- Price escalation is excluded.
- The above opinion of probable costs should be considered current to the date of the document only. GTA Consultants cannot provide any form of assurance that the costings provided will not change due to changes in design and/or future costs of materials. The future outcome may vary, and this variation may be material.
- This potential for variation should be considered in any circumstances where the costings are to be used for high level budgeting purposes, even in the short term.
- Any party requiring detailed costing for quoting or construction purposes should seek a detailed cost estimate from a suitably qualified quantity surveyor.

V189980: East Village external Road works - Stage IN4 - East Boundary Rd and North Drive intersection works
 Civil Construction
 Date: 19/05/2020

Basis of Estimate

This cost estimate is based on GTA drawing V189980 01 01 and 08 to 09 - Issue P2 dated 24/04/2020

East Village external Road works - Stage IN4					
Item	Description	Quantity	Unit	Rate	Amount
1.0 SITEWORKS AND EARTHWORKS					
1.1	Site preparation	1	Item	\$ 28,000.00	\$ 28,000.00
1.2	Earthworks	1300	m³	\$ 80.00	\$ 104,000.00
1.3	Subgrade improvement	350	m³	\$ 150.00	\$ 52,500.00
1.4	Service proving works	1	Item	\$ 25,000.00	\$ 25,000.00
2.0 ROAD PAVEMENT					
2.1	Asphalt Pavement - 715mm depth pavement for primary arterial road	790	m²	\$ 220.00	\$ 173,800.00
2.3	Asphalt resheet works with type V asphalt	3400	m²	\$ 70.00	\$ 238,000.00
2.4	Asphalt resheet works with type H asphalt	2500	m²	\$ 50.00	\$ 125,000.00
3.0 CONCRETE WORKS					
3.1	Kerbs and Channel	435	Lm	\$ 100.00	\$ 43,500.00
3.2	Pedestrian & Cycle Paths	250	m²	\$ 135.00	\$ 33,750.00
3.3	Concrete median works	345	m²	\$ 150.00	\$ 51,750.00
3.4	Pavement ramp works	10	Item	\$ 2,500.00	\$ 25,000.00
4.0 DRAINAGE					
4.1	Drainage - pipes	350	Lm	\$ 250.00	\$ 87,500.00
4.2	Drainage - pits	12	Item	\$ 2,500.00	\$ 30,000.00
4.3	Drainage - Sub-soil drainage	700	Lm	\$ 65.00	\$ 45,500.00
4.4	Drainage - Miscellaneous (Description)	1	Item	\$ 10,000.00	\$ 10,000.00
5.0 TRAFFIC					
5.1	Traffic Signals - East Boundary Road/ North Drive	1	Item	\$ 370,000.00	\$ 370,000.00
5.2	Traffic Safety (barriers etc)	1	Item	\$ 40,000.00	\$ 40,000.00
6.0 LANDSCAPE					
6.1	Trees	3	Item	\$ 1,200.00	\$ 3,600.00
6.2	Landscaping - median works	1020	m²	\$ 80.00	\$ 81,600.00
6.3	Landscaping - batter and back of kerb works	250	m²	\$ 65.00	\$ 16,250.00
7.0 STREET LIGHTING					
7.1	Street Lighting	7	Item	\$ 18,000.00	\$ 126,000.00
8.0 MISCELLANEOUS					
8.1	Line marking	1	Item	\$ 12,000.00	\$ 12,000.00
8.2	Regulatory Signage	1	Item	\$ 12,000.00	\$ 12,000.00
8.3	Works maintenance - up to 1 year	1	Item	\$ 35,000.00	\$ 35,000.00
8.4	Landscape maintenance - 1yr/2 summers	1	Item	\$ 5,000.00	\$ 5,000.00
8.5	Traffic signals 10 year Maintenance Fee	1	Item	\$ 100,000.00	\$ 100,000.00
9.0 OTHER					
9.1	Telstra services relocation/ Protection works	1	Item	\$ 750,000.00	\$ 750,000.00
9.2	NBN services relocation/Protection works	1	Item	\$ 100,000.00	\$ 100,000.00
9.3	Optus services relocation/Protection works	1	Item	\$ 30,000.00	\$ 30,000.00
9.4	Gas services relocation/Protection works	1	Item	\$ 600,000.00	\$ 600,000.00
9.5	Nextgen communication services relocation/Protection works	1	Item	\$ 35,000.00	\$ 35,000.00
9.6	Water and Sewer services relocation/Protection works	1	Item	\$ 120,000.00	\$ 120,000.00
9.7	Electrical services relocation/Protection works	1	Item	\$ 100,000.00	\$ 100,000.00
SUB-TOTAL WORKS					\$ 3,609,750.00
10.00 DELIVERY					
10.1	Council Fees (Council assets only)	3.25	%		\$ 2,600.00
10.2	VicRoads Fees	1	%		\$ 36,097.50
10.3	Traffic Management	5	%		\$ 180,487.50
10.4	Environmental Management	0.5	%		\$ 18,048.75
10.5	Survey/Design	5	%		\$ 180,487.50
10.6	Supervision & Project Management	9	%		\$ 324,877.50
10.7	Site Establishment	2.5	%		\$ 90,243.75
10.8	Contingency - Overall (Item 1.1 to 9.7)	15	%		\$ 541,462.50
SUB-TOTAL DELIVERY					\$ 1,371,705.00
11 TOTAL ESTIMATED COST					\$ 4,981,455.00
Percentage of cost increase in two years - 5%					\$ 249,072.75
12 TOTAL ESTIMATED COST (Calculated in mid 2020)					\$ 5,230,527.75

Assumptions and exclusions:

- Design and documentation fees or authority fees, charges, levies and overview including insurances and bank guarantees have been included as per VPA recommended percentages.
 - Approximate cost of protection and/or relocation of underground services during construction is included (broad level)
 - A 15% contingency has been applied to the engineer's opinion of probable costs based on the information from Concept Functional layout.
 - This engineer's opinion of probable cost is based on the drawings listed above and further changes may arise following subsequent additional investigations and detailed design development.
 - Specific construction works including rock boring, rock blasting or rock excavation and removal have been excluded as geotechnical conditions are yet to be confirmed.
 - This estimate also excludes allowance for abnormal weather conditions.
 - GST is excluded.
 - Land acquisition is excluded.
 - Price escalation is excluded.
 - The above opinion of probable costs should be considered current to the date of the document only. GTA Consultants cannot provide any form of assurance that the costings provided will not change due to changes in design and/or future costs of materials. The future outcome may vary, and this variation may be material.
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- Any party requiring detailed costing for quoting or construction purposes should seek a detailed cost estimate from a suitably qualified quantity surveyor.

V189980: East Village external Road works - Stage IN5 - East Boundary Rd and South Drive intersection works
Civil Construction
Date: 19/05/2020

Basis of Estimate

This cost estimate is based on GTA drawing V189980 01 - 01 and 06 to 07 Issue P2 dated 24/04/2020

East Village external Road works - Stage IN5						
Item	Description	Quantity	Unit	Rate	Amount	Comments
1.0 SITEWORKS AND EARTHWORKS						
1.1	Site preparation	1	Item	\$ 30,000.00	\$ 30,000.00	
1.2	Earthworks	1140	m³	\$ 80.00	\$ 91,200.00	
1.3	Subgrade improvement	330	m³	\$ 150.00	\$ 49,500.00	
1.4	Service proving works	1	Item	\$ 30,000.00	\$ 30,000.00	
2.0 ROAD PAVEMENT						
2.1	Asphalt Pavement - 715mm depth pavement for primary arterial road	1140	m²	\$ 220.00	\$ 250,800.00	Narrow Widening - Deep strength asphalt pavement
2.2	Asphalt resheet works with type V asphalt	3650	m²	\$ 70.00	\$ 255,500.00	Type V asphalt within the braking zone or intersection
2.4	Asphalt resheet works with type H asphalt	1100	m²	\$ 50.00	\$ 55,000.00	Other areas
3.0 CONCRETE WORKS						
3.1	Kerb and Channel	760	Lm	\$ 100.00	\$ 76,000.00	
3.2	Pedestrian & Cycle Paths	870	m²	\$ 135.00	\$ 117,450.00	
3.3	Concrete median works	720	m²	\$ 150.00	\$ 108,000.00	
3.4	Pram ramp works	10	Item	\$ 2,500.00	\$ 25,000.00	All of the pram ramps need to be constructed in accordance with DDA requirements
4.0 DRAINAGE						
4.1	Drainage - pipes	480	Lm	\$ 250.00	\$ 120,000.00	
4.2	Drainage - pits	12	Item	\$ 2,500.00	\$ 30,000.00	
4.3	Drainage - Sub-soil drainage	460	Lm	\$ 65.00	\$ 29,900.00	pavement interface also require SSD
4.4	Drainage - Miscellaneous (Description)	1	Item	\$ 15,000.00	\$ 15,000.00	Additional protection above Melbourne pipe/pits
5.0 TRAFFIC						
5.1	Traffic Signals - East Boundary Road/ South Drive	1	Item	\$ 350,000.00	\$ 350,000.00	New intersection
5.2	Traffic Safety (barriers etc)	1	Item	\$ 60,000.00	\$ 60,000.00	Provisional allowance
LANDSCAPE						
6.1	Trees	40	Item	\$ 1,200.00	\$ 48,000.00	
6.2	Landscaping - median works	1150	m²	\$ 80.00	\$ 92,000.00	
6.3	Landscaping - batter and back of kerb works	950	m²	\$ 65.00	\$ 61,750.00	
7.0 STREET LIGHTING						
7.1	Street Lighting	8	Item	\$ 18,000.00	\$ 144,000.00	Intersection and median lights
8.0 MISCELLANEOUS						
8.1	Line marking	1	Item	\$ 12,000.00	\$ 12,000.00	
8.2	Regulatory Signage	1	Item	\$ 12,000.00	\$ 12,000.00	
8.3	Works maintenance - up to 1 year	1	Item	\$ 35,000.00	\$ 35,000.00	
8.4	Landscape maintenance - 1yr/2 summers	1	Item	\$ 10,000.00	\$ 10,000.00	Including traffic Management
8.5	Traffic signals 10 year Maintenance Fee	1	Item	\$ 100,000.00	\$ 100,000.00	
9.0 OTHER						
9.1	Telestra services relocation/ Protection works	1	Item	\$ 600,000.00	\$ 600,000.00	Email confirmation
9.2	NBN services relocation/Protection works	1	Item	\$ 200,000.00	\$ 200,000.00	Verbal confirmation for full works only
9.3	Optus services relocation/Protection works	1	Item	\$ 70,000.00	\$ 70,000.00	This is a guess estimate only and waiting for authority responses
9.4	Gas services relocation/Protection works	1	Item	\$ 600,000.00	\$ 600,000.00	This is a guess estimate only and waiting for authority responses
9.5	Nextgen communication services relocation/Protection works	1	Item	\$ 60,000.00	\$ 60,000.00	This is a guess estimate only and waiting for authority responses
9.6	Water and Sewer services relocation/Protection works	1	Item	\$ 150,000.00	\$ 150,000.00	This is a guess estimate only and waiting for authority responses
9.7	Electrical services relocation/Protection works	1	Item	\$ 200,000.00	\$ 200,000.00	Verbal confirmation for full works only
SUB-TOTAL WORKS					\$ 4,088,100.00	
10.0 DELIVERY						
10.1	Council Fees (Council assets only)	3.25	%		\$ 6,961.50	
10.2	VeRoads Fees	1	%		\$ 40,881.00	
10.3	Traffic Management	5	%		\$ 204,405.00	
10.4	Environmental Management	0.5	%		\$ 20,440.50	
10.5	Survey/Design	5	%		\$ 204,405.00	
10.6	Supervisor & Project Management	9	%		\$ 367,929.00	
10.7	Site Establishment	2.5	%		\$ 102,202.50	
10.8	Contingency - Overall (Item 1.1 to 9.7)	15	%		\$ 613,215.00	
SUB-TOTAL DELIVERY					\$ 1,533,478.00	
11. TOTAL ESTIMATED COST					\$ 5,621,578.00	
Percentage of cost increase in two years - 5%					\$ 282,079.90	
12. TOTAL ESTIMATED COST (Calculated in mid 2020)					\$ 5,923,658.90	

Assumptions and exclusions:

- Design and documentation fees or authority fees, charges, levies and overview including insurances and bank guarantees have been included as per VPA recommended percentages.
 - Approximate cost of protection and/or relocation of underground services during construction is included (broad level estimate only subject to validation and confirmation)
 - A 15% contingency has been applied to the engineer's opinion of probable costs based on the information from Concept Functional layout
 - This engineers opinion of probable cost is based on the drawings listed above and further changes may arise following subsequent additional investigations and detailed design development.
 - Specific construction works including rock boring, rock blasting or rock excavation and removal have been excluded as geotechnical conditions are yet to be confirmed.
 - This estimate also excludes allowance for abnormal weather conditions.
 - GST is excluded.
 - Lane acquisition is excluded
 - Price escalation is excluded.
 - The above opinion of probable costs should be considered current to the date of the document only. GTA Consultants cannot provide any form of assurance that the costings provided will not change due to changes in design and/or future costs of materials. The future outcome may vary, and this variation may be material.
- This potential for variation should be considered in any circumstances where the costings are to be used for high level budgeting purposes, even in the short term.
- Any party requiring detailed costing for quoting or construction purposes should seek a detailed cost estimate from a suitably qualified quantity surveyor.

V189980: East Village external Road works - Stage RD1 - Corbar Street extension
Civil Construction
Date 19/05/2020

Basis of Estimate

This cost estimate is based on GTA drawing V189980-01-05 and - issue P2 (southern side of Corbar road in sheet 5) dated 22/04/2020

East Village external Road works - Stage RD1						
Item	Description	Quantity	Unit	Rate	Amount	Comments
1.0	SITEWORKS AND EARTHWORKS					
1.1	Site preparation	1	Item	\$ 15,000.00	\$ 15,000.00	
2.0	ROAD PAVEMENT					
2.1	Corbar Street Road works from North Road to Griffith Avenue	100	Lm	\$ 3,000.00	\$ 300,000.00	New Road towards proposed site
4.0	DRAINAGE					
4.1	Drainage - pipes	210	Lm	\$ 250.00	\$ 52,500.00	
4.2	Drainage - pits	15	Item	\$ 2,500.00	\$ 37,500.00	
4.3	Drainage - Sub-soil drainage	220	Lm	\$ 65.00	\$ 14,300.00	pavement interface also require SSD
6.0	LANDSCAPE					
6.1	Landscaping - batter and back of kerb works	220	m ²	\$ 65.00	\$ 14,300.00	
7.0	STREET LIGHTING					
7.1	Street Lighting	3	Item	\$ 18,000.00	\$ 54,000.00	Median lights
8.0	MISCELLANEOUS					
8.1	Works maintenance - up to 1 year	1	Item	\$ 15,000.00	\$ 15,000.00	
8.2	Landscape maintenance - 1yr/2 summers	1	Item	\$ 10,000.00	\$ 10,000.00	Including traffic Management
9.0	OTHER					
	SUB-TOTAL WORKS				\$ 512,600.00	
10.00	DELIVERY					
10.1	Council Fees (Council assets only)	3.25	%		\$ 16,659.50	
10.2	VicRoads Fees	1	%		\$ 5,126.00	
10.3	Traffic Management	5	%		\$ 25,630.00	
10.4	Environmental Management	0.5	%		\$ 2,563.00	
10.5	Survey/Design	5	%		\$ 25,630.00	
10.6	Supervision & Project Management	9	%		\$ 46,134.00	
10.7	Site Establishment	2.5	%		\$ 12,815.00	
10.8	Contingency - Overall (Item 1.1 to 8.2)	15	%		\$ 76,890.00	
	SUB-TOTAL DELIVERY				\$ 211,447.50	
11	TOTAL ESTIMATED COST (Calculated in late 2018)				\$ 724,047.50	
	Percentage of cost increase in two years - 5%				\$ 36,202.38	
12	TOTAL ESTIMATED COST (Calculated in mid 2020)				\$ 760,249.88	

Assumptions and exclusions:

- Design and documentation fees or authority fees, charges, levies and overview including insurances and bank guarantees have been included as per VPA recommended percentages.
- Approximate cost of protection and/or relocation of underground services during construction is included (broad level)
- A 15% contingency has been applied to the engineer's opinion of probable costs based on the information from Concept Functional layout and VPA's request
- This engineers opinion of probable cost is based on the drawings listed above and further changes may arise following subsequent additional investigations and detailed design development.
- Specific construction works including rock boring, rock blasting or rock excavation and removal have been excluded as geotechnical conditions are yet to be confirmed.
- This estimate also excludes allowance for abnormal weather conditions.
- GST is excluded.
- Land acquisition is excluded
- Price escalation is excluded.
- The above opinion of probable costs should be considered current to the date of the document only. GTA Consultants cannot provide any form of assurance that the costings provided will not change due to changes in design and/or future costs of materials. The future outcome may vary, and this variation may be material.
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Any party requiring detailed costing for quoting or construction purposes should seek a detailed cost estimate from a suitably qualified quantity surveyor.

Appendix 3 – Project Cost Sheets for Community Infrastructure and Sporting Reserve projects



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 1 - Marlborough Street Reserve - Soccer Fields

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 1 - Marlborough Street Reserve - Soccer Fields				
	Soccer Fields (130x65m) - Synthetic turf	NO			1,921,000
	<i>Including the following:</i>				
	- Synthetic playing surface, including sub-base				
	- Run off area				
	- Goals & perimeter fencing (1.2m h)				
	- Line marking				
	- Interchange shelters				
	Training lights (per field) - (Conduits only)	NO	1	120,000	120,000
	150 Lux light poles (say 6 no.)	NO	6	40,000	240,000
	Site Works				
	Site preparation & clean up (By others)	ITEM			-
	- Trimming of subgrade	M2	23,000	5	115,000
	Roads, footpaths and paved areas	ITEM			110,000
	- Asphalt Carpark (Not required)	NOTE			-
	- Pedestrian gravel footpath (approx. 3m wide)	M2	1,900	80	152,000
	Boundary walls, fences and gates	ITEM			110,000
	Outbuildings and covered ways	ITEM			70,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,000	65	260,000
	- Lawn, incl. topsoil & grass	M2	8,800	8	70,400
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			60,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			60,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **3,378,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 109,798
AUTHORITY FEES	1.00 %	\$ 33,784
TRAFFIC MANAGEMENT	2.00 %	\$ 67,568
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 16,892
SURVEY/DESIGN	5.00 %	\$ 168,920
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 304,056
SITE ESTABLISHMENT	2.50 %	\$ 84,460
CONTINGENCY	15.00 %	\$ 506,760
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,670,638**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 2 - Marlborough Street Reserve - Pavilion (Municipal size)

DATE 8/08/2018
GFA 557
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 2 - Marlborough Street Reserve - Pavilion				
	Change rooms (FECA)	M2	62	2,700	167,400
	Showers & toilets (FECA)	M2	36	2,900	104,400
	Referees room (FECA)	M2	20	2,900	58,000
	Public toilets (FECA)	M2	35	2,900	101,500
	Kitchen & kiosk (FECA)	M2	25	3,200	80,000
	- E/O for kitchen equipment	ITEM			130,000
	Storage (FECA)	M2	20	2,100	42,000
	Office (FECA)	M2	15	2,500	37,500
	Utility / cleaners room (FECA)	M2	5	2,300	11,500
	Community space (FECA)	M2	120	2,500	300,000
	Drinks servery (FECA)	M2	10	3,200	32,000
	Corridor & circulation (FECA)	M2	70	2,200	153,120
	External covered viewing area (UCA)	M2	139	750	104,250
	Site Works				
	Site preparation & clean up	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			7,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage, incl infrastructure	ITEM			130,000
	External sewer drainage, incl infrastructure	ITEM			40,000
	External water supply, incl infrastructure	ITEM			20,000
	External gas reticulation, incl infrastructure	ITEM			20,000
	External fire protection, incl infrastructure	ITEM			30,000
	External light & power, incl infrastructure	ITEM			120,000
	External communications, incl infrastructure	ITEM			30,000

SUB-TOTAL \$ **1,804,670**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 58,652
AUTHORITY FEES	1.00 %	\$ 18,047
TRAFFIC MANAGEMENT	2.00 %	\$ 36,093
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 9,023
SURVEY/DESIGN	5.00 %	\$ 90,234
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 162,420
SITE ESTABLISHMENT	2.50 %	\$ 45,117
CONTINGENCY	15.00 %	\$ 270,701
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,494,956**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 3 - Virginia Park - Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 3 - Virginia Park - Open Space Upgrade				
	Site Works				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			50,000
	- Trimming of subgrade	M2	4,300	5	21,500
	- Fill the level change area	M3	640	60	38,400
	Roads, footpaths and paved areas				
	- Pedestrian gravel footpath (approx. 2m wide)	M2	300	80	24,000
	- Make good existing footpath and adjacent	ITEM			10,000
	Boundary walls, fences and gates				
	- Assume nil	ITEM			-
	Outbuildings and covered ways				
	- Assume nil	ITEM			-
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,300	65	279,500
	External Services				
	External stormwater drainage	ITEM			20,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			10,000
	- Irrigation system	M2	4,300	15	64,500
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			20,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **537,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 17,482
AUTHORITY FEES	1.00 %	\$ 5,379
TRAFFIC MANAGEMENT	2.00 %	\$ 10,758
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 2,690
SURVEY/DESIGN	5.00 %	\$ 26,895
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 48,411
SITE ESTABLISHMENT	2.50 %	\$ 13,448
CONTINGENCY	15.00 %	\$ 80,685
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **743,647**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 5 - Community Facility

DATE 8/08/2018
GFA 1,200
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 5 - Community Facility				
	MCH Areas - refer over for detail	ITEM			390,000
	Innovation Hub - refer over for detail	ITEM			675,000
	Kindergarten - refer over for detail	ITEM			667,400
	Ancillary Areas - refer over for detail	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	Site Works				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	External Services				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

SUB-TOTAL					\$ 4,130,400
PRELIMINARIES (Included Above)	- %			\$	-
COST ESCALATION TO TENDER (Included Above)	- %			\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %			\$	-
COUNCIL FEES	3.25 %			\$	134,238
AUTHORITY FEES	1.00 %			\$	41,304
TRAFFIC MANAGEMENT	2.00 %			\$	82,608
ENVIRONMENTAL MANAGEMENT	0.50 %			\$	20,652
SURVEY/DESIGN	5.00 %			\$	206,520
SUPERVISION & PROJECT MANAGEMENT	9.00 %			\$	371,736
SITE ESTABLISHMENT	2.50 %			\$	103,260
CONTINGENCY	15.00 %			\$	619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)				\$	5,710,278
(Fixed Price Contract - August 2018)					



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 5 - Community Facility

DATE 8/08/2018
GFA 1,200
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 5 - Community Facility				
	MCH Areas - refer over for detail	ITEM			390,000
	Innovation Hub - refer over for detail	ITEM			675,000
	Kindergarten - refer over for detail	ITEM			667,400
	Ancillary Areas - refer over for detail	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	Site Works				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	External Services				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

SUB-TOTAL					\$ 4,130,400
PRELIMINARIES (Included Above)	- %			\$	-
COST ESCALATION TO TENDER (Included Above)	- %			\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %			\$	-
COUNCIL FEES	3.25 %			\$	134,238
AUTHORITY FEES	1.00 %			\$	41,304
TRAFFIC MANAGEMENT	2.00 %			\$	82,608
ENVIRONMENTAL MANAGEMENT	0.50 %			\$	20,652
SURVEY/DESIGN	5.00 %			\$	206,520
SUPERVISION & PROJECT MANAGEMENT	9.00 %			\$	371,736
SITE ESTABLISHMENT	2.50 %			\$	103,260
CONTINGENCY	15.00 %			\$	619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)				\$	5,710,278
(Fixed Price Contract - August 2018)					



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 5 - Community Facility

DATE 8/08/2018
GFA 1,200
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 5 - Community Facility				
	MCH Areas				
	MCH reception / front desk (FECA)	M2	30	2,600	78,000
	MCH consulting rooms (in 3 no.) (FECA)	M2	120	2,600	312,000
	Sub-Total				390,000
	Innovation Hub				
	Multi-purpose space (FECA)	M2	250	2,700	675,000
	Sub-Total				675,000
	Kindergarten				
	Kindergarten children's rooms (in 33 places) (FECA)	M2	108	2,800	302,400
	Children's toilet (DDA compliant) (FECA)	M2	30	3,100	93,000
	Adult toilet (DDA compliant) (FECA)	M2	20	3,100	62,000
	Staff room (FECA)	M2	20	2,700	54,000
	Outdoor play space & playground (UCA)	M2	240	650	156,000
	Sub-Total				667,400
	Ancillary Areas				
	Public Amenities (FECA)	M2	60	3,100	186,000
	Administration office (FECA)	M2	30	2,600	78,000
	Reception office (FECA)	M2	20	2,600	52,000
	Kitchenettes (say in 2 no.) (FECA)	M2	16	2,800	44,800
	Foyer (FECA)	M2	10	2,400	24,000
	First aid room (FECA)	M2	6	2,700	16,200
	Corridor & Circulation (FECA)	M2	220	2,300	506,000
	Canopy & Veranda (UCA)	M2	20	700	14,000
	Sub-Total				921,000



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 6 - Central Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 6 - Central Open Space Upgrade				
	Site Works				
	Site preparation & clean up - Refer over for detail	ITEM			110,000
	Roads, footpaths and paved areas - Refer over for detail	ITEM			817,900
	Boundary walls, fences and gates - Refer over for detail	ITEM			124,000
	Outbuildings and covered ways - Refer over for detail	ITEM			430,000
	Landscaping and Improvements - Refer over for detail	ITEM			134,600
	External Services				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			14,000
	External water supply - Irrigation system	ITEM M2	3,600	15	82,000 54,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			160,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **2,086,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 67,811
AUTHORITY FEES	1.00 %	\$ 20,865
TRAFFIC MANAGEMENT	2.00 %	\$ 41,730
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 10,433
SURVEY/DESIGN	5.00 %	\$ 104,325
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 187,785
SITE ESTABLISHMENT	2.50 %	\$ 52,163
CONTINGENCY	15.00 %	\$ 312,975
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,884,586**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 6 - Central Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 6 - Central Open Space Upgrade				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			60,000
	- Trimming of subgrade	M2	10,000	5.00	50,000
	Sub-Total				110,000
	Roads, footpaths and paved areas				
	- Concrete paving	M2	5,970	120	716,400
	- Allowance to form steps	M2	70	450	31,500
	- General roads, footpaths & paved areas	ITEM			70,000
	Sub-Total				817,900
	Boundary walls, fences and gates				
	- Blockwork retaining wall	M	300	220	66,000
	- Timber retaining wall	M	120	150	18,000
	- General boundary walls, fences & gates	ITEM			40,000
	Sub-Total				124,000
	Outbuildings and covered ways				
	- Play space equipment	ITEM			200,000
	- Public toilet	ITEM			150,000
	- General outbuildings & covered ways	ITEM			80,000
	Sub-Total				430,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	1,800	65	117,000
	- Lawn incl topsoil & grass	M2	2,200	8	17,600
	Sub-Total				134,600



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 1 - Marlborough Street Reserve - Soccer Fields

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 1 - Marlborough Street Reserve - Soccer Fields				
	Soccer Fields (130x65m) - Synthetic turf	NO			1,921,000
	<i>Including the following:</i>				
	- Synthetic playing surface, including sub-base				
	- Run off area				
	- Goals & perimeter fencing (1.2m h)				
	- Line marking				
	- Interchange shelters				
	Training lights (per field) - (Conduits only)	NO	1	120,000	120,000
	150 Lux light poles (say 6 no.)	NO	6	40,000	240,000
	Site Works				
	Site preparation & clean up (By others)	ITEM			-
	- Trimming of subgrade	M2	23,000	5	115,000
	Roads, footpaths and paved areas	ITEM			110,000
	- Asphalt Carpark (Not required)	NOTE			-
	- Pedestrian gravel footpath (approx. 3m wide)	M2	1,900	80	152,000
	Boundary walls, fences and gates	ITEM			110,000
	Outbuildings and covered ways	ITEM			70,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,000	65	260,000
	- Lawn, incl. topsoil & grass	M2	8,800	8	70,400
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			60,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			60,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **3,378,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 109,798
AUTHORITY FEES	1.00 %	\$ 33,784
TRAFFIC MANAGEMENT	2.00 %	\$ 67,568
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 16,892
SURVEY/DESIGN	5.00 %	\$ 168,920
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 304,056
SITE ESTABLISHMENT	2.50 %	\$ 84,460
CONTINGENCY	15.00 %	\$ 506,760
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,670,638**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 2 - Marlborough Street Reserve - Pavilion (Municipal size)

DATE 8/08/2018
GFA 557
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 2 - Marlborough Street Reserve - Pavilion				
	Change rooms (FECA)	M2	62	2,700	167,400
	Showers & toilets (FECA)	M2	36	2,900	104,400
	Referees room (FECA)	M2	20	2,900	58,000
	Public toilets (FECA)	M2	35	2,900	101,500
	Kitchen & kiosk (FECA)	M2	25	3,200	80,000
	- E/O for kitchen equipment	ITEM			130,000
	Storage (FECA)	M2	20	2,100	42,000
	Office (FECA)	M2	15	2,500	37,500
	Utility / cleaners room (FECA)	M2	5	2,300	11,500
	Community space (FECA)	M2	120	2,500	300,000
	Drinks servery (FECA)	M2	10	3,200	32,000
	Corridor & circulation (FECA)	M2	70	2,200	153,120
	External covered viewing area (UCA)	M2	139	750	104,250
	Site Works				
	Site preparation & clean up	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			7,000
	Landscaping and Improvements	ITEM			26,000
	External Services				
	External stormwater drainage, incl infrastructure	ITEM			130,000
	External sewer drainage, incl infrastructure	ITEM			40,000
	External water supply, incl infrastructure	ITEM			20,000
	External gas reticulation, incl infrastructure	ITEM			20,000
	External fire protection, incl infrastructure	ITEM			30,000
	External light & power, incl infrastructure	ITEM			120,000
	External communications, incl infrastructure	ITEM			30,000

SUB-TOTAL					\$ 1,804,670
PRELIMINARIES (Included Above)	- %			\$	-
COST ESCALATION TO TENDER (Included Above)	- %			\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %			\$	-
COUNCIL FEES	3.25 %			\$	58,652
AUTHORITY FEES	1.00 %			\$	18,047
TRAFFIC MANAGEMENT	2.00 %			\$	36,093
ENVIRONMENTAL MANAGEMENT	0.50 %			\$	9,023
SURVEY/DESIGN	5.00 %			\$	90,234
SUPERVISION & PROJECT MANAGEMENT	9.00 %			\$	162,420
SITE ESTABLISHMENT	2.50 %			\$	45,117
CONTINGENCY	15.00 %			\$	270,701
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) **\$ 2,494,956**
(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 3 - Virginia Park - Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 3 - Virginia Park - Open Space Upgrade				
	Site Works				
	Site preparation & clean up	ITEM			50,000
	- General site prep & clean up	M2	4,300	5	21,500
	- Trimming of subgrade	M3	640	60	38,400
	- Fill the level change area				
	Roads, footpaths and paved areas				
	- Pedestrian gravel footpath (approx. 2m wide)	M2	300	80	24,000
	- Make good existing footpath and adjacent	ITEM			10,000
	Boundary walls, fences and gates	ITEM			-
	- Assume nil				
	Outbuildings and covered ways	ITEM			-
	- Assume nil				
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,300	65	279,500
	External Services				
	External stormwater drainage	ITEM			20,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			10,000
	- Irrigation system	M2	4,300	15	64,500
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			20,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **537,900**

PRELIMINARIES (Included Above)	- %	\$	-
COST ESCALATION TO TENDER (Included Above)	- %	\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$	-
COUNCIL FEES	3.25 %	\$	17,482
AUTHORITY FEES	1.00 %	\$	5,379
TRAFFIC MANAGEMENT	2.00 %	\$	10,758
ENVIRONMENTAL MANAGEMENT	0.50 %	\$	2,690
SURVEY/DESIGN	5.00 %	\$	26,895
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$	48,411
SITE ESTABLISHMENT	2.50 %	\$	13,448
CONTINGENCY	15.00 %	\$	80,685
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **743,647**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 5 - Community Facility

DATE 8/08/2018
GFA 1,200
REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 5 - Community Facility				
	MCH Areas - refer over for detail	ITEM			390,000
	Innovation Hub - refer over for detail	ITEM			675,000
	Kindergarten - refer over for detail	ITEM			667,400
	Ancillary Areas - refer over for detail	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	Site Works				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	External Services				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

SUB-TOTAL \$ **4,130,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 134,238
AUTHORITY FEES	1.00 %	\$ 41,304
TRAFFIC MANAGEMENT	2.00 %	\$ 82,608
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 20,652
SURVEY/DESIGN	5.00 %	\$ 206,520
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 371,736
SITE ESTABLISHMENT	2.50 %	\$ 103,260
CONTINGENCY	15.00 %	\$ 619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **5,710,278**
(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 6 - Central Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 6 - Central Open Space Upgrade				
	Site Works				
	Site preparation & clean up - Refer over for detail	ITEM			110,000
	Roads, footpaths and paved areas - Refer over for detail	ITEM			817,900
	Boundary walls, fences and gates - Refer over for detail	ITEM			124,000
	Outbuildings and covered ways - Refer over for detail	ITEM			430,000
	Landscaping and Improvements - Refer over for detail	ITEM			134,600
	External Services				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			14,000
	External water supply - Irrigation system	ITEM M2	3,600	15	82,000 54,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			160,000
	External communications - Assume nil	ITEM			-

SUB-TOTAL \$ **2,086,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 67,811
AUTHORITY FEES	1.00 %	\$ 20,865
TRAFFIC MANAGEMENT	2.00 %	\$ 41,730
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 10,433
SURVEY/DESIGN	5.00 %	\$ 104,325
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 187,785
SITE ESTABLISHMENT	2.50 %	\$ 52,163
CONTINGENCY	15.00 %	\$ 312,975
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,884,586**

(Fixed Price Contract - August 2018)



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

PRELIMINARY
FOR DISCUSSION ONLY

EAST VILLAGE STRATEGIC SITE
Community Infrastructure Design & Costings
Item 6 - Central Open Space Upgrade

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	Item 6 - Central Open Space Upgrade				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			60,000
	- Trimming of subgrade	M2	10,000	5.00	50,000
	Sub-Total				110,000
	Roads, footpaths and paved areas				
	- Concrete paving	M2	5,970	120	716,400
	- Allowance to form steps	M2	70	450	31,500
	- General roads, footpaths & paved areas	ITEM			70,000
	Sub-Total				817,900
	Boundary walls, fences and gates				
	- Blockwork retaining wall	M	300	220	66,000
	- Timber retaining wall	M	120	150	18,000
	- General boundary walls, fences & gates	ITEM			40,000
	Sub-Total				124,000
	Outbuildings and covered ways				
	- Play space equipment	ITEM			200,000
	- Public toilet	ITEM			150,000
	- General outbuildings & covered ways	ITEM			80,000
	Sub-Total				430,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	1,800	65	117,000
	- Lawn incl topsoil & grass	M2	2,200	8	17,600
	Sub-Total				134,600

Appendix 4 – Project Cost Sheets for Drainage Infrastructure

East Village

Marlborough Street Reserve Drainage - Functional Design Cost Estimate

VPA

Item	Description	Quantity	Unit	Rate	Amount	Comments
WORKS						
1 SITEWORKS AND EARTHWORKS						
1.1 Pre-construction						
1.1.1	Vegetation clearing and Grubbing	1	Item	\$ 10,000.00	\$ 10,000.00	including tree removal if required, subject to landscape architects design.
1.1.2	Existing Carpark breakdown and removal 100mm depth	100	m3	\$ 130.00	\$ 13,000.00	including kerbs, lights and electrical services
1.1.3	Removal of existing building and associated infrastructure	1	Item	\$ 20,000.00	\$ 20,000.00	
1.1.4	Removal of existing public toilets and associated infrastructure	1	Item	\$ 15,000.00	\$ 15,000.00	Store off site. Subject to council requirements
1.1.5	Removal of rain water tanks and associated infrastructure	1	Item	\$ 10,000.00	\$ 10,000.00	Store off site. Subject to council requirements
1.1.6	Removal of play area and BBQ area	1	Item	\$ 5,000.00	\$ 5,000.00	Store off site. Subject to council requirements
1.1.7	Removal of existing concrete structure	1	Item	\$ 10,000.00	\$ 10,000.00	boundary fence, garden edges, concrete slabs etc
1.1.8	Temporary fencing	650	LM	\$ 10.00	\$ 6,500.00	
1.2 Earthworks						
1.2.1	CUT to fill on-site	7200.00	m3	\$ 40.00	\$ 288,000.00	volumes are based off lidar dat
1.2.2	FILL - imported materials	5900.00	m3	\$ 15.00	\$ 88,500.00	volumes are based off lidar dat
1.2.3	CUT - disposal off-site	975.00	m3	\$ 50.00	\$ 48,750.00	Un-contaminated material disposal
1.2.4	CUT - disposal to contaminated treatment facility	325.00	m3	\$ 400.00	\$ 130,000.00	Allows for low-level contaminated material - approx. 25% off-site disposal volume
2 DRAINAGE						
2.1 Pits						
2.1.1	Basin Outlet Structure	1	No.	\$ 10,000.00	\$ 10,000.00	1.8x0.9m Haunched pit over MW 1350mmDIA pipe, including new heavy duty cover and step iron
2.2.2	Lower existing pit covers	5	No.	\$ 800.00	\$ 4,000.00	assume reuse of existing covers
2.2 Pipes						
2.2.1	450mm DIA RCP to Main Drain - trenching in basalt rock	4	LM	\$ 260.00	\$ 1,040.00	Outlet pipe to new haunched pit
2.2.2	450mm DIA RCP - existing Council Drain	90	LM	\$ 260.00	\$ 23,400.00	Demolish, remove and lay new 450mm diameter pipe
2.2.3	225mm DIA RCP - existing council drain	23	LM	\$ 220.00	\$ 5,060.00	Demolish, remove and lay new 225mm diameter pipe
2.2.4	Replace existing Melbourne Water 1300mm dia. Main drain pipe	160	LM	\$ 2,200.00	\$ 352,000.00	Demolish, remove and lay new 1300mm diameter MWC Main Drainage pipe
2.3 Structures						
2.3.1	Concrete protection over Melbourne water drain	300.00	m2	\$ 250.00	\$ 75,000.00	minimum cover over existing drain. Protection required.
2.3.2	Trash rack/pipe grille on outlet 450mm pipe	1.00	item	\$ 500.00	\$ 500.00	
2.3.3	Outlet headwall in retaining wall	1	Item	\$ 1,000.00	\$ 1,000.00	
2.3.4	Dromana Avenue drainage at retaining wall (low point)	1	Item	\$ 10,000.00	\$ 10,000.00	Allowance
3 RETAINING WALLS						
3.1	Retaining wall on north and west end of Retarding Basin. Assumed 1.5m height and 0.5 width on average	340	LM	\$ 1,500.00	\$ 510,000.00	Retaining wall subject to landscape architect and structural engineer design. Proposed rock retaining wall
4 ROCK BEACHING						
4.1	Basin Rock Beaching between inlet and headw	400.00	m2	\$ 160.00	\$ 64,000.00	including gravel bedding and mortar inf
4.2	Spillway beaching	25.00	m2	\$ 160.00	\$ 4,000.00	including gravel bedding and mortar inf
5 TOPSOIL						
5.1	200mm Topsoil	1,670.00	m3	\$ 170.00	\$ 283,900.00	topsoil to all vegetated areas within retarding basin, supply and place
5.2	Hydroseeding	5,800.00	m2	\$ 15.00	\$ 87,000.00	base of retarding basin
6 SIGNAGE						
6.1	Information signage	1	Allow.	\$ 5,000.00	\$ 5,000.00	
7 LANDSCAPING						
7.1	Landscaping re-establishment	1	Item	\$ 300,000.00	\$ 300,000.00	
8 UTILITY SERVICES						
8.1	Disconnection of existing utility services	1	Item	\$ 30,000.00	\$ 30,000.00	Allowance
8.2	Reconnection of utility services	1	Item	\$ 30,000.00	\$ 30,000.00	Allowance
9 FENCING						
9.1	Safety fencing to top of retaining walls	1	Item	\$ 50,000.00	\$ 50,000.00	Allowance
9.2	Site Boundary Fencing	1	Item	\$ 40,000.00	\$ 40,000.00	Allowance
10 CONCRETE WORKS						
10.1	100mm thick footpath 2.5m wide	908.00	LM	\$ 110.00	\$ 99,880.00	including excavation, formwork, gravel and joints
10.2	Driveway crossing in Marlborough Street	1	Item	\$ 5,000.00	\$ 5,000.00	Including lower footpath both sides
11 MISC.						
11.1	Final Cleanup, including demobilisation and final cleanup of site, removal of temporary structures, etc	1	Item	\$ 10,000.00	\$ 10,000.00	
11.2	Public toilet re-establishment	1	Item	\$ 50,000.00	\$ 50,000.00	
11.3	Rainwater tanks re-establishment	1	Item	\$ 8,000.00	\$ 8,000.00	
11.4	Play area re-establishment	1	Item	\$ 15,000.00	\$ 15,000.00	
11.5	BBQ re-establishment	1	Item	\$ 5,000.00	\$ 5,000.00	
11.6	Alteration to existing infrastructure in Marlborough Street	1	Item	\$ 20,000.00	\$ 20,000.00	
11.7	Pedestrian access at Dromana Avenue	1	Item	\$ 20,000.00	\$ 20,000.00	
SUB TOTAL - WORKS					\$ 2,763,530.00	
DELIVERY						
Fees						
	Council Fees	3.25%	Item		\$ 89,814.73	
	Other Fees (i.e. Melbourne Water, water/sewer authority)	2.00%	Item		\$ 55,270.60	
Site & Environmental Management						
	Traffic Management	5.00%	Item		\$ 138,176.50	
	Environmental Management	0.50%	Item		\$ 13,817.65	
Professional Fees						
	Survey & Design	5.00%	Item		\$ 138,176.50	Excluding drainage and service provision
	Supervision & Project Management	9.00%	Item		\$ 248,717.70	
	Site Establishment	2.50%	Item		\$ 69,088.25	
	Contingency	20.00%	Item		\$ 552,706.00	
	Services provision	1.00%	Item		\$ 27,635.30	
SUB TOTAL - DELIVERY					\$ 1,333,403.23	
TOTAL					\$ 4,096,933.23	

