

**Clyde North Precinct Structure Plan**  
**DEVELOPMENT CONTRIBUTIONS PLAN**  
Amendment C153 to the Casey Planning Scheme  
04 August 2011 (Amended December 2023)

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| Version | Date          | Incorporated into the planning scheme by amendment | Description of changes   |
|---------|---------------|--|--|
| 1       | Nov 2011      | C153   | N/A  |
| 2       | June 2017     | GC75   | Incorporated changes associated with Community Infrastructure Levy (CIL) increase. |
| 3       | December 2023 | VC249  | Incorporate changes associated with small second dwelling exemption.               |

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## INTRODUCTION

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

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

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

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

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

### Development Contributions Plan Structure

The Development Contributions Plan document comprises three parts.

#### PART ONE

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



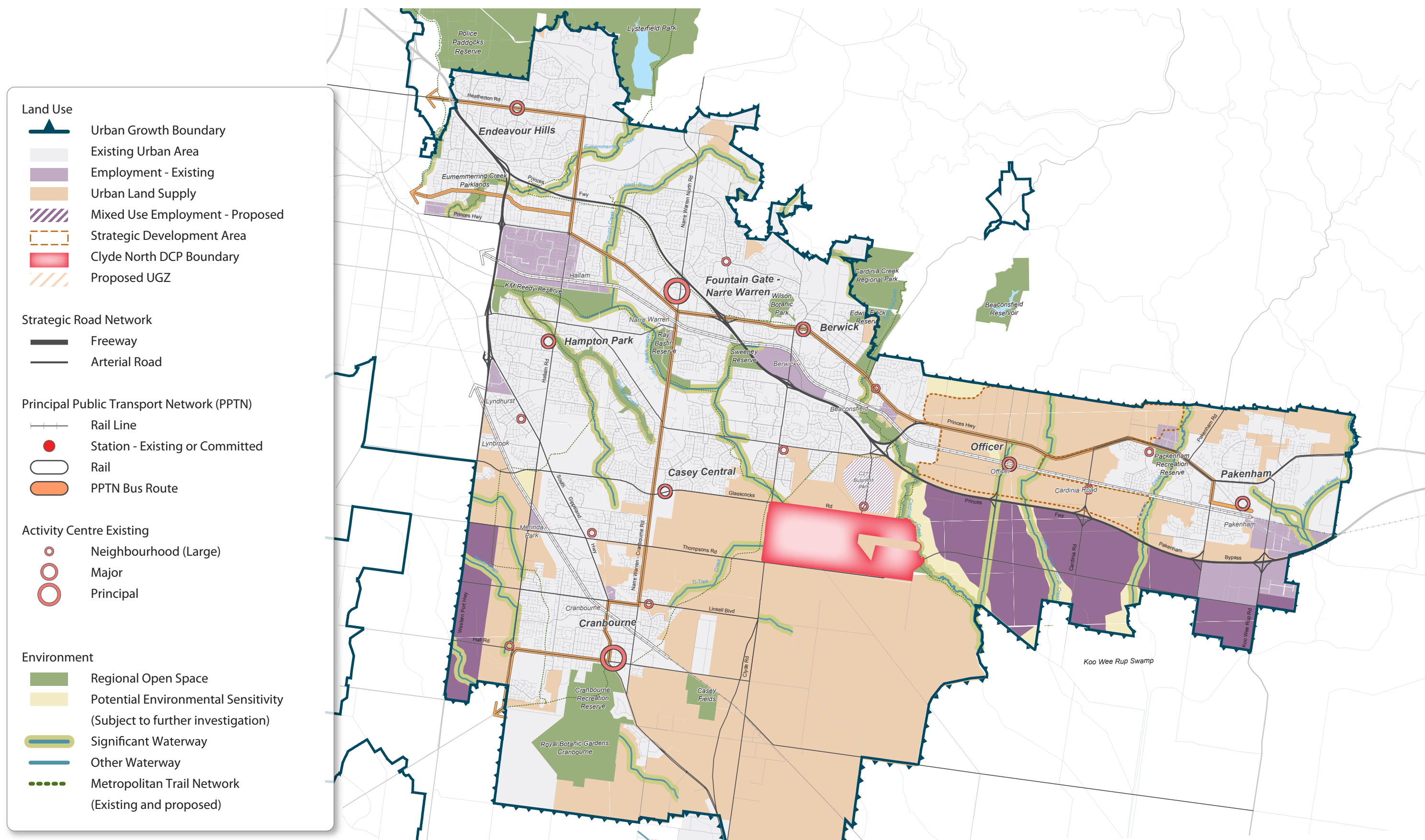
#### PART TWO

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



#### PART THREE

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



## 1.0 PART 1: STRATEGIC BASIS

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

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

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

### 1.1 PLANNING AND ENVIRONMENT ACT 1987

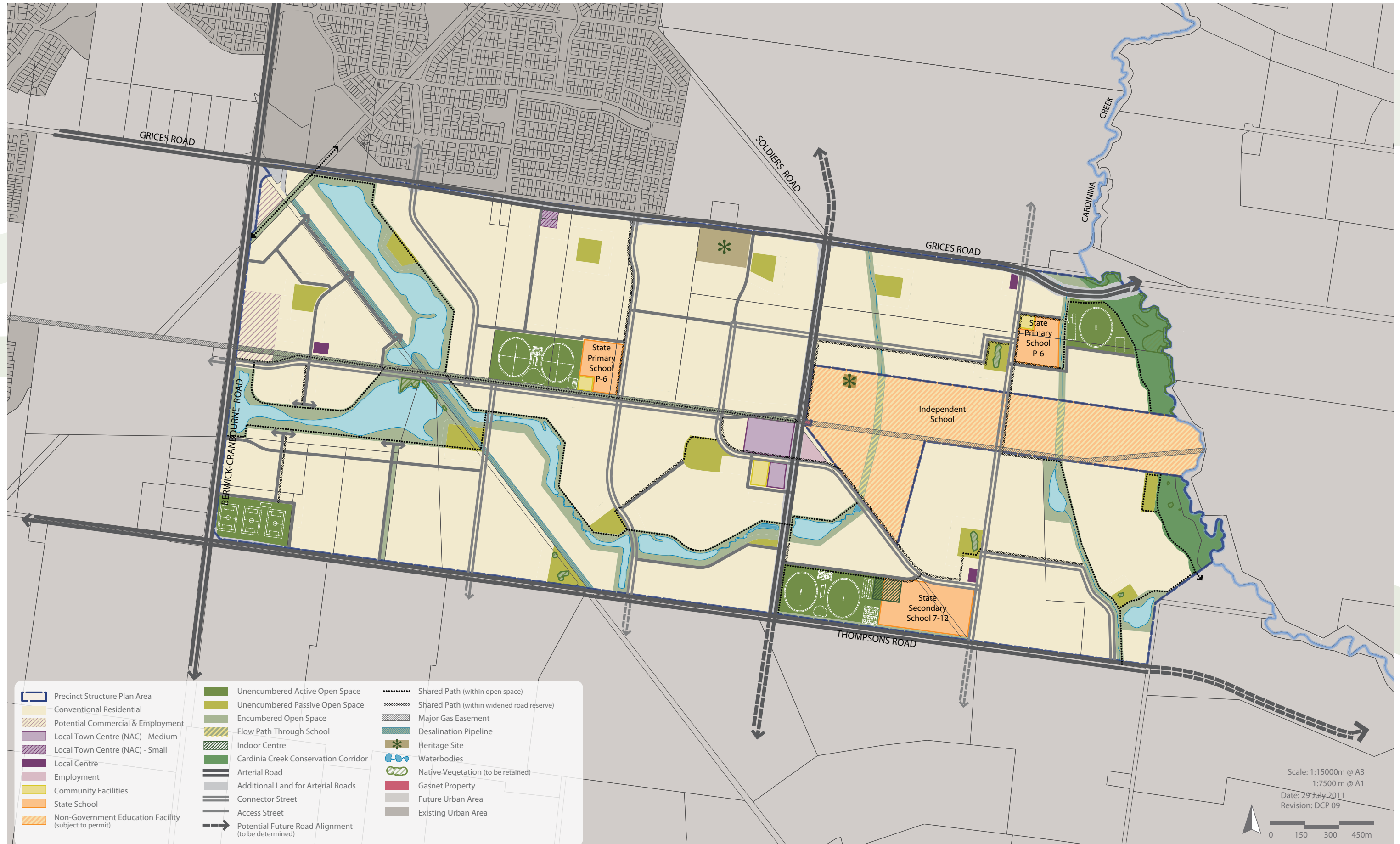
This Development Contributions Plan has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Frameworks of the Casey Planning Scheme as well as Victorian Government Guidelines.

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

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

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





plan 2

future urban structure  
clyde north development contributions plan

## 1.2 PRECINCT STRUCTURE PLAN

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

The Clyde North Precinct Structure Plan area is expected to:

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

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

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

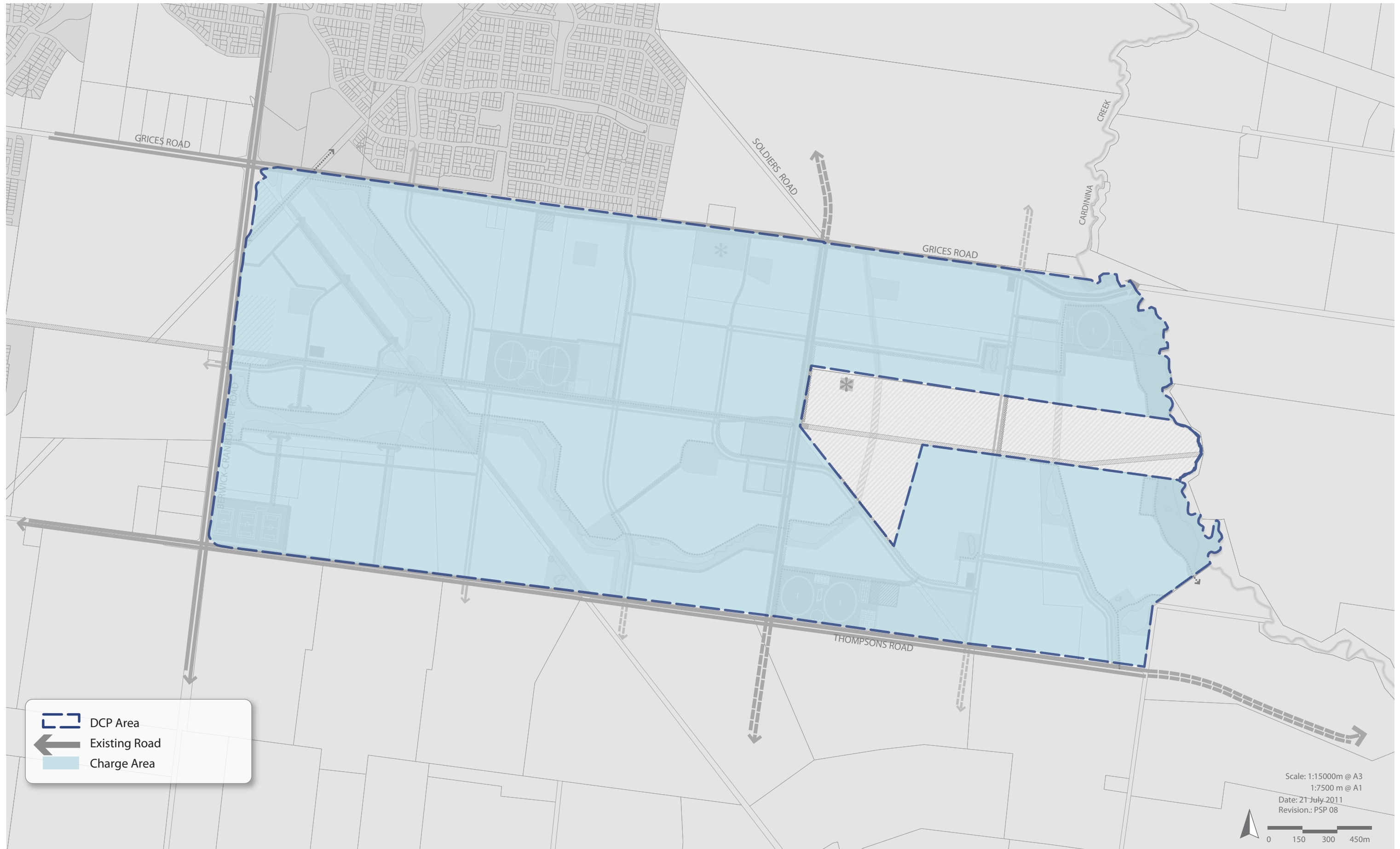
## 1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

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

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

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





plan 3

development contributions plan  
clyde north development contributions plan

## 1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

### 1.4.1 Introduction

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

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

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

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

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

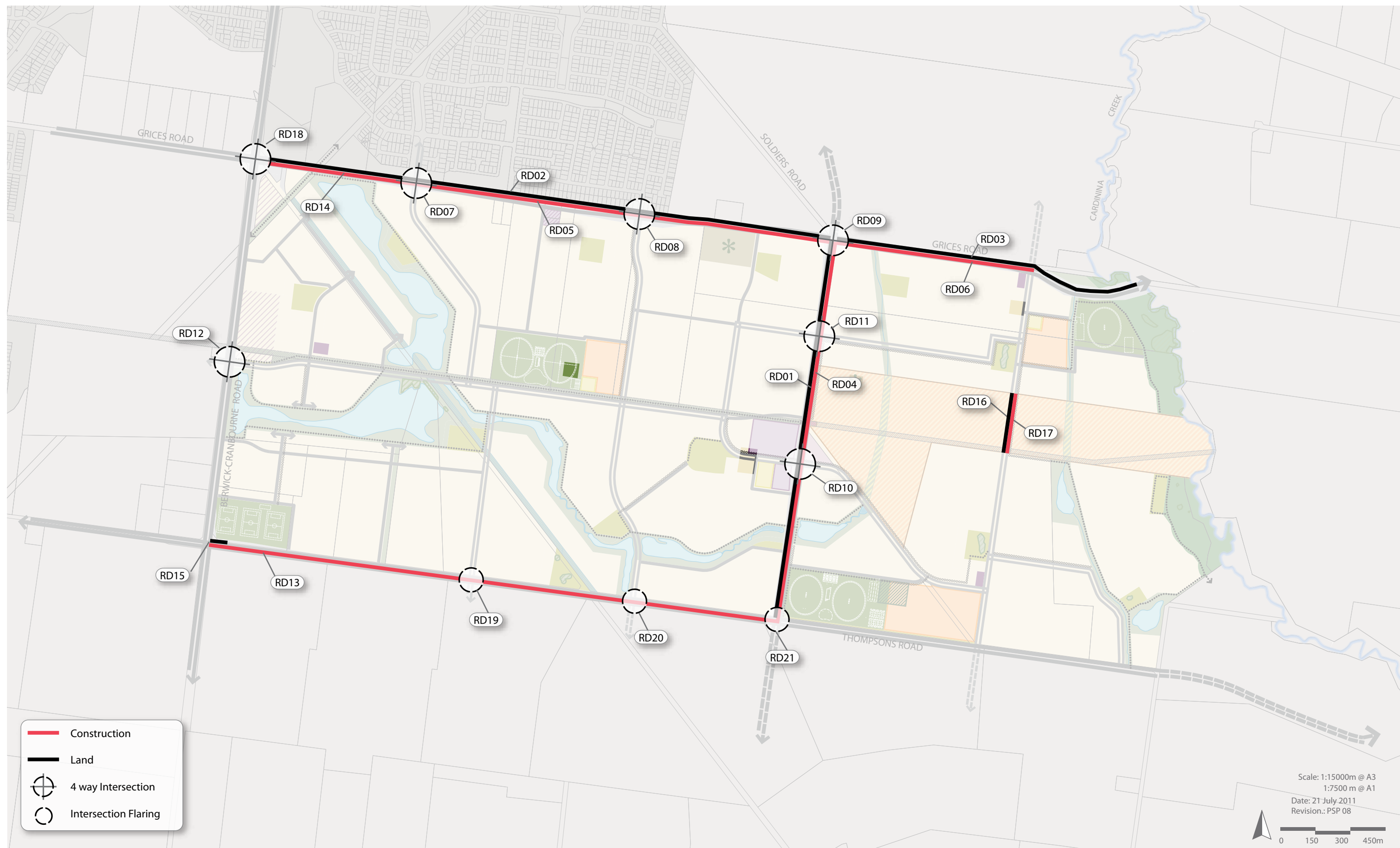
- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- They reflect the vision and strategic aspirations as expressed in the Clyde North Precinct Structure Plan; and,
- They are not recurrent items.

### 1.4.2 Items not included in the Development Contributions Plan

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

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

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



plan 4



## 1.5 INFRASTRUCTURE PROJECTS

### 1.5.1 Transport

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

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

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

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

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



plan 5

community projects  
clyde north development contributions plan



1.5.2 Community Facilities

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

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

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



plan 6

open space projects  
clyde north development contributions plan

### 1.5.3 Unencumbered Local Passive Open Space

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

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

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

### 1.5.4 Active Recreation

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

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

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

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

### 1.5.5 Strategic Planning

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

### 1.5.6 Project Timing

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

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

### 1.5.7 Distinction between Community and Development Infrastructure

Amended by GC75

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

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

The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

Inserted by GC75

#### Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

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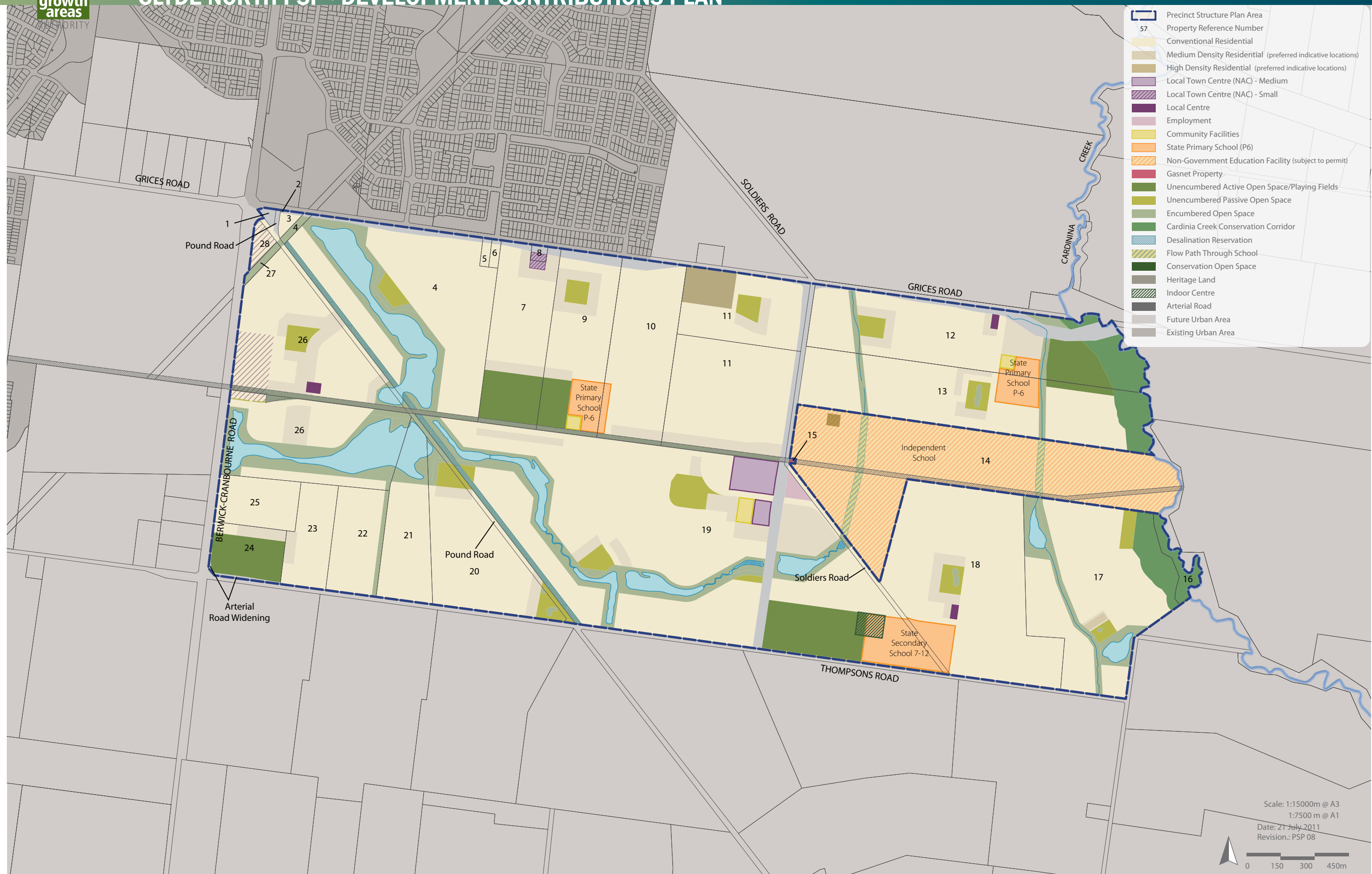
The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

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

The following infrastructure projects are deemed to be community infrastructure:

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





plan 7

land use budget  
clyde north development contributions plan

## 2.0 PART 2: CALCULATION OF CONTRIBUTIONS

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

The general cost apportionment method includes the following steps: -

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

### 2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

#### 2.1.1 Introduction

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

#### 2.1.2 Net Developable Area

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

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

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

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

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

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

#### 2.1.3 Land Budget and Demand Units

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

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

#### 2.1.4 Development and Population Projections

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

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

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

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



Table 1: Summary Land Use Budget

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

## 2.2 CALCULATION OF CONTRIBUTION CHARGES

### 2.2.1 Calculation of Costs

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

#### *Valuation of Land*

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

#### *Calculation of Construction Costs*

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

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

### 2.2.2 External Use

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

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

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

#### *Active Recreation*

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

### 2.2.3 Cost Apportionment

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

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

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

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

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

### 2.2.4 Main Catchment Areas

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

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

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

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

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

**Table 2: Property specific land use budget**

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

Table 2: Property specific land use budget (Continued)

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

Table 3: Overall Housing Yields Summary

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

Table 4: Overall Housing Yields in Detail

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

Table 5: Infrastructure Project Justification

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



Table 5: Infrastructure Project Justification (Continued)

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

Table 5: Infrastructure Project Justification (Continued)

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

Table 6: Calculation of Costs

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

Table 6: Calculation of Costs (Continued)

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

Table 6: Calculation of Costs (Continued)

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



**Table 7: Schedule of Costs**

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

Table 7: Schedule of Costs (Continued)

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

## 3.0 PART 3: ADMINISTRATION AND IMPLEMENTATION

### 3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

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

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

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

#### 3.1.1 Payment of Contribution Levies and Timing

##### *Development Infrastructure*

##### **For subdivision of land**

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

##### **For development of land where no subdivision is proposed**

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

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

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

##### **Where no planning permit is required**

The following requirements apply where no planning permit is required.

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

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

##### *Community Infrastructure*

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

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

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

#### 3.1.2 Cost of the Preparation of the PSP

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

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

#### 3.1.3 Works in kind

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

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

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

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

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

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

### 3.1.4 Credit for over provision

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

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

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

### 3.1.5 Funds Administration

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

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

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

- The amount and timing of expenditure on specific projects;
- The project on which the expenditure was made;
- The account balances for individual projects; and
- Clearly show any pooling of funds to deliver specific projects where applicable.

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

The Collecting Agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in this Development Contributions Plan, as required under Section 46QB(2) of the Planning and Environment Act 1987.

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

### 3.1.6 Construction and Land Value Costs and Indexation

Capital costs of all infrastructure items are in 1st January 2010 dollars and will be indexed by the Collecting Agency annually for inflation in the following way. Capital costs of land are at 1 July 2011. Inserted by VC249

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

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

### 3.1.7 Development Contributions Plan Review Period

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

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

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

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

### 3.1.8 Exemptions

The development of land for non-government school or a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.



### 3.1.9 Collecting Agency (Agency responsible for collecting infrastructure levy)

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

### 3.1.10 Development Agency (Agency Responsible for Works)

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

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

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

### 3.2.2 Implementation mechanism

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

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

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

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

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

## 3.2 IMPLEMENTATION STRATEGY

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

### 3.2.1 Rationale for the Implementation Strategy

This Implementation Strategy has been incorporated into the Development Contributions Plan to provide certainty to both the Collecting Agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collecting Agency, Development Agency, development proponent and future community.

The implementation strategy has been formulated by:

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

## 4.0 PART 4: OTHER INFORMATION

### 4.1 Acronyms

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

### 4.2 Glossary

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

#### Active Open Space

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

#### Activity Centre

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

#### Arterial Road

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

#### Co-location

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

#### Community Facilities

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

#### Connector Street

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

#### Conventional Density Housing

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

#### Development Contributions Plan

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

#### Encumbered Land

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

#### Freeway

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

#### Growth Area

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

#### Growth Area Framework Plan

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

#### High Density Housing

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

#### Housing Density (Net)

The number of houses divided by net developable area

#### Linear Open Space Network

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

#### Land BudgetTable

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

#### Lot

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

#### Lower Density Housing

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

#### Major Activity Centre

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

#### Major Employment Area

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

#### Medium Density Housing

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

#### Native Vegetation

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

#### Net Developable Area

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

#### Net Residential Area

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

#### Passive Open Space

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

#### Precinct Structure Plan

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

#### Principal Public Transport Network

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

#### Public Open Space

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

#### Urban Growth Boundary

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

#### Urban Growth Zone

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

## 4.3 Supporting Information

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

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

Community Infrastructure Assessment, ASR Research, September 2009.

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

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

## 5.0 PART 5: PROJECT DETAILS

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

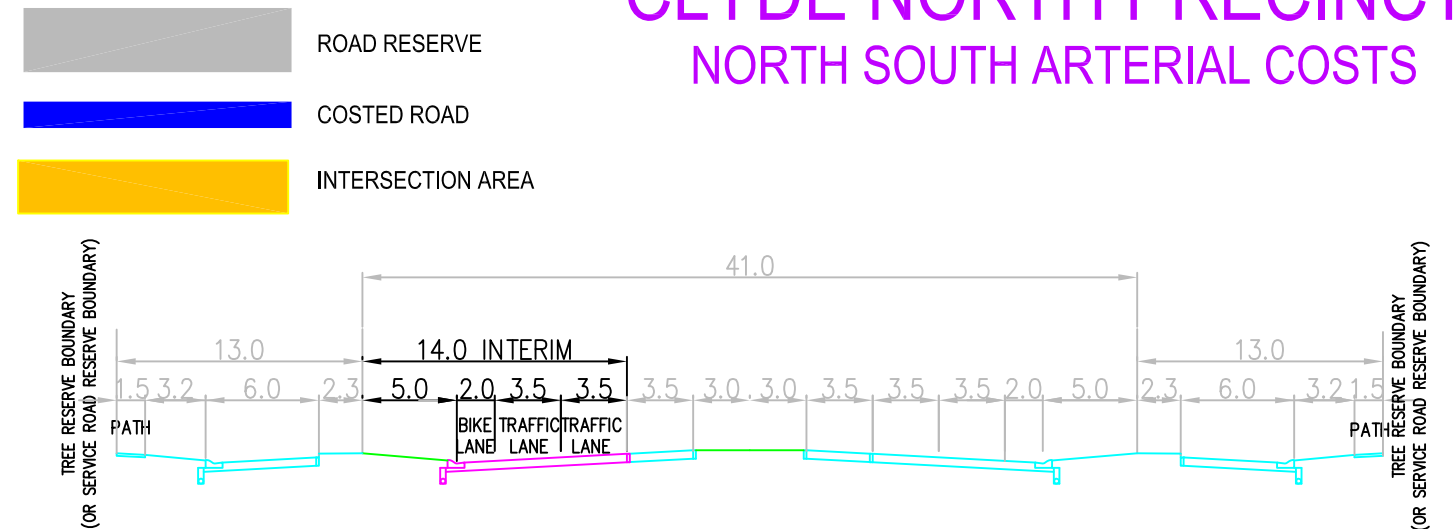
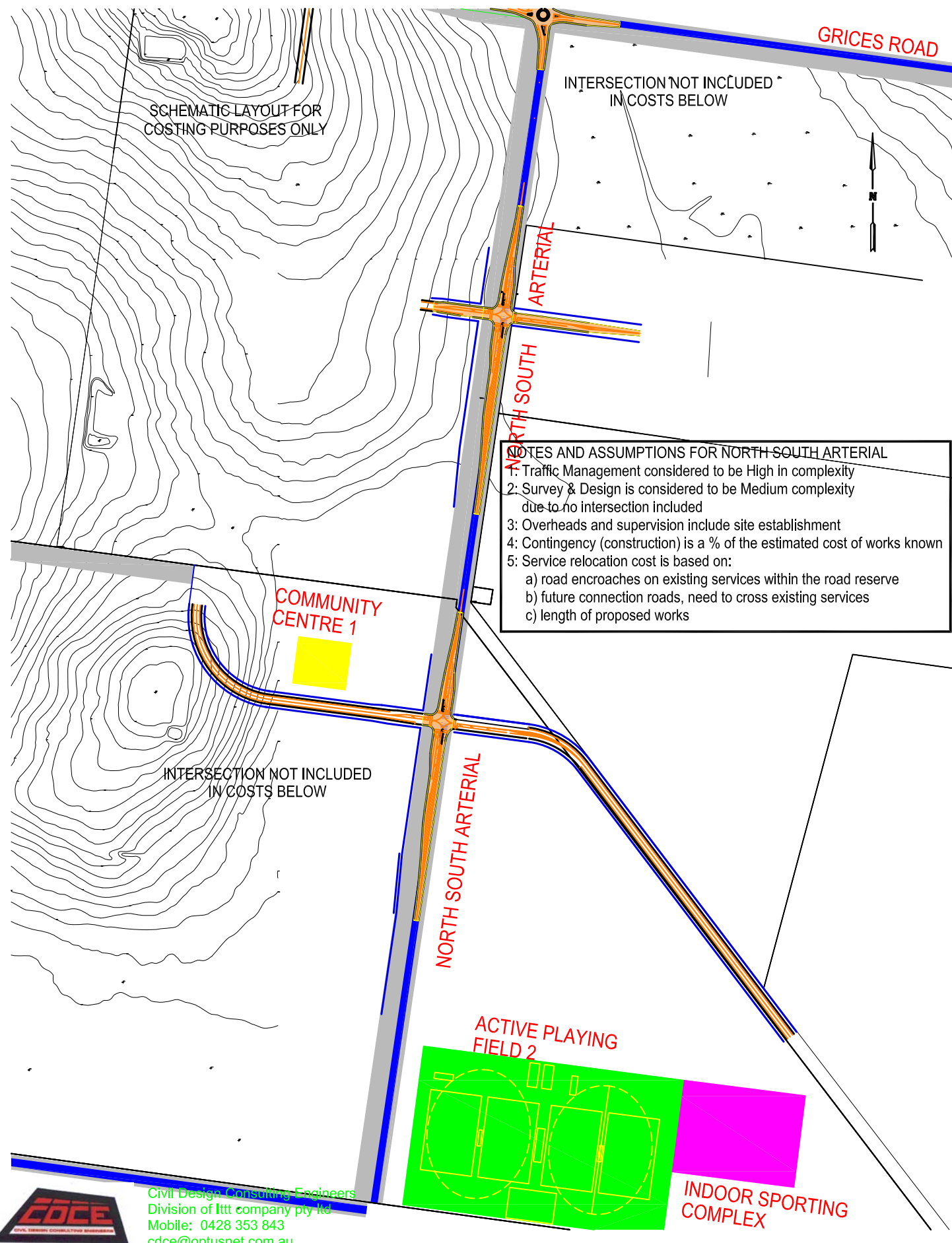
### 5.1 Transport Projects

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

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



# CLYDE NORTH PRECINCT NORTH SOUTH ARTERIAL COSTS



TYPICAL CROSS SECTION INTERIM SOLUTION SUPPLIED BY GAA

## Clyde North DCP Roadworks Estimate

Road Name: North South Arterial

Limit of works: As shown on drawing 41m road reserve

Length of Job: Chainage 0.0 to Chainage 1630 less 918m for intersections

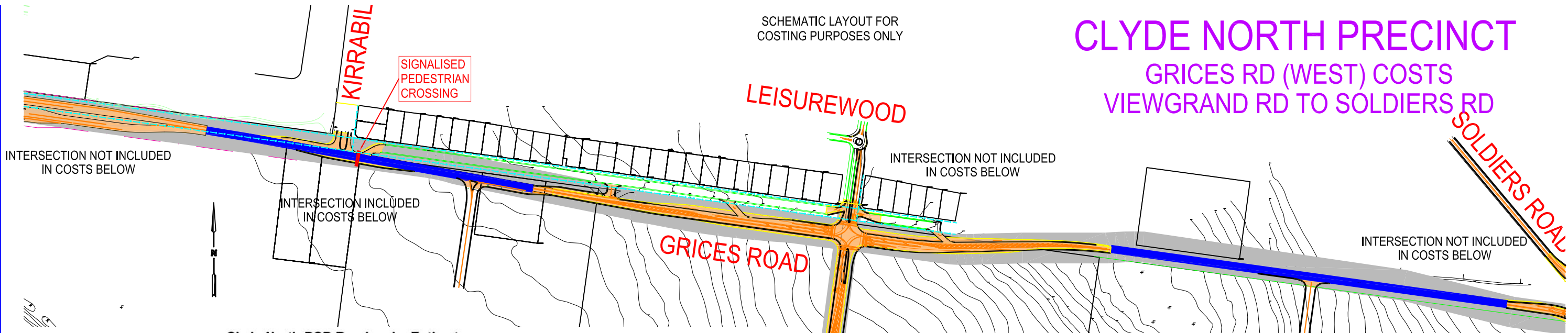
Notes: Costs based on City of Casey specification for road construction & GAA Cross Section 6 lane arterial 27-5-09  
No allowance has been made for service road

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

Estimate Prepared by: CDCE

Jun-11





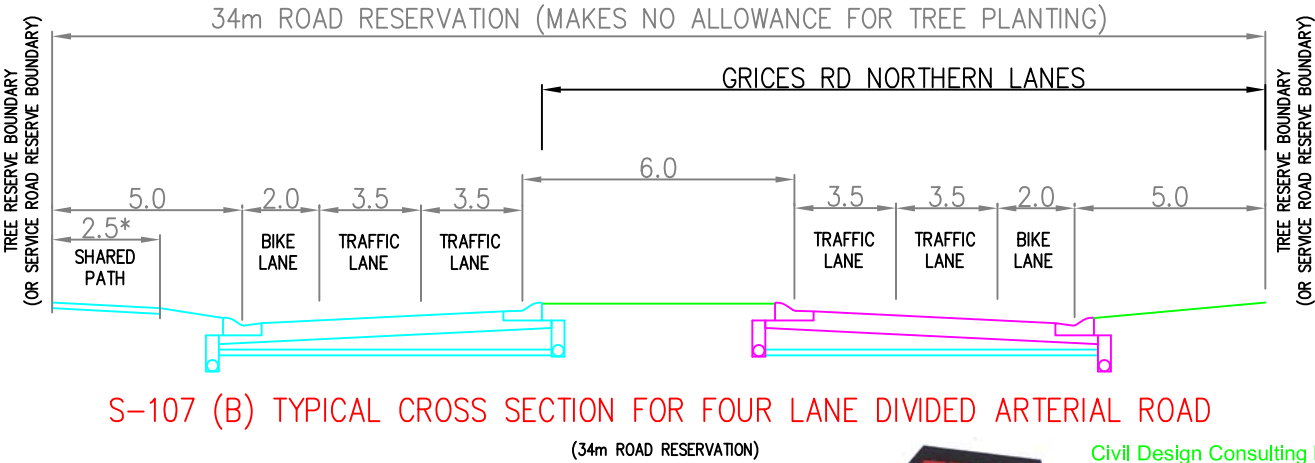
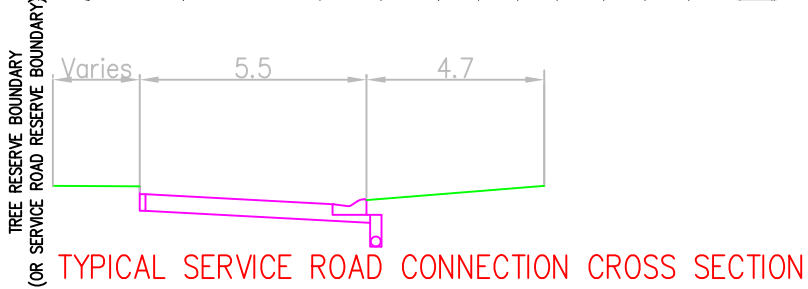
CLYDE NORTH PRECINCT  
GRICES RD (WEST) COSTS  
VIEWGRAND RD TO SOLDIERS RD

Clyde North DCP Roadworks Estimate

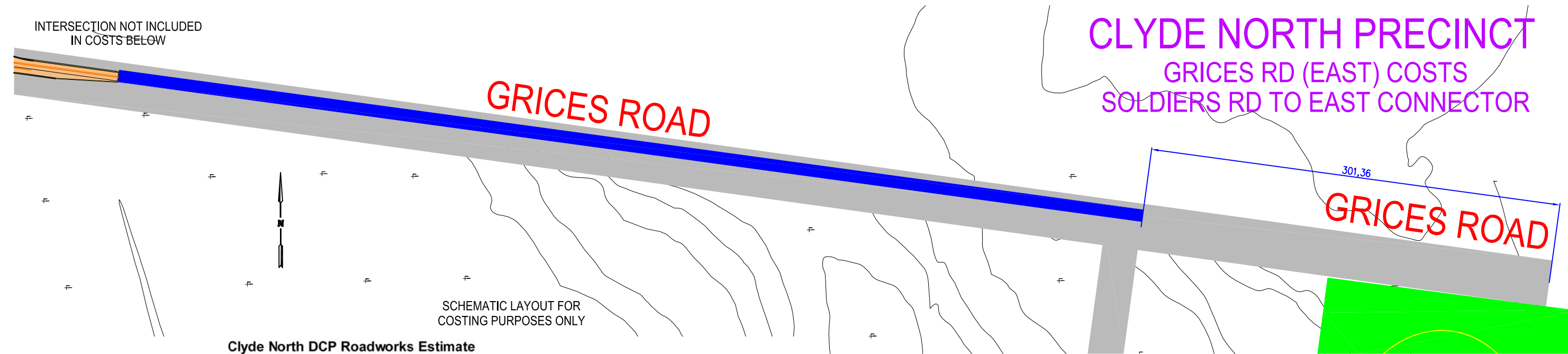
Road Name: Grices Rd Viewgrand to Soldiers Rd  
Limit of works: As shown on drawing road reserve and cross section vary  
Length of Job: Total combined length of 807m  
Notes: Costs based on City of Casey specification for road construction & TraffixGroup Interim Intersection layouts including Kirrabilli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

| Item   | Unit   | Rate              | wide                 | units | cost/m      | Unit cost   | Quantity | subset | subtotal        | Amount       |
|--|--|-------------------|----------------------|-------|-------------|-------------|----------|--------|-----------------|--------------|
|  |  |                   | m                    |       | width       |             | metres   | cost   |                 |              |
| <b>Roadworks</b>                                   | subtotal   |                   |                      |       |             | \$ 1,624.87 | 807 m    |        | \$ 1,311,237.40 | \$ 1,311,267 |
| Bulk Earthworks                                    | m <sup>3</sup>   | \$ 40.00          | 4.8 metres           | \$ 40 | \$ 192.00   | m           |          |        | \$ 154,944.00   | \$ -         |
| Pavement (Urban)                                   | m <sup>2</sup>   | \$ 91.50          | 8.4 metres           | \$ 92 | \$ 768.60   | m           |          |        | \$ 620,230.20   | \$ -         |
| Crushed Rock Shoulder                              | m <sup>2</sup>   | \$ 20.00          | 0 metres             | \$ 20 | \$ -        | m           |          |        | \$ -            | \$ -         |
| Pavement Removal                                   | m <sup>2</sup>   | \$ 10.00          | 0 metres             | \$ -  | \$ -        | m           |          |        | \$ -            | \$ -         |
| Kerb and Channel S 503                             | m  | \$ 40.00          | 1 sides              | \$ 40 | \$ 40.00    | m           |          |        | \$ 32,230.00    | \$ -         |
| Kerb and Channel S 504                             | m  | \$ 45.00          | 1 sides              | \$ 45 | \$ 45.00    | m           |          |        | \$ 36,315.00    | \$ -         |
| side entry pits std drw S305                       | unit   | \$ 2,000.00       | 1 interval metres    | 90    |             | no          |          |        | \$ 17,933.33    | \$ 17,933    |
| Bike path 2.0m wide conc                           | m <sup>2</sup>   | \$ 60.00          | 0 metres             | \$ -  | \$ -        |             |          |        | \$ -            | \$ -         |
| Shared pathway 2.5m wide gravel                    | m <sup>2</sup>   | \$ 30.00          | 0 metres             | \$ -  | \$ -        |             |          |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                      | m <sup>2</sup>   | \$ 60.00          | 0 metres             | \$ -  | \$ -        |             |          |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.5m gravel                    | m <sup>2</sup>   | \$ 30.00          | 0 metres             | \$ -  | \$ -        |             |          |        | \$ -            | \$ -         |
| Drainage, subgrade drain                           | m  | \$ 14.70          | 2                    | \$ 15 | \$ 29.40    | m           |          |        | \$ 23,725.80    | \$ -         |
| Linemarking & Signage                              | m  | \$ 25.00          | 2 metres             | \$ 25 | \$ 50.00    | m           |          |        | \$ 40,350.00    | \$ -         |
| Landscaping refer plantings                        | m  | \$ 20.00          | 0 metres             | \$ 20 | \$ -        | m           |          |        | \$ -            | \$ -         |
| Concrete Path                                      | m <sup>2</sup>   | \$ 60.00          | 0                    | \$ 45 | \$ -        | m           |          |        | \$ -            | \$ -         |
| level / trim nature strip                          | m <sup>2</sup>   | \$ 4.00           | 9.8 metres           | \$ 4  | \$ 39.20    | m           |          |        | \$ 31,634.40    | \$ -         |
| as per standard drawings                           |  |                   |                      |       |             |             |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                        | unit   | \$25/m-\$150/tree | 2 rows of trees      | \$ 25 | \$ 50.00    | m           |          |        | \$ 40,350.00    | \$ -         |
| Tube Stock Plantings                               | unit   | \$5.27-\$6.78     | 0 metres wide        | \$ 6  | \$ -        | m           |          |        | \$ -            | \$ -         |
| as per draft tree strategy                         |  |                   |                      |       |             |             |          |        |                 |              |
| root barriers                                      | optional as per design in respect of appropriate offset criteria |                   |                      |       |             |             |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr BF              | per metre  | \$182             | 269 metres           | \$    | \$ 60.67    |             |          |        | \$ 49,958       | \$ -         |
| 375mm conc drain stormwater Cr Bk fill             | per metre  | \$231             | 269 metres           | \$    | \$ 77.00    |             |          |        | \$ 62,139       | \$ -         |
| 450mm conc drain stormwater Cr BF                  | per metre  | \$294             | 269 metres           | \$    | \$ 98.00    |             |          |        | \$ 73,086       | \$ -         |
| 525mm conc drain stormwater Cr BF                  | per metre  | \$351             | 0 metres             | \$    | \$ -        |             |          |        | \$ -            | \$ -         |
| Kirrabilli Intersection & 2 No. Sth "T" connectors | 1 No.  |                   |                      |       |             |             |          |        | \$ -            | \$ 155,434   |
| Pedestrian Traffic Signals                         | Unit   | \$ 134,000.00     | 1                    |       |             |             |          |        | \$ 134,000      | \$ 134,000   |
| Traffic Signals                                    | Unit   | \$ 102,500.00     | 0 No of intersection |       |             |             |          |        | \$ -            | \$ -         |
| Traffic Signal Conduit subset                      | m  | \$ 35.00          | 0 metres             |       |             |             |          |        | \$ -            | \$ -         |
| Street Lighting                                    | m  | \$ 125.00         | 1 rows of lights     | \$    | \$ 125.00   | m           |          |        | \$ 100,875.00   | \$ -         |
| lighting conduit                                   | m  | \$ 50.00          | 1 No of runs/sides   | \$    | \$ 50.00    | m           |          |        | \$ 40,350.00    | \$ -         |
| Subtotal   |  |                   |                      |       | \$ 1,624.87 |             |          |        | \$ 1,463,230.73 |              |
| estimated total                                    |  |                   |                      |       |             |             |          |        |                 | \$ 1,618,635 |
| Traffic Management                                 |  |                   |                      |       |             |             | 10.0%    |        |                 | \$ 161,863   |
| Contingency  |  |                   |                      |       |             |             | 20.0%    |        |                 | \$ 323,727   |
| Total + contingencies                              |  |                   |                      |       |             |             |          |        |                 | \$ 400,000   |
| Services relocation Sec Poles, water fitting, item |  |                   |                      |       |             |             |          |        |                 | \$ 161,863   |
| Survey and Design                                  |  |                   |                      |       |             |             | 10%      |        |                 | \$ 242,795   |
| Overheads (supervision etc)                        |  |                   |                      |       |             |             | 15%      |        |                 | \$ 2,908,884 |
| <b>Total excluding land cost</b>                   |  |                   |                      |       |             |             |          |        |                 | \$ -         |
| Land Acquisition                                   | hectares   | \$ -              | hectares             |       |             |             | 111%     |        |                 | \$ -         |
| <b>Total Estimated Cost</b>                        |  |                   |                      |       |             |             |          |        |                 | \$ 2,908,884 |
| <b>Adopted Cost</b>                                |  |                   |                      |       |             |             |          |        |                 | \$ 2,908,884 |

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







Clyde North DCP Roadworks Estimate

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

| Item   | Unit   | Rate              | wide  | units             | cost/m      | Unit cost   | Quantity | subset | subtotal        | Amount       |
|--|--|-------------------|-------|-------------------|-------------|-------------|----------|--------|-----------------|--------------|
|  |  |                   | m     |                   | width       |             | metres   | cost   |                 |              |
| <b>Roadworks</b>                                 | subtotal   |                   |       |                   |             | \$ 1,592.17 | 756 m    |        | \$ 1,203,682.20 | \$ 1,203,682 |
| Bulk Earthworks                                  | m³   | \$ 40.00          | 4.8   | metres            | \$ 40       | \$ 192.00   | m        |        | \$ 145,152.00   | \$ -         |
| Pavement (Urban)                                 | m²   | \$ 91.50          | 8.4   | metres            | \$ 92       | \$ 768.60   | m        |        | \$ 581,061.60   | \$ -         |
| Crushed Rock Shoulder                            | m²   | \$ 15.10          | 0     | metres            | \$ 15       | \$ -        | m        |        | \$ -            | \$ -         |
| Pavement Removal                                 | m³   | \$ 10.00          | 0     | metres            | \$ 10       | \$ -        | m        |        | \$ -            | \$ -         |
| Kerb and Channel S 503                           | m  | \$ 40.00          | 1     | sides             | \$ 40       | \$ 40.00    | m        |        | \$ 30,240.00    | \$ -         |
| Kerb and Channel S 504                           | m  | \$ 45.00          | 1     | sides             | \$ 45       | \$ 45.00    | m        |        | \$ 34,020.00    | \$ -         |
| side entry pits std drw S305                     | unit   | \$ 2,000.00       | 1     | interval metres   | 90.00       | \$ 22.22    | m        |        | \$ 16,800.00    | \$ -         |
| Bike path 2.0m wide conc                         | m²   | \$ 60.00          | 0     | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Shared pathway 2.5m wide gravel                  | m²   | \$ 30.00          | 0     | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                    | m²   | \$ 60.00          | 0     | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.5m gravel                  | m²   | \$ 30.00          | 0     | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Drainage , subgrade drain                        | m  | \$ 14.70          | 2     |                   | \$ 15       | \$ 29.40    | m        |        | \$ 22,226.40    | \$ -         |
| Linemarking & Signage                            | m  | \$ 25.00          | 2     | metres            | \$ 25       | \$ 50.00    | m        |        | \$ 37,800.00    | \$ -         |
| Landscaping refer plantings                      | m  | \$ 20.00          | 0     | metres            | \$ 20       | \$ -        | m        |        | \$ -            | \$ -         |
| Concrete Path                                    | m²   | \$ 45.00          | 0     |                   | \$ 45       | \$ -        | m        |        | \$ -            | \$ -         |
| level / trim nature strip                        | m²   | \$ 4.00           | 9.8   | metres            | \$ 4        | \$ 39.20    | m        |        | \$ 29,635.20    | \$ -         |
| as per standard drawings                         |  |                   |       |                   |             |             |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                      | unit   | \$25/m-\$150/tree | 2     | rows of trees     | \$ 25       | \$ 50.00    | m        |        | \$ 37,800.00    | \$ -         |
| Tube Stock Plantings                             | unit   | \$5.27 -\$6.78    | 0     | metres wide       | \$ 6        | \$ -        | m        |        | \$ -            | \$ -         |
| as per draft tree strategy                       |  |                   |       |                   |             |             |          |        |                 |              |
| root barriers                                    | optional as per design in respect of appropriate offset criteria |                   |       |                   |             |             |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr BF            | per metre  | \$182             | 189   | metres            | \$ 45.50    |             |          |        | \$ 34,398       | \$ -         |
| 375mm conc drain stormwater Cr Bk fill           | per metre  | \$231             | 189   | metres            | \$ 57.75    |             |          |        | \$ 43,659       | \$ -         |
| 450mm conc drain stormwater Cr BF                | per metre  | \$294             | 189   | metres            | \$ 73.50    |             |          |        | \$ 55,566       | \$ -         |
| 525mm conc drain stormwater Cr BF                | per metre  | \$351             | 0     | metres            | \$ -        |             |          |        | \$ -            | \$ -         |
| Service Road                                     | Unit   | \$ 102,500.00     | 1E-04 | Lmetres           |             |             |          |        | \$ -            | \$ 0         |
| Traffic Signals                                  | 0  |                   | 0     | No of intesection |             |             |          |        | \$ -            | \$ -         |
| Traffic Signal Conduit subset                    | m  | \$ 35.00          | 0     | metres            |             |             |          |        | \$ -            | \$ -         |
| Street Lighting                                  | m  | \$ 129.00         | 1     | rows of lights    | \$ 129.00   | m           |          |        | \$ 97,524.00    | \$ -         |
| lighting conduit                                 | m  | \$ 50.00          | 1     | No of runs/sides  | \$ 50.00    | m           |          |        | \$ 37,800.00    | \$ -         |
| Subtotal   |  |                   |       |                   | \$ 1,592.17 |             |          |        | \$ 1,203,682.20 |              |
| estimated total                                  |  |                   |       |                   |             |             |          |        |                 | \$ 1,203,682 |
| Traffic Management                               |  |                   |       |                   |             |             | 10.0%    |        |                 | \$ 120,368   |
| Contingency                                      |  |                   |       |                   |             |             | 20.0%    |        |                 | \$ 240,736   |
| Total + contingencies                            |  |                   |       |                   |             |             |          |        |                 | \$ 400,000   |
| Services relocation Sec Poles, water fittingItem |  |                   |       |                   |             |             | 10%      |        |                 | \$ 120,368   |
| Survey and Design                                |  |                   |       |                   |             |             | 15%      |        |                 | \$ 180,552   |
| Overheads (supervision etc)                      |  |                   |       |                   |             |             |          |        |                 | \$ 2,265,708 |
| <b>Total excluding land cost</b>                 |  |                   |       |                   |             |             |          |        |                 | \$ -         |
| Land Acquisition                                 | hectares   | \$ -              |       | hectares          |             |             | 111%     |        |                 | \$ -         |
| <b>Total Estimated Cost</b>                      |  |                   |       |                   |             |             |          |        |                 | \$ 2,265,708 |
| <b>Adopted Cost</b>                              |  |                   |       |                   |             |             |          |        |                 |              |



NOTES AND ASSUMPTIONS FOR GRICES RD (EAST)

1: Traffic Management considered to be Medium complexity

2: Survey & Design is considered to be Medium complexity due to no intersection included

3: Overheads and supervision include site establishment

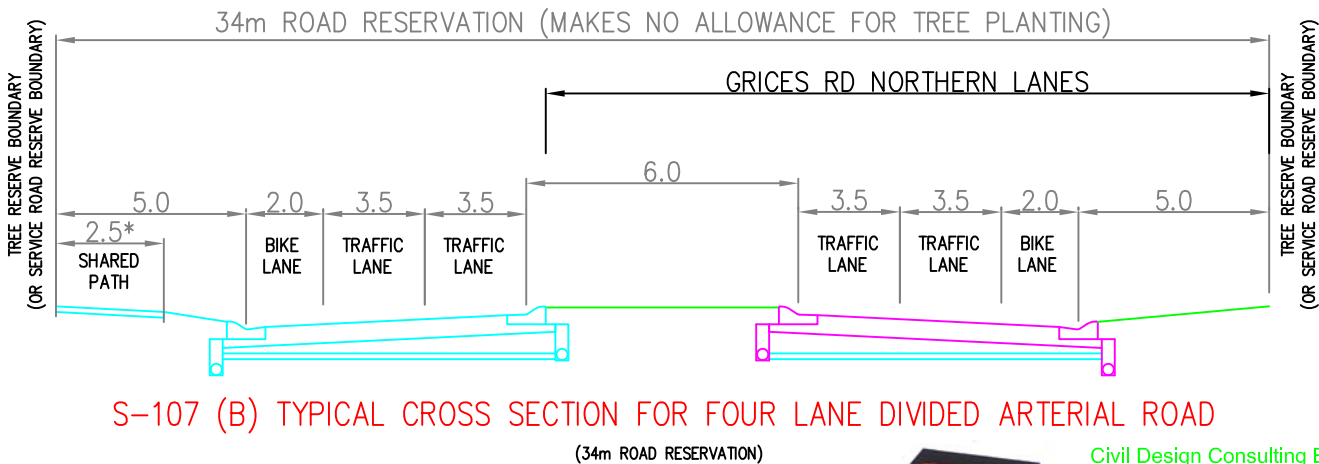
4: Contingency (construction) is a % of the estimated cost of works known

5: Service relocation cost is based on:

a) road encroaches on existing services within the road reserve

b) future connection roads, need to cross existing services

c) length of proposed works

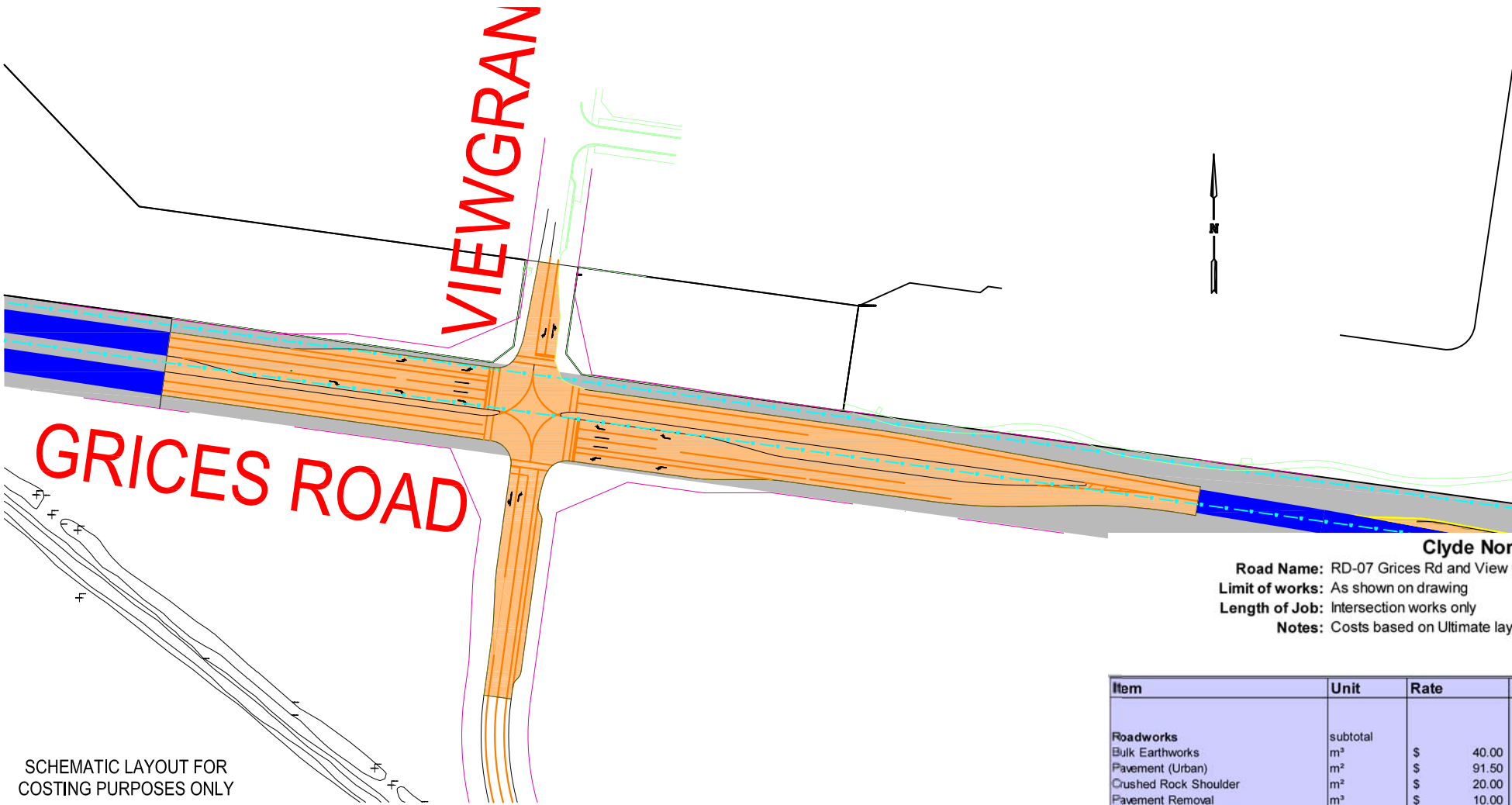


Estimate Prepared by: **CDCE** Jun-11



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

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



SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

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



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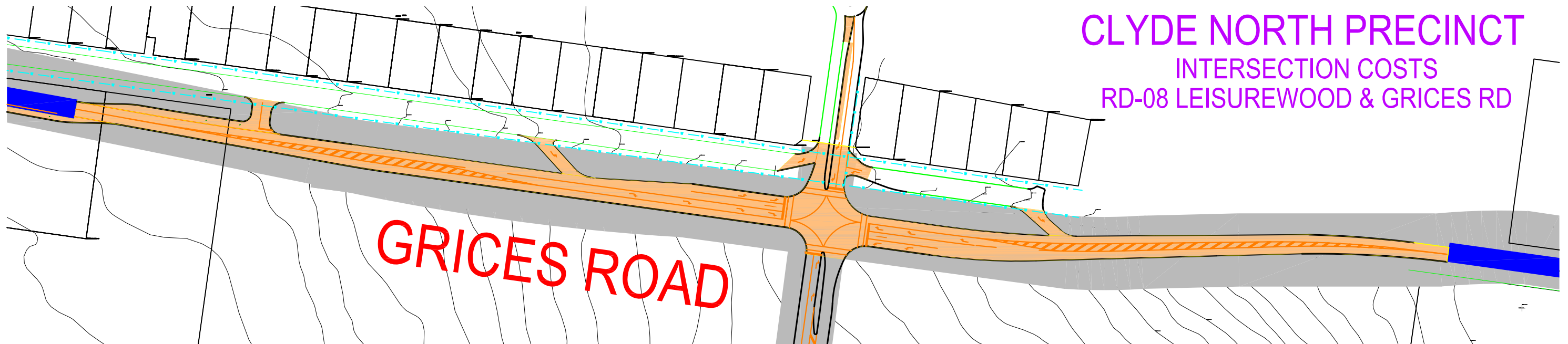
Clyde North DCP Roadworks Estimate  
Road Name: RD-07 Grices Rd and View Grand Collector Intersection  
Limit of works: As shown on drawing  
Length of Job: Intersection works only  
Notes: Costs based on Ultimate layout as provided by GTA

| Item   | Unit      | Rate              | wide  | units             | cost/m          | Unit cost       | Quantity | subset | subtotal        | Amount       |
|--|-----------|-------------------|-------|-------------------|-----------------|-----------------|----------|--------|-----------------|--------------|
|  |           |                   | m     |                   | width           |                 | metres   | cost   |                 |              |
| Roadworks  | subtotal  |                   |       |                   |                 | \$ 1,838,228.00 | 1 m      |        | \$ 1,838,228.00 | \$ 1,838,228 |
| Bulk Earthworks  | m³        | \$ 40.00          | 6036  | metres            | \$ 40           | \$ 241,440.00   | m        |        | \$ 241,440.00   | \$ -         |
| Pavement (Urban)   | m²        | \$ 91.50          | 10560 | metres            | \$ 92           | \$ 966,240.00   | m        |        | \$ 966,240.00   | \$ -         |
| Crushed Rock Shoulder  | m²        | \$ 20.00          | 0     | metres            | \$ 20           | \$ -            | m        |        | \$ -            | \$ -         |
| Pavement Removal   | m³        | \$ 10.00          | 0     | metres            | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| kerb and Channel S 503   | m         | \$ 40.00          | 658   | sides             | \$ 40           | \$ 26,320.00    | m        |        | \$ 26,320.00    | \$ -         |
| Kerb and Channel S 504   | m         | \$ 45.00          | 1022  | sides             | \$ 45           | \$ 45,990.00    | m        |        | \$ 45,990.00    | \$ -         |
| side entry pits std drw S305                                     | unit      | \$ 2,000.00       | 16    | interval metres   | 90.00           | \$ 32,000.00    | m        |        | \$ 32,000.00    | \$ -         |
| Bike path 2.0m wide On Road                                      | m²        | \$ 233.00         | 0     | metres            | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Shared pathway 2.5m wide Concrete                                | m²        | \$ 60.00          | 670   | metres            | \$ 40           | \$ 40,200.00    | m        |        | \$ 40,200.00    | \$ -         |
| Pedestrian Footpath 1.5m wide                                    | m²        | \$ 60.00          | 405   | metres            | \$ 24           | \$ 24,300.00    | m        |        | \$ 24,300.00    | \$ -         |
| Pedestrian Footpath 1.5m gravel                                  | m²        | \$ 30.00          | 0     | metres            | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Drainage , subgrade drain  | m         | \$ 14.70          | 1680  |                   | \$ 15           | \$ 24,696.00    | m        |        | \$ 24,696.00    | \$ -         |
| Linemarking & Signage  | m         | \$ 25.00          | 2818  | metres            | \$ 25           | \$ 70,450.00    | m        |        | \$ 70,450.00    | \$ -         |
| Landscaping refer plantings                                      | m         | \$ 20.00          | 0     | metres            | \$ 20           | \$ -            | m        |        | \$ -            | \$ -         |
| Concrete island infill   | m²        | \$ 80.00          | 0     |                   | \$ 80           | \$ -            | m        |        | \$ -            | \$ -         |
| level / trim nature strip  | m²        | \$ 4.00           | 6132  | metres            | \$ 4            | \$ 24,528.00    | m        |        | \$ 24,528.00    | \$ -         |
| as per standard drawings   |           |                   |       |                   |                 |                 |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                                      | unit      | \$25/m-\$150/tree | 32    | trees             | \$ 25           | \$ 800.00       | m        |        | \$ 800.00       | \$ -         |
| Tube Stock Plantings   | unit      | \$5.27 -\$6.78    | 0     | metres wide       | \$ 6            | \$ -            | m        |        | \$ -            | \$ -         |
| as per draft tree strategy                                       |           |                   |       |                   |                 |                 |          |        |                 |              |
| root barriers  |           |                   |       |                   |                 |                 |          |        |                 |              |
| optional as per design in respect of appropriate offset criteria |           |                   |       |                   |                 |                 |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr B                             | per metre | \$182             | 352   | metres            | \$              | \$ 64,064.00    |          |        | \$ 64,064       |              |
| 375mm conc drain stormwater Cr Bk fill                           | per metre | \$231             | 352   | metres            | \$              | \$ 81,312.00    |          |        | \$ 81,312       |              |
| 450mm conc drain stormwater Cr BF                                | per metre | \$294             | 352   | metres            | \$              | \$ 103,488.00   |          |        | \$ 103,488      |              |
| 525mm conc drain stormwater Cr BF                                | per metre | \$351             | 0     | metres            | \$              | \$ -            |          |        | \$ -            |              |
| Traffic Signals  | Unit      | \$ 102,500.00     | 4     | No of intesection |                 | \$ 410,000      |          |        | \$ 410,000      | \$ 410,000   |
| Traffic Signal Conduit subset                                    | m         | \$ 35.00          | 0     | metres            |                 | \$ -            |          |        | \$ -            | \$ -         |
| Street Lighting  | m         | \$ 125.00         | 528   | rows of lights    | \$              | \$ 66,000.00    | m        |        | \$ 66,000.00    | \$ -         |
| lighting conduit   | m         | \$ 50.00          | 528   | No of runs/sides  | \$              | \$ 26,400.00    | m        |        | \$ 26,400.00    | \$ -         |
| Subtotal   |           |                   |       |                   | \$ 1,838,228.00 |                 |          |        | \$ 2,248,228.00 |              |
| estimated total  |           |                   |       |                   |                 |                 |          |        |                 | \$ 2,248,228 |
| Traffic Management   |           |                   |       |                   |                 |                 | 7.0%     |        |                 | \$ 157,376   |
| Contingency  |           |                   |       |                   |                 |                 | 20.0%    |        |                 | \$ 449,646   |
| Total + contingencies  |           |                   |       |                   |                 |                 |          |        |                 | \$ 400,000   |
| Services relocation Sec Poles, water fitt                        | Item      |                   |       |                   |                 |                 |          |        |                 | \$ 224,823   |
| Survey and Design  |           |                   |       |                   |                 |                 | 10%      |        |                 | \$ 337,234   |
| Overheads (supervision etc)                                      |           |                   |       |                   |                 |                 | 15%      |        |                 | \$ 3,817,307 |
| Total excluding land cost  |           |                   |       |                   |                 |                 |          |        |                 | \$ -         |
| Land Acquisition   | hectares  | \$ -              |       | hectares          |                 |                 | 111%     |        |                 | \$ 3,817,307 |
| Total Estimated Cost   |           |                   |       |                   |                 |                 |          |        |                 | \$ 3,817,307 |
| Adopted Cost   |           |                   |       |                   |                 |                 |          |        |                 |              |

Estimate Prepared by: CDCE Jun-11



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



GRICES ROAD

## Clyde North DCP Roadworks Estimate




Road Name: RD-08 Grices Rd and Leisurewood Rd Collector Intersection

Limit of works: As shown on drawing

Length of Job: Intersection works only

Notes: Costs based on Traffix Interim layout modified as per GTA draft Preliminary Evidence report May 2010

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

-  ROAD RESERVE
-  ROAD
-  INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR GRICES/LEISUREWOOD INTERSECTION

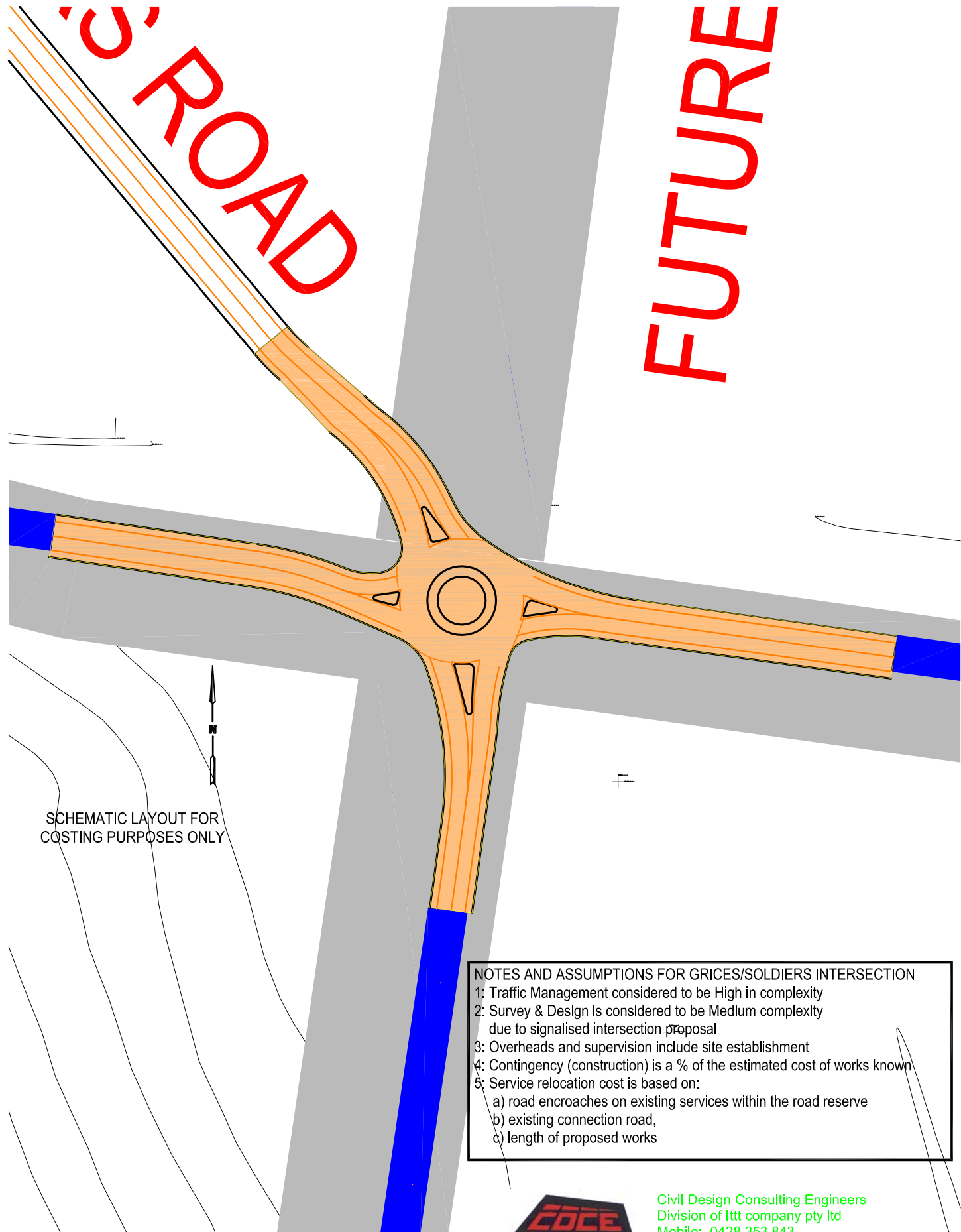
- 1: Traffic Management considered to be High in complexity
- 2: Survey & Design is considered to be Medium complexity due to signalised intersection proposal
- 3: Overheads and supervision include site establishment
- 4: Contingency (construction) is a % of the estimated cost of works known
- 5: Service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

| Item  | Unit   | Rate              | wide<br>m | units              | cost/m<br>width | Unit cost       | Quantity<br>metres | subset<br>cost | subtotal        | Amount       |
|---|--|-------------------|-----------|--------------------|-----------------|-----------------|--------------------|----------------|-----------------|--------------|
| <b>Roadworks</b>                                      | subtotal   |                   |           |                    |                 | \$ 1,595,113.30 | 1 m                |                | \$ 1,595,113.30 | \$ 1,595,113 |
| Bulk Earthworks                                       | m <sup>3</sup>   | \$ 40.00          | 4222      | metres             | \$ 40           | \$ 168,880.00   | m                  |                | \$ 168,880.00   | \$ -         |
| Pavement (Urban)                                      | m <sup>2</sup>   | \$ 91.50          | 8445      | metres             | \$ 92           | \$ 772,717.50   | m                  |                | \$ 772,717.50   | \$ -         |
| Crushed Rock Shoulder                                 | m <sup>2</sup>   | \$ 15.10          | 0         | metres             | \$ 15           | \$ -            | m                  |                | \$ -            | \$ -         |
| Pavement Removal                                      | m <sup>3</sup>   | \$ 10.00          | 0         | metres             | \$ -            | \$ -            | m                  |                | \$ -            | \$ -         |
| Kerb and Channel S 503                                | m  | \$ 40.00          | 0         | sides              | \$ 40           | \$ -            | m                  |                | \$ -            | \$ -         |
| Kerb and Channel S 504                                | m  | \$ 45.00          | 1564      | sides              | \$ 45           | \$ 70,380.00    | m                  |                | \$ 70,380.00    | \$ -         |
| side entry pits std drw S305                          | unit   | \$ 2,000.00       | 16        | interval metres    | 90.00           | \$ 32,000.00    | m                  |                | \$ 32,000.00    | \$ -         |
| Bike path 2.0m wide On Road                           | m <sup>2</sup>   | \$ 233.00         | 640       | metres             | \$ -            | \$ 149,120.00   | m                  |                | \$ 149,120.00   | \$ -         |
| Shared pathway 2.5m wide gravel                       | m <sup>2</sup>   | \$ 30.00          | 0         | metres             | \$ -            | \$ -            | m                  |                | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                         | m <sup>2</sup>   | \$ 60.00          | 6         | metres             | \$ -            | \$ 360.00       | m                  |                | \$ 360.00       | \$ -         |
| Pedestrian Footpath 1.5m gravel                       | m <sup>2</sup>   | \$ 30.00          | 0         | metres             | \$ -            | \$ -            | m                  |                | \$ -            | \$ -         |
| Drainage, subgrade drain                              | m  | \$ 14.70          | 1564      |                    | \$ 15           | \$ 22,990.80    | m                  |                | \$ 22,990.80    | \$ -         |
| Linemarking & Signage                                 | m  | \$ 25.00          | 2560      | metres             | \$ 25           | \$ 64,000.00    | m                  |                | \$ 64,000.00    | \$ -         |
| Landscaping refer plantings                           | m  | \$ 20.00          | 0         | metres             | \$ 20           | \$ -            | m                  |                | \$ -            | \$ -         |
| Concrete Path   | m <sup>2</sup>   | \$ 45.00          | 0         |                    | \$ 45           | \$ -            | m                  |                | \$ -            | \$ -         |
| level / trim nature strip<br>as per standard drawings | m <sup>2</sup>   | \$ 4.00           | 7820      | metres             | \$ 4            | \$ 31,280.00    | m                  |                | \$ 31,280.00    | \$ -         |
| Tree Planting 2 - 2.5m tall                           | unit   | \$25/m-\$150/tree | 33        | trees              | \$ 25           | \$ 825.00       | m                  |                | \$ 825.00       | \$ -         |
| Tube Stock Plantings<br>as per draft tree strategy    | unit   | \$5.27 -\$6.78    | 0         | metres wide        | \$ 6            | \$ -            | m                  |                | \$ -            | \$ -         |
| root barriers   | optional as per design in respect of appropriate offset criteria |                   |           |                    |                 |                 |                    |                | \$ -            | \$ -         |
| 300mm dia conc drain Stormwater Cr BF                 | per metre  | \$182             | 0         | metres             | \$ -            | \$ -            |                    |                | \$ -            | \$ -         |
| 375mm conc drain stormwater Cr Bk fill                | per metre  | \$231             | 320       | metres             | \$ 73,920.00    | \$ 73,920.00    |                    |                | \$ 73,920.00    | \$ -         |
| 450mm conc drain stormwater Cr BF                     | per metre  | \$294             | 320       | metres             | \$ 94,080.00    | \$ 94,080.00    |                    |                | \$ 94,080.00    | \$ -         |
| 525mm conc drain stormwater Cr BF                     | per metre  | \$351             | 0         | metres             | \$ -            | \$ -            |                    |                | \$ -            | \$ -         |
| Traffic Signals                                       | Unit   | \$ 102,500.00     | 4         | No of intersection |                 |                 |                    |                | \$ 410,000.00   | \$ 410,000   |
| Traffic Signal Conduit subset                         | m  | \$ 35.00          | 208       | metres             |                 |                 |                    |                | \$ 7,280.00     | \$ 7,280     |
| Street Lighting                                       | m  | \$ 129.00         | 640       | rows of lights     | \$ 82,560.00    | \$ 82,560.00    | m                  |                | \$ 82,560.00    | \$ -         |
| lighting conduit                                      | m  | \$ 50.00          | 640       | No of runs/sides   | \$ 32,000.00    | \$ 32,000.00    | m                  |                | \$ 32,000.00    | \$ -         |
| Subtotal  |  |                   |           |                    | \$ 1,595,113.30 |                 |                    |                | \$ 2,012,393.30 | \$ 2,012,393 |
| estimated total                                       |  |                   |           |                    |                 |                 |                    |                |                 | \$ 2,012,393 |
| Traffic Management                                    |  |                   |           |                    |                 |                 |                    | 7.0%           |                 | \$ 140,868   |
| Contingency   |  |                   |           |                    |                 |                 |                    | 20.0%          |                 | \$ 402,479   |
| Total + contingencies                                 |  |                   |           |                    |                 |                 |                    |                |                 | \$ 2,555,740 |
| Services relocation Sec Poles, water fitting Item     |  |                   |           |                    |                 |                 |                    |                |                 | \$ 400,000   |
| Survey and Design                                     |  |                   |           |                    |                 |                 |                    | 7%             |                 | \$ 140,868   |
| Overheads (supervision etc)                           |  |                   |           |                    |                 |                 |                    | 15%            |                 | \$ 301,859   |
| <b>Total excluding land cost</b>                      |  |                   |           |                    |                 |                 |                    |                |                 | \$ 3,398,466 |
| Land Acquisition                                      | hectares   | \$ -              |           | hectares           |                 |                 |                    | 111%           |                 | \$ -         |
| <b>Total Estimated Cost</b>                           |  |                   |           |                    |                 |                 |                    |                |                 | \$ 3,398,466 |
| Adopted Cost  |  |                   |           |                    |                 |                 |                    |                |                 | \$ 3,398,466 |

Estimate Prepared by: **CDCE**

Jun-11

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



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

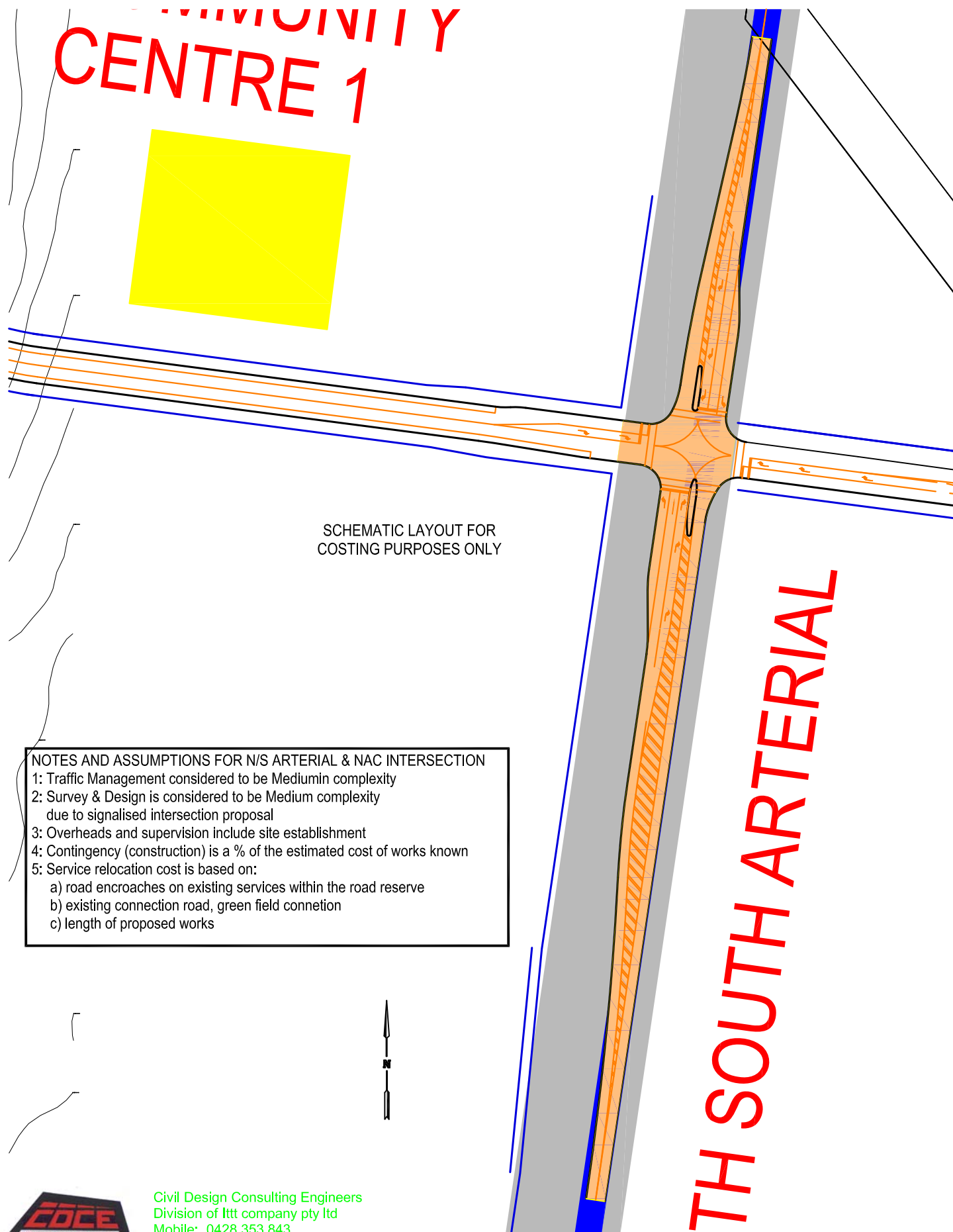
| Item                                      | Unit   | Rate              | wide | units             | cost/m | Unit cost | Quantity   | subset | subtotal | Amount       |
|---|--|-------------------|------|-------------------|--------|-----------|------------|--------|----------|--------------|
|   |  |                   | m    |                   | width  |           | metres     | cost   |          |              |
| <b>Roadworks</b>                          | subtotal   |                   |      |                   |        | \$        | 767,422.60 | 1 m    | \$       | 767,423      |
| Bulk Earthworks                           | m <sup>3</sup>   | \$ 40.00          | 2153 | metres            | \$ 40  | \$        | 86,120.00  | m      | \$       | 86,120.00    |
| Pavement (Urban)                          | m <sup>2</sup>   | \$ 91.50          | 4306 | metres            | \$ 92  | \$        | 393,999.00 | m      | \$       | 393,999.00   |
| Crushed Rock Shoulder                     | m <sup>2</sup>   | \$ 15.10          | 0    | metres            | \$ 15  | \$        | -          | m      | \$       | -            |
| Pavement Removal                          | m <sup>3</sup>   | \$ 10.00          | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Kerb and Channel S 503                    | m  | \$ 40.00          | 176  | sides             | \$ 40  | \$        | 7,040.00   | m      | \$       | 7,040.00     |
| Kerb and Channel S 504                    | m  | \$ 45.00          | 648  | sides             | \$ 45  | \$        | 29,160.00  | m      | \$       | 29,160.00    |
| side entry pits std drw S305              | unit   | \$ 2,000.00       | 16   | interval metres   | 90.00  | \$        | 32,000.00  | m      | \$       | 32,000.00    |
| Bike path 2.0m wide On Road               | m <sup>2</sup>   | \$ 233.00         | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Shared pathway 2.5m wide gravel           | m <sup>2</sup>   | \$ 30.00          | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Pedestrian Footpath 1.4m wide             | m <sup>2</sup>   | \$ 60.00          | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Pedestrian Footpath 1.5m gravel           | m <sup>2</sup>   | \$ 30.00          | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Drainage , subgrade drain                 | m  | \$ 14.70          | 648  |                   | \$ 15  | \$        | 9,525.60   | m      | \$       | 9,525.60     |
| Linemarking & Signage                     | m  | \$ 25.00          | 724  | metres            | \$ 25  | \$        | 18,100.00  | m      | \$       | 18,100.00    |
| Landscaping refer plantings               | m  | \$ 20.00          | 0    | metres            | \$ 20  | \$        | -          | m      | \$       | -            |
| Concrete Island infill                    | m <sup>2</sup>   | \$ 60.00          | 303  |                   | \$ 60  | \$        | 18,180.00  | m      | \$       | 18,180.00    |
| level / trim nature strip                 | m <sup>2</sup>   | \$ 4.00           | 3275 | metres            | \$ 4   | \$        | 13,100.00  | m      | \$       | 13,100.00    |
| as per standard drawings                  |  |                   |      |                   |        |           |            |        |          |              |
| Tree Planting 2 - 2.5m tall               | unit   | \$25/m-\$150/tree | 15   | trees             | \$ 25  | \$        | 375.00     | m      | \$       | 375.00       |
| Tube Stock Plantings                      | unit   | \$5.27 -\$6.78    | 0    | metres wide       | \$ 6   | \$        | -          | m      | \$       | -            |
| as per draft tree strategy                |  |                   |      |                   |        |           |            |        |          |              |
| root barriers                             | optional as per design in respect of appropriate offset criteria |                   |      |                   |        |           |            |        |          |              |
| 300mm dia conc drain Stormwater Cr B      | per metre  | \$182             | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| 375mm conc drain stormwater Cr Bk fill    | per metre  | \$231             | 181  | metres            | \$     | \$        | 41,811.00  |        | \$       | 41,811       |
| 450mm conc drain stormwater Cr BF         | per metre  | \$294             | 181  | metres            | \$     | \$        | 53,214.00  |        | \$       | 53,214       |
| 525mm conc drain stormwater Cr BF         | per metre  | \$351             | 0    | metres            | \$     | \$        | -          |        | \$       | -            |
| Traffic Signals                           | Unit   | \$ 102,500.00     | 0    | No of intesection |        | \$        | -          |        | \$       | -            |
| Traffic Signal Conduit subset             | m  | \$ 35.00          | 0    | metres            |        | \$        | -          |        | \$       | -            |
| Street Lighting                           | m  | \$ 129.00         | 362  | rows of lights    | \$     | \$        | 46,698.00  | m      | \$       | 46,698.00    |
| lighting conduit                          | m  | \$ 50.00          | 362  | No of runs/sides  | \$     | \$        | 18,100.00  | m      | \$       | 18,100.00    |
| Subtotal                                  |  |                   |      |                   | \$     | \$        | 767,422.60 |        | \$       | 767,422.60   |
| estimated total                           |  |                   |      |                   |        |           |            |        |          | \$ 767,423   |
| Traffic Management                        |  |                   |      |                   |        |           |            | 7.0%   |          | \$ 53,720    |
| Contingency                               |  |                   |      |                   |        |           |            | 20.0%  |          | \$ 153,485   |
| Total + contingencies                     |  |                   |      |                   |        |           |            |        |          | \$ 400,000   |
| Services relocation Sec Poles, water fitt | Item   |                   |      |                   |        |           |            |        |          | \$ 92,091    |
| Survey and Design                         |  |                   |      |                   |        |           |            | 12%    |          | \$ 115,113   |
| Overheads (supervision etc)               |  |                   |      |                   |        |           |            | 15%    |          | \$ 1,581,831 |
| <b>Total excluding land cost</b>          |  |                   |      |                   |        |           |            |        |          | \$ -         |
| Land Acquisition                          | hectares   | \$ -              |      | hectares          |        |           |            | 111%   |          | \$ -         |
| <b>Total Estimated Cost</b>               |  |                   |      |                   |        |           |            |        |          | \$ 1,581,831 |
| <b>Adopted Cost</b>                       |  |                   |      |                   |        |           |            |        |          |              |

Estimate Prepared by: CDCE

Jul-11



# COMMUNITY CENTRE 1



SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

## NOTES AND ASSUMPTIONS FOR N/S ARTERIAL & NAC INTERSECTION

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

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

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

### Clyde North DCP Roadworks Estimate

Road Name: RD-10 North South Arterial and NAC intersection

Limit of works: As shown on drawing

Length of Job: Intersection works only

Notes: Costs based on Traffix Interim layout modified as per GTA draft Preliminary Evidence report May 2010

| Item  | Unit   | Rate              | wide | units              | cost/m          | Unit cost       | Quantity | subset | subtotal        | Amount       |
|---|--|-------------------|------|--------------------|-----------------|-----------------|----------|--------|-----------------|--------------|
|   |  |                   | m    |                    | width           |                 | metres   | cost   |                 |              |
| Roadworks                                     | subtotal   |                   |      |                    |                 | \$ 1,181,109.10 | 1 m      |        | \$ 1,181,109.10 | \$ 1,181,109 |
| Bulk Earthworks                               | m³   | \$ 40.00          | 2889 | metres             | \$ 40           | \$ 115,560.00   | m        |        | \$ 115,560.00   | \$ -         |
| Pavement (Urban)                              | m²   | \$ 91.50          | 5779 | metres             | \$ 92           | \$ 528,778.50   | m        |        | \$ 528,778.50   | \$ -         |
| Crushed Rock Shoulder                         | m²   | \$ 15.10          | 0    | metres             | \$ 20           | \$ -            | m        |        | \$ -            | \$ -         |
| Pavement Removal                              | m²   | \$ 10.00          | 0    | metres             | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Kerb and Channel S 503                        | m  | \$ 40.00          | 0    | sides              | \$ 40           | \$ -            | m        |        | \$ -            | \$ -         |
| Kerb and Channel S 504                        | m  | \$ 45.00          | 924  | sides              | \$ 45           | \$ 41,580.00    | m        |        | \$ 41,580.00    | \$ -         |
| side entry pits std drv S305                  | unit   | \$ 2,000.00       | 8    | interval metres    | 90.00           | \$ 16,000.00    | m        |        | \$ 16,000.00    | \$ -         |
| Bike path 2.0m wide on road                   | m²   | \$ 233.00         | 846  | metres             | \$ -            | \$ 197,118.00   | m        |        | \$ 197,118.00   | \$ -         |
| Shared pathway 2.5m wide gravel               | m²   | \$ 30.00          | 0    | metres             | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                 | m²   | \$ 60.00          | 0    | metres             | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.5m gravel               | m²   | \$ 30.00          | 0    | metres             | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| Drainage, subgrade drain                      | m  | \$ 14.70          | 898  | metres             | \$ 15           | \$ 13,200.60    | m        |        | \$ 13,200.60    | \$ -         |
| Linemarking & Signage                         | m  | \$ 25.00          | 2538 | metres             | \$ 25           | \$ 63,450.00    | m        |        | \$ 63,450.00    | \$ -         |
| Landscaping refer plantings                   | m  | \$ 20.00          | 0    | metres             | \$ 20           | \$ -            | m        |        | \$ -            | \$ -         |
| Concrete Path                                 | m²   | \$ 45.00          | 0    | metres             | \$ 45           | \$ -            | m        |        | \$ -            | \$ -         |
| level / trim nature strip                     | m²   | \$ 4.00           | 4620 | metres             | \$ 4            | \$ 18,480.00    | m        |        | \$ 18,480.00    | \$ -         |
| as per standard drawings                      |  |                   |      |                    |                 |                 |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                   | unit   | \$25/m-\$150/tree | 18   | rows of trees      | \$ 25           | \$ 450.00       | m        |        | \$ 450.00       | \$ -         |
| Tube Stock Plantings                          | unit   | \$5.27-\$6.78     | 0    | metres wide        | \$ 6            | \$ -            | m        |        | \$ -            | \$ -         |
| as per draft tree strategy                    |  |                   |      |                    |                 |                 |          |        |                 |              |
| root barriers                                 | optional as per design in respect of appropriate offset criteria |                   |      |                    |                 |                 |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr B          | per metre  | \$182             | 0    | metres             | \$ -            | \$ -            | m        |        | \$ -            | \$ -         |
| 375mm conc drain stormwater Cr Bk fill        | per metre  | \$231             | 211  | metres             | \$              | \$ 48,741.00    | m        |        | \$ 48,741.00    | \$ -         |
| 450mm conc drain stormwater Cr BF             | per metre  | \$294             | 211  | metres             | \$              | \$ 62,034.00    | m        |        | \$ 62,034.00    | \$ -         |
| 525mm conc drain stormwater Cr BF             | per metre  | \$351             | 0    | metres             | \$              | \$ -            | m        |        | \$ -            | \$ -         |
| Traffic Signals                               | Unit   | \$ 102,500.00     | 4    | No of intersection |                 |                 |          |        | \$ 410,000      | \$ 410,000   |
| Traffic Signal Conduit subset                 | m  | \$ 35.00          | 240  | metres             |                 |                 |          |        | \$ 8,400.00     | \$ 8,400     |
| Street Lighting                               | m  | \$ 129.00         | 423  | rows of lights     | \$              | \$ 54,567.00    | m        |        | \$ 54,567.00    | \$ -         |
| lighting conduit                              | m  | \$ 50.00          | 423  | No of runs/sides   | \$              | \$ 21,150.00    | m        |        | \$ 21,150.00    | \$ -         |
| Subtotal                                      |  |                   |      |                    | \$ 1,181,109.10 |                 |          |        | \$ 1,599,509.10 | \$ 1,599,509 |
| estimated total                               |  |                   |      |                    |                 |                 |          |        |                 |              |
| Traffic Management                            |  |                   |      |                    |                 |                 |          | 5.0%   |                 | \$ 79,975    |
| Contingency                                   |  |                   |      |                    |                 |                 |          | 20.0%  |                 | \$ 319,902   |
| Total + contingencies                         |  |                   |      |                    |                 |                 |          |        |                 | \$ 2,000,000 |
| Services relocation Sec Poles, water fit item |  |                   |      |                    |                 |                 |          |        |                 | \$ 200,000   |
| Survey and Design                             |  |                   |      |                    |                 |                 |          | 7%     |                 | \$ 111,966   |
| Overheads (supervision etc)                   |  |                   |      |                    |                 |                 |          | 15%    |                 | \$ 239,926   |
| Total excluding land cost                     |  |                   |      |                    |                 |                 |          |        |                 | \$ 2,651,278 |
| Land Acquisition                              | hectares   | \$ -              |      | hectares           |                 |                 |          | 111%   |                 | \$ -         |
| Total Estimated Cost                          |  |                   |      |                    |                 |                 |          |        |                 | \$ 2,651,278 |
| Adopted Cost                                  |  |                   |      |                    |                 |                 |          |        |                 | \$ 2,651,278 |

Estimate Prepared by: **CDCE**

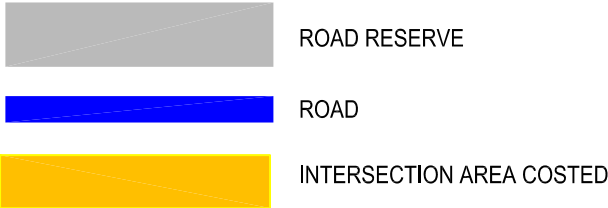
Jun-11

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

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

ARTERIAL

NORTH SOUTH



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

| Item   | Unit           | Rate              | wide | units              | cost/m          | Unit cost       | Quantity | subset | subtotal        | Amount       |
|--|----------------|-------------------|------|--------------------|-----------------|-----------------|----------|--------|-----------------|--------------|
|  |                |                   | m    |                    | width           |                 | metres   | cost   |                 |              |
| Roadworks  | subtotal       |                   |      |                    |                 | \$ 1,625,891.50 | 1m       |        | \$ 1,625,891.50 | \$ 1,625,892 |
| Bulk Earthworks  | m <sup>2</sup> | \$ 40.00          | 4401 | metres             | \$ 40           | \$ 176,040.00   |          |        | \$ 176,040.00   | \$ -         |
| Pavement (Urban)   | m <sup>2</sup> | \$ 91.50          | 8803 | metres             | \$ 92           | \$ 805,474.50   |          |        | \$ 805,474.50   | \$ -         |
| Crushed Rock Shoulder  | m <sup>2</sup> | \$ 15.10          | 0    | metres             | \$ 20           | \$ -            |          |        | \$ -            | \$ -         |
| Pavement Removal   | m <sup>2</sup> | \$ 10.00          | 0    | metres             | \$ -            | \$ -            |          |        | \$ -            | \$ -         |
| Kerb and Channel S 503   | m              | \$ 40.00          | 0    | sides              | \$ 40           | \$ -            |          |        | \$ -            | \$ -         |
| Kerb and Channel S 504   | m              | \$ 45.00          | 2310 | sides              | \$ 45           | \$ 103,950.00   |          |        | \$ 103,950.00   | \$ -         |
| side entry pits std drw S305                                     | unit           | \$ 2,000.00       | 16   | internal metres    | \$ 90           | \$ 32,000.00    |          |        | \$ 32,000.00    | \$ -         |
| Bike path 2.0m wide on road                                      | m <sup>2</sup> | \$ 60.00          | 846  | metres             | \$ -            | \$ 50,760.00    |          |        | \$ 50,760.00    | \$ -         |
| Shared pathway 2.5m wide gravel                                  | m <sup>2</sup> | \$ 30.00          | 0    | metres             | \$ -            | \$ -            |          |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                                    | m <sup>2</sup> | \$ 60.00          | 726  | metres             | \$ -            | \$ 43,560.00    |          |        | \$ 43,560.00    | \$ -         |
| Pedestrian Footpath 1.5m gravel                                  | m <sup>2</sup> | \$ 30.00          | 0    | metres             | \$ -            | \$ -            |          |        | \$ -            | \$ -         |
| Drainage, subgrade drain   | m              | \$ 14.70          | 2310 |                    | \$ 15           | \$ 33,957.00    |          |        | \$ 33,957.00    | \$ -         |
| Linemarking & Signage  | m              | \$ 25.00          | 3022 | metres             | \$ 25           | \$ 75,550.00    |          |        | \$ 75,550.00    | \$ -         |
| Landscaping refer plantings                                      | m              | \$ 20.00          | 0    | metres             | \$ 20           | \$ -            |          |        | \$ -            | \$ -         |
| Concrete Path  | m <sup>2</sup> | \$ 45.00          | 0    |                    | \$ 45           | \$ -            |          |        | \$ -            | \$ -         |
| level / trim nature strip  | m <sup>2</sup> | \$ 4.00           | 7524 | metres             | \$ 4            | \$ 30,096.00    |          |        | \$ 30,096.00    | \$ -         |
| as per standard drawings   |                |                   |      |                    |                 |                 |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                                      | unit           | \$25/m-\$150/tree | 26   | rows of trees      | \$ 25           | \$ 650.00       |          |        | \$ 650.00       | \$ -         |
| Tube Stock Plantings   | unit           | \$5.27-\$6.78     | 0    | metres wide        | \$ 6            | \$ -            |          |        | \$ -            | \$ -         |
| as per draft tree strategy                                       |                |                   |      |                    |                 |                 |          |        |                 |              |
| root barriers  |                |                   |      |                    |                 |                 |          |        |                 |              |
| optional as per design in respect of appropriate offset criteria |                |                   |      |                    |                 |                 |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr B                             | per metre      | \$182             | 242  | metres             | \$              | \$ 44,044.00    |          |        | \$ 44,044       | \$ -         |
| 375mm conc drain stormwater Cr Bk fill                           | per metre      | \$231             | 211  | metres             | \$              | \$ 48,741.00    |          |        | \$ 48,741       | \$ -         |
| 450mm conc drain stormwater Cr BF                                | per metre      | \$294             | 211  | metres             | \$              | \$ 62,034.00    |          |        | \$ 62,034       | \$ -         |
| 525mm conc drain stormwater Cr BF                                | per metre      | \$351             | 0    | metres             | \$              | \$ -            |          |        | \$ -            | \$ -         |
| Traffic Signals  | Unit           | \$ 102,500.00     | 4    | No of intersection |                 |                 |          |        | \$ 410,000      | \$ 410,000   |
| Traffic Signal Conduit subset                                    | m              | \$ 35.00          | 0    | metres             | \$              | \$ -            |          |        | \$ -            | \$ -         |
| Street Lighting  | m              | \$ 129.00         | 665  | rows of lights     | \$              | \$ 85,785.00    |          |        | \$ 85,785.00    | \$ -         |
| lighting conduit   | m              | \$ 50.00          | 665  | No of runs/sides   | \$              | \$ 33,250.00    |          |        | \$ 33,250.00    | \$ -         |
| Subtotal   |                |                   |      |                    | \$ 1,625,891.50 |                 |          |        | \$ 2,035,891.50 | \$ -         |
| estimated total  |                |                   |      |                    |                 |                 |          |        |                 | \$ 2,035,892 |
| Traffic Management   |                |                   |      |                    |                 |                 |          | 5.0%   |                 | \$ 101,795   |
| Contingency  |                |                   |      |                    |                 |                 |          | 20.0%  |                 | \$ 407,178   |
| Total + contingencies  |                |                   |      |                    |                 |                 |          |        |                 | \$ 2,544,865 |
| Services relocation Sec Poles, water fit item                    |                |                   |      |                    |                 |                 |          |        |                 | \$ 200,000   |
| Survey and Design  |                |                   |      |                    |                 |                 |          | 7%     |                 | \$ 142,512   |
| Overheads (supervision etc)                                      |                |                   |      |                    |                 |                 |          | 15%    |                 | \$ 305,384   |
| Total excluding land cost  |                |                   |      |                    |                 |                 |          |        |                 | \$ 3,192,751 |
| Land Acquisition   | hectares       | \$ -              |      | hectares           |                 |                 |          | 111%   |                 | \$ -         |
| Total Estimated Cost   |                |                   |      |                    |                 |                 |          |        |                 | \$ 3,192,751 |
| Adopted Cost   |                |                   |      |                    |                 |                 |          |        |                 | \$ 3,192,751 |

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

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

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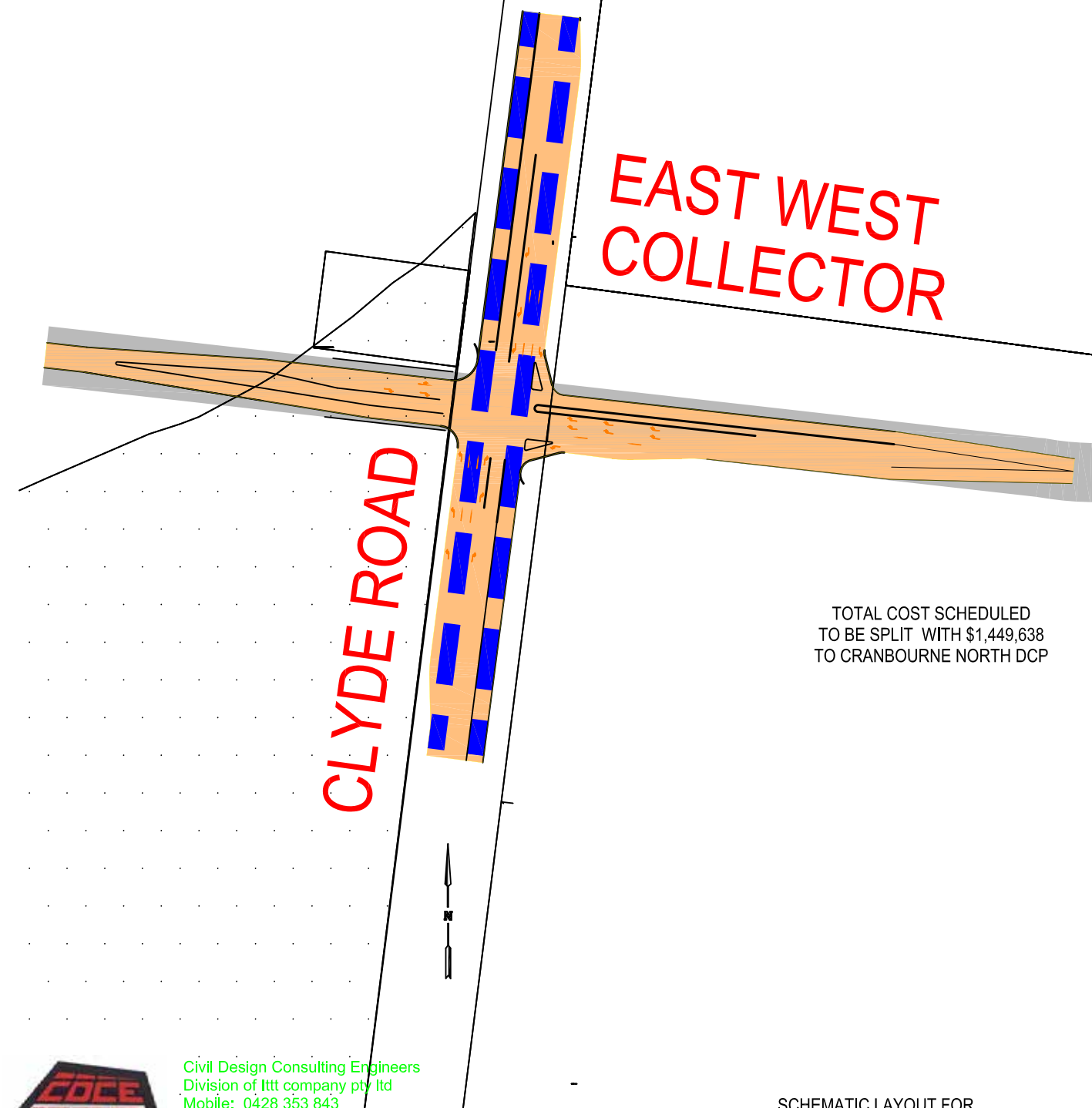
Estimate Prepared by: CDCE

Jun-11



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

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



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

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

# CLYDE NORTH PRECINCT

## INTERSECTION COSTS

### RD-12 EAST WEST COLLECTOR

### MID BLOCK CLYDE RD



#### Clyde North DCP Roadworks Estimate

Road Name: RD-12a Clyde & East/West collector intersection

Limit of works: As shown on drawing

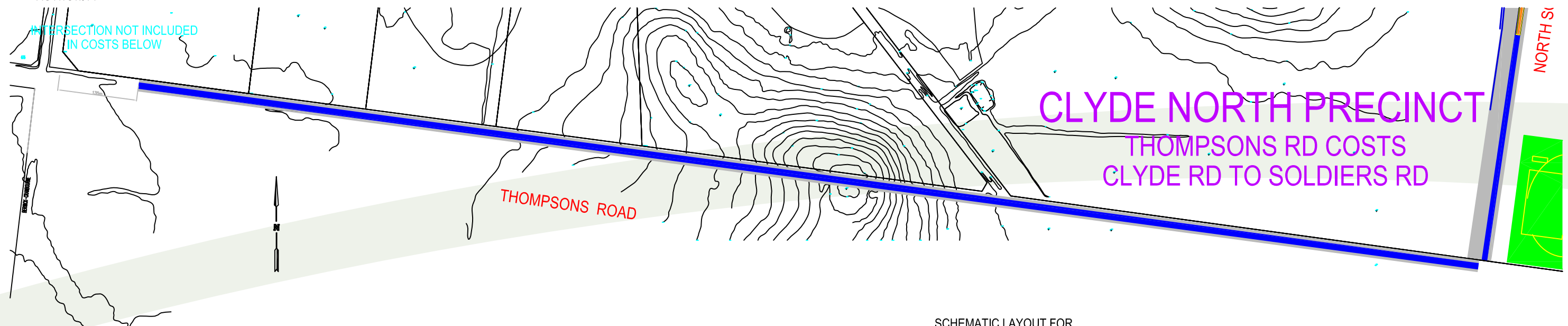
Length of Job: Intersection works only

Notes: Costs based on: Interim layout as per GTA evidence to panel report and further updates requested by VicRoads

| Item  | Unit   | Rate              | wide | units              | cost/m | Unit cost       | Quantity | subset | subtotal        | Amount       |
|---|--|-------------------|------|--------------------|--------|-----------------|----------|--------|-----------------|--------------|
|   |  |                   | m    |                    | width  |                 | metres   | cost   |                 |              |
| <b>Roadworks</b>                              | subtotal   |                   |      |                    |        | \$ 1,565,523.80 | 1 m      |        | \$ 1,565,523.80 | \$ 1,565,524 |
| Bulk Earthworks                               | m³   | \$ 40.00          | 4967 | metres             | \$ 40  | \$ 199,480.00   | m        |        | \$ 199,480.00   | \$ -         |
| Pavement Urban                                | m²   | \$ 91.50          | 7857 | metres             | \$ 92  | \$ 722,575.50   | m        |        | \$ 722,575.50   | \$ -         |
| Crushed Rock Shoulder                         | m²   | \$ 15.10          | 0    | metres             | \$ 15  | \$ -            | m        |        | \$ -            | \$ -         |
| Pavement Removal                              | m³   | \$ 10.00          | 0    | metres             | \$ -   | \$ -            | m        |        | \$ -            | \$ -         |
| Kerb and Channel island                       | m  | \$ 40.00          | 1217 | sides              | \$ 40  | \$ 48,680.00    | m        |        | \$ 48,680.00    | \$ -         |
| Kerb and Channel S 504                        | \$   | \$ 45.00          | 1102 | sides              | \$ 45  | \$ 49,590.00    | m        |        | \$ 49,590.00    | \$ -         |
| side entry pits std drw S305                  | unit   | \$ 2,000.00       | 12   | interval metres    | 90.00  | \$ 24,000.00    | m        |        | \$ 24,000.00    | \$ -         |
| Bike path 2.5m wide conc                      | m²   | \$ 60.00          | 0    | metres             | \$ -   | \$ -            |          |        | \$ -            | \$ -         |
| Shared pathway 2.5m wide gravel               | m²   | \$ 30.00          | 0    | metres             | \$ -   | \$ -            |          |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.5m wide                 | m²   | \$ 60.00          | 1044 | metres             | \$ -   | \$ 62,640.00    |          |        | \$ 62,640.00    | \$ -         |
| Pedestrian Footpath 1.5m gravel               | m²   | \$ 30.00          | 0    | metres             | \$ -   | \$ -            |          |        | \$ -            | \$ -         |
| Drainage ; subgrade drain                     | m  | \$ 14.70          | 2319 |                    | \$ 15  | \$ 34,089.30    |          |        | \$ 34,089.30    | \$ -         |
| Linemarking & Signage                         | m  | \$ 25.00          | 1750 | metres             | \$ 25  | \$ 43,750.00    | m        |        | \$ 43,750.00    | \$ -         |
| Landscaping refer plantings                   | m  | \$ 20.00          | 0    | metres             | \$ 20  | \$ -            | m        |        | \$ -            | \$ -         |
| Concrete Path                                 | m²   | \$ 45.00          | 0    |                    | \$ 45  | \$ -            | m        |        | \$ -            | \$ -         |
| level / trim nature strip                     | m²   | \$ 4.00           | 6060 | metres             | \$ 4   | \$ 24,240.00    | m        |        | \$ 24,240.00    | \$ -         |
| as per standard drawings                      |  |                   |      |                    |        |                 |          |        |                 |              |
| Tree Planting 2 - 2.5m tall                   | unit   | \$25/m-\$150/tree | 15   | rows of trees      | \$ 25  | \$ 375.00       | m        |        | \$ 375.00       | \$ -         |
| Tube Stock Plantings                          | unit   | \$5.27-\$6.78     | 0    | metres wide        | \$ 6   | \$ -            | m        |        | \$ -            | \$ -         |
| as per draft tree strategy                    |  |                   |      |                    |        |                 |          |        |                 |              |
| root barriers                                 | optional as per design in respect of appropriate offset criteria |                   |      |                    |        |                 |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr B          | per metre  | \$182             | 330  | metres             | \$     | \$ 60,060.00    |          |        | \$ 60,060       | \$ -         |
| 375mm conc drain stormwater Cr Bk fill        | per metre  | \$231             | 330  | metres             | \$     | \$ 76,230.00    |          |        | \$ 76,230       | \$ -         |
| 450mm conc drain stormwater Cr BF             | per metre  | \$294             | 330  | metres             | \$     | \$ 97,020.00    |          |        | \$ 97,020       | \$ -         |
| 525mm conc drain stormwater Cr BF             | per metre  | \$351             | 0    | metres             | \$     | \$ -            |          |        | \$ -            | \$ -         |
| Traffic Signals                               | Unit   | \$ 102,500.00     | 4    | No of intersection |        |                 |          |        | \$ 410,000      | \$ 410,000   |
| Traffic Signal Conduit subset                 | m  | \$ 35.00          | 0    | metres             |        | \$ -            |          |        | \$ -            | \$ -         |
| Street Lighting                               | m  | \$ 129.00         | 685  | rows of lights     | \$     | \$ 88,494.00    | m        |        | \$ 88,494.00    | \$ -         |
| lighting conduit                              | m  | \$ 50.00          | 685  | No of sun/sides    | \$     | \$ 34,300.00    | m        |        | \$ 34,300.00    | \$ -         |
| Subtotal                                      |  |                   |      |                    |        | \$ 1,565,523.80 |          |        | \$ 1,975,523.80 | \$ -         |
| estimated total                               |  |                   |      |                    |        |                 |          |        |                 | \$ 1,975,524 |
| Traffic Management                            |  |                   |      |                    |        |                 |          | 10.0%  |                 | \$ 197,552   |
| Contingency                                   |  |                   |      |                    |        |                 |          | 20.0%  |                 | \$ 395,105   |
| Total = contingencies                         |  |                   |      |                    |        |                 |          |        | \$ 2,588,181    | \$ -         |
| Services relocation Sec Poles, water fit item |  |                   |      |                    |        |                 |          |        |                 | \$ 250,000   |
| Survey and Design                             |  |                   |      |                    |        |                 |          | 10%    |                 | \$ 197,552   |
| Overheads (supervision etc)                   |  |                   |      |                    |        |                 |          | 15%    |                 | \$ 299,329   |
| <b>Total excluding land cost</b>              |  |                   |      |                    |        |                 |          |        |                 | \$ 3,312,062 |
| Land Acquisition                              | hectares   | \$ -              |      | hectares           |        |                 |          |        |                 | \$ -         |
| <b>Total Estimated Cost</b>                   |  |                   |      |                    |        |                 |          |        |                 | \$ 3,312,062 |
| Adopted Cost                                  |  |                   |      |                    |        |                 |          |        |                 | \$ -         |

Estimate Prepared by: **CDCE**

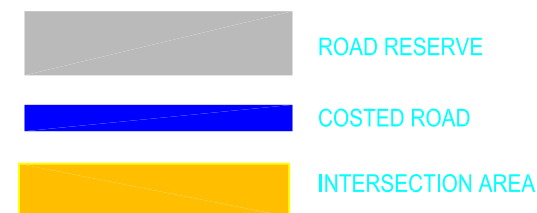
Jul-11



### Clyde North DCP Roadworks Estimate

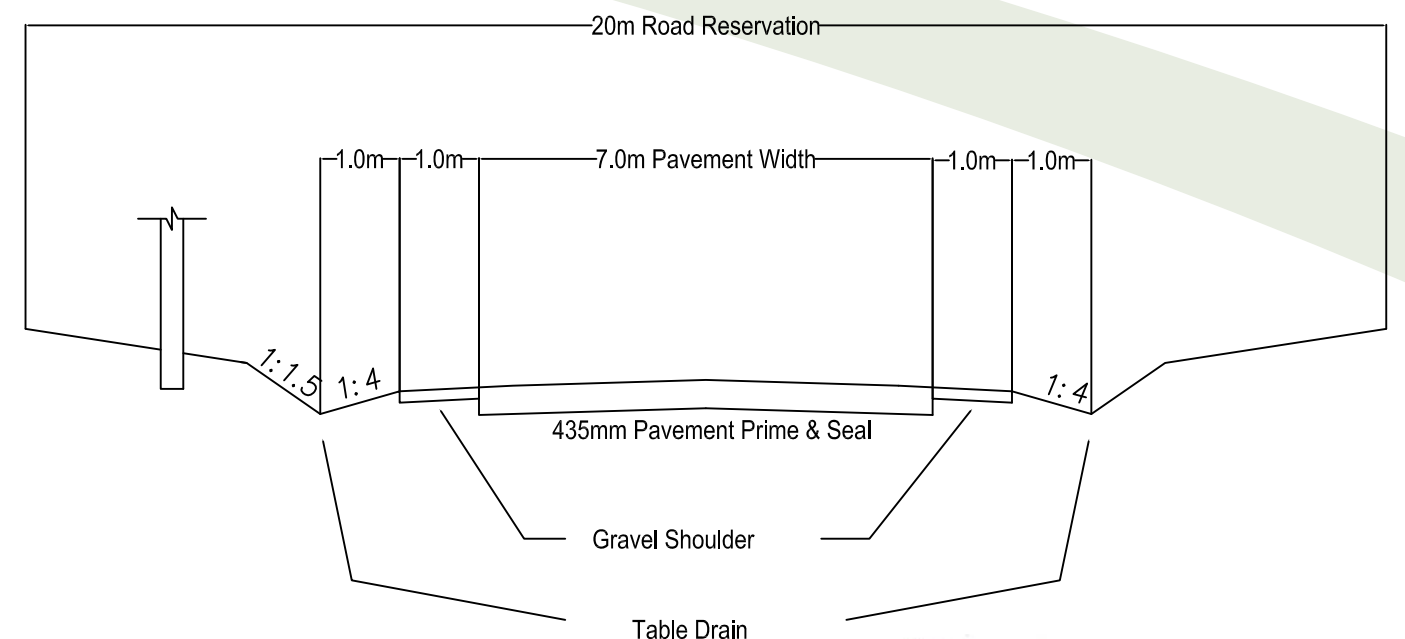
**Road Name:** RD- ?? Thompsons Road from Clyde Rd to North South Arterial  
**Limit of works:** As shown on drawing  
**Length of Job:** Based on road lengths combined 2304Lm for the connection only  
**Notes:** Costs based on road lengths above and typical section provided by GTA as shown

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY



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

| Item   | Unit           | Rate   | wide | units              | cost/m    | Unit cost | Quantity | subset | subtotal            | Amount              |
|--|----------------|--|------|--------------------|-----------|-----------|----------|--------|---------------------|---------------------|
| <b>Roadworks</b>                                   | subtotal       |  | m    |                    | width     |           | metres   | cost   |                     |                     |
| Bulk Earthworks                                    | m <sup>3</sup> | \$ 40.00   | 5.3  | metres             | \$ 40     | \$ 212.00 | m        |        | \$ 1,650,816.00     | \$ 1,650,816        |
| Rural pavement Prime & Seal                        | m <sup>2</sup> | \$ 61.90   | 7    | metres             | \$ 62     | \$ 433.30 | m        |        | \$ 498,448.00       | \$ -                |
| Gravel shoulders 1.0m wide each side               | m <sup>2</sup> | \$ 15.10   | 2    | metres             | \$ 15     | \$ 30.20  | m        |        | \$ 998,323.20       | \$ -                |
| Pavement Removal                                   | m <sup>3</sup> | \$ 10.00   | 0    | metres             | \$ -      | \$ -      | m        |        | \$ 69,580.80        | \$ -                |
| Kerb and Channel S 503                             | m              | \$ 40.00   | 0    | sides              | \$ 40     | \$ -      | m        |        | \$ -                | \$ -                |
| Kerb and Channel S 504                             | m              | \$ 45.00   | 0    | sides              | \$ 45     | \$ -      | m        |        | \$ -                | \$ -                |
| side entry pits std dw S305                        | unit           | \$ 2,000.00  | 0    | interval m         | \$ 90.00  | \$ -      | m        |        | \$ -                | \$ -                |
| Bike path 2.5m wide conc                           | m <sup>2</sup> | \$ 60.00   | 0    | metres             | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| Shared pathway 2.5m wide gravel                    | m <sup>2</sup> | \$ 30.00   | 0    | metres             | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| Pedestrian Footpath 1.5m wide                      | m <sup>2</sup> | \$ 60.00   | 0    | metres             | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| Pedestrian Footpath 1.5m gravel                    | m <sup>2</sup> | \$ 30.00   | 0    | metres             | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| Drainage, subgrade drain                           | m              | \$ 14.70   | 0    |                    | \$ 15     | \$ -      | m        |        | \$ -                | \$ -                |
| Linemarking & Signage                              | m              | \$ 25.00   | 1    | metres             | \$ 25     | \$ 25.00  | m        |        | \$ 57,600.00        | \$ -                |
| Landscaping refer plantings                        | m              | \$ 20.00   | 0    | metres             | \$ 20     | \$ -      | m        |        | \$ -                | \$ -                |
| Concrete Path                                      | m <sup>2</sup> | \$ 45.00   | 0    |                    | \$ 45     | \$ -      | m        |        | \$ -                | \$ -                |
| level / trim nature strip as per standard drawings | m <sup>2</sup> | \$ 4.00  | 4    | metres             | \$ 4      | \$ 16.00  | m        |        | \$ 36,864.00        | \$ -                |
| Tree Planting 2 - 2.5m tall                        | unit           | \$25/m-\$150/tre                                     | 0    | rows of tre        | \$ 25     | \$ -      | m        |        | \$ -                | \$ -                |
| Tube Stock Plantings as per draft tree strategy    | unit           | \$5.27-\$6.78  | 0    | metres w           | \$ 6      | \$ -      | m        |        | \$ -                | \$ -                |
| root barriers                                      | optional as    | per design in respect of appropriate offset criteria |      |                    |           |           |          |        |                     |                     |
| 300mm dia conc drain Stormwater Cr BF              | per metre      | \$182  | 0    | metres             | \$ -      | \$ -      |          |        | \$ -                | \$ -                |
| 375mm conc drain stormwater Cr Bk fill             | per metre      | \$231  | 0    | metres             | \$ -      | \$ -      |          |        | \$ -                | \$ -                |
| 450mm conc drain stormwater Cr BF                  | per metre      | \$294  | 0    | metres             | \$ -      | \$ -      |          |        | \$ -                | \$ -                |
| 525mm conc drain stormwater Cr BF                  | per metre      | \$351  | 0    | metres             | \$ -      | \$ -      |          |        | \$ -                | \$ -                |
| Traffic Signals                                    | Unit           | \$ 102,500.00  | 0    | No of intersection |           | \$ -      |          |        | \$ -                | \$ -                |
| Traffic Signal Conduit subset                      | m              | \$ 35.00   | 0    | metres             |           | \$ -      |          |        | \$ -                | \$ -                |
| Street Lighting                                    | m              | \$ 129.00  | 0    | rows of lights     | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| lighting conduit                                   | m              | \$ 50.00   | 0    | No of runs/sides   | \$ -      | \$ -      | m        |        | \$ -                | \$ -                |
| Subtotal   |                |  |      |                    | \$ 716.50 |           |          |        | \$ 1,650,816.00     |                     |
| estimated total                                    |                |  |      |                    |           |           |          |        | \$ 1,650,816        | \$ 1,650,816        |
| Traffic Management                                 |                |  |      |                    |           |           | 5.0%     |        | \$ 82,541           | \$ 82,541           |
| Contingency  |                |  |      |                    |           |           | 20.0%    |        | \$ 330,163          | \$ 330,163          |
| Total + contingencies                              |                |  |      |                    |           |           |          |        | \$ 2,063,520        | \$ 2,063,520        |
| Services relocation Sec Poles, water fitin item    |                |  |      |                    |           |           |          |        | \$ 150,000          | \$ 150,000          |
| Survey and Design                                  |                |  |      |                    |           |           | 7%       |        | \$ 115,557          | \$ 115,557          |
| Overheads (supervision etc)                        |                |  |      |                    |           |           | 15%      |        | \$ 247,622          | \$ 247,622          |
| <b>Total excluding land cost</b>                   |                |  |      |                    |           |           |          |        | <b>\$ 2,576,700</b> | <b>\$ 2,576,700</b> |
| Land Acquisition                                   | hectares       | \$ -   |      | hectares           |           |           |          |        | \$ -                | \$ -                |
| <b>Total Estimated Cost</b>                        |                |  |      |                    |           |           |          |        | <b>\$ 2,576,700</b> | <b>\$ 2,576,700</b> |
| <b>Adopted Cost</b>                                |                |  |      |                    |           |           |          |        |                     |                     |



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



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GRICES ROAD

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

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

VIEWGRAND ROAD

INTERSECTION NOT INCLUDED  
IN COSTS BELOW

INTERSECTION NOT INCLUDED  
IN COSTS BELOW

Clyde North DCP Roadworks Estimate

Road Name: Grices Rd Ultimate between Clyde Rd & Viewgrand Rd

Limit of works: As shown on drawing road reserve and cross section vary

Length of Job:

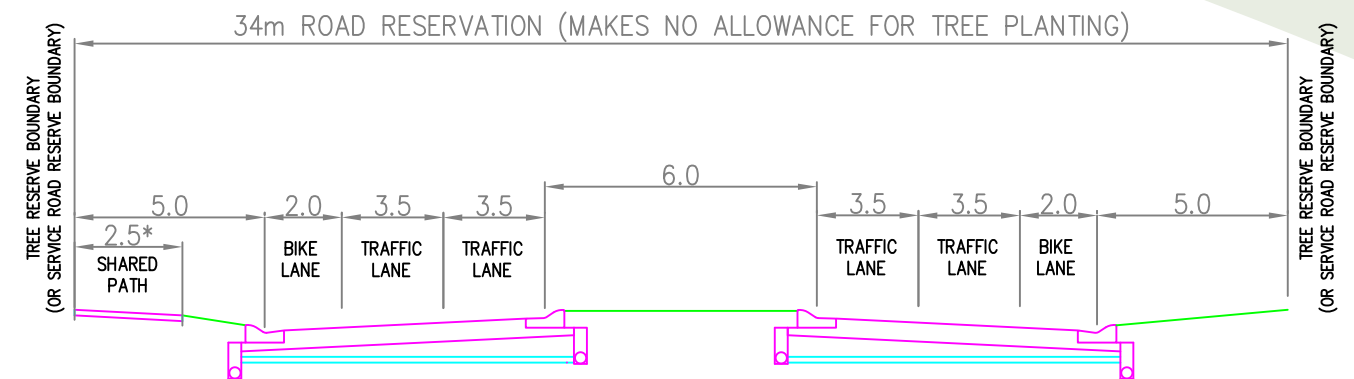
Notes: Costs based on City of Casey specification for road construction & GTA ultimate between intersection scopes

| Item  | Unit            | Rate   | wide | units             | cost/m      | Unit cost   | Quantity | subset | subtotal        | Amount       |
|---|-----------------|--|------|-------------------|-------------|-------------|----------|--------|-----------------|--------------|
|   |                 |  | m    |                   | width       |             | metres   | cost   |                 |              |
| <b>Roadworks</b>                                  | subtotal        |  |      |                   |             | \$ 2,584.67 | 390m     |        | \$ 1,008,020.00 | \$ 1,008,020 |
| Bulk Earthworks                                   | m³              | \$ 40.00   | 5.1  | metres            | \$ 40       | \$ 204.00   | m        |        | \$ 79,560.00    | \$ -         |
| Pavement (Urban)                                  | m²              | \$ 91.50   | 16.8 | metres            | \$ 92       | \$ 1,537.20 | m        |        | \$ 599,508.00   | \$ -         |
| Crushed Rock Shoulder                             | m²              | \$ 20.00   | 0    | metres            | \$ 20       | \$ -        | m        |        | \$ -            | \$ -         |
| Pavement Removal                                  | m³              | \$ 10.00   | 0    | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Kerb and Channel S 503                            | m               | \$ 40.00   | 2    | sides             | \$ 40       | \$ 80.00    | m        |        | \$ 31,200.00    | \$ -         |
| Kerb and Channel S 504                            | m               | \$ 45.00   | 2    | sides             | \$ 45       | \$ 90.00    | m        |        | \$ 35,100.00    | \$ -         |
| side entry pits std drw S305                      | unit            | \$ 2,000.00                                      | 2    | interval metres   | 90          |             | no       |        | \$ 17,333.33    | \$ 17,333    |
| Bike path 2.0m wide conc                          | m²              | \$ 60.00   | 0    | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Shared pathway 2.5m wide gravel                   | m²              | \$ 30.00   | 0    | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.4m wide                     | m²              | \$ 60.00   | 0    | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Pedestrian Footpath 1.5m gravel                   | m²              | \$ 30.00   | 0    | metres            | \$ -        | \$ -        | m        |        | \$ -            | \$ -         |
| Drainage, subgrade drain                          | m               | \$ 14.70   | 4    |                   | \$ 15       | \$ 58.80    | m        |        | \$ 22,932.00    | \$ -         |
| Linemarking & Signage                             | m               | \$ 25.00   | 4    | metres            | \$ 25       | \$ 100.00   | m        |        | \$ 39,000.00    | \$ -         |
| Landscaping refer plantings                       | m               | \$ 20.00   | 0    | metres            | \$ 20       | \$ -        | m        |        | \$ -            | \$ -         |
| Concrete Path                                     | m²              | \$ 60.00   | 0    |                   | \$ 45       | \$ -        | m        |        | \$ -            | \$ -         |
| level / trim nature strip                         | m²              | \$ 4.00  | 13.5 | metres            | \$ 4        | \$ 54.00    | m        |        | \$ 21,060.00    | \$ -         |
| as per standard drawings                          | unit            | \$25/m-\$150/tree                                | 2    | rows of trees     | \$ 25       | \$ 50.00    | m        |        | \$ 19,500.00    | \$ -         |
| Tree Planting 2 - 2.5m tall                       | unit            | \$5.27 -\$6.78                                   | 0    | metres wide       | \$ 6        | \$ -        | m        |        | \$ -            | \$ -         |
| Tube Stock Plantings                              | unit            |  |      |                   |             |             |          |        | \$ -            | \$ -         |
| as per draft tree strategy                        |                 |  |      |                   |             |             |          |        | \$ -            | \$ -         |
| root barriers                                     | optional as per | design in respect of appropriate offset criteria |      |                   |             |             |          |        |                 |              |
| 300mm dia conc drain Stormwater Cr BF             | per metre       | \$182  | 130  | metres            | \$          | 60.67       |          |        | \$ 23,660       | \$ -         |
| 375mm conc drain stormwater Cr Bk fill            | per metre       | \$231  | 130  | metres            | \$          | 77.00       |          |        | \$ 30,030       | \$ -         |
| 450mm conc drain stormwater Cr BF                 | per metre       | \$294  | 130  | metres            | \$          | 98.00       |          |        | \$ 38,220       | \$ -         |
| 525mm conc drain stormwater Cr BF                 | per metre       | \$351  | 0    | metres            | \$          | -           |          |        | \$ -            | \$ -         |
| Kirrahill Intersection & 2 No. Sth "T" connectors | 0               |  | 0    | No.               |             |             |          |        | \$ -            | \$ -         |
| Pedestrian Traffic Signals                        | Unit            | \$ 134,000.00                                    | 0    |                   |             |             |          |        | \$ -            | \$ -         |
| Traffic Signals                                   | Unit            | \$ 102,500.00                                    | 0    | No of intesection |             |             |          |        | \$ -            | \$ -         |
| Traffic Signal Conduit subset                     | m               | \$ 35.00   | 0    | metres            |             |             |          |        | \$ -            | \$ -         |
| Street Lighting                                   | m               | \$ 125.00  | 1    | rows of lights    | \$          | 125.00      | m        |        | \$ 48,750.00    | \$ -         |
| lighting conduit                                  | m               | \$ 50.00   | 1    | No of runs/sides  | \$          | 50.00       | m        |        | \$ 19,500.00    | \$ -         |
| Subtotal  |                 |  |      |                   | \$ 2,584.67 |             |          |        | \$ 1,025,353.33 |              |
| estimated total                                   |                 |  |      |                   |             |             |          |        | \$ 1,025,353    | \$ 1,025,353 |
| Traffic Management                                |                 |  |      |                   |             |             | 10.0%    |        | \$ 102,535      | \$ 102,535   |
| Contingency                                       |                 |  |      |                   |             |             | 20.0%    |        | \$ 205,071      | \$ 205,071   |
| Total + contingencies                             |                 |  |      |                   |             |             |          |        |                 |              |
| Services relocation Sec Poles, water fitting      | Item            |  |      |                   |             |             | 10%      |        | \$ 400,000      | \$ 400,000   |
| Survey and Design                                 |                 |  |      |                   |             |             | 15%      |        | \$ 153,803      | \$ 153,803   |
| Overheads (supervision etc)                       |                 |  |      |                   |             |             |          |        | \$ 153,803      | \$ 153,803   |
| <b>Total excluding land cost</b>                  |                 |  |      |                   |             |             |          |        | \$ 1,989,298    | \$ 1,989,298 |
| Land Acquisition                                  | hectares        | \$ -   |      | hectares          |             |             | 111%     |        | \$ -            | \$ -         |
| <b>Total Estimated Cost</b>                       |                 |  |      |                   |             |             |          |        | \$ 1,989,298    | \$ 1,989,298 |
| <b>Adopted Cost</b>                               |                 |  |      |                   |             |             |          |        |                 |              |

NOTES AND ASSUMPTIONS FOR GRICES RD DUPLICATION

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

ROAD RESERVE  
COSTED ROAD  
INTERSECTION AREA



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

(34m ROAD RESERVATION)

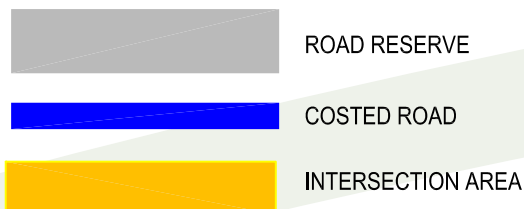


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Estimate Prepared by: **CDCE** Jun-11

DCP Costing Sheet 11 - RD14 - Grices Road Duplication.

# CLYDE NORTH PRECINCT NORTH SOUTH COLLECTOR COSTS HILLCREST COLLEGE ONLY



NORTH SOUTH CONNECTOR

COMMUNITY  
CENTRE 3

HILLCREST

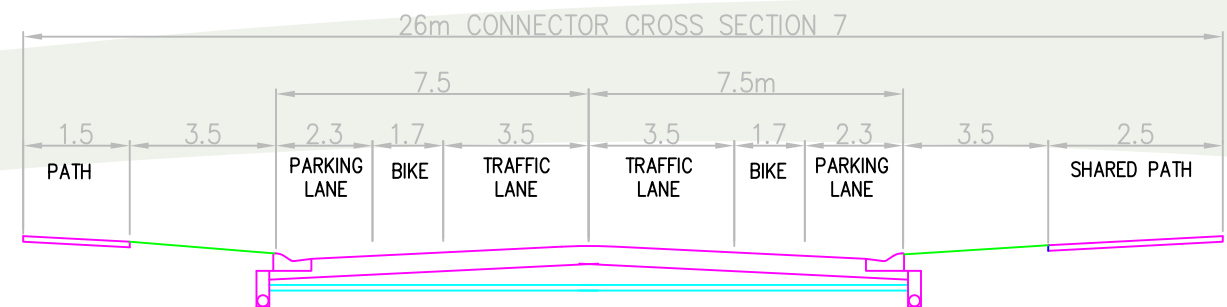
CHRISTIAN COLLEGE

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

AC  
FIE



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

## Clyde North DCP Roadworks Estimate

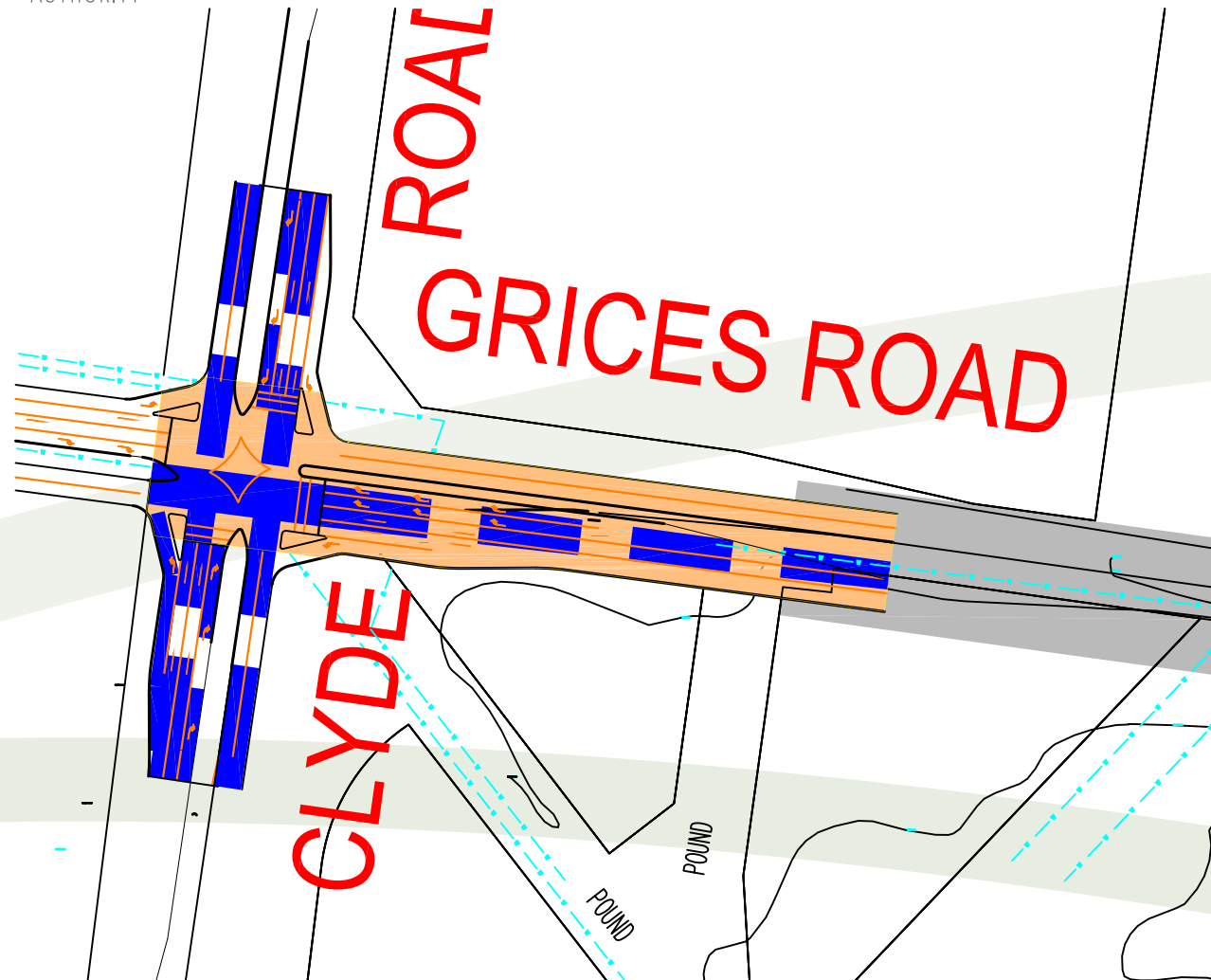
Road Name: North South Collector Hillcrest College  
Limit of works: As shown on drawing 26m road reserve  
Length of Job: Length of road crossing Hillcrest Christian College property ONLY  
Notes: Costs based on City of Casey specification for road construction & 26m collector (GAA) typical cross section

| Item  | Unit   | Rate              | wide     | units              | cost/m      | Unit cost    | Quantity | subset | subtotal      | Amount       |
|---|--|-------------------|----------|--------------------|-------------|--------------|----------|--------|---------------|--------------|
|   |  |                   | m        |                    | width       |              | metres   | cost   |               |              |
| <b>Roadworks</b>                                  | subtotal   |                   |          |                    |             | \$ 2,887.65  | 256 m    |        | \$ 739,237.38 | \$ 739,237   |
| Bulk Earthworks                                   | m <sup>3</sup>   | \$ 40.00          | 7.75     | metres             | \$ 40       | \$ 310.00    | m        |        | \$ 79,360.00  | \$ -         |
| Pavement (Urban)                                  | m <sup>2</sup>   | \$ 91.50          | 13.8     | metres             | \$ 92       | \$ 1,262.70  | m        |        | \$ 323,251.20 | \$ -         |
| Crushed Rock Shoulder                             | m <sup>2</sup>   | \$ 15.10          | 0        | metres             | \$ 15       | \$ -         | m        |        | \$ -          | \$ -         |
| Pavement Removal                                  | m <sup>2</sup>   | \$ 10.00          | 0        | metres             | \$ -        | \$ -         | m        |        | \$ -          | \$ -         |
| kerb and Channel S 503                            | m  | \$ 40.00          | 0        | sides              | \$ 40       | \$ -         | m        |        | \$ -          | \$ -         |
| Kerb and Channel S 504                            | m  | \$ 45.00          | 2        | sides              | \$ 45       | \$ 90.00     | m        |        | \$ 23,040.00  | \$ -         |
| side entry pits std drw S305                      | unit   | \$ 2,000.00       | 2        | interval metres    | 90.00       | \$ 44.44     | m        |        | \$ 11,377.78  | \$ -         |
| Bike path 2.5m wide conc                          | m <sup>2</sup>   | \$ 60.00          | 2.5      | metres             | \$ -        | \$ 150.00    | m        |        | \$ 38,400.00  | \$ -         |
| Shared pathway 2.5m wide gravel                   | m <sup>2</sup>   | \$ 30.00          | 0        | metres             | \$ -        | \$ -         | m        |        | \$ -          | \$ -         |
| Pedestrian Footpath 1.5m wide                     | m <sup>2</sup>   | \$ 60.00          | 1.5      | metres             | \$ -        | \$ 90.00     | m        |        | \$ 23,040.00  | \$ -         |
| Pedestrian Footpath 1.5m gravel                   | m <sup>2</sup>   | \$ 30.00          | 0        | metres             | \$ -        | \$ -         | m        |        | \$ -          | \$ -         |
| Drainage, subgrade drain                          | m  | \$ 14.70          | 2        |                    | \$ 15       | \$ 29.40     | m        |        | \$ 7,526.40   | \$ -         |
| Linemarking & Signage                             | m  | \$ 25.00          | 5        | metres             | \$ 25       | \$ 125.00    | m        |        | \$ 32,000.00  | \$ -         |
| Landscaping refer plantings                       | m  | \$ 20.00          | 0        | metres             | \$ 20       | \$ -         | m        |        | \$ -          | \$ -         |
| Concrete Path                                     | m <sup>2</sup>   | \$ 45.00          | 0        |                    | \$ 45       | \$ -         | m        |        | \$ -          | \$ -         |
| level / trim nature strip                         | m <sup>2</sup>   | \$ 4.00           | 7        | metres             | \$ 4        | \$ 28.00     | m        |        | \$ 7,168.00   | \$ -         |
| as per standard drawings                          |  |                   |          |                    |             |              |          |        |               |              |
| Tree Planting 2 - 2.5m tall                       | unit   | \$25/m-\$150/tree | 2        | rows of trees      | \$ 25       | \$ 50.00     | m        |        | \$ 12,800.00  | \$ -         |
| Tube Stock Plantings                              | unit   | \$5.27 -\$6.78    | 0        | metres wide        | \$ 6        | \$ -         | m        |        | \$ -          | \$ -         |
| as per draft tree strategy                        |  |                   |          |                    |             |              |          |        |               |              |
| root barriers                                     | optional as per design in respect of appropriate offset criteria |                   |          |                    |             |              |          |        |               |              |
| 300mm dia conc drain Stormwater Cr BF             | per metre  | \$182             | metres   |                    | \$ -        | \$ -         |          |        | \$ -          | \$ -         |
| 375mm conc drain stormwater Cr Bk fill            | per metre  | \$231             | 258      | metres             | \$ 232.80   | \$ 59,598    |          |        | \$ 59,598     | \$ -         |
| 450mm conc drain stormwater Cr BF                 | per metre  | \$294             | 258      | metres             | \$ 296.30   | \$ 75,852    |          |        | \$ 75,852     | \$ -         |
| 525mm conc drain stormwater Cr BF                 | per metre  | \$351             | 0        | metres             | \$ -        | \$ -         |          |        | \$ -          | \$ -         |
| Intersections along route                         |  |                   |          |                    |             |              |          |        |               |              |
| Traffic Signals                                   | Unit   | \$ 102,500.00     | 0        | No of intersection |             | \$ -         |          |        | \$ -          | \$ -         |
| Traffic Signal Conduit subset                     | m  | \$ 35.00          | 0        | metres             |             | \$ -         |          |        | \$ -          | \$ -         |
| Street Lighting                                   | m  | \$ 129.00         | 1        | rows of lights     | \$ 129.00   | \$ 33,024.00 | m        |        | \$ 33,024.00  | \$ -         |
| lighting conduit                                  | m  | \$ 50.00          | 1        | No of runs/sides   | \$ 50.00    | \$ 12,800.00 | m        |        | \$ 12,800.00  | \$ -         |
| Subtotal  |  |                   |          |                    | \$ 2,887.65 |              |          |        | \$ 739,237.38 | \$ 739,237   |
| estimated total                                   |  |                   |          |                    |             |              |          |        | \$ 739,237.38 | \$ 739,237   |
| Traffic Management                                |  |                   |          |                    |             |              |          | 3.0%   | \$ 22,177     | \$ 22,177    |
| Contingency                                       |  |                   |          |                    |             |              |          | 20.0%  | \$ 147,847    | \$ 147,847   |
| Total + contingencies                             |  |                   |          |                    |             |              |          |        | \$ 909,261.38 | \$ 909,261   |
| Services relocation Sec Poles, water fitting item |  |                   |          |                    |             |              |          |        | \$ 100,000    | \$ 100,000   |
| Survey and Design                                 |  |                   |          |                    |             |              |          | 7%     | \$ 51,747     | \$ 51,747    |
| Overheads (supervision etc)                       |  |                   |          |                    |             |              |          | 15%    | \$ 110,886    | \$ 110,886   |
| <b>Total excluding land cost</b>                  |  |                   |          |                    |             |              |          |        | \$ 1,171,894  | \$ 1,171,894 |
| Land Acquisition                                  | hectares   | \$ -              | hectares |                    |             |              |          | 111%   | \$ -          | \$ -         |
| <b>Total Estimated Cost</b>                       |  |                   |          |                    |             |              |          |        | \$ 1,171,894  | \$ 1,171,894 |
| <b>Adopted Cost</b>                               |  |                   |          |                    |             |              |          |        | \$ 1,171,894  | \$ 1,171,894 |

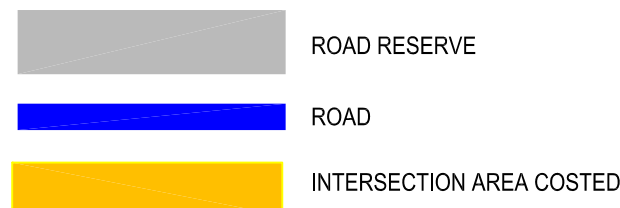
NOTES AND ASSUMPTIONS FOR NTH STH COLLECTOR HILLCREST  
1: Traffic Management considered to be Low in complexity  
2: Survey & Design is considered to be Low complexity due to no intersection included  
3: Overheads and supervision include site establishment  
4: Contingency (construction) is a % of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



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



SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY



**NOTES AND ASSUMPTIONS FOR GRICES RD & CLYDE RD INTERSECTION**

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

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

| Item                                      | Unit   | Rate              | wide | units             | cost/m | Unit cost     | Quantity | subset | subtotal      | Amount       |
|---|--|-------------------|------|-------------------|--------|---------------|----------|--------|---------------|--------------|
|   |  |                   | m    |                   | width  |               | metres   | cost   |               |              |
| <b>Roadworks</b>                          | subtotal   |                   |      |                   |        | \$ 454,497.00 | 1 m      |        | \$ 454,497.00 | \$ 454,497   |
| Bulk Earthworks                           | m³   | \$ 40.00          | 1276 | metres            | \$ 40  | \$ 51,040.00  | m        |        | \$ 51,040.00  | \$ -         |
| Pavement Urban                            | m²   | \$ 91.50          | 2147 | metres            | \$ 92  | \$ 196,450.50 | m        |        | \$ 196,450.50 | \$ -         |
| Crushed Rock Shoulder                     | m²   | \$ 15.10          | 0    | metres            | \$ 15  | \$ -          | m        |        | \$ -          | \$ -         |
| Pavement Removal                          | m³   | \$ 10.00          | 0    | metres            | \$ -   | \$ -          | m        |        | \$ -          | \$ -         |
| kerb and Channel island                   | m  | \$ 40.00          | 450  | sides             | \$ 40  | \$ 18,000.00  | m        |        | \$ 18,000.00  | \$ -         |
| Kerb and Channel S 504                    | m  | \$ 45.00          | 315  | sides             | \$ 45  | \$ 14,175.00  | m        |        | \$ 14,175.00  | \$ -         |
| side entry pits std drw S305              | unit   | \$ 2,000.00       | 10   | interval metres   | 90.00  | \$ 20,000.00  | m        |        | \$ 20,000.00  | \$ -         |
| Bike path 2.5m wide conc                  | m²   | \$ 60.00          | 372  | metres            | \$ -   | \$ 22,320.00  | m        |        | \$ 22,320.00  | \$ -         |
| Shared pathway 2.5m wide gravel           | m²   | \$ 30.00          | 0    | metres            | \$ -   | \$ -          | m        |        | \$ -          | \$ -         |
| Pedestrian Footpath 1.5m wide             | m²   | \$ 60.00          | 0    | metres            | \$ -   | \$ -          | m        |        | \$ -          | \$ -         |
| Pedestrian Footpath 1.5m gravel           | m²   | \$ 30.00          | 0    | metres            | \$ -   | \$ -          | m        |        | \$ -          | \$ -         |
| Drainage , subgrade drain                 | m  | \$ 14.70          | 765  | metres            | \$ 15  | \$ 11,245.50  | m        |        | \$ 11,245.50  | \$ -         |
| Linemarking & Signage                     | m  | \$ 25.00          | 745  | metres            | \$ 25  | \$ 18,625.00  | m        |        | \$ 18,625.00  | \$ -         |
| Landscaping refer plantings               | m  | \$ 20.00          | 0    | metres            | \$ 20  | \$ -          | m        |        | \$ -          | \$ -         |
| Concrete Path                             | m²   | \$ 45.00          | 0    | metres            | \$ 45  | \$ -          | m        |        | \$ -          | \$ -         |
| level / trim nature strip                 | m²   | \$ 4.00           | 1890 | metres            | \$ 4   | \$ 7,560.00   | m        |        | \$ 7,560.00   | \$ -         |
| as per standard drawings                  |  |                   |      |                   |        |               |          |        |               |              |
| Tree Planting 2 - 2.5m tall               | unit   | \$25/m-\$150/tree | 10   | rows of trees     | \$ 25  | \$ 250.00     | m        |        | \$ 250.00     | \$ -         |
| Tube Stock Plantings                      | unit   | \$5.27 -\$6.78    | 0    | metres wide       | \$ 6   | \$ -          | m        |        | \$ -          | \$ -         |
| as per draft tree strategy                |  |                   |      |                   |        |               |          |        |               |              |
| root barriers                             | optional as per design in respect of appropriate offset criteria |                   |      |                   |        |               |          |        |               |              |
| 300mm dia conc drain Stormwater Cr Bk     | per metre  | \$182             | 149  | metres            | \$     | \$ 27,118.00  |          |        | \$ 27,118     | \$ -         |
| 375mm conc drain stormwater Cr Bk fill    | per metre  | \$231             | 149  | metres            | \$     | \$ 34,419.00  |          |        | \$ 34,419     | \$ -         |
| 450mm conc drain stormwater Cr BF         | per metre  | \$294             | 0    | metres            | \$     | \$ -          |          |        | \$ -          | \$ -         |
| 525mm conc drain stormwater Cr BF         | per metre  | \$351             | 0    | metres            | \$     | \$ -          |          |        | \$ -          | \$ -         |
| Traffic Signals                           | Unit   | \$ 102,500.00     | 4    | No of intesection |        |               |          |        | \$ 410,000    | \$ 410,000   |
| Traffic Signal Conduit subset             | m  | \$ 35.00          | 0    | metres            |        |               |          |        | \$ -          | \$ -         |
| Street Lighting                           | m  | \$ 129.00         | 186  | rows of lights    | \$     | \$ 23,994.00  | m        |        | \$ 23,994.00  | \$ -         |
| lighting conduit                          | m  | \$ 50.00          | 186  | No of runs/sides  | \$     | \$ 9,300.00   | m        |        | \$ 9,300.00   | \$ -         |
| <b>Subtotal</b>                           |  |                   |      |                   |        | \$ 454,497.00 |          |        | \$ 864,497.00 | \$ 864,497   |
| estimated total                           |  |                   |      |                   |        |               |          |        |               | \$ 864,497   |
| Traffic Management                        |  |                   |      |                   |        |               |          | 10.0%  |               | \$ 86,450    |
| Contingency                               |  |                   |      |                   |        |               |          | 20.0%  |               | \$ 172,899   |
| <b>Total + contingencies</b>              |  |                   |      |                   |        |               |          |        | \$ 1,123,846  | \$ 1,123,846 |
| Services relocation Sec Poles, water fitt | Item   |                   |      |                   |        |               |          | 10%    |               | \$ 250,000   |
| Survey and Design                         |  |                   |      |                   |        |               |          | 15%    |               | \$ 86,450    |
| Overheads (supervision etc)               |  |                   |      |                   |        |               |          |        |               | \$ 129,675   |
| <b>Total excluding land cost</b>          |  |                   |      |                   |        |               |          |        |               | \$ 1,589,970 |
| Land Acquisition                          | hectares   | \$ -              |      | hectares          |        |               |          |        |               | \$ -         |
| <b>Total Estimated Cost</b>               |  |                   |      |                   |        |               |          |        |               | \$ 1,589,970 |
| <b>Adopted Cost</b>                       |  |                   |      |                   |        |               |          |        |               | \$ 1,589,970 |

## 5.2 Community Facilities Projects

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

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

## Community Centre 1

**Name:** Community Centre 1 Site 0.8ha

**Scope of works:** Integrated Community Centre

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

**Notes:** Costs based on estimate from previous community centres

Estimate based on normal earthworks on fairly level site

| Item                             | Unit            | Rate        | area       | comments             | No. | cost            | Unit cost              | Quantity    |           | subset            | subtotal        | Amount              |
|----------------------------------|-----------------|-------------|------------|----------------------|-----|-----------------|------------------------|-------------|-----------|-------------------|-----------------|---------------------|
| <b>Playing Fields</b>            |                 |             |            |                      |     |                 |                        | Number      |           | cost              |                 |                     |
| <b>Football/Cricket:</b>         |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |
| <b>Soccer:</b>                   |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |
| <b>Netball:</b>                  |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |
| <b>Tennis:</b>                   |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |
| <b>Community Centre</b>          |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |
| Building                         | <b>subtotal</b> |             | <b>941</b> | <b>square metres</b> |     |                 | <b>\$ 2,158,720.00</b> | <b>1</b>    |           |                   |                 | <b>\$ 2,158,720</b> |
| Public Hall                      | m <sup>2</sup>  | \$ 2,280.00 | 500        |                      | 1   | \$ 1,140,000.00 |                        |             |           |                   | \$ 1,140,000.00 |                     |
| Maternal & Child Health          | m <sup>2</sup>  | \$ 2,377.00 | 100        |                      | 1   | \$ 237,700.00   |                        |             |           |                   | \$ 237,700.00   |                     |
| Foyer & Toilets                  | m <sup>2</sup>  | \$ 2,377.00 | 60         |                      | 1   | \$ 142,620.00   |                        |             |           |                   | \$ 142,620.00   |                     |
| Community rooms                  | m <sup>2</sup>  | \$ 2,280.00 | 140        |                      | 1   | \$ 319,200.00   |                        |             |           |                   | \$ 319,200.00   |                     |
| NGO rooms (Adult Ed)             | m <sup>2</sup>  | \$ 2,280.00 | 140        |                      | 1   | \$ 319,200.00   |                        |             |           |                   | \$ 319,200.00   |                     |
| Pavilion                         | m <sup>2</sup>  |             | 0          |                      |     | \$ -            |                        |             |           |                   |                 |                     |
| <b>Carpark works</b>             | <b>subtotal</b> | <b>per</b>  | <b>100</b> | <b>car spaces</b>    |     |                 | <b>\$ 195,275.00</b>   | <b>0.42</b> | <b>42</b> | <b>Car Spaces</b> |                 | <b>\$ 82,016</b>    |
| Bulk Earthworks                  | m <sup>3</sup>  | \$ 35.00    | 700        | metres               |     | \$24,500        |                        |             |           |                   | \$ 24,500.00    |                     |
| Crushed Rock (Gravel)            | m <sup>2</sup>  | \$ 32.00    | 2000       | metres               |     | \$64,000        |                        |             |           |                   | \$ 64,000.00    |                     |
| Timber edging                    | Lm              | \$ 15.00    | 500        |                      |     | \$7,500         |                        |             |           |                   | \$ 7,500.00     |                     |
| Side entry pits std drw S305     | unit            | \$ 1,200.00 | 2          | interval metres      |     | \$2,400         |                        |             |           |                   | \$ 2,400.00     |                     |
| Drainage , subgrade drain        | m               | \$ 14.70    | 250        |                      |     | \$3,675         |                        |             |           |                   | \$ 3,675.00     |                     |
| Granitic path                    | m <sup>2</sup>  | \$ 30.00    | 2500       |                      | 1   | \$75,000        |                        |             |           |                   | \$ 75,000.00    |                     |
| 300mm dia conc drain Cr BF       | per metre       | \$ 182.00   | 100        | metres               |     | \$18,200        |                        |             |           |                   | \$ 18,200.00    |                     |
| Landscaping Level B              | m <sup>2</sup>  | \$ 40.00    | 640        | Level B              |     |                 |                        |             |           |                   |                 | \$ 25,600           |
| Landscaping Level A              | m <sup>2</sup>  | \$ 55.00    | 640        | Level A              |     |                 |                        |             |           |                   |                 | \$ 35,200           |
| Subtotal                         |                 |             |            |                      |     | \$ 2,353,995    |                        |             |           |                   | \$ 2,353,995.00 |                     |
| estimated total                  |                 |             |            |                      |     |                 |                        |             |           |                   |                 | \$ 2,301,536        |
| Contingence                      |                 |             |            |                      |     |                 |                        |             | 20.0%     |                   |                 | \$ 460,307          |
| Total + contingencies            |                 |             |            |                      |     |                 |                        |             |           |                   | \$ 2,761,843    |                     |
| Services for buildings           | Item            |             |            |                      |     |                 |                        |             |           |                   |                 | \$ 100,000          |
| Survey and Design                |                 |             |            |                      |     |                 |                        |             | 12%       |                   |                 | \$ 276,184          |
| Overheads (supervision etc)      |                 |             |            |                      |     |                 |                        |             | 12%       |                   |                 | \$ 276,184          |
| <b>Total excluding land cost</b> |                 |             |            |                      |     |                 |                        |             |           |                   |                 | <b>\$ 3,414,211</b> |
| <b>Total Estimated Cost</b>      |                 |             |            |                      |     |                 |                        |             |           |                   |                 | <b>\$ 3,414,211</b> |
| <b>Adopted Cost</b>              |                 |             |            |                      |     |                 |                        |             |           |                   |                 |                     |

## Community Centre 2

**Name:** Community Centre 2 Site 0.4ha

**Scope of works:** Integrated Community Centre

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

**Notes:** Costs based on estimate from previous community centres

Estimate based on normal earthworks on fairly level site

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



## Community Centre 3

**Name:** Community Centre 3 Site 0.4ha

**Scope of works:** Integrated Community Centre

**Detail** Triple Kindergarten, Child Care, Community room

**Notes:** Costs based on estimate from previous community centres

Estimate based on normal earthworks on fairly level site

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

### 5.3 Active Recreation Projects

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

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

Name: Active Playing Field AR01 & AR02 - 5.3ha site

Scope of works: Pavilion 424m2 to serve 1 No. Senior District level AFL oval, lighting for night play, 2 netball courts  
Gravel carpark (45 cars), other infrastructure, paths, water tanks, etc

Detail: Pavilion only with associated equipment and carpark provided in AR01

Notes: Costs based on estimate from previous playing fields pavilion sizing  
Estimate based on equal cut to fill earthworks on fairly level site

| Item   | Unit | Rate         | area  | comments                  | No. | cost          | Unit cost | Quantity | subset | subtotal        | Amount       |
|--|------|--------------|-------|---------------------------|-----|---------------|-----------|----------|--------|-----------------|--------------|
| <b>Playing Fields</b>                                |      |              |       |                           |     |               |           |          |        |                 |              |
| <b>Football/Cricket:</b>                             |      |              |       |                           |     |               |           |          |        |                 |              |
| Pavilion   |      |              | 342.5 | square metres             |     |               |           |          |        |                 | \$ 1,009,037 |
| Function Room  | m²   | \$ 2,377.00  | 100   | multi function room       | 1   | \$ 237,700.00 |           |          | \$     | 237,700.00      |              |
| Change Rooms   | m²   | \$ 2,377.00  | 90    | 2 male + 2 female         | 1   | \$ 213,930.00 |           |          | \$     | 213,930.00      |              |
| Toilets & showers                                    | m²   | \$ 2,377.00  | 46    | 2 male + 2 female         | 1   | \$ 109,342.00 |           |          | \$     | 109,342.00      |              |
| Public Toilets                                       | m²   | \$ 2,377.00  | 17.5  | 2 male + 2 female         | 1   | \$ 41,597.50  |           |          | \$     | 41,597.50       |              |
| Kitchen/Kiosk  | m²   | \$ 2,377.00  | 25    |                           | 1   | \$ 59,425.00  |           |          | \$     | 59,425.00       |              |
| Storage  | m²   | \$ 2,377.00  | 25    | 1@15 + 1@10               | 1   | \$ 59,425.00  |           |          | \$     | 59,425.00       |              |
| Ancillary rooms: Referees, scorers, Office, Cleaners | m²   | \$ 2,377.00  | 45    | c15 + c12 + re2@10 + ac10 | 1   | \$ 106,965.00 |           |          | \$     | 106,965.00      |              |
| <b>Soccer:</b>                                       |      |              |       |                           |     |               |           |          |        |                 |              |
| <b>Netball:</b>                                      |      |              |       |                           |     |               |           |          |        |                 |              |
| Pavilion   | unit |              | 76    |                           |     |               |           |          |        |                 |              |
| Change Rooms   | m²   | \$ 2,377.00  | 20    | 2 rooms                   | 2   | \$ 95,080.00  |           |          | \$     | 95,080.00       |              |
| Toilets & showers                                    | m²   | \$ 2,377.00  | 18    | 2 rooms                   | 2   | \$ 85,572.00  |           |          | \$     | 85,572.00       |              |
| <b>Tennis:</b>                                       |      |              |       |                           |     |               |           |          |        |                 |              |
| Water tanks for pavilion use                         | unit | \$ 20,000.00 |       |                           | 1   |               |           |          |        |                 | \$ 20,000    |
| Subtotal   |      |              |       |                           |     | \$ 1,009,037  |           |          |        | \$ 1,009,036.50 |              |
| estimated total                                      |      |              |       |                           |     |               |           |          |        |                 | \$ 1,029,037 |
| Traffic Management                                   |      |              |       |                           |     |               |           | 0.5%     |        |                 | \$ 5,145     |
| Contingency  |      |              |       |                           |     |               |           | 20.0%    |        |                 | \$ 205,807   |
| Total + contingencies                                |      |              |       |                           |     |               |           |          |        | \$ 1,239,989    |              |
| Services for pavilion                                | Item |              |       |                           |     |               |           | 10%      |        |                 | \$ 75,000    |
| Survey and Design                                    |      |              |       |                           |     |               |           | 10%      |        |                 | \$ 102,904   |
| Overheads (supervision etc)                          |      |              |       |                           |     |               |           | 10%      |        |                 | \$ 102,904   |
| Total excluding land cost                            |      |              |       |                           |     |               |           |          |        |                 | \$ 1,520,796 |
| Total Estimated Cost                                 |      |              |       |                           |     |               |           |          |        |                 | \$ 1,520,796 |
| Adopted Cost   |      |              |       |                           |     |               |           |          |        |                 |              |

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

#### Active Playing Field AR01

Name: Active Playing Field AR01- 5.3ha site

Scope of works: 1 No. Senior District level AFL oval, lighting for night play, 2 netball courts, lights for night play one court only  
Gravel carpark (45 cars), other infrastructure, paths, etc

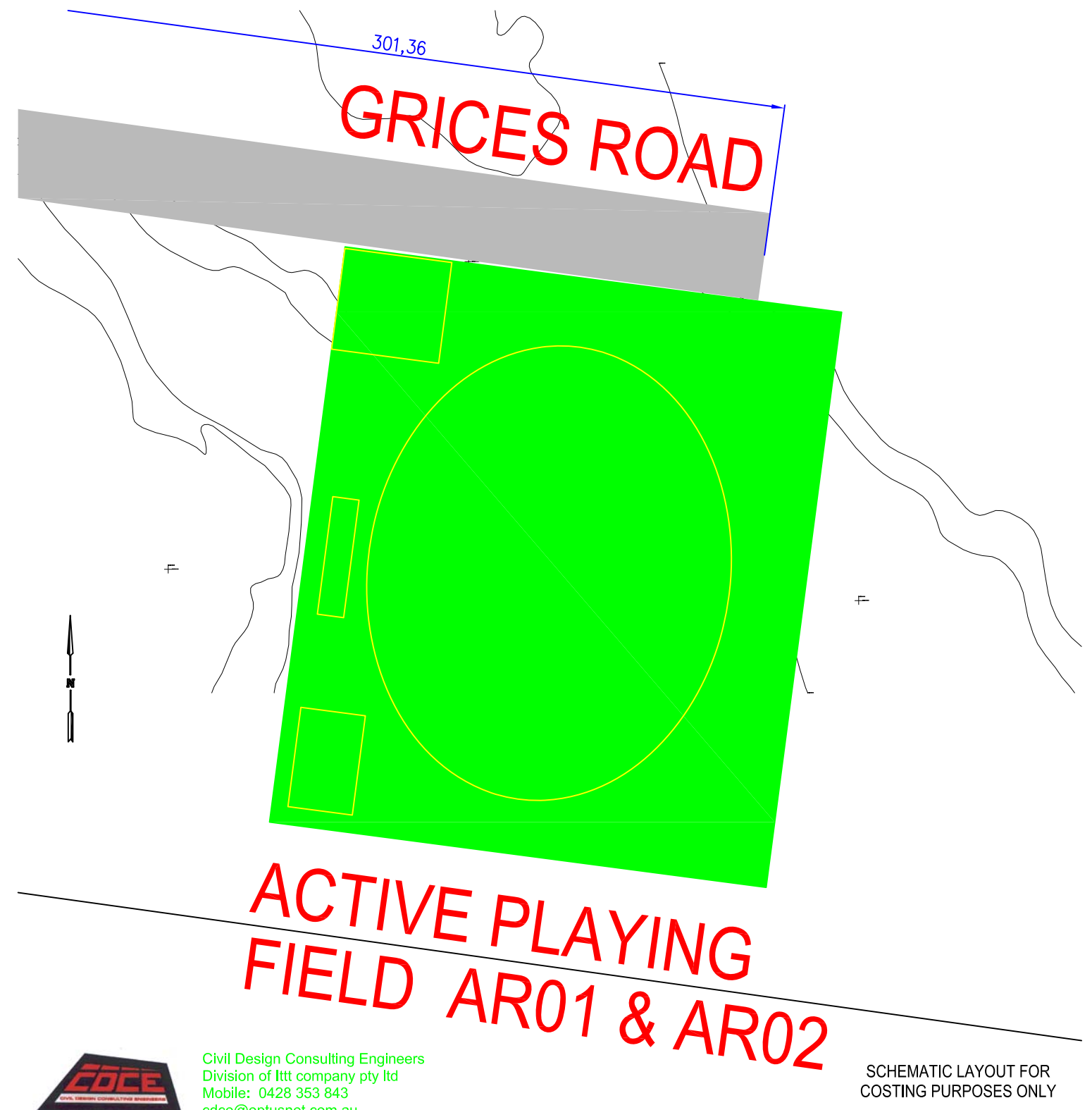
Detail: Playing Fields only with associated equipment and carpark

Notes: Costs based on estimate from previous playing fields,  
Estimate based on equal cut to fill earthworks on fairly level site

| Item                           | Unit      | Rate         | area  | comments             | No. | cost          | Unit cost     | Quantity | subset | subtotal        | Amount       |
|--------------------------------|-----------|--------------|-------|----------------------|-----|---------------|---------------|----------|--------|-----------------|--------------|
| <b>Playing Fields</b>          |           |              |       |                      |     |               |               |          |        |                 |              |
| <b>Football/Cricket:</b>       |           |              |       |                      |     |               |               |          |        |                 |              |
| Oval:                          |           |              |       |                      |     |               |               |          |        |                 |              |
| Bulk Earthworks                | m³        | \$ 30.00     | 11400 | 0.6 metres deep      | 1   | \$ 342,000.00 | \$ 841,000.00 | 1        |        | \$ 342,000.00   | \$ 841,000   |
| Sandy loam                     | m³        | \$ 20.00     | 7600  | 0.4 metres deep      | 1   | \$ 152,000.00 |               |          |        | \$ 152,000.00   |              |
| Top soil & seeding             | m³        | \$ 40.00     | 3800  | 0.2 metres deep      | 1   | \$ 152,000.00 |               |          |        | \$ 152,000.00   |              |
| Irrigation                     | unit      | \$ 35,000.00 |       |                      | 1   | \$ 35,000.00  |               |          |        | \$ 35,000.00    |              |
| fences oval perimeter          | unit      | \$ 40.00     |       | 1.2m highfence       | 500 | \$ 20,000.00  |               |          |        | \$ 20,000.00    |              |
| fences perimeter               | unit      | \$ 40.00     |       | 1.8m high fence      | 900 | \$ 36,000.00  |               |          |        | \$ 36,000.00    |              |
| goals                          | unit      | \$ 2,000.00  |       | per post             | 2   | \$ 4,000.00   |               |          |        | \$ 4,000.00     |              |
| Lighting night play            | unit      | \$ 25,000.00 |       | light towers         | 4   | \$ 100,000.00 |               |          |        | \$ 100,000.00   |              |
| <b>Soccer:</b>                 |           |              |       |                      |     |               |               |          |        |                 |              |
| <b>Netball:</b>                |           |              |       |                      |     |               |               |          |        |                 |              |
| Courts:                        |           |              |       |                      |     |               | \$ 67,600.00  | 2        |        | \$ 135,200      |              |
| Bulk Earthworks                | m³        | \$ 40.00     | 80    | metres               | 1   | \$ 3,200.00   |               |          |        | \$ 3,200.00     |              |
| Sub-Surface                    | m²        | \$ 32.00     | 200   | 4 layers 100mm thick | 1   | \$ 6,400.00   |               |          |        | \$ 6,400.00     |              |
| Surface                        | m²        | \$ 60.00     | 200   | metres               | 1   | \$ 12,000.00  |               |          |        | \$ 12,000.00    |              |
| Drainage                       | unit      | \$ 25,000.00 |       |                      | 1   | \$ 25,000.00  |               |          |        | \$ 25,000.00    |              |
| Rings, No fencing, lines etc   | unit      | \$ 1,000.00  |       |                      | 1   | \$ 1,000.00   |               |          |        | \$ 1,000.00     |              |
| Lighting night play 1 crt only | unit      | \$ 10,000.00 |       | 4 poles all at 1 crt | 2   | \$ 20,000.00  |               |          |        | \$ 20,000.00    |              |
| <b>Tennis:</b>                 |           |              |       |                      |     |               |               |          |        |                 |              |
| <b>Carpark works</b>           |           |              |       |                      |     |               | \$210,275.00  | 0.45     |        |                 | \$ 94,624    |
| Bulk Earthworks                | m³        | \$ 35.00     | 700   | metres               |     | \$24,500      |               |          |        | \$ 24,500.00    |              |
| Crushed Rock (Gravel)          | m²        | \$ 32.00     | 2000  | metres               |     | \$64,000      |               |          |        | \$ 64,000.00    |              |
| Timber edging                  | lm        | \$ 15.00     | 500   |                      |     | \$7,500       |               |          |        | \$ 7,500.00     |              |
| Side entry pits std drw S305   | unit      | \$ 1,200.00  | 2     | interval metres      |     | \$2,400       |               |          |        | \$ 2,400.00     |              |
| Drainage - subgrade drain      | m         | \$ 14.70     | 250   |                      |     | \$3,675       |               |          |        | \$ 3,675.00     |              |
| Granitic path                  | m²        | \$ 30.00     | 3000  | 1.2km of 2.5m wide   |     | \$90,000      |               |          |        | \$ 90,000.00    |              |
| 300mm dia conc drain Cr BF     | per metre | \$ 182.00    | 100   | metres               |     | \$18,200      |               |          |        | \$ 18,200.00    |              |
| Landscaping Level B            | m²        | \$ 20.00     | 3685  | Level B              |     |               |               |          |        |                 | \$ 73,700    |
| Landscaping Level A            | m²        | \$ 55.00     | 1815  | Level A              |     |               |               |          |        |                 | \$ 99,825    |
| Subtotal                       |           |              |       |                      |     | \$ 1,118,875  |               |          |        | \$ 1,118,875.00 |              |
| estimated total                |           |              |       |                      |     |               |               |          |        |                 | \$ 1,244,349 |
| Traffic Management             |           |              |       |                      |     |               |               | 0.5%     |        |                 | \$ 6,222     |
| Contingency                    |           |              |       |                      |     |               |               | 20.0%    |        |                 | \$ 248,870   |
| Total + contingencies          |           |              |       |                      |     |               |               |          |        | \$ 1,499,440    |              |
| Services for fields & lighting | Item      |              |       |                      |     |               |               |          |        |                 | \$ 75,000    |
| Survey and Design              |           |              |       |                      |     |               |               | 6%       |        |                 | \$ 74,661    |
| Overheads (supervision etc)    |           |              |       |                      |     |               |               | 10%      |        |                 | \$ 124,435   |
| Total excluding land cost      |           |              |       |                      |     |               |               |          |        |                 | \$ 1,773,536 |
| Total Estimated Cost           |           |              |       |                      |     |               |               |          |        |                 | \$ 1,773,536 |
| Adopted Cost                   |           |              |       |                      |     |               |               |          |        |                 |              |

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

## CLYDE NORTH PRECINCT ACTIVE PLAYING FIELD AR01 & AR02 COSTS



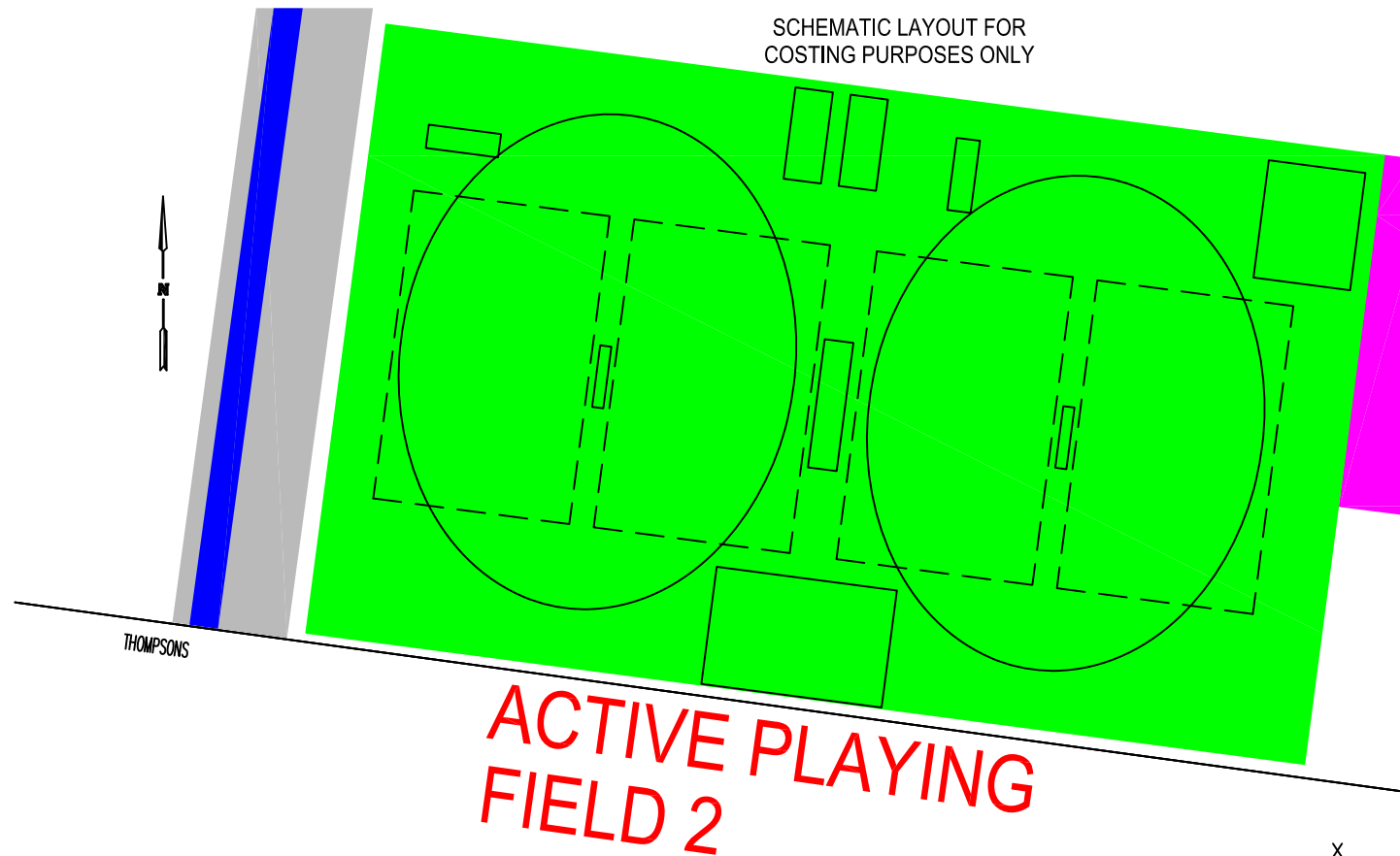


SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

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# CLYDE NORTH PRECINCT

## ACTIVE PLAYING FIELDS 2



## ACTIVE PLAYING FIELD 2

### Active Playing Field 2 Pavilion Costing

Name: Active Playing Field 2 - 8.9ha site

Scope of works: Pavilion 694m<sup>2</sup> to serve 2 No. Senior District AFL & cricket ovals,  
2 cricket wickets & 3 practice cricket nets, 2 netball, 6 tennis courts, water tanks, etc

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

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

| Item   | Unit           | Rate         | area | comments                    | No. | cost          | Unit cost       | Quantity | subset          | subtotal     | Amount       |
|--|----------------|--------------|------|-----------------------------|-----|---------------|-----------------|----------|-----------------|--------------|--------------|
| <b>Playing Fields</b>                                |                |              |      |                             |     |               |                 |          |                 |              |              |
| <b>Football/Cricket:</b>                             |                |              |      |                             |     |               |                 |          |                 |              |              |
| Pavilion   |                |              |      |                             |     |               | \$ 1,316,858.00 |          |                 |              | \$ 1,316,858 |
| Change Rooms   | m <sup>2</sup> | \$ 2,377.00  | 45   | 2 male + 2 female           | 4   | \$ 427,860.00 |                 |          | \$ 427,860.00   |              |              |
| Toilets & showers                                    | m <sup>2</sup> | \$ 2,377.00  | 23   | 2 male + 2 female           | 4   | \$ 218,684.00 |                 |          | \$ 218,684.00   |              |              |
| Public Toilets                                       | m <sup>2</sup> | \$ 2,377.00  | 17.5 | 2 male + 2 female           | 2   | \$ 83,195.00  |                 |          | \$ 83,195.00    |              |              |
| Kitchen/Kiosk  | m <sup>2</sup> | \$ 2,377.00  | 25   |                             | 1   | \$ 59,425.00  |                 |          | \$ 59,425.00    |              |              |
| Storage  | m <sup>2</sup> | \$ 2,377.00  | 25   | 1@15 + 1@10                 | 1   | \$ 59,425.00  |                 |          | \$ 59,425.00    |              |              |
| Ancillary rooms: Referees, scorers, Office, Cleaners | m <sup>2</sup> | \$ 2,377.00  | 45   | cl5 + of12 + re12@10 + sc10 | 1   | \$ 106,965.00 |                 |          | \$ 106,965.00   |              |              |
| <b>Soccer:</b>                                       |                |              |      |                             |     |               |                 |          |                 |              |              |
| <b>Netball:</b>                                      |                |              |      |                             |     |               |                 |          |                 |              |              |
| Pavilion   | unit           |              |      |                             |     |               |                 |          |                 |              |              |
| Change Rooms   | m <sup>2</sup> | \$ 2,377.00  | 20   | 2 rooms                     | 2   | \$ 95,080.00  |                 |          | \$ 95,080.00    |              |              |
| Toilets & showers                                    | m <sup>2</sup> | \$ 2,377.00  | 18   | 2 rooms                     | 2   | \$ 85,572.00  |                 |          | \$ 85,572.00    |              |              |
| <b>Tennis:</b>                                       |                |              |      |                             |     |               |                 |          |                 |              |              |
| Change Rooms   | m <sup>2</sup> | \$ 2,377.00  | 20   | 2 rooms                     | 2   | \$ 95,080.00  |                 |          | \$ 95,080.00    |              |              |
| Toilets & showers                                    | m <sup>2</sup> | \$ 2,377.00  | 18   | 2 rooms                     | 2   | \$ 85,572.00  |                 |          | \$ 85,572.00    |              |              |
| Water tanks for irrigation                           | unit           | \$ 20,000.00 |      |                             | 2   |               |                 |          |                 | \$ 40,000    |              |
| Subtotal   |                |              |      |                             |     | \$ 1,316,858  |                 |          | \$ 1,316,858.00 |              |              |
| estimated total                                      |                |              |      |                             |     |               |                 |          |                 | \$ 1,358,658 |              |
| Traffic Management                                   |                |              |      |                             |     |               |                 | 0.5%     |                 | \$ 6,784     |              |
| Contingency  |                |              |      |                             |     |               |                 | 20.0%    |                 | \$ 271,372   |              |
| Total + contingencies                                |                |              |      |                             |     |               |                 |          |                 | \$ 1,635,014 |              |
| Services to Pavilion                                 | Item           |              |      |                             |     |               |                 |          |                 | \$ 75,000    |              |
| Survey and Design                                    |                |              |      |                             |     |               |                 | 6%       |                 | \$ 81,411    |              |
| Overheads (supervision etc)                          |                |              |      |                             |     |               |                 | 10%      |                 | \$ 135,688   |              |
| Total excluding land cost                            |                |              |      |                             |     |               |                 |          |                 | \$ 1,827,111 |              |
| Total Estimated Cost                                 |                |              |      |                             |     |               |                 |          |                 | \$ 1,827,111 |              |
| Adopted Cost   |                |              |      |                             |     |               |                 |          |                 |              |              |

Estimate Prepared by: CDCE

Jul-11

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

| Item                            | Unit           | Rate         | area  | comments              | No. | cost          | Unit cost     | Quantity | subset | subtotal        | Amount       |
|---------------------------------|----------------|--------------|-------|-----------------------|-----|---------------|---------------|----------|--------|-----------------|--------------|
| <b>Playing Fields</b>           |                |              |       |                       |     |               |               |          |        |                 |              |
| <b>Football/Cricket:</b>        |                |              |       |                       |     |               |               |          |        |                 |              |
| Oval:                           |                |              |       |                       |     |               |               |          |        |                 |              |
| Subtotal                        |                |              |       | Senior District Level |     |               | \$ 954,800.00 | 2        |        |                 | \$ 1,908,000 |
| Bulk Earthworks                 | m <sup>3</sup> | \$ 30.00     | 11400 | 0.6 metres deep       | 1   | \$ 342,000.00 |               |          |        | \$ 342,000.00   |              |
| Sandy loam                      | m <sup>3</sup> | \$ 20.00     | 7600  | 0.4 metres deep       | 1   | \$ 152,000.00 |               |          |        | \$ 152,000.00   |              |
| Top soil & seeding              | m <sup>3</sup> | \$ 40.00     | 3800  | 0.2 metres deep       | 1   | \$ 152,000.00 |               |          |        | \$ 152,000.00   |              |
| irrigation                      | unit           | \$ 35,000.00 |       |                       | 1   | \$ 35,000.00  |               |          |        | \$ 35,000.00    |              |
| fences oval perimeter           | unit           | \$ 40.00     |       | 1.2m high fence       | 500 | \$ 20,000.00  |               |          |        | \$ 20,000.00    |              |
| fences perimeter                | unit           | \$ 40.00     |       | 1.8m high fence       | 900 | \$ 36,000.00  |               |          |        | \$ 36,000.00    |              |
| goals                           | unit           | \$ 2,000.00  |       | per post              | 4   | \$ 8,000.00   |               |          |        | \$ 8,000.00     |              |
| Cricket pitch                   | unit           | \$ 25,000.00 |       |                       | 2   | \$ 50,000.00  |               |          |        | \$ 50,000.00    |              |
| Practise Cricket pitches & nets | unit           | \$ 28,000.00 |       |                       | 3   | \$ 84,000.00  |               |          |        | \$ 84,000.00    |              |
| Lighting night play             | unit           | \$ 25,000.00 |       | light towers          | 3   | \$ 75,000.00  |               |          |        | \$ 75,000.00    |              |
| <b>Soccer:</b>                  |                |              |       |                       |     |               |               |          |        |                 |              |
| <b>Netball:</b>                 |                |              |       |                       |     |               |               |          |        |                 |              |
| Courts:                         |                |              |       |                       |     |               |               |          |        |                 |              |
| Subtotal                        |                |              |       |                       |     |               | \$ 57,600.00  | 2        |        |                 | \$ 135,200   |
| Bulk Earthworks                 | m <sup>3</sup> | \$ 40.00     | 80    | metres                | 1   | \$ 3,200.00   |               |          |        | \$ 3,200.00     |              |
| Sub-Surface                     | m <sup>2</sup> | \$ 32.00     | 200   | 4 layers 100mm thick  | 1   | \$ 6,400.00   |               |          |        | \$ 6,400.00     |              |
| Surface                         | m <sup>2</sup> | \$ 60.00     | 200   | metres                | 1   | \$ 12,000.00  |               |          |        | \$ 12,000.00    |              |
| Drainage                        | unit           | \$ 25,000.00 |       |                       | 1   | \$ 25,000.00  |               |          |        | \$ 25,000.00    |              |
| Rings, No fencing, lines etc    | unit           | \$ 1,000.00  |       |                       | 1   | \$ 1,000.00   |               |          |        | \$ 1,000.00     |              |
| Lighting night play 1 crt only  | unit           | \$ 10,000.00 |       | 4 poles all at 1 crt  | 2   | \$ 20,000.00  |               |          |        | \$ 20,000.00    |              |
| <b>Tennis:</b>                  |                |              |       |                       |     |               |               |          |        |                 |              |
| Courts:                         |                |              |       |                       |     |               |               |          |        |                 |              |
| Subtotal                        |                |              |       |                       |     |               | \$ 55,800.00  | 6        |        |                 | \$ 330,000   |
| <b>Carpark works</b>            |                |              |       |                       |     |               |               |          |        |                 |              |
| Subtotal                        |                |              |       | 100 cars Crushed Rock |     |               | \$210,275.00  | 1        |        |                 | \$ 210,275   |
| Bulk Earthworks                 | m <sup>3</sup> | \$ 35.00     | 700   | metres                |     | \$24,500      |               |          |        | \$ 24,500.00    |              |
| Crushed Rock (Gravel)           | m <sup>3</sup> | \$ 32.00     | 2000  | metres                |     | \$64,000      |               |          |        | \$ 64,000.00    |              |
| Timber edging                   | Ln             | \$ 15.00     | 500   |                       |     | \$7,500       |               |          |        | \$ 7,500.00     |              |
| Side entry pits std drw S305    | unit           | \$ 1,200.00  | 2     | interval metres       |     | \$2,400       |               |          |        | \$ 2,400.00     |              |
| Drainage - subgrade drain       | m              | \$ 14.70     | 250   |                       |     | \$3,675       |               |          |        | \$ 3,675.00     |              |
| Granitic path                   | m <sup>2</sup> | \$ 30.00     | 3000  | 1.2km of 2.5m wide    |     | \$90,000      |               |          |        | \$ 90,000.00    |              |
| 300mm dia conc drain Cr BF      | per metre      | \$ 182.00    | 100   | metres                |     | \$18,200      |               |          |        | \$ 18,200.00    |              |
| Interchange shelters            | unit           | \$ 5,000.00  |       |                       | 4   | \$20,000      |               |          |        | \$ 20,000.00    |              |
| Landscaping Level B             | m <sup>2</sup> | \$ 20.00     | 7370  | Level B               | 1   |               |               |          |        | \$ 147,400      |              |
| Landscaping Level A             | m <sup>2</sup> | \$ 55.00     | 3630  | Level A               | 1   |               |               |          |        | \$ 199,650      |              |
| Subtotal                        |                |              |       |                       |     | \$ 1,251,875  |               |          |        | \$ 1,251,875.00 |              |
| estimated total                 |                |              |       |                       |     |               |               |          |        |                 | \$ 2,930,525 |
| Traffic Management              |                |              |       |                       |     |               |               | 0.5%     |        |                 | \$ 14,653    |
| Contingency                     |                |              |       |                       |     |               |               | 20.0%    |        |                 | \$ 586,105   |
| Total + contingencies           |                |              |       |                       |     |               |               |          |        | \$ 3,531,283    |              |
| Services for fields & lighting  | Item           |              |       |                       |     |               |               |          |        | \$ 75,000       |              |
| Survey and Design               |                |              |       |                       |     |               |               | 6%       |        |                 | \$ 175,832   |
| Overheads (supervision etc)     |                |              |       |                       |     |               |               | 10%      |        |                 | \$ 263,053   |
| Total excluding land cost       |                |              |       |                       |     |               |               |          |        | \$ 4,075,167    |              |
| Total Estimated Cost            |                |              |       |                       |     |               |               |          |        | \$ 4,075,167    |              |
| Adopted Cost                    |                |              |       |                       |     |               |               |          |        |                 |              |

Estimate Prepared by: CDCE

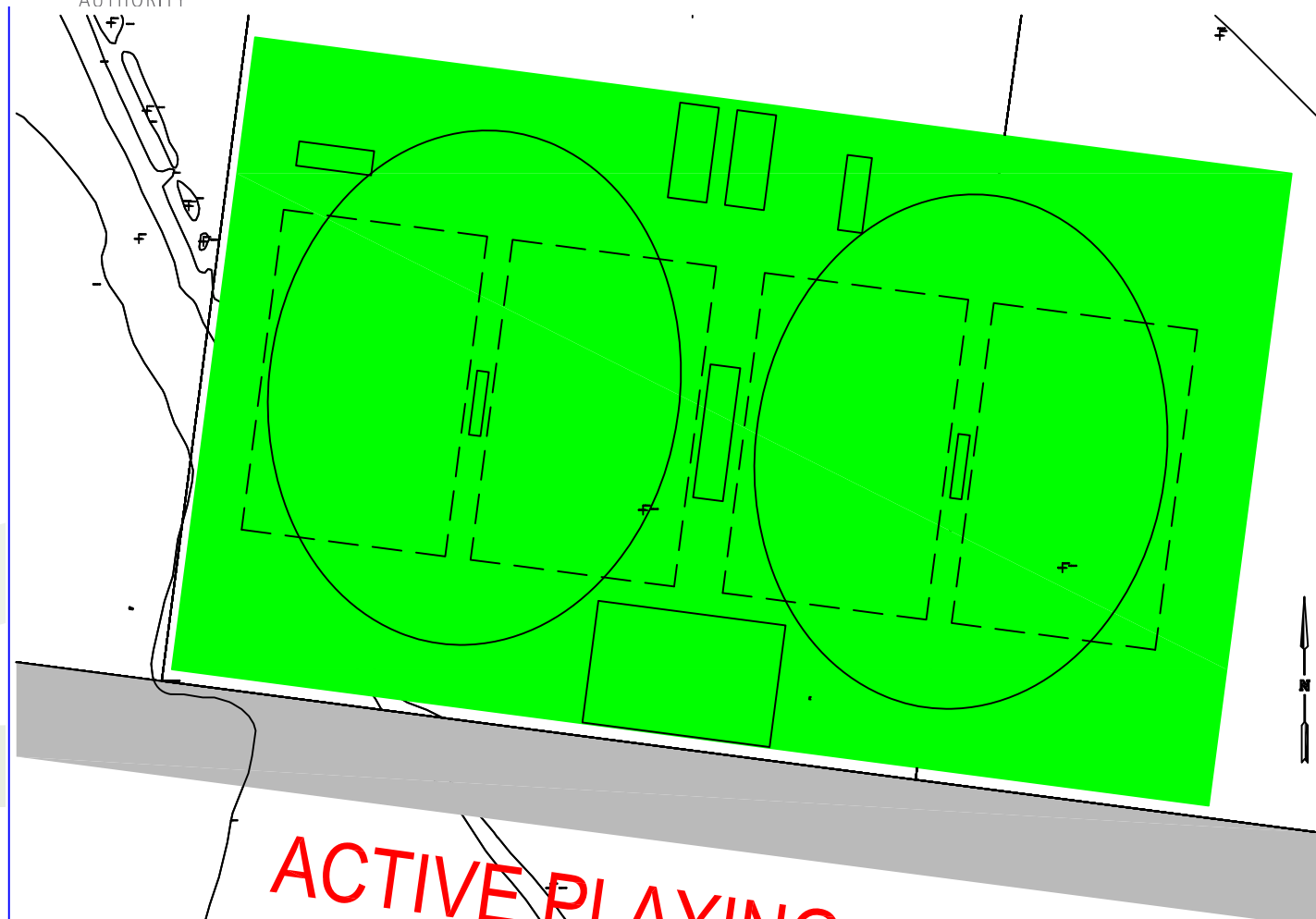
Jun-11



# CLYDE NORTH PRECINCT ACTIVE PLAYING FIELDS 3



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## ACTIVE PLAYING FIELD 3

SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

### Active Playing Field 3 Costing

Name: Active Playing Field 3 - 8.2ha site

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

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

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

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

Estimate Prepared by: CDCE Jun-11

### Active Playing Field 3 Costing

Name: Active Playing Field 3 - 8.2ha site

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

Detail: Playing Fields only with associated equipment and carpark

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

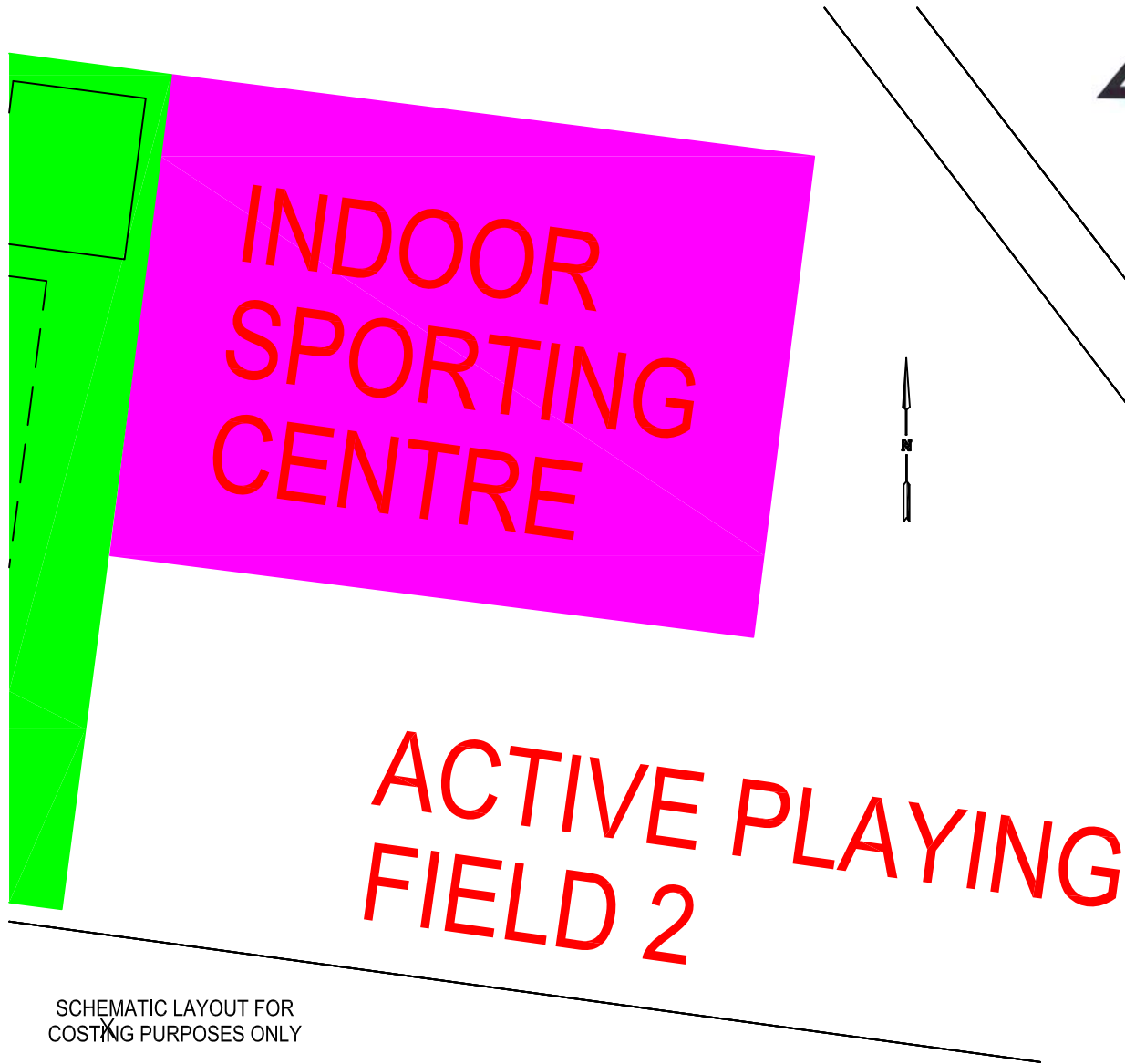
| Item                            | Unit           | Rate         | area  | comments               | No. | cost          | Unit cost     | Quantity | subset | subtotal        | Amount       |
|---------------------------------|----------------|--------------|-------|------------------------|-----|---------------|---------------|----------|--------|--------------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

Estimate Prepared by: CDCE Jun-11



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CLYDE NORTH PRECINCT  
ACTIVE PLAYING FIELDS 2  
INDOOR SPORTS CENTRE



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

| Item   | Unit | Rate         | area | comments      | No. | cost         | Unit cost       | Quantity |       | subset          | subtotal     | Amount       |
|--|------|--------------|------|---------------|-----|--------------|-----------------|----------|-------|-----------------|--------------|--------------|
| Playing Fields                                       |      |              |      |               |     |              |                 | Number   |       | cost            |              |              |
| Football/Cricket:                                    |      |              |      |               |     |              |                 |          |       |                 |              |              |
| Soccer:  |      |              |      |               |     |              |                 |          |       |                 |              |              |
| Netball:   |      |              |      |               |     |              |                 |          |       |                 |              |              |
| Pavilion   | unit |              |      |               |     |              |                 |          |       |                 |              |              |
| Tennis:  |      |              |      |               |     |              |                 |          |       |                 |              |              |
| Indoor sport centre                                  | m²   |              | 1307 | square metres |     |              | \$ 1,675,507.00 | 1        |       |                 |              | \$ 1,675,507 |
| Basket Ball Courts                                   | m²   | \$ 1,200.00  | 608  |               | 2   | \$ 1,459,200 |                 |          |       | \$ 1,459,200.00 |              |              |
| Change Rooms   | m²   | \$ 2,377.00  | 20   | 2 rooms       | 2   | \$ 95,080.00 |                 |          |       | \$ 95,080.00    |              |              |
| Toilets & showers                                    | m²   | \$ 2,377.00  | 18   | 2 rooms       | 2   | \$ 85,572.00 |                 |          |       | \$ 85,572.00    |              |              |
| Ancillary rooms: Referees, scorers, Office, Cleaners | m²   | \$ 2,377.00  | 15   |               | 1   | \$ 35,655    |                 |          |       | \$ 118,850.00   |              |              |
| Water tanks for irrigation                           | unit | \$ 20,000.00 |      |               | 2   |              |                 |          |       |                 |              | \$ 40,000    |
| Subtotal   |      |              |      |               |     | \$ 1,675,507 |                 |          |       | \$ 1,758,702.00 |              |              |
| estimated total                                      |      |              |      |               |     |              |                 |          |       |                 |              | \$ 1,715,507 |
| Traffic Management                                   |      |              |      |               |     |              |                 |          | 0.5%  |                 |              | \$ 8,578     |
| Contingency  |      |              |      |               |     |              |                 |          | 20.0% |                 |              | \$ 343,101   |
| Total + contingencies                                |      |              |      |               |     |              |                 |          |       |                 | \$ 2,067,186 |              |
| Services to Pavilion                                 | Item |              |      |               |     |              |                 |          |       |                 |              | \$ 75,000    |
| Survey and Design                                    |      |              |      |               |     |              |                 |          | 9%    |                 |              | \$ 154,386   |
| Overheads (supervision etc)                          |      |              |      |               |     |              |                 |          | 10%   |                 |              | \$ 171,551   |
| Total excluding land cost                            |      |              |      |               |     |              |                 |          |       |                 |              | \$ 2,468,132 |
| Total Estimated Cost                                 |      |              |      |               |     |              |                 |          |       |                 |              | \$ 2,468,132 |
| Adopted Cost   |      |              |      |               |     |              |                 |          |       |                 |              |              |

Estimate Prepared by: CDCE Jul-11



**Active Playing Field AR09**

Name: Active Playing Field AR08 & AR09 - 5.6ha site

Scope of works: Pavilion 542m2 to serve 3 No. Senior District level Soccer Fields, lighting 1No. for night play, 1No. practise, Gravel carpark (45 cars), other infrastructure, paths, water tanks, etc

Detail: Pavilion only with associated equipment and carpark provided in AR08

Notes: Costs based on estimate from previous playing fields pavilion sizing  
Estimate based on equal cut to fill earthworks on fairly level site

| Item                         | Unit     | Rate         | area | comments                  | No. | cost          | Unit cost       | Quantity | subset | subtotal        | Amount       |
|------------------------------|----------|--------------|------|---------------------------|-----|---------------|-----------------|----------|--------|-----------------|--------------|
| <b>Playing Fields</b>        |          |              |      |                           |     |               |                 |          |        |                 |              |
| <b>Football/Cricket:</b>     |          |              |      |                           |     |               |                 |          |        |                 |              |
| <b>Soccer:</b>               |          |              |      |                           |     |               |                 |          |        |                 |              |
| Pavilion                     | subtotal |              | 633  | square metres             |     |               | \$ 1,504,641.00 | 1        |        |                 | \$ 1,504,641 |
| Function Room                | m²       | \$ 2,377.00  | 120  | multi function room       | 1   | \$ 285,240.00 |                 |          | \$     | 285,240.00      |              |
| Change Rooms                 | m²       | \$ 2,377.00  | 37   | 2 male + 2 female         | 6   | \$ 527,694.00 |                 |          | \$     | 527,694.00      |              |
| Toilets & showers            | m²       | \$ 2,377.00  | 23   | 2 male + 2 female         | 6   | \$ 328,026.00 |                 |          | \$     | 328,026.00      |              |
| Public Toilets               | m²       | \$ 2,377.00  | 17.5 | 2 male + 2 female         | 2   | \$ 83,195.00  |                 |          | \$     | 83,195.00       |              |
| Kitchen/Kiosk/bar            | m²       | \$ 2,377.00  | 28   |                           | 1   | \$ 66,556.00  |                 |          | \$     | 66,556.00       |              |
| Storage                      | m²       | \$ 2,377.00  | 45   | 1@15 + 1@10               | 1   | \$ 106,965.00 |                 |          | \$     | 106,965.00      |              |
| scorers, Office, Cleaners    | m²       | \$ 2,377.00  | 45   | cl5 + off2 +ref2@10 +sc10 | 1   | \$ 106,965.00 |                 |          | \$     | 106,965.00      |              |
| <b>Netball:</b>              |          |              |      |                           |     |               |                 |          |        |                 |              |
| Pavilion                     | unit     |              |      |                           |     |               |                 |          |        |                 |              |
| <b>Tennis:</b>               |          |              |      |                           |     |               |                 |          |        |                 |              |
| Water tanks for pavilion use | unit     | \$ 20,000.00 |      |                           | 2   | \$ 1,504,641  |                 |          | \$     | 1,504,641.00    | \$ 40,000    |
| Subtotal                     |          |              |      |                           |     |               |                 |          |        | \$ 1,504,641.00 |              |
| estimated total              |          |              |      |                           |     |               |                 |          |        |                 | \$ 1,544,641 |
| Traffic Management           |          |              |      |                           |     |               |                 | 0.5%     |        |                 | \$ 7,723     |
| Contingency                  |          |              |      |                           |     |               |                 | 20.0%    |        |                 | \$ 308,928   |
| Total + contingencies        |          |              |      |                           |     |               |                 |          |        | \$ 1,861,292    |              |
| Services for pavilion        | Item     |              |      |                           |     |               |                 |          |        |                 | \$ 75,000    |
| Survey and Design            |          |              |      |                           |     |               |                 | 10%      |        |                 | \$ 154,464   |
| Overheads (supervision etc)  |          |              |      |                           |     |               |                 | 10%      |        |                 | \$ 154,464   |
| Total excluding land cost    |          |              |      |                           |     |               |                 |          |        |                 | \$ 2,245,221 |
| Total Estimated Cost         |          |              |      |                           |     |               |                 |          |        |                 | \$ 2,245,221 |
| Adopted Cost                 |          |              |      |                           |     |               |                 |          |        |                 |              |

Estimate Prepared by: CDCE

Jun-11

**Active Playing Field AR08**

Name: Active Playing Field AR08- 5.6ha site

Scope of works: 3 No. Senior District level Soccer Fields, lighting 1No. for night play, 1No. practise, Gravel carpark (45 cars), other infrastructure, paths, etc

Detail: Playing Fields only with associated equipment and carpark

Notes: Costs based on estimate from previous playing fields,  
Estimate based on equal cut to fill earthworks on fairly level site

| Item                           | Unit      | Rate         | area | comments               | No. | cost          | Unit cost     | Quantity | subset | subtotal      | Amount       |
|--------------------------------|-----------|--------------|------|------------------------|-----|---------------|---------------|----------|--------|---------------|--------------|
| <b>Playing Fields</b>          |           |              |      |                        |     |               |               |          |        |               |              |
| <b>Football/Cricket:</b>       |           |              |      |                        |     |               |               |          |        |               |              |
| <b>Soccer:</b>                 |           |              |      |                        |     |               |               |          |        |               |              |
| Pitches:                       | subtotal  |              |      |                        |     |               | \$ 427,000.00 | 3        |        |               | \$ 1,461,000 |
| Bulk Earthworks                | m³        | \$ 40.00     | 4620 | 0.6 metres deep        | 1   | \$ 184,800.00 |               |          | \$     | 184,800.00    |              |
| Sandy loam                     | m³        | \$ 20.00     | 3080 | 0.4 metres deep        | 1   | \$ 61,600.00  |               |          | \$     | 61,600.00     |              |
| Top soil & seeding             | m³        | \$ 40.00     | 1540 | 0.2 metres deep        | 1   | \$ 61,600.00  |               |          | \$     | 61,600.00     |              |
| Irrigation                     | unit      | \$ 75,000.00 |      |                        | 1   | \$ 75,000.00  |               |          | \$     | 75,000.00     |              |
| fences pitch perimeter         | unit      | \$ 40.00     |      | 1.2m highfence         | 300 | \$ 12,000.00  |               |          | \$     | 12,000.00     |              |
| fences perimeter               | unit      | \$ 40.00     |      | 1.8m high fence        | 900 | \$ 36,000.00  |               |          | \$     | 36,000.00     |              |
| fences goals etc               | unit      | \$ 8,000.00  |      |                        | 2   | \$ 16,000.00  |               |          | \$     | 16,000.00     |              |
| Lighting night play            | unit      | \$ 20,000.00 |      | 6 poles per dble pitch | 2   | \$ 40,000.00  |               |          | \$     | 40,000.00     |              |
| <b>Netball:</b>                |           |              |      |                        |     |               |               |          |        |               |              |
| Pavilion                       | unit      |              |      |                        |     |               |               |          |        |               |              |
| <b>Tennis:</b>                 |           |              |      |                        |     |               |               |          |        |               |              |
| <b>Carpark works</b>           |           |              |      |                        |     |               |               |          |        |               |              |
| Bulk Earthworks                | m³        | \$ 35.00     | 700  | metres                 |     | \$24,500      | \$219,275.00  | 0.45     |        | \$            | 24,500.00    |
| Crushed Rock (Gravel)          | m³        | \$ 32.00     | 2000 | metres                 |     | \$64,000      |               |          | \$     | 64,000.00     |              |
| Timber edging                  | Lm        | \$ 15.00     | 500  |                        |     | \$7,500       |               |          | \$     | 7,500.00      |              |
| Side entry pits std drw S305   | unit      | \$ 1,200.00  | 2    | interval metres        |     | \$2,400       |               |          | \$     | 2,400.00      |              |
| Drainage - subgrade drain      | m         | \$ 14.70     | 250  |                        |     | \$3,675       |               |          | \$     | 3,675.00      |              |
| Grass path                     | m²        | \$ 30.00     | 3000 | 3.0km of 2.5m wide     |     | \$90,000      |               |          | \$     | 90,000.00     |              |
| 300mm dia conc drain Cr BF     | per metre | \$ 182.00    | 100  | metres                 |     | \$18,200      |               |          | \$     | 18,200.00     |              |
| Landscaping Level B            | m²        | \$ 20.00     | 1800 | Level B                |     |               |               |          |        |               | \$ 36,000    |
| Landscaping Level A            | m²        | \$ 55.00     | 900  | Level A                |     |               |               |          |        |               | \$ 49,500    |
| Subtotal                       |           |              |      |                        |     | \$ 697,275    |               |          |        | \$ 697,275.00 |              |
| estimated total                |           |              |      |                        |     |               |               |          |        |               | \$ 1,641,124 |
| Traffic Management             |           |              |      |                        |     |               |               | 0.5%     |        |               | \$ 8,206     |
| Contingency                    |           |              |      |                        |     |               |               | 20.0%    |        |               | \$ 328,225   |
| Total + contingencies          |           |              |      |                        |     |               |               |          |        | \$ 1,977,554  |              |
| Services for fields & lighting | Item      |              |      |                        |     |               |               |          |        |               | \$ 75,000    |
| Survey and Design              |           |              |      |                        |     |               |               | 6%       |        |               | \$ 98,467    |
| Overheads (supervision etc)    |           |              |      |                        |     |               |               | 10%      |        |               | \$ 164,112   |
| Total excluding land cost      |           |              |      |                        |     |               |               |          |        |               | \$ 2,315,134 |
| Total Estimated Cost           |           |              |      |                        |     |               |               |          |        |               | \$ 2,315,134 |
| Adopted Cost                   |           |              |      |                        |     |               |               |          |        |               |              |

Estimate Prepared by: CDCE

Jun-11

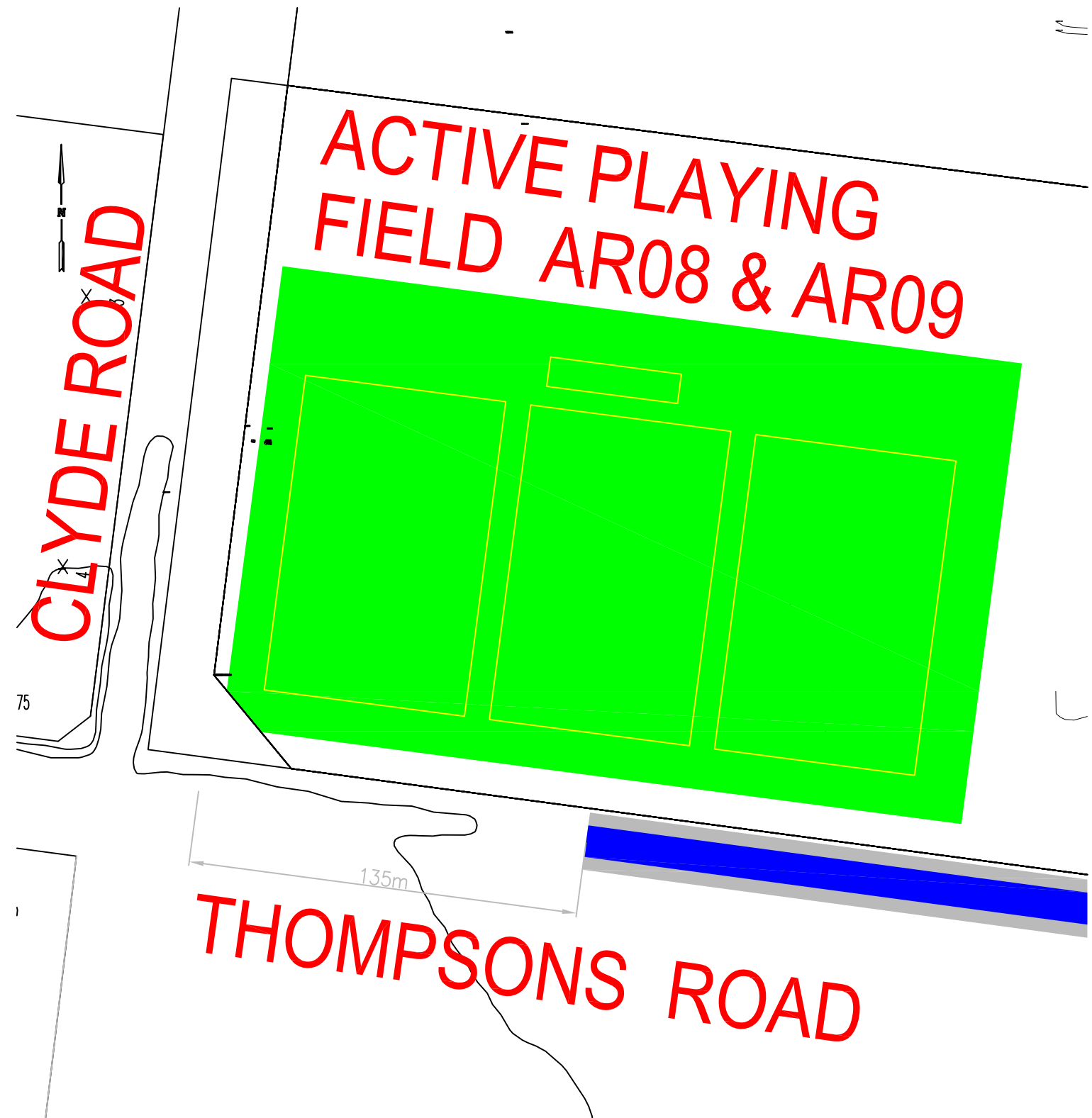


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SCHEMATIC LAYOUT FOR  
COSTING PURPOSES ONLY

# CLYDE NORTH PRECINCT

## ACTIVE PLAYING FIELD AR08 & AR09 COSTS



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