

# Quarry Hills

## Development Contributions Plan



**City of  
Whittlesea**

June 2016 (Amended December 2023)



**METROPOLITAN  
PLANNING  
AUTHORITY**

Version	Date	Incorporated in the Planning Scheme by Amendment	Description
1	June 2016	C188	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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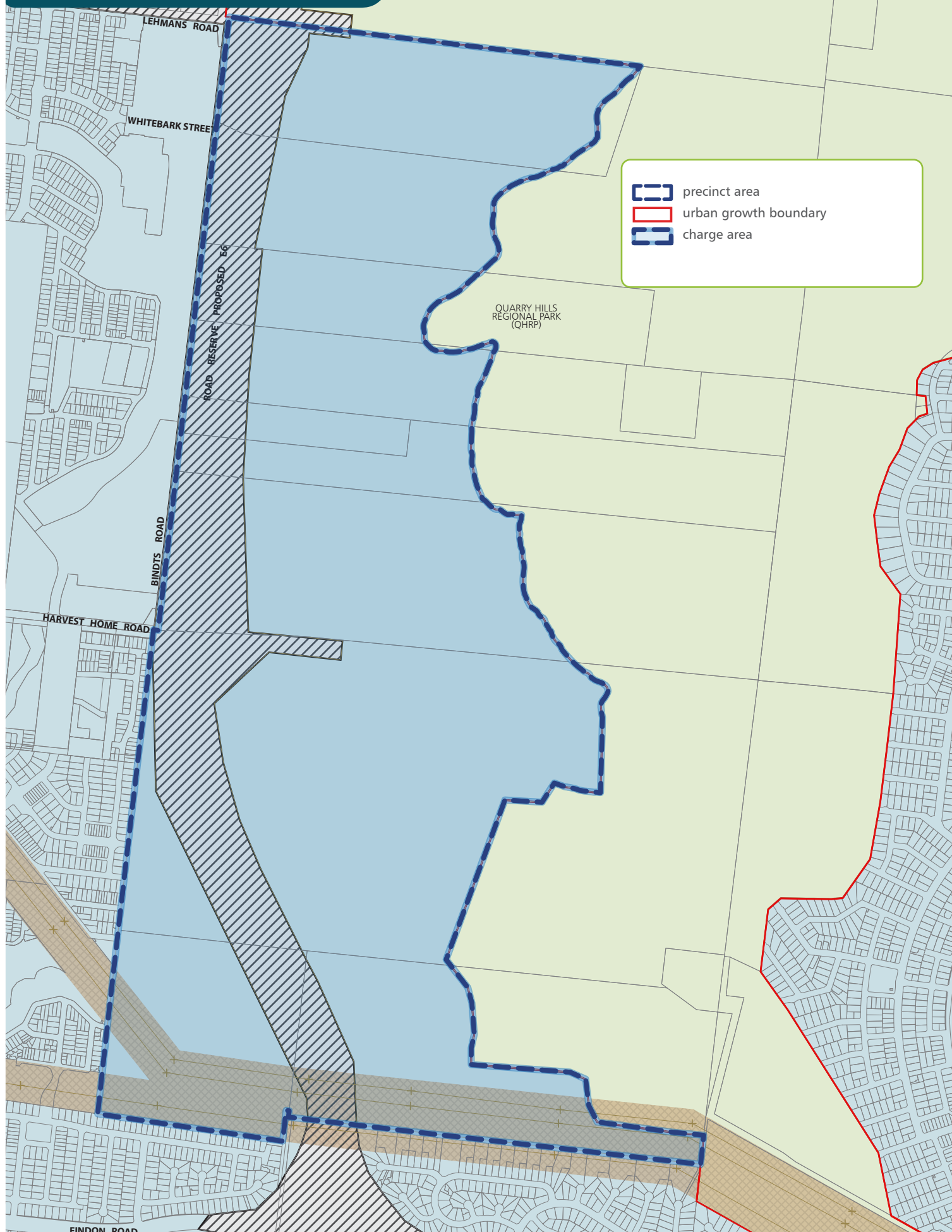
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**Plan 1 - Development Contribution Plan Area**

Quarry Hills Development Contributions Plan





## 1.0 INTRODUCTION

The following table provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of methods of calculation and description and costs of individual projects is included within the body of the document.

Amended by GC75 **Table 1** Summary of Charges

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY BY CHARGE AREA (EXCLUDES CIL PROJECTS)				
Charge area	Transport items	Community / Active Rec	Total cost of contribution	Contribution per Net Developable Hectare (NDHa)
Residential	\$22,777,082.87	\$13,202,539.99	\$35,979,622.86	\$244,085.98
SUMMARY - NET DEVELOPABLE AREA (NDA) BY CHARGE AREA				
Charge area	Hectares		Proportion of total	
Residential (NDA-R)	147.41		100%	
SUMMARY OF CHARGES - DEVELOPMENT INFRASTRUCTURE ONLY (INCLUSIVE OF CIL PROJECTS)				
Project Title	Est. Land Cost - MCA (100%)	Construction Cost (as per apportionment)	Total Cost	Total cost per NDHa - Res
Roads	\$33,652.66	\$5,655,689.80	\$5,689,342.46	\$38,596.53
Bridges/Culverts	\$0.00	\$10,991,038.47	\$10,991,038.47	\$74,563.27
Intersections	\$1,684,675.50	\$4,412,026.44	\$6,096,701.94	\$41,360.06
Subtotal Transport	\$1,718,328.16	\$21,058,754.71	\$22,777,082.87	\$154,519.87
Community Facilities	\$931,690.42	\$4,250,938.00	\$5,182,628.42	\$35,158.98
Sports Reserve	\$4,658,452.08	\$3,361,459.50	\$8,019,911.58	\$54,407.13
Subtotal Comm/Rec	\$5,590,142.49	\$7,612,397.50	\$13,202,539.99	\$89,566.11
SUMMARY – BREAKDOWN OF COMMUNITY INFRASTRUCTURE LEVY				
Levy	Estimated Dwellings	Estimated Total Contribution		
Capped at \$1,150 per dwelling	2,358	\$2,711,700.00		
SUMMARY – TOTAL LEVIES TO BE COLLECTED				
Levy	Residential	Estimated Total Contribution		
Development Infrastructure Levy	\$35,979,622.86	\$38,691,322.86		
Community Infrastructure Levy	\$2,711,700.00			

### 1.1 Purpose

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

The Quarry Hills Development Contributions Plan:

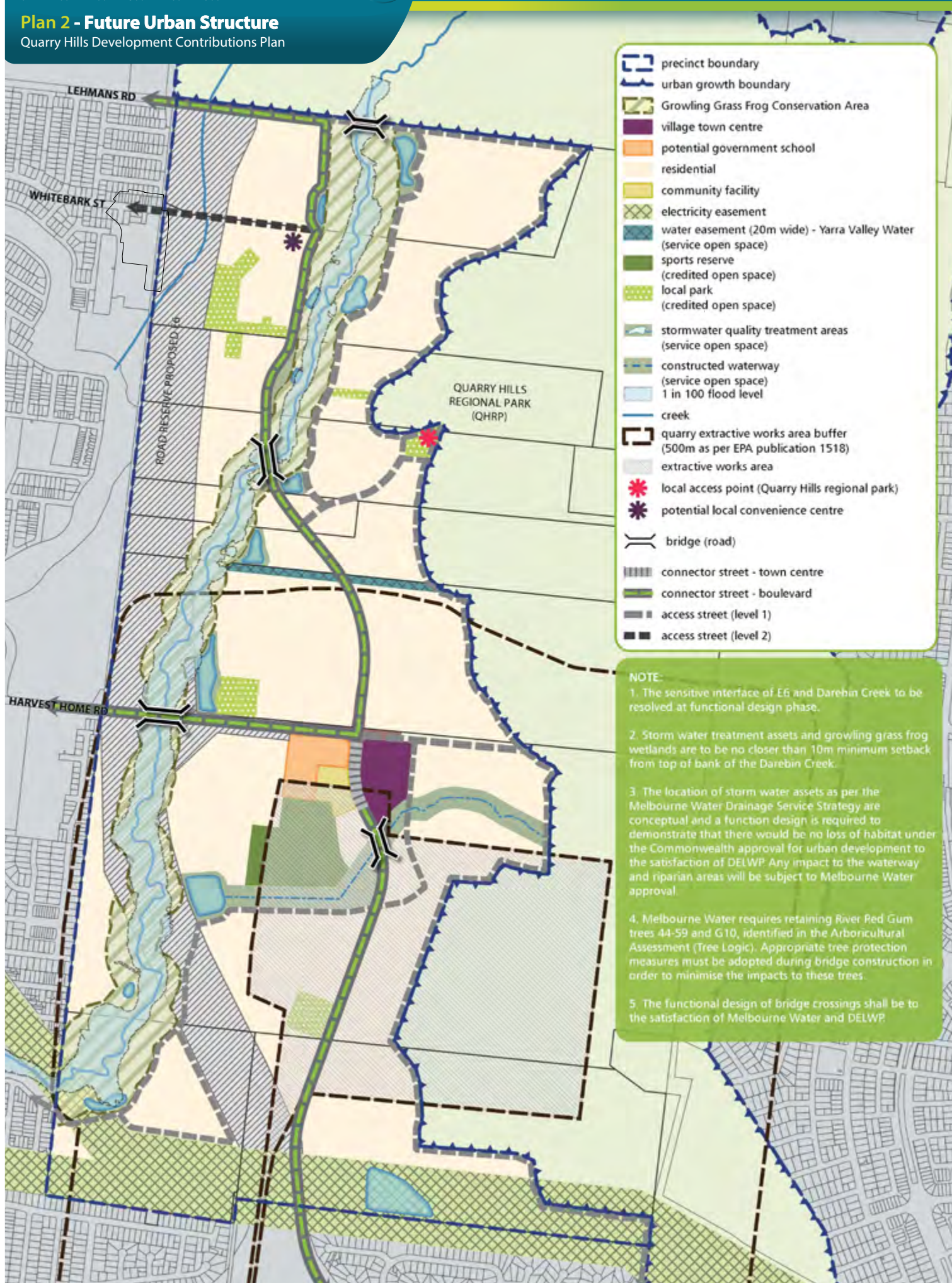
- Outlines projects required to ensure that future residents, visitors and workers within the Quarry Hills can be provided with timely access to the services and transport necessary to support a quality, affordable business and residential area;
- Establishes a framework for development proponents to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





## Plan 2 - Future Urban Structure

### Quarry Hills Development Contributions Plan





## 1.2 Report Basis

The Development Contributions Plan document comprises five parts:

### PART 1 - Strategic Basis

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



### PART 2 - Calculation of Contributions

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



### PART 3 - Administration & Implementation

Section 4.0 focuses on administration of the Development Contributions Plan.



### PART 4 - Implementation

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



### PART 5 - Other Information

Section 6.0 provides other supporting information .

## 1.3 Strategic Basis

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

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

These documents set out a broad, long term vision for the sustainable development of the Quarry Hills Development Contributions Plan area and its surrounds.

The Quarry Hills Precinct Structure Plan has been developed following a comprehensive planning process which establishes the future direction of development within the precinct.

## 1.4 Planning and Environment Act 1987

The 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 Framework of the Whittlesea Planning Scheme as well as Victorian Government Guidelines. It is consistent with the Minister for Planning's Directions on Development Contributions made under section 46M(1) of the Act and has had regard to the Victorian Government's Development Contribution Plan Guidelines.

The 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, the Minister's Direction on Development Contributions and the Development Contributions Plan Guidelines.

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

The Development Contributions Plan is implemented in the Whittlesea Planning Scheme through Schedule 13 to the Development Contributions Plan Overlay which applies to the area shown in Plan 1.

## 1.5 Quarry Hills Precinct Structure Plan

The Quarry Hills Precinct Structure Plan sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development.

The Precinct Structure Plan (PSP) applies to 278.69 hectares of land as shown on Plan 2.

The Precinct is located approximately 25 kilometres north of Melbourne's Central Business District. The precinct lies immediately east of the Harvest Home and Epping North East local structure plan areas. The PSP area is generally bound by:

- The proposed E6 road reservation
- Findon Road
- The Quarry Hills Regional Park and;
- Lehmanns Road (both of which form the Urban Growth Boundary).

The need for the infrastructure set out in this Development Contributions Plan has been determined according to the anticipated development scenario for Quarry Hills as described in the Quarry Hills Precinct Structure Plan.

The Development Contributions Plan has a strong relationship to the Precinct Structure Plan, as the Quarry Hills 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.

## 1.6 The Area to Which the Development Contributions Plan Applies

In accordance with section 46K(1)(a) of the Act, the Quarry Hills Development Contributions Plan applies to land shown on Plan 1. The area is also clearly shown on Development Contributions Plan Overlay Schedule 13 (DCPO13) in the Whittlesea Planning Scheme.

The Quarry Hills Development Contributions Plan applies to the same area as the Quarry Hills Precinct Structure Plan. The Development Contributions Plan area has a single Main Catchment Area (MCA). The MCA defines the main catchment area for various infrastructure projects required with the Quarry Hills Precinct Structure Plan and is the geographic area from which a given item of infrastructure will draw most of its use.

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 as set out in Table 7 of the Quarry Hills 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.

## 1.7 Project Identification

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

The project categories are summarised as:

- RD – Roads
- IT – Intersections
- BR – Bridges
- CI – Community Infrastructure
- CR – Crossings
- SR – Sports Reserve



## Plan 3 - DCP Projects

Quarry Hills Development Contributions Plan





## 2.0 INFRASTRUCTURE PROJECT JUSTIFICATION

### 2.1 Introduction

The need for infrastructure included in the Development Contributions Plan has been determined on the basis of the development scenario as described in the Quarry Hills Precinct Structure Plan and its supporting documents.

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

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 Quarry Hills 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 apportionments are identified in Table 8.

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

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

### 2.2 Items Not Included in the Development Contributions Plan

The following items are not included in the Development Contributions Plan, as they are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in this Development Contributions Plan; they must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the Quarry Hills Precinct Structure Plan:

- Internal streets and connector streets and associated traffic management measures, including streets on the edge of the Quarry Hills Precinct Structure Plan, except where specified as Development Contributions Plan projects;
- Intersections connecting the development to the existing and planned road network, except where specified as Development Contributions Plan projects;
- Water, sewerage, underground power, gas and telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic levelling, provision of biodiversity offsets, water tapping and landscaping of local passive open space;
- Passive public open space reserve master plans and any agreed associated works required by the Precinct Structure Plan;
- Council's plan checking and supervision costs; and
- Bus stops.

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

Upgrade of the existing road network to an urban standard will be implemented through subdivision permit conditions as outlined in Section 3.7 'Road Network' of the Quarry Hills Precinct Structure Plan to the satisfaction of the Responsible Authority, except where specified as a development contributions plan project.

## 2.3 Infrastructure Projects

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

- Road Projects
- Bridge and Pedestrian Crossing Projects
- Crossing Projects
- Community and Sporting Projects

### 2.3.1 Road Projects

The key road projects in the Development Contributions Plan are based on the transport network depicted in Plan 3 which are based on the Strategic Traffic Modelling, SIDRA and Infrastructure Costings: Quarry Hills PSP 1094 Report, August 2014, (Jacobs/ SKM);

The road projects are for arterial road construction, less pavement and works for controlled intersections and associated works.

The road projects funded by the Development Contributions Plan, as shown on Plan 3, include:

**Table 2** Road Projects

DCP PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
RD-01	Lehmann's Road – Bindts Road to west edge of Darebin Creek	Extension of road reservation to east of existing reservation between Bindts Road and the Darebin Creek including a portion located within the E6 PAO.	At time of subdivision/ Access demand, subject to availability of DCP fund
RD-02	Harvest Home Road- Saltlake Boulevard to north- south connector	Extension of 2 lane connector road to the east of the existing Harvest Home Road, through the E6 PAO and east of the Darebin Creek.	At time of subdivision/ Access demand, subject to availability of DCP fund
RD-03	North-South connector either side of Darebin Creek located on 90 Bindts Road (either side of bridge to cover BCS land)	Construction of a 2 lane connector boulevard either side of the Darebin Creek bridge.	At time of subdivision/ Access demand, subject to availability of DCP fund
RD-04	Whitebark Street from Bindts Road to the eastern edge of the E6 PAO on the boundary of 150-152 and 130 Bindts road	Construction of a connector road under the E6 PAO.	At time of subdivision/ Access demand, subject to availability of DCP fund
RD-05	Local Road portion with E6 PAO from north boundary of 26 Ilani Street into 10C Bindts Road	Construction of local road under the E6 PAO.	At time of subdivision/ Access demand, subject to availability of DCP fund
RD-06	Southern section of north-south connector within Transmission Easement onto Findon Road	Construction of a the North-South connector to Findon Road within the E6 PAO and transmission line easement.	At time of subdivision/ Access demand, subject to availability of DCP fund

### 2.3.2 Intersection Projects

The key intersection projects in the Development Contributions Plan are based on the transport network depicted in Plan 3 which are based on the Strategic Traffic Modelling, SIDRA and Infrastructure Costings: Quarry Hills PSP 1094 Report, August 2014, (Jacobs/ SKM);

The intersection projects identified are controlled intersections and associated works, including pavement costs, services, signal plans and electrical engineering.

The intersection projects funded by the Development Contributions Plan, as shown on Plan 3, include:

**Table 3** Intersection Projects

DCP PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
IN-01	Harvest Home Road and North-South connector	Purchase of land and construction of a signalised intersection at the town centre.	At time of subdivision/ Access demand, subject to availability of DCP fund
IN-02	North-South Connector and Findon Road	Construction of a signalised intersection (ultimate treatment including flaring).	At time of subdivision/ Access demand, subject to availability of DCP fund

### 2.3.3 Crossing Projects

The key crossing projects in the Development Contributions Plan are based on the bridges depicted in Plan 3 which is based on the Strategic Traffic Modelling, SIDRA and Infrastructure Costings: Quarry Hills PSP 1094, August 2014 Report, (Jacobs/ SKM).

The crossing projects funded by the Development Contributions Plan, as shown on Plan 3, include:

**Table 4** Bridge Crossing Projects

DCP PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
BR-01	Darebin Creek- Lehmanns Road	Construction of a bridge crossing over waterway	During road construction
BR-02	Darebin Creek- North South Connector	Construction of a bridge crossing over waterway	During road construction
BR-03	Darebin Creek- Harvest Home Road	Construction of a bridge crossing over waterway	During road construction
BR-PED-01	Darebin Creek Pedestrian and Cyclist Bridge located on 100 Bindts Road	Construction of pedestrian/ cycle bridge over waterway	During path construction
BR-PED-02	Darebin Creek Pedestrian and Cyclist Bridge located on 100 Bindts Road	Construction of pedestrian/ cycle bridge over waterway	During path construction

### 2.3.4 Community and Active Recreation Projects

The key community and active recreation projects in the Development Contributions Plan are depicted in Plan 3 and based on Council project and costing sheets.

The community and active recreation projects funded by the Development Contributions Plan, as shown on Plan 3, include:

**Table 5** Community and Active Recreation Projects

DCP PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
CO-01	Quarry Hills Community Facility	Purchase of land 1 hectare to include Foyer, Reception Office and Auxiliary Spaces, Outdoor Space and Community Garden, Community Workshop, Service Approved Early Years/ Kindergarten Spaces, MCH Facilities – two consulting rooms and waiting/program area	At time of subdivision/ Access demand, subject to availability of DCP fund
CO-02	Quarry Hills Community Facility	Construction of Community Hall (100 to 150 people) and community meeting rooms, change rooms and internal and external toilets	At time of subdivision/ Access demand, subject to availability of DCP fund
SR-01	Quarry Hills Central Multi Purpose Open Space	Purchase of land 5 hectares	At time of subdivision/ Access demand, subject to availability of DCP fund

## 2.4 Project Timing

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Tables 2-5. 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. Council, as the Development Agency as well as the Collecting Agency, will monitor and assess the required timing for individual items and have regard to its capital works program, areas external to the Development Contributions Plan Area and the indicative provision triggers specified in Tables 2-5. The Development Agency may seek an amendment to the Development Contributions Plan to adjust indicative provision triggers as part of the five-year review (or earlier if justified). Any adjustment must have regard to any implementation agreement entered into under Section 173 of the *Planning and Environment Act 1987*.

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

- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the Collecting Agency;
- Network priorities require the delivery of works or land to facilitate broader road network connections or service needs.

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

All items included in the Development Contributions Plan will be provided within 30 years from the date upon which this Development Contributions Plan is first incorporated into the Whittlesea Planning Scheme.

## 2.5 Distinction between Development Infrastructure and Community Infrastructure

Amended  
by GC75

In accordance with the Act and Ministerial Directions on Development Contributions pursuant to Section 46M of the Act, 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.

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

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

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*.

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

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

If in the future the Community Infrastructure Levy is amended, then the levy applicable to the release of the remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

The projects listed in Table 6 are deemed to be community infrastructure levy projects.

**Table 6** Community Infrastructure Levy Projects

DCP PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	INDICATIVE PROVISION TRIGGER
CO-02	Quarry Hills Community Facility	Construction of Community Hall (100 to 150 people) and community meeting rooms, change rooms and internal and external toilets	As required



## 3.0 CALCULATION OF CONTRIBUTIONS

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The general cost apportionment method includes the following steps:

- Calculation of the Net Developable Area (NDA) and demand units (refer Table 7 – Summary Land Use Budget and Appendix 1 – Property Specific Land Budget)
- Calculation of Costs (refer Table 8)
- Identification and allowance for external use (refer Table 8)
- Cost apportionment and catchments (refer Table 8)
- Identification of development types required to pay the levy (refer to Table 8)
- Summary of costs payable for each infrastructure project (refer Table 8).

### 3.1 Calculation of Net Developable Area and Demand Units

The following section sets out how Net Developable Area is calculated and outlines the development projections anticipated in the area.

#### 3.1.1 Net Developable Area

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

For the purposes of this Development Contributions Plan, Net Developable Area is defined as the total amount of land within the area of the Quarry Hills Precinct Structure Plan that is made available for the development of employment buildings, including lots, all connector and local streets. It is the total precinct area minus land for community facilities, schools, educational facilities, open space, encumbered land and the E6 road reservation. Any additional small local parks defined at the subdivision stage are included in the NDA.

The NDA for the Development Contributions Plan has been assessed as set out in Table 7, and will not be varied to accord with changes to developable areas arising out of the subdivision process.

**Table 7** Summary Land Use Budget

DESCRIPTION	HECTARES	% OF PRECINCT	% OF NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>278.69</b>	<b>100.00%</b>	
<b>TRANSPORT</b>			
E6 Corridor	56.28	20.19%	38.18%
<b>SUB-TOTAL</b>	<b>56.28</b>	<b>20.19%</b>	<b>38.18%</b>
<b>EDUCATION &amp; COMMUNITY</b>			
Community Centres	1	0.36%	0.68%
Potential Government School	2	0.72%	1.36%
<b>SUB-TOTAL</b>	<b>3</b>	<b>1.08%</b>	<b>2.04%</b>
<b>OPEN SPACE</b>			
<b>ENCUMBERED LAND AVAILABLE FOR RECREATION</b>			
Power easements	20.42	7.33%	13.85%
Waterway / Drainage / Stormwater quality treatment areas	12.77	4.58%	8.66%
<b>SUB-TOTAL - EASEMENTS, DRAINAGE</b>	<b>33.18</b>	<b>11.91%</b>	<b>22.51%</b>
GGF Corridor - BCS CA 34	28.67	10.29%	19.45%
<b>SUB-TOTAL - BCS</b>	<b>28.67</b>	<b>10.29%</b>	<b>19.45%</b>
<b>SUB-TOTAL - ENCUMBERED OPEN SPACE</b>	<b>61.86</b>	<b>22.20%</b>	<b>41.96%</b>
<b>UNENCUMBERED LAND AVAILABLE FOR RECREATION</b>			
Sports Reserve - Unencumbered	5.00	1.79%	3.39%
Local Parks - Unencumbered	5.15	1.85%	3.50%
<b>SUB-TOTAL - UNENCUMBERED OPEN SPACE</b>	<b>10.12</b>	<b>3.63%</b>	<b>6.71%</b>
<b>SUB-TOTAL - OPEN SPACE</b>	<b>71.98</b>	<b>25.83%</b>	<b>48.83%</b>
<b>NET DEVELOPABLE AREA (NDA) Ha</b>	<b>147.41</b>	<b>52.89%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDA-R) Ha (Includes Residential and Town Centres)</b>	<b>147.41</b>		

### 3.1.2 Land Budget and Demand Units

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

'Urban development' is the one development type included in this Development Contributions Plan. Urban Development is defined broadly to include all forms of development, including industrial subdivision and development within local convenience centres. Urban Development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, child care centre, medical centre, convenience store or any other approved use. The Quarry Hills Development Contributions Plan Area contains a total of 147.41 Net Developable Hectares.

### 3.1.3 Property Specific Calculations

The Net Developable Area (NDA) used to calculate the contributions associated with the Development Contributions Plan has been based on an assessment of individual properties. The NDA for each property is listed in the property specific land budget located in Appendix 1. The property-specific NDA and rates listed in this Development Contributions Plan determine the total contribution for each property.

## 3.2 Calculation of Contributions Charges

### 3.2.1 Calculation of Costs

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 8. The costs are expressed in 2016 dollars and will be adjusted annually in accordance with the method specified in Section 3.2.2 of this Development Contributions Plan.

Road and intersection construction costs have been determined by Jacobs SKM (refer to Appendix 2, 3 and 4 for road, intersection and pedestrian crossing cost sheets). Bridge construction costs have been determined by SPIRE (Refer Appendix 6 for bridge cost sheets).

Community and active recreation project costs have been determined by the City of Whittlesea and the MPA, in conjunction with Prowse (refer Appendix 5 for cost sheets).

### 3.2.2 Construction Indexation

Capital costs of all infrastructure items, including land are in 2016 dollars and will be adjusted by the Collecting Agency annually for inflation.

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

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

Within 14 days of the adjustments being made, the Collecting Agency will publish the amended capital costs for each infrastructure item on the Collecting Agency's website.

The Community Infrastructure Levy projects are not indexed as the value of the contribution is set by the *Planning and Environment Act 1987*.

If in the future the Community Infrastructure Levy is amended, then the levy applicable to the release of any remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

Cost estimates prepared in 2014 have been indexed to 2016 dollars using the method outlined above.

Amended by GC75 **Table 8** Calculation Of Costs

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA HA	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA
<b>Road Projects</b>								
RD-01	Lehmann's Road – Bindts Road to west edge of Darebin Creek	Development	0.00	\$-	\$1,487,448	\$1,487,448	\$1,487,448	\$10,091
RD-02	Harvest Home Road- Saltlake Boulevard to north-south connector	Development	0.04	\$33,653	\$1,887,690	\$1,921,343	\$1,921,343	\$13,034
RD-03	North-South connector either side of Darebin Creek located on 90 Bindts Road (either side of bridge to cover BCS land)	Development	0.00	\$-	\$128,188	\$128,188	\$128,188	\$870
RD-04	Whitebark Street from Bindts Road to the eastern edge of the E6 PAO on the boundary of 150-152 and 130 Bindts road	Development	0.00	\$-	\$402,985	\$402,985	\$402,985	\$2,734
RD-05	Local Road portion with E6 PAO from north boundary of 26 Ilani Street into 10C Bindts Road	Development	0.00	\$-	\$379,901	\$379,901	\$379,901	\$2,577
RD-06	Southern section of north-south connector within Transmission Easement onto Findon Road	Development	0.00	\$-	\$1,369,477	\$1,369,477	\$1,369,477	\$9,291
	Sub-total road projects		0.04	\$33,653	\$5,655,690	\$5,689,342	\$5,689,342	\$38,597
<b>Intersection Projects</b>								
IN-01	Harvest Home Road and North-South connector	Development	1.95	\$1,684,675	\$2,256,502	\$3,941,177	\$3,941,177	\$26,737
IN-02	North-South Connector and Findon Road	Development	0.00	\$-	\$2,155,524	\$2,155,524	\$2,155,524	\$14,623
	Sub-total intersection projects		1.95	\$1,684,675	\$4,412,026	\$6,096,702	\$6,096,702	\$41,360
<b>Bridge Projects</b>								
BR-01	Darebin Creek- Lehmanns Road	Development	0.00	\$-	\$2,503,385	\$2,503,385	\$2,503,385	\$16,983
BR-02	Darebin Creek- North South Connector	Development	0.00	\$-	\$3,019,273	\$3,019,273	\$3,019,273	\$20,483
BR-03	Darebin Creek- Harvest Home Road	Development	0.00	\$-	\$3,111,190	\$3,111,190	\$3,111,190	\$21,106
BR-PED-01	Darebin Creek Pedestrian and Cyclist Bridge located on 100 Bindts Road	Development	0.00	\$-	\$889,257	\$889,257	\$889,257	\$6,033
BR-PED-02	Darebin Creek Pedestrian and Cyclist Bridge located on 10C Bindts Road	Development	0.00	\$-	\$1,467,934	\$1,467,934	\$1,467,934	\$9,958
	Sub-total Bridge projects		0.00	\$-	\$10,991,038	\$10,991,038	\$10,991,038	\$74,563



Community facilities									
CO-01	Quarry Hills Community Facility	Development	1.00	\$931,690	\$4,250,938	\$5,182,628	\$5,182,628	Funded by CIL	\$35,159
CO-02	Quarry Hills Community Facility	Community	0.00	\$-	\$3,035,105	\$3,035,105		Funded by CIL	
	Sub-total community facilities		1.00	\$931,690	\$7,286,043	\$8,217,733	\$8,217,733		\$55,749
Active recreation reserves									
SR-01	Quarry Hills Central Multi Purpose Open Space	Development	5.00	\$4,658,452	\$3,361,460	\$8,019,912	\$8,019,912		\$54,407
	Sub-total active recreation development infrastructure projects)		5.00	\$4,658,452	\$3,361,460	\$8,019,912	\$8,019,912		\$54,407
Summary									
	Sub-total Infrastructure Projects		7.99	\$7,308,471	\$31,706,257	\$39,014,728	\$39,014,728		\$264,676
	Sub-total Community Infrastructure Projects		0.00	\$-	\$3,035,105	\$3,035,105	\$3,035,105		\$20,590
	Total Cost Development Infrastructure Projects			\$7,308,471	\$28,671,152	\$35,979,623	\$35,979,623		
	Total Development Infrastructure Levy per NDHA								\$244,086
	Total Community Infrastructure Levy per Dwelling						\$1,150		
	Total Community Infrastructure raised by Quarry Hills DCP						\$2,711,700		

### 3.2.3 Estimates of Land Value Methodology

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

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

Public land contributions on a property that are less than or equal to the precinct average have an estimate of value using a per property broadhectare method. Any component of public land contributions that exceed the precinct average have an estimate of value using a site specific method. The properties that have a greater than average contribution are identified in [Appendix 1].

#### **Per Property Broadhectare Value Estimate**

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

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

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

#### **Site Specific Value Estimate**

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

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

#### **Construction and Estimates of Land Value Indexation**

Estimates of land value will be revised biannually by a registered valuer based on the Public Land Equalisation Methodology. Revisions may occur more frequently if market conditions warrant.

### 3.2.4 Cost Apportionment

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

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

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

### 3.2.5 Main Catchment Area

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use.

It is important to note that the number of net developable hectares (that is the demand units) in each area is based on the land budgets in Table 7 and Appendix 1.

The 'per net developable hectare' contributions will not and must not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the calculation of the Net Developable Area set out in Appendix 1.

For the purposes of this Development Contributions Plan, the Net Developable Hectares may only change if the Collecting Agency for any particular item of infrastructure agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Appendix 1 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

## 4.0 DEVELOPMENT CONTRIBUTIONS PLAN ADMINISTRATION

This section sets 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 Quarry Hills Development Contributions Plan Development Infrastructure Levy applies to subdivision and/or development of land.

Amended  
by VC249

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

The City of Whittlesea will be both the Collecting Agency and the Development Agency for the purposes of this Development Contributions Plan.

### 4.1 Payment of Contributions Levies and Payment Timing

#### 4.1.1 Development Infrastructure Levy

##### For subdivision of land

- A development infrastructure levy must be paid to the Collecting Agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.
- Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the Collecting Agency or included in an implementation agreement under Section 173 of the Act.

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

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

Provided an infrastructure levy has not already been paid on subject land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development Contributions Plan for each demand unit (Net Developable Hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The Collecting Agency may require that Development Infrastructure Levy contributions be made at either the planning permit or building permit stage.

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

##### Where no planning permit is required

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

- Unless some other arrangement has been agreed to by Collecting Agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the Development Contribution Plan for the land.

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

#### 4.1.2 Works in Kind

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

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

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

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

#### 4.1.3 Credit for Over Provision

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

In such a case the developer may be entitled to credits against other projects in the Development Contributions Plan to the extent of the excess contribution. Alternatively, a developer may seek an agreement with the Collecting Agency to provide cash reimbursement where an over-contribution has been made.

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

#### 4.1.4 Non Government Schools

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

#### 4.1.5 Public Open Space Contributions

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



## 4.2 Funds Administration

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

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

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

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

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

## 4.3 Development Contributions Plan Review Period

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

This Development Contributions Plan will end within 30 years from the date upon which this Development Contributions Plan is first incorporated into the Whittlesea Planning Scheme. At this date, the Development Contributions Plan will be removed from the Planning Scheme unless otherwise extended by a planning scheme amendment.

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

## 4.4 Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

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

## 4.5 Development Agency (Agency Responsible for Works)

The City of Whittlesea is the Development Agency and is responsible for the provision of the designated infrastructure projects which are funded under the Development Contributions Plan and the timing of all works.

## 5.0 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement this 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 this Development Contributions Plans to all parties.

### 5.1 Rationale for the Implementation Strategy

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

This implementation strategy has been formulated by:

- Assessing the Quarry Hills Precinct Structure Plan;
- 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);
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the Development Contributions Plan to ensure that it will delivered as intended;
- Provision of adequate resources to administer the Development Contributions Plan.

### 5.2 Implementation Mechanism

Under Section 46P of the Act, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency) the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be agreement with the Collection Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 3 to the Urban Growth Zone for the Quarry Hills Precinct Structure Plan requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the Responsibility Authority. The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Quarry Hills Precinct Structure Plan 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 Quarry Hills Development Contributions Plan;
- The effects of the provision of infrastructure on the land or any other land;
- Any other relevant matter related to the provision of infrastructure reasonably required by the Responsible Authority.

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

## 6.0 OTHER INFORMATION

### 6.1 Acronyms

'the Act'	Planning and Environment Act 1987
AHD	Australian Height Datum
AFL	Australian Football League ovals
CAD	Central Activities District
CIL	Community Infrastructure Levy
DCP	Development Contributions Plan
DET	Department of Education and Training
DIL	Development Infrastructure Levy
DELWP	Department of Environment, Land, Water and Planning
GDA	Gross Developable Area
Ha	Hectare
LCC	Local Convenience Centre
LTC	Local Town Centre
MCA	Main Catchment Area
MCH	Maternal & Child Health
MPA	Metropolitan Planning Authority
MSS	Municipal Strategic Statement
NDA	Net Developable Area
NDHa	Net Developable Hectare
PPTN	Principal Public Transport Network
PSP	Precinct Structure Plan
RNDA	Residential Net Developable Area
Sqm	Square Metres
SR	Sporting Reserve
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone

### 6.2 Glossary

#### Active Open Space/Sporting Reserve

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

#### Activity Centre

See 'Town Centre'.

#### Arterial Road

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

### **Co-Location**

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

### **Community Facilities**

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

### **Connector Street**

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

### **Development 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 reserves).

### **Freeway**

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

### **Growth Area**

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

### **Growth Corridor Plan**

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

### **High Density Housing**

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

### **Housing Density (Net)**

The number of houses divided by net developable area

### **Linear Open Space Network**

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

### **Land Budget Table**

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

### **Lot**

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

### **Lower Density Housing**

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

## Major Employment Area

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

## Major Town Centre

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

## Medium Density Housing

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

## Native Vegetation

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

## Net Developable Area

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

## Passive Open Space

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

## Precinct Structure Plan

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

## Principal Public Transport Network

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

## Public Open Space

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

## Town Centre

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

## Urban Growth Boundary

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

## Urban Growth Zone

Statutory zone that applies to land that has been identified for future urban development. The Urban Growth Zone 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.



## 7.0 APPENDICES

### 7.1 Appendix 1 - Property Specific Land Budget

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

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT		COMMUNITY & EDUCATION		SERVICE OPEN SPACE				CREDITED OPEN SPACE		TOTAL NET DEVELOPABLE AREA (HECTARES)
		E6 CORRIDOR	CONNECTOR ROAD - WIDENING AND INTERSECTION FLARING	POTENTIAL GOVERNMENT SCHOOL	COMMUNITY FACILITIES	BIODIVERSITY CONSERVATION STRATEGY (BCS) CA34 - GGF CORRIDOR	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE	LOCAL NETWORK PARK		
PROPERTY												
1	30.39	5.79	-	-	-	5.44	0.97	-	-	-	-	18.19
2	23.19	4.63	-	-	-	4.67	-	-	-	2.02	-	11.87
3	13.39	3.28	-	-	-	2.14	0.37	-	-	0.54	-	7.07
4	15.81	3.32	-	-	-	3.00	0.36	-	-	0.56	-	8.56
5	5.90	1.67	-	-	-	1.05	0.01	-	-	-	-	3.17
6	9.69	1.78	-	-	-	1.28	0.57	-	-	-	-	6.07
7	39.39	8.83	0.52	-	-	1.55	1.13	1.17	-	1.03	-	25.15
8	86.47	17.28	1.47	2.00	1.00	3.55	7.17	-	5.00	1.00	-	48.00
9	25.17	3.24	-	-	-	6.00	-	9.83	-	-	-	6.10
10	29.23	4.47	-	-	-	-	2.18	9.35	-	-	-	13.22
11	0.07	-	-	-	-	-	-	0.07	-	-	-	-
SUB-TOTAL	278.69	54.29	1.99	2.00	1.00	28.67	12.77	20.42	5.00	5.15	-	147.41

Note: The land required for drainage assets may be subject to minor refinement through the subdivision process.

## 7.2 Appendix 2 – Road Project Cost Sheets

**JACOBS**

PROJECT NO SB20364	QUARRY HILLS - CONCEPT DESIGN Cost Estimate INFRASTRUCTURE COSTING STUDY	REPORT DATE: 17/10/2014
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### RD01 - EASTERN EXT'N OF LEHMANS ROAD

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	4,241	m3	20.00	84,820
	Bulk Earthworks	Imported Type A, Place & Compact	3,557	m3	20.00	71,140
	Bulk Earthworks	Strip topsoil, stockpile & respread	9,240	m2	2.50	23,100
	Bulk Earthworks	Form swale drain	142	m3	20.00	2,840
	Pavement (urban)	Connector Pavement	2,343	m2	30.00	70,290
	Pavement (urban)	Shoulder	729	m2	40.00	29,160
	Pavement profiling & re-sheeting		-	m2	15.00	-
	Kerb & pavement Removal		-	m3	30.00	-
	Kerb & Channel	Type SM1	660	m	45.00	29,700
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow		-	m	0.00	-
	Kerb & Channel Rollover		-	m	110.00	-
	Side Entry Pits std drw S305		8	unit	1,500.00	12,000
	Bike Path 3.0m Wide	Reinforced concrete	990	m2	55.00	54,450
	Shared Pathway 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Pedestrian Footpath	1.5m wide reinforced concrete	990	m2	55.00	54,450
	Pedestrian Footpath 1.5m gravel		-	m2	0.00	-
	Drainage, sub grade drain		660	m2	25.00	16,500
	Line marking & Signage		2,343	m2	2.50	5,860
	Landscaping	Hydroseeding	4,188	m2	4.00	16,760
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill		-	m2	55.00	-
	Level / Trim Nature Strip		3,715	m2	10.00	37,150
	Tree Planting (2 - 2.5m tall)		10	unit	200.00	2,000
	Tube Stock Plantings		-	unit	40.00	-
	Root Barriers		-		0.00	-
	300mm dia conc drain Stormwater Cr BF		660	m	50.00	33,000
	375mm dia conc drain Stormwater Cr Bk fill		-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	Traffic Signals		-	unit	200,000.00	-
	Traffic Signals Conduit subset		-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit		330	m	50.00	16,500
	Culvert overpass incl. link slab	Up to 1.5m high clearance	300	m2	1,500.00	450,000
	Concrete traffic barrier for above		20	m	1,950.00	39,000
	Remove trees		56	No.	500.00	28,000
	Remove fencing	cattle fencing	30	m	20.00	600
		<b>Sub-Total</b>				<b>\$ 1,077,320</b>
	<b>Sub-Total</b>					<b>1,077,320</b>
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		107,732
	Supervision & Project Management		5	%		53,866
	Site Establishment		2.5	%		26,933
	Contingency		15	%		193,628
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>1,484,479</b>

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**RD02 - EASTERN EXT'N OF HARVEST HOME ROAD**

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	13,569	m3	20.00	271,380
	Bulk Earthworks	Imported Type A, Place & Compact	5,179	m3	20.00	103,580
	Bulk Earthworks	Strip topsoil, stockpile & respread	26,180	m2	2.50	65,450
	Bulk Earthworks	Form swale drain	693	m3	20.00	13,860
	Pavement (urban)	Connector Pavement	7,375	m2	30.00	221,250
	Pavement (urban)	Shoulder	1,890	m2	40.00	75,600
	Pavement profiling & re-sheeting	-	-	m2	15.00	-
	Kerb & pavement Removal	-	-	m3	30.00	-
	Kerb & Channel	Type SM1	1,260	m	45.00	56,700
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow	-	-	m	0.00	-
	Kerb & Channel Rollover	-	-	m	110.00	-
	Side Entry Pits std drw S305	-	14	unit	1,500.00	21,000
	Bike Path 3.0m Wide	Reinforced concrete	1,890	m2	55.00	103,950
	Shared Pathway 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Pedestrian Footpath	1.5m wide reinforced concrete	945	m2	55.00	51,980
	Pedestrian Footpath 1.5m gravel	-	-	m2	0.00	-
	Drainage, sub grade drain	-	1,260	m2	25.00	31,500
	Line marking & Signage	-	7,375	m2	2.50	18,440
	Landscaping	Hydroseeding	13,780	m2	4.00	55,120
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill	-	300	m2	55.00	16,500
	Level / Trim Nature Strip	-	11,470	m2	10.00	114,700
	Tree Planting (2 - 2.5m tall)	-	24	unit	200.00	4,800
	Tube Stock Plantings	-	-	unit	40.00	-
	Root Barriers	-	-	-	0.00	-
	300mm dia conc drain Stormwater Cr BF	-	1,540	m	50.00	77,000
	375mm dia conc drain Stormwater Cr Bk fill	-	-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	Traffic Signals	-	-	unit	200,000.00	-
	Traffic Signals Conduit subset	-	-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit	-	770	m	50.00	38,500
	Remove trees	-	19	No.	500.00	9,500
	Remove fencing	cattle fencing/gate	1,106	m	20.00	22,120
		<b>Sub-Total</b>				<b>\$ 1,372,930</b>
	<b>Sub-Total</b>					<b>1,372,930</b>
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		137,293
	Supervision & Project Management		5	%		68,647
	Site Establishment		2.5	%		34,323
	Contingency		15	%		245,729
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>1,883,922</b>

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**RD03 - NTH STH CONNECTOR OVER THE DAREBIN CREEK**

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	45	m3	20.00	900
	Bulk Earthworks	Imported Type A, Place & Compact	45	m3	20.00	900
	Bulk Earthworks	Strip topsoil, stockpile & respread	1,440	m2	2.50	3,600
	Bulk Earthworks	Form swale drain	41	m3	20.00	820
	Pavement (urban)	Connector Pavement	360	m2	30.00	10,800
	Pavement (urban)	Shoulder	198	m2	40.00	7,920
	Pavement profiling & re-sheeting		-	m2	15.00	-
	Kerb & pavement Removal		-	m3	30.00	-
	Kerb & Channel	Type SM1	90	m	45.00	4,050
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow		-	m	0.00	-
	Kerb & Channel Rollover		-	m	110.00	-
	Side Entry Pits std drw S305		1	unit	1,500.00	1,500
	Bike Path 3.0m Wide	Reinforced concrete	135	m2	55.00	7,430
	Shared Pathway 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Pedestrian Footpath	1.5m wide reinforced concrete	135	m2	55.00	7,430
	Pedestrian Footpath 1.5m gravel		-	m2	0.00	-
	Drainage, sub grade drain		90	m2	25.00	2,250
	Line marking & Signage		360	m2	2.50	900
	Landscaping	Hydroseeding	477	m2	4.00	1,910
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill		135	m2	55.00	7,430
	Level / Trim Nature Strip		341	m2	10.00	3,410
	Tree Planting (2 - 2.5m tall)		2	unit	200.00	400
	Tube Stock Plantings		-	unit	40.00	-
	Root Barriers		-		0.00	-
	300mm dia conc drain Stormwater Cr BF		90	m	50.00	4,500
	375mm dia conc drain Stormwater Cr Bk fill		-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	Traffic Signals		-	unit	200,000.00	-
	Traffic Signals Conduit subset		-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit		45	m	50.00	2,250
	Remove trees		10	No.	500.00	5,000
		<b>Sub-Total</b>				<b>\$ 73,400</b>
	<b>Sub-Total</b>					<b>73,400</b>
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		7,340
	Supervision & Project Management		5	%		3,670
	Site Establishment		2.5	%		1,835
	Contingency		15	%		16,687
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>127,932</b>

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RD04 - EAST EXTENSION OF WHITEBARK STREET

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	1,750	m3	20.00	35,000
	Bulk Earthworks	Imported Type A, Place & Compact	1,750	m3	20.00	35,000
	Bulk Earthworks	Strip topsoil, stockpile & respread	3,850	m2	2.50	9,630
	Bulk Earthworks	Form swale drain	158	m3	20.00	3,160
	Pavement (urban)	Connector Pavement	1,225	m2	30.00	36,750
	Pavement (urban)	Shoulder	525	m2	40.00	21,000
	Pavement profiling & re-sheeting		-	m2	15.00	-
	Kerb & pavement Removal		-	m3	30.00	-
	Kerb & Channel	Type SM1	350	m	45.00	15,750
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow		-	m	0.00	-
	Kerb & Channel Rollover		-	m	110.00	-
	Side Entry Pits std drw S305		4	unit	1,500.00	6,000
	Bike Path 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Shared Pathway 3.0m Wide	Reinforced concrete	525	m2	55.00	28,880
	Pedestrian Footpath	1.5m wide reinforced concrete	525	m2	55.00	28,880
	Pedestrian Footpath 1.5m gravel		-	m2	0.00	-
	Drainage, sub grade drain		350	m2	25.00	8,750
	Line marking & Signage		1,225	m2	2.50	3,070
	Landscaping	Hydroseeding	1,050	m2	4.00	4,200
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill		-	m2	55.00	-
	Level / Trim Nature Strip		524	m2	10.00	5,240
	Tree Planting (2 - 2.5m tall)		4	unit	200.00	800
	Tube Stock Plantings		-	unit	40.00	-
	Root Barriers		-	m	0.00	-
	300mm dia conc drain Stormwater Cr BF		350	m	50.00	17,500
	375mm dia conc drain Stormwater Cr Bk fill		-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	Traffic Signals		-	unit	200,000.00	-
	Traffic Signals Conduit subset		-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit		175	m	50.00	8,750
	Remove trees		16	No.	500.00	8,000
	Remove fencing	CWM Fencing	-	m	25.00	-
		Sub-Total				\$ 276,360
	Sub-Total					276,360
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		27,636
	Supervision & Project Management		5	%		13,818
	Site Establishment		2.5	%		6,909
	Contingency		15	%		52,458
	TOTAL ESTIMATED COST (ex GST)					402,181



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**RD05 - EAST WEST CONNECTION ROAD**

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	1,600	m3	20.00	32,000
	Bulk Earthworks	Imported Type A, Place & Compact	1,600	m3	20.00	32,000
	Bulk Earthworks	Strip topsoil, stockpile & respread	3,200	m2	2.50	8,000
	Bulk Earthworks	Form swale drain	-	m3	20.00	-
	Pavement (urban)	Connector Pavement	1,460	m2	30.00	43,800
	Pavement (urban)	Shoulder	600	m2	40.00	24,000
	Pavement profiling & re-sheeting		-	m2	15.00	-
	Kerb & pavement Removal		-	m3	30.00	-
	Kerb & Channel	Type SM1	400	m	45.00	18,000
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow		-	m	0.00	-
	Kerb & Channel Rollover		-	m	110.00	-
	Side Entry Pits std drw S305		5	unit	1,500.00	7,500
	Bike Path 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Shared Pathway 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Pedestrian Footpath	1.5m wide reinforced concrete	600	m2	55.00	33,000
	Pedestrian Footpath 1.5m gravel		-	m2	0.00	-
	Drainage, sub grade drain		400	m2	25.00	10,000
	Line marking & Signage		1,460	m2	2.50	3,650
	Landscaping	Hydroseeding	540	m2	4.00	2,160
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill		-	m2	55.00	-
	Level / Trim Nature Strip		540	m2	10.00	5,400
	Tree Planting (2 - 2.5m tall)		4	unit	200.00	800
	Tube Stock Plantings		-	unit	40.00	-
	Root Barriers		-		0.00	-
	300mm dia conc drain Stormwater Cr BF		400	m	50.00	20,000
	375mm dia conc drain Stormwater Cr Bk fill		-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	Traffic Signals		-	unit	200,000.00	-
	Traffic Signals Conduit subset		-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit		200	m	50.00	10,000
	Remove trees		18	No.	500.00	9,000
	Remove fencing	CWM Fencing	-	m	25.00	-
		<b>Sub-Total</b>				<b>\$ 259,310</b>
	<b>Sub-Total</b>					<b>259,310</b>
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		25,931
	Supervision & Project Management		5	%		12,966
	Site Establishment		2.5	%		6,483
	Contingency		15	%		49,453
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>379,143</b>

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**RD06 - NTH STH CONNECTOR TO FINDON ROAD INTERSECT'N**

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	6,811	m3	20.00	136,220
	Bulk Earthworks	Imported Type A, Place & Compact	5,712	m3	20.00	114,240
	Bulk Earthworks	Strip topsoil, stockpile & respread	18,820	m2	2.50	47,050
	Bulk Earthworks	Form swale drain	342	m3	20.00	6,840
	Pavement (urban)	Connector Pavement	3,710	m2	30.00	111,300
	Pavement (urban)	Shoulder	1,590	m2	40.00	63,600
	Pavement profiling & re-sheeting	-	-	m2	15.00	-
	Kerb & pavement Removal	-	-	m3	30.00	-
	Kerb & Channel	Type SM1	1,060	m	45.00	47,700
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow	-	-	m	0.00	-
	Kerb & Channel Rollover	-	-	m	110.00	-
	Side Entry Pits std drw S305	-	12	unit	1,500.00	18,000
	Bike Path 3.0m Wide	Reinforced concrete	-	m2	55.00	-
	Shared Pathway 3.0m Wide	Reinforced concrete	1,590	m2	55.00	87,450
	Pedestrian Footpath	1.5m wide reinforced concrete	1,590	m2	55.00	87,450
	Pedestrian Footpath 1.5m gravel	-	-	m2	0.00	-
	Drainage, sub grade drain	-	1,060	m2	25.00	26,500
	Line marking & Signage	-	3,710	m2	2.50	9,280
	Landscaping	Hydroseeding	10,340	m2	4.00	41,360
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill	-	-	m2	55.00	-
	Level / Trim Nature Strip	-	9,200	m2	10.00	92,000
	Tree Planting (2 - 2.5m tall)	-	11	unit	200.00	2,200
	Tube Stock Plantings	-	-	unit	40.00	-
	Root Barriers	-	-	-	0.00	-
	300mm dia conc drain Stormwater Cr BF	-	1,060	m	50.00	53,000
	375mm dia conc drain Stormwater Cr Bk fill	-	-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	Traffic Signals	-	-	unit	200,000.00	-
	Traffic Signals Conduit subset	-	-	m	50.00	-
	Street Lighting	Lighting pole & luminaire	-	Unit	5,000.00	-
	Lighting Conduit	-	530	m	50.00	26,500
	Remove trees	-	36	No.	500.00	18,000
	Remove fencing	CWM Fencing	60	m	25.00	1,500
		<b>Sub-Total</b>				<b>\$ 990,190</b>
	<b>Sub-Total</b>					<b>990,190</b>
	Service Relocation					-
	VicRoads Approvals Fee					N/A
	10 Year Maintenance Fee					N/A
	Traffic Management					25,000
	Survey & Design		10	%		99,019
	Supervision & Project Management		5	%		49,510
	Site Establishment		2.5	%		24,755
	Contingency		15	%		178,271
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>1,366,744</b>

## 7.3 Appendix 3 – Intersection Project Cost Sheets

**JACOBS**

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### INT01 - NTH STH CONNECTOR AND HARVEST HOME ROAD INTER'N

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	7,930	m3	20.00	158,600
	Bulk Earthworks	Imported Type A, Place & Compact	9,755	m3	20.00	195,100
	Bulk Earthworks	Strip topsoil, stockpile & respread	16,200	m2	2.50	40,500
	Bulk Earthworks	Form swale drain	357	m3	20.00	7,140
	Pavement (urban)	Connector Pavement	7,316	m2	30.00	219,480
	Pavement (urban)	Shoulder	1,329	m2	40.00	53,160
	Pavement profiling & re-sheeting	-	-	m2	15.00	-
	Kerb & pavement Removal	-	-	m3	30.00	-
	Kerb & Channel	Type SM1	886	m	45.00	39,870
	Kerb & Channel	Concrete edge strip	949	m	30.00	28,470
	Kerb & Channel Out Flow	-	-	m	0.00	-
	Kerb & Channel Rollover	-	20	m	110.00	2,200
	Side Entry Pits std drw S305	-	16	unit	1,500.00	24,000
	Bike Path 3.0m Wide	-	-	m2	55.00	-
	Shared Pathway 3.0m Wide	-	792	m2	55.00	43,560
	Pedestrian Footpath	1.5m wide reinforced concrete	1,344	m2	55.00	73,920
	Pedestrian Footpath 1.5m gravel	-	-	m2	0.00	-
	Drainage, sub grade drain	-	886	m2	25.00	22,150
	Line marking & Signage	-	7,316	m2	2.50	18,290
	Landscaping	Hydroseeding	5,419	m2	4.00	21,680
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill	-	-	m2	55.00	-
	Level / Trim Nature Strip	-	4,229	m2	10.00	42,290
	Tree Planting (2 - 2.5m tall)	-	-	unit	200.00	-
	Tube Stock Plantings	-	-	unit	40.00	-
	Root Barriers	-	-	-	0.00	-
	300mm dia conc drain Stormwater Cr BF	-	886	m	50.00	44,300
	375mm dia conc drain Stormwater Cr Bk fill	-	-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF	-	-	m	0.00	-
	Traffic Signals	Pole and lanterns, incl control	4	No.	100,000.00	400,000
	Traffic Signals Conduit subset	-	1,000	m	50.00	50,000
	Street Lighting	Lighting pole & luminaire	8	Unit	5,000.00	40,000
	Lighting Conduit	-	400	m	50.00	20,000
	Remove trees	-	14	No.	500.00	7,000
		<b>Sub-Total</b>				<b>\$ 1,551,710</b>
	<b>Sub-Total</b>					<b>1,551,710</b>
	Service Relocation					-
	VicRoads Approvals Fee					20,000
	10 Year Maintenance Fee					40,000
	Traffic Management					75,000
	Survey & Design		10	%		155,171
	Supervision & Project Management		5	%		77,586
	Site Establishment		2.5	%		38,793
	Contingency		15	%		293,739
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>2,251,998</b>

PROJECT NO SB20364	QUARRY HILLS - CONCEPT DESIGN Cost Estimate INFRASTRUCTURE COSTING STUDY	REPORT DATE: 17/10/2014
		VERSION 3

## INT02 - NTH STH CONNECTION AND FINDON ROAD INTERSECTION

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Bulk Earthworks	Cut, Place & Compact	10,895	m3	20.00	217,900
	Bulk Earthworks	Imported Type A, Place & Compact	9,138	m3	20.00	182,760
	Bulk Earthworks	Strip topsoil, stockpile & respread	11,583	m2	2.50	28,960
	Bulk Earthworks	Form swale drain	518	m3	20.00	10,360
	Pavement (urban)	Connector Pavement	5,016	m2	30.00	150,480
	Pavement (urban)	Shoulder	3,231	m2	40.00	129,240
	Pavement profiling & re-sheeting		4,118	m2	15.00	61,770
	Kerb & pavement Removal		-	m3	30.00	-
	Kerb & Channel	Type SM1	1,504	m	45.00	67,680
	Kerb & Channel	Concrete edge strip	-	m	30.00	-
	Kerb & Channel Out Flow		-	m	0.00	-
	Kerb & Channel Rollover		12	m	110.00	1,320
	Side Entry Pits std drw S305		16	unit	1,500.00	24,000
	Bike Path 3.0m Wide		441	m2	55.00	24,260
	Shared Pathway 3.0m Wide		-	m2	55.00	-
	Pedestrian Footpath	1.5m wide reinforced concrete	785	m2	55.00	43,180
	Pedestrian Footpath 1.5m gravel		-	m2	0.00	-
	Drainage, sub grade drain		1,504	m	25.00	37,600
	Line marking & Signage		5,016	m2	2.50	12,540
	Landscaping	Hydroseeding	2,110	m2	4.00	8,440
	Landscaping	Groundcover & mulch	-	m2	6.00	-
	Concrete Island Infill		-	m2	55.00	-
	Level / Trim Nature Strip		384	m2	10.00	3,840
	Tree Planting (2 - 2.5m tall)		-	unit	200.00	-
	Tube Stock Plantings		-	unit	40.00	-
	Root Barriers		-		0.00	-
	300mm dia conc drain Stormwater Cr BF		1,156	m	50.00	57,800
	375mm dia conc drain Stormwater Cr Bk fill		-	m	0.00	-
	450mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	525mm dia conc drain Stormwater Cr BF		-	m	0.00	-
	Traffic Signals	Pole and lanterns, incl control	3	No.	100,000.00	300,000
	Traffic Signals Conduit subset		500	m	50.00	25,000
	Street Lighting	Lighting pole & luminaire	12	Unit	5,000.00	60,000
	Lighting Conduit		600	m	50.00	30,000
		<b>Sub-Total</b>				<b>\$ 1,477,130</b>
	<b>Sub-Total</b>					<b>1,477,130</b>
	Service Relocation					-
	VicRoads Approvals Fee					20,000
	10 Year Maintenance Fee					40,000
	Traffic Management					75,000
	Survey & Design		10	%		147,713
	Supervision & Project Management		5	%		73,857
	Site Establishment		2.5	%		36,928
	Contingency		15	%		280,594
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>2,151,222</b>

## 7.4 Appendix 4 – Pedestrian Crossing Project Cost Sheets

**JACOBS**

PROJECT NO SB20364	QUARRY HILLS - CONCEPT DESIGN Cost Estimate INFRASTRUCTURE COSTING STUDY	REPORT DATE: 17/10/2014
		VERSION 3

### BR-PED-01 - DAREBIN CREEK - PEDESTRIAN BRIDGE

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Clearing & grubbing		1	Item	10,000	10,000
	Bulk Earthworks	Cut, Place & Compact	307	m3	20	6,140
	Structure Costs	Single span structure with 1.5m deep Super-T beams	174	m2	3,000	522,000
	Structure Costs	Piles 600 dia, 8m depth	6	No.	2,713	16,280
	Embankment & wall		1	Item	75,000	75,000
		<b>Sub-Total</b>				<b>\$ 629,420</b>
	<b>Sub-Total</b>					<b>629,420</b>
	Service Relocation					-
	VicRoads Approvals Fee					EXCLUDED
	10 Year Maintenance Fee					EXCLUDED
	Traffic Management					N/A
	Survey & Design		10	%		62,942
	Supervision & Project Management		5	%		31,471
	Site Establishment		2.5	%		15,736
	Contingency		20	%		147,914
	<b>TOTAL ESTIMATED COST (ex GST)</b>					<b>887,482</b>



PROJECT NO SB20364	QUARRY HILLS - CONCEPT DESIGN Cost Estimate INFRASTRUCTURE COSTING STUDY	REPORT DATE: 17/10/2014
		VERSION 3

### BR-PED-02 - DAREBIN CREEK - PEDESTRIAN BRIDGE

Ref	DESCRIPTION	DETAIL	Qty	Unit	Rate	\$
	Clearing & grubbing		1	Item	10,000	10,000
	Bulk Earthworks	Cut, Place & Compact	715	m3	20	14,300
	Structure Costs	Single span structure with 1.5m deep Super-T beams	306	m2	3,000	918,000
	Structure Costs	Piles 600 dia, 8m depth	8	No.	2,713	21,710
	Embankment & wall		1	Item	75,000	75,000
	Sub-Total					\$ 1,039,010
	Sub-Total					1,039,010
	Service Relocation					EXCLUDED
	VicRoads Approvals Fee					EXCLUDED
	10 Year Maintenance Fee					N/A
	Traffic Management					
	Survey & Design		10	%		103,901
	Supervision & Project Management		5	%		51,951
	Site Establishment		2.5	%		25,975
	Contingency		20	%		244,167
	TOTAL ESTIMATED COST (ex GST)					1,465,004

## 7.5 Appendix 5 – Community Facility and Active Recreation Cost Sheets



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

QUARRY HILLS PRECINCT - CITY OF WHITTLESEA  
DEVELOPER CONTRIBUTION PLAN COSTING  
COMMUNITY FACILITIES  
Summary

DATE 18/06/2014

REF 9625/D  
Page 3

ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>COMMUNITY FACILITIES</u></b>				
1	Community Complex - Construction	ITEM	5,246,500	2,025,000	7,271,500
2	Community Complex - Land	ITEM			-
CF	TOTAL OF COMMUNITY FACILITIES (Excl GST) (Fixed Price Contract - November 2013)				7,271,500



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

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**CF 1 - Community Facilities**

DATE 18/06/2014  
GFA 1,591  
REF 9625/D  
Page 4

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CF 1 - Community Facilities</b>				
1	<b>Foyer, Reception Office &amp; Auxiliary Spaces</b> <i>- Refer over for detail</i>	ITEM			308,000
2	<b>Community Hall &amp; Meeting Rooms</b> <i>- Refer over for detail</i>	ITEM			1,843,300
3	<b>Kindergarten Spaces</b> <i>- Refer over for detail</i>	ITEM			1,859,700
4	<b>MCH Facilities</b> <i>- Refer over for detail</i>	ITEM			158,600
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			170,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Carparking - Community Hall (say 30 no)	M2	900	110	99,000
	- Carparking - Kindergarten (say 20 no)	M2	600	110	66,000
	- Carparking - MCH (say 5 no)	M2	150	110	16,500
	- Footpath	M2	60	90	5,400
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			130,000
	External stormwater drainage and tanks	ITEM			140,000
	External sewer drainage	ITEM			90,000
	External water supply (incl recycled water)	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			140,000
	External communications	ITEM			10,000

**SUB-TOTAL** \$ **5,246,500**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 262,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 551,000
CONTINGENCY (As Advised)	20.00 %	\$ 1,212,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **7,271,500**  
(Fixed Price Contract - November 2013)



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

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**CF 1 - Community Facilities**

DATE 18/06/2014  
GFA 1,591  
REF 9625/D  
Page 5

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CF 1 - Community Facilities</b>				
1	<b>Foyer, Reception Office &amp; Auxiliary Spaces</b>				
1.1	Foyer (FECA)	M2	40	2,400	96,000
1.2	Reception Office (FECA)	M2	15	2,400	36,000
1.3	Reception Area Kitchenette (FECA)	M2	5	2,800	14,000
1.4	Staff Room (FECA)	M2	15	2,400	36,000
1.5	Public Toilets (FECA)	M2	20	2,800	56,000
1.6	Cleaners Store (FECA)	M2	5	2,600	13,000
-	Circulation & Corridors (FECA)	M2	20	2,200	44,000
-	Entry Canopy (UCA)	M2	20	650	13,000
	<b>Sub-Total (1)</b>				<b>308,000</b>
2	<b>Community Hall &amp; Meeting Rooms</b>				
2.1	Community Hall (FECA)	M2	320	2,400	768,000
2.2	Community Hall Kitchen (FECA)	M2	80	2,800	224,000
	- E/O for kitchen equipment	ITEM			150,000
2.3	Community Hall Chair Store (FECA)	M2	65	2,000	130,000
2.4	Community Meeting Room (1) (FECA)	M2	70	2,400	168,000
2.5	Community Meeting Room Store (1) (FECA)	M2	20	2,000	40,000
2.6	Community Meeting Room (2) (FECA)	M2	30	2,400	72,000
2.7	Community Meeting Room Store (2) (FECA)	M2	8	2,000	16,000
2.8	Outdoor Space & Community Garden (OPEN)	M2	30	450	13,500
-	Circulation & Corridors (FECA)	M2	119	2,200	261,800
	<b>Sub-Total (2)</b>				<b>1,843,300</b>
3	<b>Kindergarten Spaces</b>				
3.1	Kindergarten Playroom (2 x 33 children) (FECA)	M2	220	2,700	594,000
3.2	Children's Bathrooms (FECA)	M2	15	2,900	43,500
3.3	Children's Locker Area (FECA)	M2	15	2,600	39,000
3.4	Children's Kitchen (FECA)	M2	20	2,800	56,000
3.5	Kindergarten Internal Store (FECA)	M2	40	2,000	80,000
3.6	Kindergarten Office (FECA)	M2	40	2,400	96,000
3.7	Kindergarten Consulting & Planning Room (FECA)	M2	10	2,400	24,000
3.8	Kindergarten Foyer (FECA)	M2	30	2,400	72,000
3.9	Staff Toilets & Shower (FECA)	M2	5	2,800	14,000
3.10	Kindergarten Cleaner's Store (FECA)	M2	5	2,600	13,000
3.11	Outdoor Play Space (OPEN)	M2	726	800	580,800
	- E/O for veranda (UCA)	M2	120	250	30,000
3.12	Outdoor Play Space External Store (FECA)	M2	60	250	15,000
-	Circulation & Corridors (FECA)	M2	92	2,200	202,400
	<b>Sub-Total (3)</b>				<b>1,859,700</b>
4	<b>MCH Facilities</b>				
4.1	Consulting Rooms (FECA)	M2	48	2,400	115,200
4.2	Waiting Area (FECA)	M2	8	2,400	19,200
-	Circulation & Corridors (FECA)	M2	11	2,200	24,200
	<b>Sub-Total (4)</b>				<b>158,600</b>



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

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**Summary**

DATE 18/06/2014

REF 9625/D  
 Page 6

ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>OPEN SPACE</u></b>				
1	Regional AOS - Community Pavilion	ITEM	1,018,000	393,000	1,411,000
2	Regional AOS - Play Fields				
2.1	- Preparation	ITEM	753,750	291,000	1,044,750
2.2	- Football Fields	ITEM	1,170,000	452,000	1,622,000
2.3	- Tennis Courts	ITEM	496,000	192,000	688,000
3	Play Ground Equipment - Local Parks 1	ITEM	-	-	-
4	Play Ground Equipment - Local Parks 2	ITEM	-	-	-
5	Play Ground Equipment - Local Parks 3	ITEM	-	-	-
6	Play Ground Equipment - Local Parks 4	ITEM	-	-	-
7	Play Ground Equipment - Local Parks 5	ITEM	-	-	-
8	Play Ground Equipment - Local Parks 6	ITEM	-	-	-
<b>OS</b>	<b>TOTAL OF OPEN SPACE (Excl GST)</b> (Fixed Price Contract - November 2013)				<b>4,765,750</b>




**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**
**DEVELOPER CONTRIBUTION PLAN COSTING**
**OPEN SPACE**
**1 - Regional AOS - Community Pavilion**

DATE 18/06/2014

GFA 400

REF 9625/D

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>1 - Regional AOS - Community Pavilion</b>				
	Change rooms (FECA)	M2	120	2,100	252,000
	Umpires change room (FECA)	M2	20	2,300	46,000
	Toilet facilities (FECA)	M2	40	2,300	92,000
	Canteen (FECA)	M2	20	2,600	52,000
	Meeting / function room (FECA)	M2	60	2,100	126,000
	Storage facilities (FECA)	M2	80	1,700	136,000
	Office / first aid (FECA)	M2	10	2,100	21,000
	Internal / external toilets (FECA)	M2	30	2,300	69,000
	Verandas & canopies (UCA)	M2	20	700	14,000
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			30,000
	Roads, footpaths and paved areas	ITEM			10,000
	- Carparking (Included elsewhere)	ITEM			-
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage and tanks	ITEM			30,000
	External sewer drainage	ITEM			20,000
	External water supply (incl recycled water)	ITEM			10,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			20,000
	External communications	ITEM			-

**SUB-TOTAL** \$ **1,018,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 51,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 107,000
CONTINGENCY (As Advised)	20.00 %	\$ 235,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **1,411,000**

(Fixed Price Contract - November 2013)


**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**

DATE 18/06/2014

**DEVELOPER CONTRIBUTION PLAN COSTING**
**OPEN SPACE**
**2.1 - Regional AOS - Preparation**

REF 9625/D

Page 8

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.1 - Regional AOS - Preparation</b>				
	Site prep & earth work, incl grass & weed control	M2	50,000	0.50	25,000
	Trimming of subgrades	M2	50,000	0.50	25,000
	Seating	NO	10	1,500	15,000
	Establishment	Wks	52	2,500	130,000
	Carpark - Asphalt (Say 100 cars)	M2	3,000	120	360,000
	Driveway & stormwater	M2	600	160	96,000
	Footpath (2.5m wide)	M2	1,250	55	68,750
	Post and rail	M	400	75	30,000
	Irrigation booster pump	NO	1	4,000	4,000

**SUB-TOTAL** \$ **753,750**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 38,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 79,000
CONTINGENCY (As Advised)	20.00 %	\$ 174,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **1,044,750**

(Fixed Price Contract - November 2013)


**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**2.2 - Regional AOS - Football Oval**

DATE 18/06/2014

REF 9625/D  
Page 9

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.2 - Regional AOS - Football Oval</b>				
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (50 Lux)	NO	1	220,000	220,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- CoGG approved turf				
	E/O to upgrade to artificial surface (Excluded)	ITEM			-
	- Approx \$1,600,000 (excl GST)				
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			50,000
	Roads, footpaths and paved areas	ITEM			10,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			40,000
	External stormwater drainage and tanks	ITEM			60,000
	External sewer drainage (Nil)	ITEM			-
	External water supply (incl recycled water)	ITEM			20,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			50,000
	External communications	ITEM			10,000

**SUB-TOTAL** \$ **1,170,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 59,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 123,000
CONTINGENCY (As Advised)	20.00 %	\$ 270,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **1,622,000**

(Fixed Price Contract - November 2013)


**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**QUARRY HILLS PRECINCT - CITY OF WHITTLESEA**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**2.2 - Regional AOS - Tennis Courts**

DATE 18/06/2014

 REF 9625/D  
 Page 10

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>2.2 - Regional AOS - Tennis Courts</b>				
	Tennis Court - Synthetic surface (In 4 no.)	M2	2,200	130	286,000
	- Playing field fencing	M	200	180	36,000
	- Bench seats & shelters	NO	4	2,500	10,000
	- Lighting	NO	4	12,000	48,000
	<i>Including the following:</i>				
	- Perimeter fencing (3.6m h)				
	- Tennis nets				
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			23,000
	Roads, footpaths and paved areas	ITEM			4,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			15,000
	External stormwater drainage and tanks	ITEM			26,000
	External sewer drainage (Nil)	ITEM			-
	External water supply (incl recycled water)	ITEM			9,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			22,000
	External communications	ITEM			2,000

**SUB-TOTAL** \$ **496,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 25,000
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 52,000
CONTINGENCY (As Advised)	20.00 %	\$ 115,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **688,000**

(Fixed Price Contract - November 2013)

## 7.6 Appendix 6 – Bridge Project Cost Sheets

### Cost estimate - Creek crossing works

Note: Any altered schedule will be deemed to be non-conforming.

Contract No 153325



(To be submitted with Tender)

#### Bindts Road Epping - Expert evidence advice

#### Schedule of Prices - Rev C 17/12/15

Item	Description	Qty	Unit	Rate	Amount
<b>1</b>	<b>Boulevard Road Bridge (13.5m x 40.4m)</b>				
	<b>SITE &amp; EARTHWORKS</b>				
	<i>earthworks required for 45m either side of creek invert</i>				
	1.1 Clearing and grubbing	1	Item	\$15,000.00	\$15,000.00
	1.2 Imported fill Including compaction and shaping	3500	m <sup>3</sup>	\$30.00	\$105,000.00
1.3	Road pavement Assume 550mm thick pavement*	5600	m <sup>2</sup>	\$95.00	\$532,000.00
	<i>*Excludes footpaths, kerb &amp; channel, drainage, signage &amp; linemarking, and topsoiling</i>				
				<b>Sub total</b>	<b>\$652,000.00</b>
<b>2</b>	<b>STRUCTURE</b>				
	To suit bridge width of 13.5m. Including bridge deck, surface, barriers, beams, connections, piles and abutments	545	m <sup>2</sup>	\$2,900.00	\$1,581,660.00
				<b>Sub total</b>	<b>\$1,581,660.00</b>
				<b>TOTAL</b>	<b>\$2,233,660.00</b>
<b>3</b>	<b>ADDITIONAL DCP ITEMS</b>				
3.1	Traffic management	1	Item		\$15,000.00
3.2	Survey & design	7	%		\$156,356.20
3.3	Supervision and project management	5	%		\$111,683.00
3.4	Site establishment	3	%		\$55,841.50
3.5	Contingency	20	%		\$446,732.00
				<b>TOTAL</b>	<b>\$3,019,272.70</b>

**Cost estimate - Creek crossing works**

Note: Any altered schedule will be deemed to be non-conforming.

**Contract No 153325**


(To be submitted with Tender)

**Bindts Road Epping - Expert evidence advice**
**Schedule of Prices - Rev C 17/12/15**

Item	Description	Qty	Unit	Rate	Amount
<b>Harvest Home Road Bridge (14.7m x 33.4m)</b>					
<b>1</b>	<b>SITE &amp; EARTHWORKS</b> <i>earthworks required for 45m either side of creek invert</i>				
1.1	Clearing and grubbing	1	Item	\$15,000.00	\$15,000.00
1.2	Imported fill Including compaction and shaping	2300	m <sup>3</sup>	\$30.00	\$69,000.00
1.3	Road pavement Assume 550mm thick pavement* <i>*Excludes footpaths, kerb &amp; channel, drainage, signage &amp; linemarking, and topsoiling</i>	5600	m <sup>2</sup>	\$95.00	\$532,000.00
1.4	RCP box culverts 2100mm x 1200mm	40	Lm	\$2,200.00	\$88,000.00
1.5	Culvert Base Slabs Crushed Rock, Blinding Layer, Concrete Slab	1	Item	\$30,000.00	\$30,000.00
				<b>Sub total</b>	<b>\$734,000.00</b>
<b>2</b>	<b>STRUCTURE</b> to suit bridge width of 14.7m. Including bridge deck, surface, barriers, beams, connections, piles and abutments	490	m <sup>2</sup>	\$3,200.00	\$1,568,000.00
				<b>Sub total</b>	<b>\$1,568,000.00</b>
				<b>TOTAL</b>	<b>\$2,302,000.00</b>
<b>3</b>	<b>ADDITIONAL DCP ITEMS</b>				
3.1	Traffic management	1	Item		\$15,000.00
3.2	Survey & design	7	%		\$161,140.00
3.3	Supervision and project management	5	%		\$115,100.00
3.4	Site establishment	3	%		\$57,550.00
3.5	Contingency	20	%		\$460,400.00
				<b>TOTAL</b>	<b>\$3,111,190.00</b>



**Cost estimate - Creek crossing works**

Note: Any altered schedule will be deemed to be non-conforming.

**Contract No 153325**


(To be submitted with Tender)

**Bindts Road Epping - Expert evidence advice**
**Schedule of Prices - Rev C 17/12/15**

Item	Description	Qty	Unit	Rate	Amount
	<b>Lehmanns Road Bridge (12.2m x 40.4m)</b>				
<b>1</b>	<b>SITE &amp; EARTHWORKS</b> <i>earthworks required for 45m either side of creek invert</i>				
1.1	Clearing and grubbing	1	Item	\$15,000.00	\$15,000.00
1.2	Imported fill Including compaction and shaping	2300	m <sup>3</sup>	\$30.00	\$69,000.00
1.3	Road pavement Assume 550mm thick pavement* <i>*Excludes footpaths, kerb &amp; channel, drainage, signage &amp; linemarking, and topsoiling</i>	3480	m <sup>2</sup>	\$95.00	\$330,600.00
				<b>Sub total</b>	<b>\$414,600.00</b>
<b>2</b>	<b>STRUCTURE</b> To suit bridge width of 12.2m. Including bridge deck, surface, barriers, beams, connections, piles and abutments	495	m <sup>2</sup>	\$2,900.00	\$1,435,500.00
				<b>Sub total</b>	<b>\$1,435,500.00</b>
				<b>TOTAL</b>	<b>\$1,850,100.00</b>
<b>3</b>	<b>ADDITIONAL DCP ITEMS</b>				
3.1	Traffic management	1	Item		\$15,000.00
3.2	Survey & design	7	%		\$129,507.00
3.3	Supervision and project management	5	%		\$92,505.00
3.4	Site establishment	3	%		\$46,252.50
3.5	Contingency	20	%		\$370,020.00
				<b>TOTAL</b>	<b>\$2,503,384.50</b>



**Quarry Hills Development Contributions Plan**  
June 2016 (Amended December 2023)

