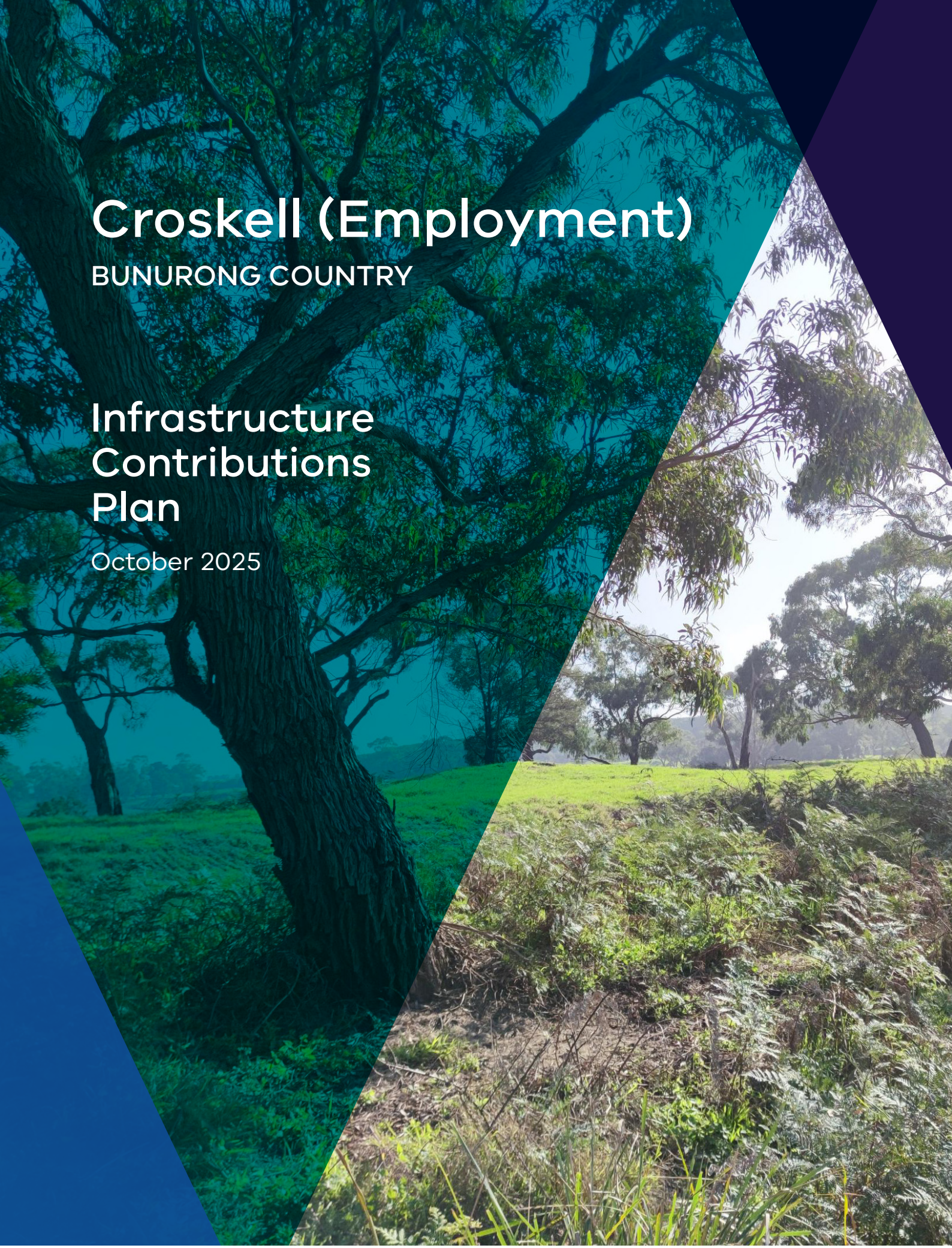
Croskell (Employment)

BUNURONG COUNTRY

Infrastructure Contributions Plan

October 2025



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ACKNOWLEDGMENT OF THE TRADITIONAL OWNERS

The Victoria Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We acknowledge the Bunurong People as the Traditional Custodians of the Croskell (Employment) Precinct Structure Plan area. We recognise their continuing connection to the lands and waters of Bunurong Country. We pay our respects to their Elders past and present and extend that respect to all First Nations People. the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

ACCESSIBILITY

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1.0 SUMMARY

1.1 Monetary component

The following table summarises the monetary component of the infrastructure contributions imposed under this infrastructure contributions plan (ICP) for each class of development.

The monetary component consists of a **standard and supplementary levy** that is calculated by multiplying the net developable area (NDA) by the total levy rate.

Details of the infrastructure construction projects and plan preparation costs that will be funded by the monetary component and their apportionment are provided in Section 3.0 of this ICP.

Details of the standard and supplementary levy rates are provided in Section 5.0 of this ICP.

Table 1 Monetary component ICP levy summary

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE	LEVY TO BE PAID
Standard Levy			
Residential Development	29.82	$265,748	$7,924,762
Commercial and Industrial	168.36	$150,295	$25,303,810
Subtotal	**198.18**		**$33,228,573**
Supplementary Levy			
Residential Development	29.82	$46,498	$1,386,609
Commercial and Industrial	168.36	$46,498	$7,828,513
Subtotal	**198.18**		**$9,215,122**
Total Levy			
Residential Development	29.82	$312,246	$9,311,371
Commercial and Industrial	168.36	$196,793	$33,132,323
TOTAL	**198.18**		**$42,443,695**

Note: Minor discrepancies in numbers due to rounding.

1.2 Land component

The following table specifies the ICP land contribution percentage for each class of development.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area of this ICP in that class of development (refer Table 9 Public purpose land summary for more detail).

Details of the public purposes that this land will be used and developed for, is specified in Section 4.0 of this ICP.

Table 2 ICP land contribution percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	12.40%
Commercial and industrial	4.61%

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- any inner public purpose land that forms part of the parcel of land, and
- any land equalisation amount in relation to the parcel of land.

Table 3 Land credit and equalisation amounts specifies for each parcel of land in the ICP plan area:

- the area of inner public purpose land to be provided by the parcel
- land credit amount or the land equalisation amount in relation to the parcel.

Table 3 Land credit and equalisation amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT ($ PER NDHA)
CK-01	1.0761	-	$185,828.24	$8,079.21
CK-02	-	-	$127,679.14	$255,368.50
CK-03	-	-	$102,778.16	$255,368.50
CK-04	-	-	$295,006.80	$255,368.50
CK-05	0.2463	$1,796,115.16	-	-
CK-06	0.6637	-	$2,092,048.94	$95,404.54
CK-07	-	-	$3,111,312.79	$255,368.50
CK-08	0.7137	-	$1,022,566.75	$54,461.11
CK-09	0.0041	-	$115,778.56	$215,189.78
CK-10	1.1338	$308,470.01	-	-
CK-11	0.1521	$433,943.96	-	-
CK-12	0.0249	-	$9,297.01	$16,855.85
CK-13E	0.6900	-	$1,788,224.61	$84,017.24
CK-13R	0.1084	-	$78,935.18	$89,674.62
CK-14	2.2400	$3,101,660.98	-	-
CK-15E	0.5000	$1,346,025.55	-	-
CK-15R	-	-	$3,868,674.42	$687,119.36
CK-16	-	-	$5,593,612.00	$687,119.36
CK-17	0.0318	$359,042.48	-	-
CK-18	-	-	-	-
CK-19	0.3984	-	$555,003.94	$153,230.92
CK-20	1.3452	$3,427,222.08	-	-
CK-21	0.4716	$3,302,548.00	-	-
CK-22	-	-	$2,219,072.60	$687,119.36
CK-23	-	-	$555,996.38	$687,119.36
CK-24	1.3160	$5,764,006.47	-	-
CK-25	-	-	-	-
CK-26	-	-	$1,807,316.32	$687,119.36
CK-R01	-	-	-	-
CK-R02	-	-	-	-
CK-R03	-	-	-	-
CK-R04	-	-	-	-
CK-R05	-	-	-	-
CK-R06	-	-	-	-
CK-R07	-	-	-	-
CK-R08	-	-	-	-
CK-R09	-	-	-	-
CK-R10	-	-	-	-
CK-R11	-	-	-	-

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT ($ PER NDHA)
CK-R12	-	-	-	-
CK-R13	-	-	-	-
CK-R14	-	-	-	-
CK-R15	-	-	-	-
CK-R16	-	-	-	-
CK-R17	-	-	-	-
CK-R18	-	-	-	-
SUBTOTAL	**11.1161**	**$19,839,034.68**	**$23,529,131.83**	**-**

PROJECT ID	OUTER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT (TOTAL $)	LAND EQUALISATION AMOUNT ($ PER NDHA)
CK-OPPL-RD-01	1.14	$3,690,097.15	-	-
SUBTOTAL	**1.14**	**$3,690,097.15**	**-**	**-**
	INNER/OUTER PUBLIC PURPOSE LAND (HA)			
TOTAL	**12.2651**	**$23,529,131.83**	**$23,529,131.83**	**-**

2.0 INTRODUCTION

The Croskell (Employment) Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Casey City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Casey Planning Scheme for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities and the provision of land for public purposes.

The infrastructure contributions imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in Croskell (Employment) Precinct Structure Plan (PSP)
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Croskell (Employment) PSP
- Lists the individual infrastructure projects identified in the Croskell (Employment) PSP, and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* ('the Act'), the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* and the Infrastructure Contributions Plan Guidelines.

2.1 Document structure

Section 1.0 and Section 2.0

- Summarises the key details of this ICP
- Describes the strategic basis for this ICP

Section 3.0

- Identifies the monetary component projects to be contributed to by this ICP

Section 4.0

- Identifies the public purpose land provision for this ICP

Section 5.0

- Discusses the administration and implementation of this ICP

Section 6.0 and above

- Provides additional detailed information

2.2 *Planning and Environment Act 1987*

This ICP has been prepared in accordance with Part 3AB of the Act, it is consistent with the Minister for Planning's *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Casey Planning Scheme for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Casey Planning Scheme through Schedule 04 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 04.

2.3 Strategic planning and justification

This ICP has been prepared in conjunction with the Croskell (Employment) PSP.

The Croskell (Employment) PSP sets out the vision for how land should be developed, illustrates the Place-based Plan and describes the outcomes to be achieved by the future development. The PSP also identifies the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSP provide an overview of the planning process for the Croskell (Employment) ICP area.

The PSP has confirmed:

- All road, intersection, shared user path, pedestrian signals and culvert projects required to service the new community
- The sporting reserves and local parks required to service the new community
- The public purpose land required for the above, and
- The parcel specific land budget detailing the encumbrances, the net developable area (NDA) and the contribution land.

2.4 Timeframe and plan review period

This ICP adopts a long-term outlook for development. It considers planned future development in the area. This ICP commences on the date of incorporation into the Casey Planning Scheme. This ICP will expire when development within the ICP area is complete, which is projected to be 25 years after gazettal, or when this ICP is removed from the Casey Planning Scheme.

This ICP is expected to be reviewed and updated every five years by the Collection Agency (or more frequently if required). This review may result in minor changes or have no changes at all. Alternatively, this may require an amendment to the Casey Planning Scheme to replace this document with an alternative, revised document.

2.5 Area to which this infrastructure contributions plan applies (ICP plan area)

This ICP plan area applies to 317.24 total hectares of land as shown in Plan 1 ICP Plan Area and Classes of Development.

The classes of development of land in relation to which an infrastructure contribution is to be imposed under this plan are 'residential' and 'commercial and industrial'.

The classes of development are identified in Plan 1. The NDA and contribution land for each class of development are summarised in Table 4 Development classes & areas.

Table 4 Development classes & areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	29.82	33.49
Commercial and Industrial	168.36	175.81
Total for ICP plan area	**198.18**	**209.30**

Note: There may be some minor discrepancy in numbers due to rounding of decimal points. Table 17 Parcel specific land use budget takes precedence.

The monetary component of the infrastructure contribution is payable on the NDA.

The land component of the infrastructure contribution is calculated based on the contribution land.

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Plan 1
ICP Plan Area and Classes of Development
Croskell (Employment) ICP

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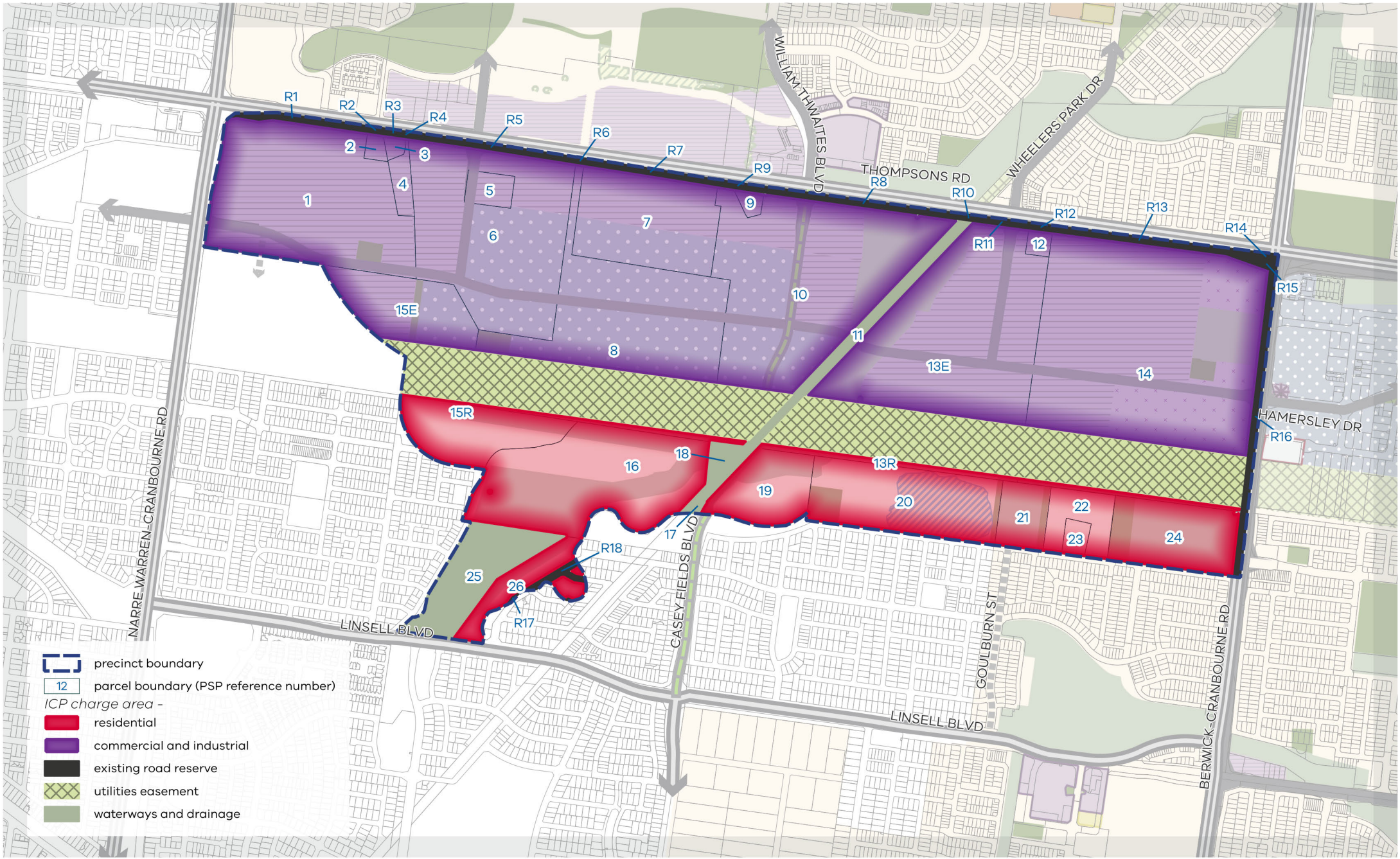

3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Croskell (Employment) PSP.

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*. Only items listed in this ICP can be contributed to by the monetary component (standard levy) of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure projects (refer to Plan 2 Standard and Supplementary Levy Transport Construction Projects, Plan 3 Standard Levy Community and Recreation Construction Projects, Table 5 Standard levy transport construction projects, Table 6 Supplementary levy transport construction projects and Table 7 Standard levy community & recreation construction projects):

- Transport construction
- Community and recreation construction

Table 5 , Table 6 and Table 7 also include staging for when the projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term stages:

Short (S): 0–5 years approx.

Medium (M): 5–10 years approx.

Long (L): 10 years and beyond

3.1 Cost apportionment and related infrastructure agreements

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Table 5, Table 6 and Table 7.

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Plan 2 - Standard and Supplementary Levy Transport Construction Projects

Croskell (Employment) ICP

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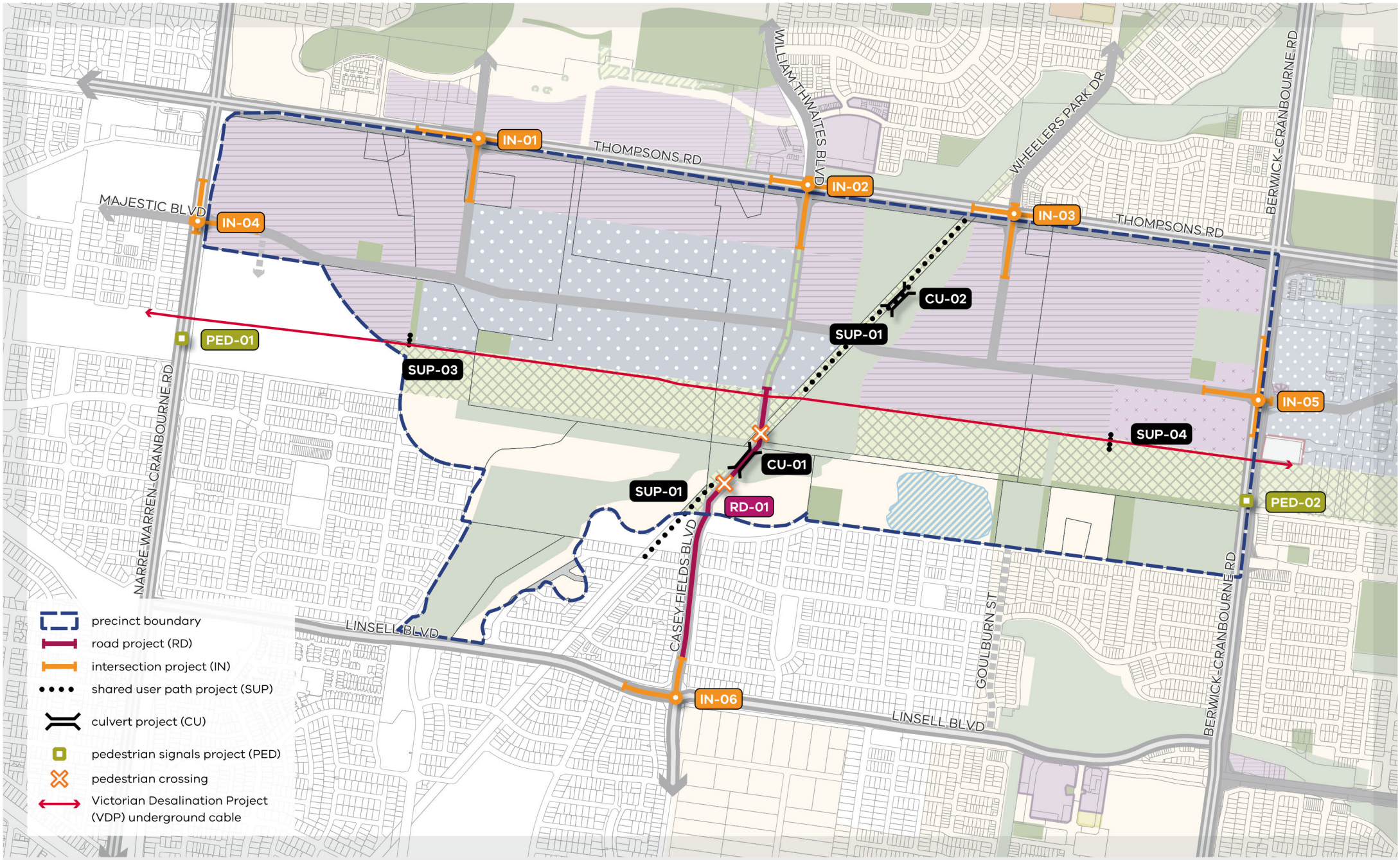

3.2 Transport construction projects

The transport construction projects included in this ICP are based on the transport network depicted in Plan 2 Standard and Supplementary Levy Transport Construction Projects, as identified by the Croskell (Employment) PSP.

The transport construction projects contributed to by the monetary component of this ICP are listed in the following tables.

Table 5 describes the transport construction projects contributed to by the standard levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 5 Standard levy transport construction projects

PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	TOTAL ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HA
SHARED USER PATH PROJECTS							
CK-SUP-01	**Shared user path: Melbourne Water pipe track** Construction of a shared user path	S	100%	Croskell (Employment) ICP	$3,079,641	$3,079,641	$15,539
CK-SUP-03	**Shared user path: Victorian Desalination Project assets western** Construction of a shared user path crossing over the VDP assets	S	100%	Croskell (Employment) ICP	$415,513	$415,513	$2,097
CK-SUP-04	**Shared user path: Victorian Desalination Project assets eastern crossing** Construction of a shared user path crossing over the VDP assets	S	100%	Croskell (Employment) ICP	$415,513	$415,513	$2,097
PEDESTRIAN SIGNAL PROJECTS							
CK-PED-01	**Pedestrian Signals: Narre Waren Cranbourne Road** Construction of a signalised pedestrian crossing	S	100%	Croskell (Employment) ICP	$427,446	$427,446	$2,157
CK-PED-02	**Pedestrian Signals: Berwick Cranbourne Road** Construction of a signalised pedestrian crossing	S	100%	Croskell (Employment) ICP	$429,707	$429,707	$2,168
INTERSECTION PROJECTS							
CK-IN-01*	**Thompsons Road and Industrial Connector Road (southern leg)** Construction of the southern leg of a primary arterial to industrial connector road signalised four-way intersection	S	100%	Croskell (Employment) ICP	$3,444,068	$3,444,068	$17,378
CK-IN-02	**Thompsons Road and Casey Fields Boulevard (southern leg)** Construction of the southern leg of a primary arterial to connector boulevard signalised four-way intersection	S	100%	Croskell (Employment) ICP	$3,746,452	$3,746,452	$18,904
CK-IN-03	**Thompsons Road and Wheelers Park Drive (southern leg)** Construction of the southern leg of a primary arterial to industrial connector road signalised four-way intersection	S	100%	Croskell (Employment) ICP	$3,218,867	$3,218,867	$16,242
CK-IN-04	**Narre Warren Cranbourne Road and Industrial Connector Road (eastern leg)** Construction of the eastern leg of a primary arterial to industrial connector road signalised four-way intersection	S	100%	Croskell (Employment) ICP	$5,141,862	$5,141,862	$25,945
CK-IN-05	**Berwick Cranbourne Road and Industrial Connector Road (western leg)** Construction of the western leg of a primary arterial to industrial connector road signalised four-way intersection	S	100%	Croskell (Employment) ICP	$3,244,899	$3,244,899	$16,373
CK-IN-06	**Linsell Boulevard and Casey Fields Boulevard (northern leg)** Construction of the northern leg of a secondary arterial to connector boulevard signalised four-way intersection	S	100%	Croskell (Employment) ICP	$2,188,002	$2,188,002	$11,040

* Any approved changes to the alignment of IN-01 made with regard to the alternative intersection alignment investigation shown on Plan 4 of the PSP will not change the Standard Levy Transport Construction funding or Inner Public Purpose Land (IPPL) allocated to this project.

PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	TOTAL ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HA
CULVERT & BRIDGE PROJECTS							
CK-CU-01	**Culvert: Casey Fields Boulevard** Construction of box culverts across ultimate road reserve width	S	100%	Croskell (Employment) ICP	$2,674,875	$2,674,875	$13,497
CK-CU-02	**Culvert: shared user path** Construction of box culverts along shared user path over constructed waterway	S	100%	Croskell (Employment) ICP	$418,941	$418,941	$2,114
ROAD PROJECTS							
CK-RD-01	**Casey Fields Boulevard** Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from northern leg of IN06 to southern boundary of central utilities easement. Construction of a connector boulevard with one traffic lane in each direction within a 23.75m road from southern boundary of central utilities easement to northern boundary of central utilities easement.	S	9.26%	Croskell (Employment) ICP	$10,155,032	$939,910	$4,743
TOTAL STANDARD TRANSPORT LEVIES					**$39,000,818**	**$29,785,696**	**$150,295**

Note: Minor discrepancies in numbers due to rounding

CU-03 and SUP-02 were removed from the ICP on recommendation from the *Draft Casey Amendment C296case Referral 11 – Croskell (Employment) Precinct Structure Plan and Infrastructure Contributions Plan VPA Projects Standing Advisory Committee Report May 2025*.

Table 6 Supplementary levy transport construction projects

PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	TOTAL ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HA
ROAD PROJECTS							
CK-RD-01	**Casey Fields Boulevard** Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from northern leg of IN06 to southern boundary of central utilities easement. Construction of a connector boulevard with one traffic lane in each direction within a 23.75m road from southern boundary of central utilities easement to northern boundary of central utilities easement.	S	90.74%	Croskell (Employment) ICP	$10,155,032	$9,215,122	$46,498
TOTAL SUPPLEMENTARY TRANSPORT LEVIES					**$10,155,032**	**$9,215,122**	**$46,498**

Note: Minor discrepancies in numbers due to rounding.

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Plan 3
Standard Levy Community & Recreation Construction Projects
Croskell (Employment) ICP

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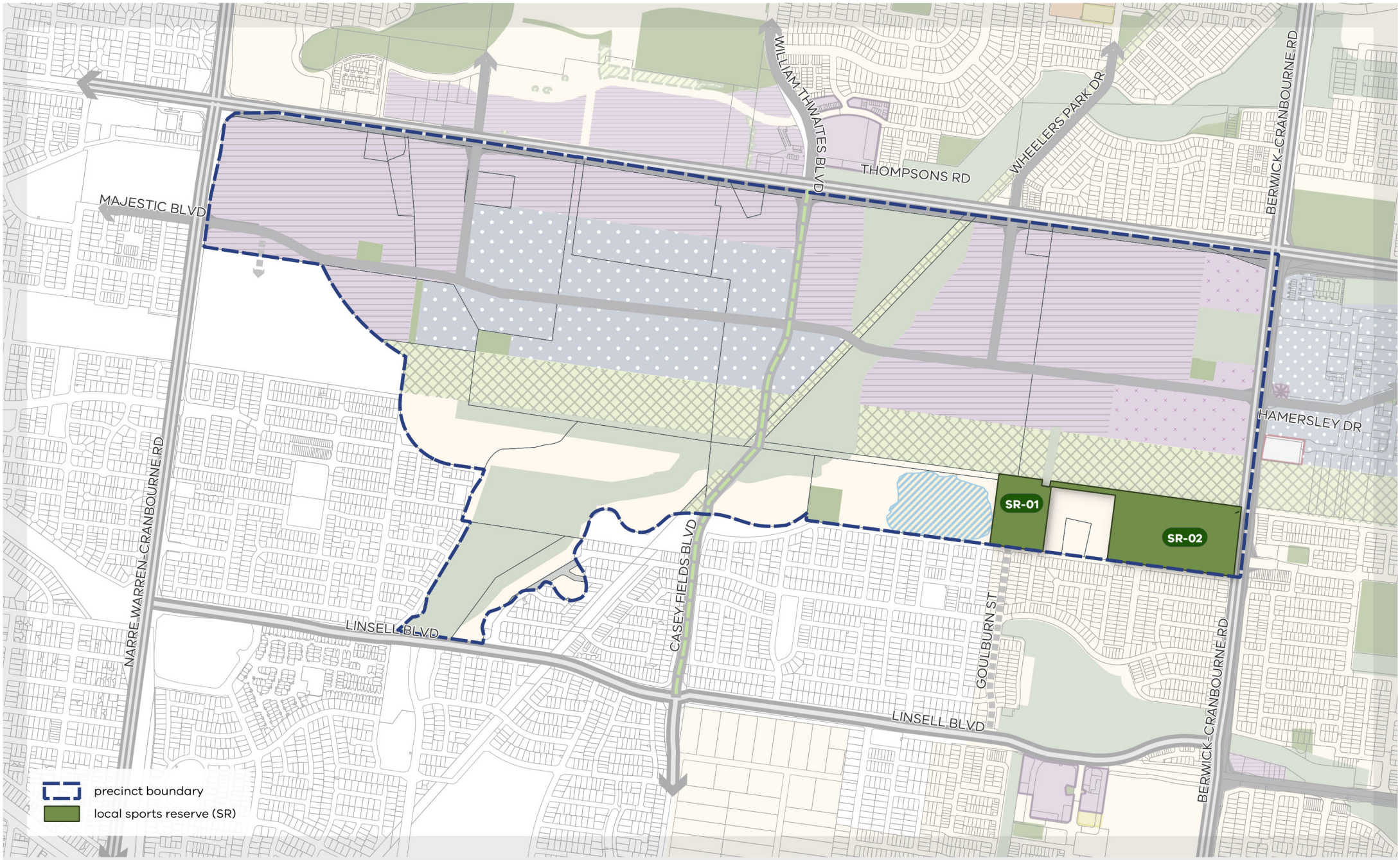

3.3 Community and recreation construction projects

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Croskell (Employment) PSP.

The community and recreation construction projects identified in this ICP are listed in the following table. As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed $109,088 per net developable hectare in the 2025/2026 financial year or the indexed amount in subsequent financial years.

Table 7 Standard levy community & recreation construction projects

PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HA
OPEN SPACE PROJECTS							
CK-SR-01	Construction of lawn bowls	M	14.06%	Balance to be covered by City of Casey	$10,690,005	$1,502,792	$50,394
CK-SR-02	Construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts and a multi-purpose pavilion	M	14.06%	Balance to be covered by City of Casey	$13,800,649	$1,940,084	$65,059
TOTAL STANDARD COMMUNITY & RECREATION LEVIES					**$24,490,654**	**$3,442,877**	**$115,453**
TOTAL CAPPED COMMUNITY AND RECREATION LEVY							**$115,453**

3.4 Project staging

The expected staging of each infrastructure construction item is set out in Table 5, Table 6 and Table 7 and is based on information available at the time that the ICP was prepared. The collecting and development agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The collecting and development agencies may consider alternative staging where:

- Infrastructure is to be constructed/provided by development proponents as works in kind, as agreed by the collecting agency
- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections, and
- Community needs determine a change to the delivery of works or provision of public purpose land for community facilities or open space.

All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the development agency's capacity to provide the balance of funds not collected by this ICP.

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Plan 4
Public Land Provision
Croskell (Employment) ICP

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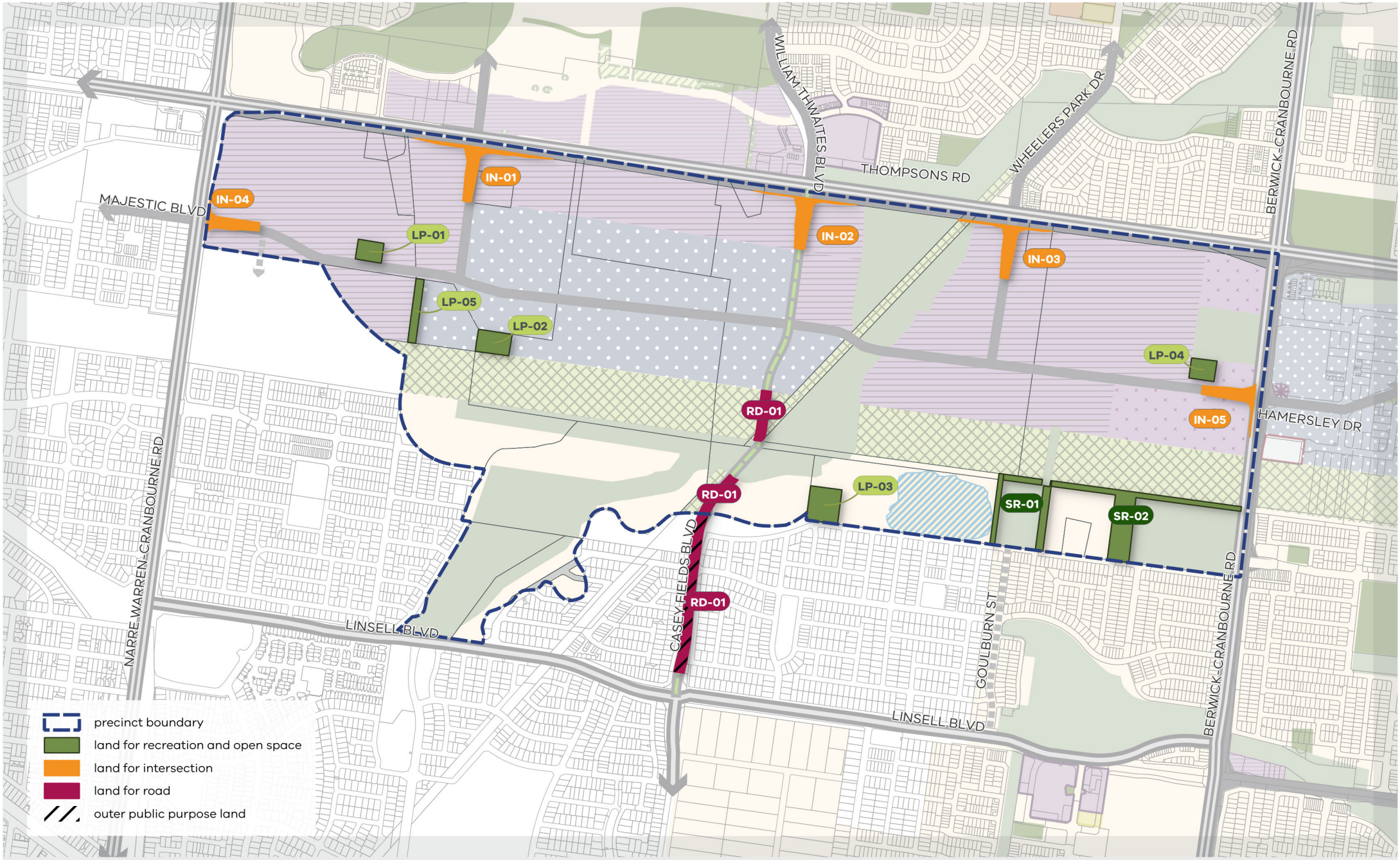

4.0 PUBLIC PURPOSE LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Croskell (Employment) PSP.

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*. Public purpose land may be:

- **inner public purpose land (IPPL)** - land within the ICP plan area that is specified in the ICP as land to be set aside for public purposes, or
- **outer public purpose land (OPPL)** - land outside of the ICP plan area that is specified in the ICP as land to be acquired for public purposes.

Only items listed in this ICP can be provided for by the land component of this ICP. This ICP includes only IPPL. Public purpose land not listed must be funded via other funding mechanisms.

4.1 Inner public purpose land

Plan 4 Public Land Provision shows the location of public purpose land (both inner and outer) as well as the type of allowable public purposes for which it may be used and developed.

Table 8 Inner and outer public purpose land specifies for each public purpose land (inner and outer) the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purpose land is the same as the monetary component specified in Section 3.0.

The IPPL forming part of each parcel of land is specified in Table 9 Public purpose land summary.

Table 8 Inner and outer public purpose land

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	PUBLIC PURPOSE LAND AREA (HA)
TRANSPORT INFRASTRUCTURE INNER PUBLIC PURPOSE LAND		
CK-RD-01	**Casey Fields Boulevard** Provision of land to construct a 31m road reserve from PSP boundary to southern boundary of central utilities easement. Provision of land to construct a 23.75m road reserve from southern boundary of central utilities easement to northern boundary of central utilities easement.	0.9109
CK-IN-01	**Thompsons Road and Industrial Connector Street (southern leg)** Provision of land for the southern leg of a primary arterial to industrial connector road signalised four-way intersection	0.9100
CK-IN-02	**Thompsons Road and Casey Fields Boulevard (southern leg)** Provision of land for the southern leg of a primary arterial to connector boulevard signalised four-way intersection	0.7906
CK-IN-03	**Thompsons Road and Wheelers Park Drive (southern leg)** Provision of land for the southern leg of a primary arterial to industrial connector road signalised four-way intersection	0.7335
CK-IN-04	**Narre Warren Cranbourne Road and Industrial Connector (eastern leg)** Provision of land for the eastern leg of a primary arterial to industrial connector road signalised four-way intersection	0.5761
CK-IN-05	**Berwick Cranbourne Road and Industrial Connector (western leg)** Provision of land for the western leg of a primary arterial to industrial connector road signalised four-way intersection	0.6393
SUB-TOTAL		**4.5605**
COMMUNITY AND RECREATION FACILITIES INNER PUBLIC PURPOSE LAND		
CK-SR-01	**Sports reserve** Provision of land	1.0266
CK-SR-02	**Sports reserve** Provision of land	2.2729
SUB-TOTAL		**3.2996**

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	PUBLIC PURPOSE LAND AREA (HA)
PUBLIC OPEN SPACE INNER PUBLIC PURPOSE LAND		
CK-LP-01	**Local park** Provision of land	0.5000
CK-LP-02	**Local park** Provision of land	0.7137
CK-LP-03	**Local park** Provision of land	1.0423
CK-LP-04	**Local park** Provision of land	0.5000
CK-LP-05	**Local park** Provision of land	0.5000
SUB-TOTAL		**3.2560**
SUB-TOTAL INNER PUBLIC PURPOSE LAND		**11.1161**
TRANSPORT INFRASTRUCTURE OUTER PUBLIC PURPOSE LAND		
CK-OPPL-RD-01	**Casey Fields Boulevard** Provision of land to create a road reserve for 22m of the total 31m road reserve from the northern boundary of IN-06 to the PSP boundary.	1.1400
SUB-TOTAL		**1.1400**
TOTAL INNER AND OUTER PUBLIC PURPOSE LAND		**12.2561**

4.1.1 Public open space contributions

The overall open space contribution for this ICP is identified in Table 16 Summary land use budget and Table 17 Parcel specific land use budget. This ICP provides for the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

4.2 Land component

The following table summarises for each class of development specified in this ICP:

- The total area of contribution land
- The total area of transport inner public purpose land
- The total area of community and recreation inner public purpose land
- The total area of inner public purpose land
- The total area of outer public purpose land
- The ICP land contribution percentage

Table 9 Public purpose land summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT INNER PUBLIC PURPOSE LAND (HA)	RESIDENTIAL COMMUNITY & RECREATION INNER PUBLIC PURPOSELAND (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION INNER PUBLIC PURPOSE LAND (HA)	TOTAL INNER PUBLIC PURPOSE LAND (HA)	TOTAL OUTER PUBLIC PURPOSE LAND (HA)	TOTAL PUBLIC PURPOSE LAND (HA)	TOTAL ICP LAND CONTRIBUTION PERCENTAGE
Residential (Ha)	33.4920	0.7298	3.2412		3.9710	0.1824	4.1534	12.40%
Commercial & Industrial (Ha)	175.8056	3.8307		3.3144	7.1451	0.9576	8.1027	4.61%
TOTAL	**209.2976**	**4.5605**	**3.2412**	**3.3144**	**11.1161**	**1.1400**	**12.2561**	

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development, by the total area of the contribution land in the ICP plan area in that class of development.

Where the need for a type of public purpose land is attributable to more than one class of development (for example, transport public purpose land), each development class' share of the public purpose land is equal to its proportion of the total contribution land.

As public purpose land cannot be evenly distributed across all parcels, 11.12ha of inner public purpose land and 1.14ha of outer public purpose land identified in Table 9, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 9.

Table 10 ICP land equalisation rate summarises for each class of development specified in this ICP:

- total amount of IPPL (in hectares) that is provided over the ICP land contribution percentage
- the total value of the credits for the IPPL over the ICP land contribution percentage
- the total estimated value for any OPPL
- the total land equalisation to be paid (IPPL credits plus OPPL estimated value)
- the total amount of IPPL that is equal to or less than the ICP land contribution percentage (this is IPPL (Ha) to be directly provided by each parcel and this land is not entitled to a credit), and
- the land equalisation rate (total land equalisation value divided by the total IPPL under the ICP land contribution percentage).

The land equalisation rate ($ per Ha) is used to determine the land equalisation amount specified in Table 10. The land equalisation amount is required to be paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

For the purposes of this ICP, if the net developable area for any specific parcel ID as set out in Table 17 is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may enter into an agreement under section 173 of the *Planning and Environment Act 1987* for payment of the Monetary Component for the additional net developable area at the ICP rates applicable at the time of any permit application.

Any increase in net developable area for any specific parcel ID as set out in Table 17 Parcel specific land use budget will not alter the land equalisation or land credit amounts listed in this ICP.

Table 10 ICP land equalisation rate

CLASS OF DEVELOPMENT	TOTAL IPPL (HA) EQUAL TO OR LESS THAN ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL (HA) OVER ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL LAND CREDIT AMOUNT (FOR 'OVER' LAND)	TOTAL OUTER LAND ESTIMATED VALUE	TOTAL LAND EQUALISATION TO BE PAID	LAND EQUALISATION RATE ($ PER HA)
Residential (Ha)	2.6492	2.1672	12,852,819.03	590,492.28	$14,678,610.83	
Commercial and Industrial (Ha)	1.5973	0.9393	6,986,215.65	3,099,604.87	$8,850,521.00	**$5,540,785.87**
TOTAL	**4.2465**	**3.1065**	**19,839,034.68**	**3,690,097.15**	**$23,529,131.83**	

Table 11 Public purpose land credit & equalisation amounts specifies for each parcel of land in the ICP plan area: the total contribution area of the parcel:

- The total ICP land contribution percentage
- The type of public purpose for which that IPPL may be used and developed
- The IPPL parcel contribution percentage
- The number of hectares that the parcel contribution percentage is above (land credit) or below (land equalisation) the ICP land contribution percentage
- A land credit amount (hectares and total ($))
- The land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 11 Public purpose land credit & equalisation amounts

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (%)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY & RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HECTARES)	PARCEL CONTRIBUTION TOTAL (HECTARES)		HECTARES	TOTAL $	HECTARES	TOTAL $	$ PER NDHA
INNER PUBLIC PURPOSE LAND													
CK-01	24.0769	Employment	1.1097	0.5761	-	0.5000	1.0761	4.47%	-	-	0.0335	$185,828.24	$8,079.21
CK-02	0.5000	Employment	0.0230	-	-	-	-	-	-	-	0.0230	$127,679.14	$255,368.50
CK-03	0.4025	Employment	0.0185	-	-	-	-	-	-	-	0.0185	$102,778.16	$255,368.50
CK-04	1.1552	Employment	0.0532	-	-	-	-	-	-	-	0.0532	$295,006.80	$255,368.50
CK-05	1.4431	Employment	0.0665	0.2463	-	-	0.2463	17.07%	0.1798	$1,796,115.16	-	-	-
CK-06	22.5919	Employment	1.0412	0.6637	-	-	0.6637	2.94%	-	-	0.3776	$2,092,048.94	$95,404.54
CK-07	12.1836	Employment	0.5615	-	-	-	-	-	-	-	0.5615	$3,111,312.79	$255,368.50
CK-08	19.4898	Employment	0.8983	-	-	0.7137	0.7137	3.66%	-	-	0.1846	$1,022,566.75	$54,461.11
CK-09	0.5421	Employment	0.0250	0.0041	-	-	0.0041	0.75%	-	-	0.0209	$115,778.56	$215,189.78
CK-10	23.5848	Employment	1.0870	1.1338	-	-	1.1338	4.81%	0.0468	$308,470.01	-	-	-
CK-11	0.1521	Employment	0.0070	0.1521	-	-	0.1521	100.00%	0.1451	$433,943.96	-	-	-
CK-12	0.5765	Employment	0.0266	0.0249	-	-	0.0249	4.32%	-	-	0.0017	$9,297.01	$16,855.85
CK-13E	21.9740	Employment	1.0128	0.6900	-	-	0.6900	3.14%	-	-	0.3227	$1,788,224.61	$84,017.24
CK-13R	0.9886	Residential	0.1226	-	0.1084	-	0.1084	10.96%	-	-	0.0142	$78,935.18	$89,674.62
CK-14	39.4385	Employment	1.8177	0.6393	-	1.6007	2.2400	5.68%	0.4223	$3,101,660.98	-	-	-
CK-15E	7.6947	Employment	0.3546	-	-	0.5000	0.5000	6.50%	0.1454	$1,346,025.55	-	-	-
CK-15R	5.6303	Residential	0.6982	-	-	-	-	-	-	-	0.6982	$3,868,674.42	$687,119.36
CK-16	8.1407	Residential	1.0095	-	-	-	-	-	-	-	1.0095	$5,593,612.00	$687,119.36
CK-17	0.0318	Residential	0.0039	0.0318	-	-	0.0318	100.00%	0.0278	$359,042.48	-	-	-
CK-18	-	Residential	0.0000	-	-	-	-	-	-	-	-	-	-
CK-19	4.0204	Residential	0.4986	0.3984	-	-	0.3984	9.91%	-	-	0.1002	$555,003.94	$153,230.92
CK-20	6.2236	Residential	0.7718	-	1.3452	-	1.3452	21.61%	0.5734	$3,427,222.08	-	-	-
CK-21	0.4716	Residential	0.0585	-	0.4716	-	0.4716	100.00%	0.4131	$3,302,548.00	-	-	-
CK-22	3.2295	Residential	0.4005	-	-	-	-	-	-	-	0.4005	$2,219,072.60	$687,119.36
CK-23	0.8092	Residential	0.1003	-	-	-	-	-	-	-	0.1003	$555,996.38	$687,119.36

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (%)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY & RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HECTARES)	PARCEL CONTRIBUTION TOTAL (HECTARES)		HECTARES	TOTAL $	HECTARES	TOTAL $	$ PER NDHA
CK-24	1.3160	Residential	0.1632	-	1.3160	-	1.3160	100.00%	1.1528	$5,764,006.47	-	-	-
CK-25	-	Residential	0	-	-	-	-	-	-	-	-	-	-
CK-26	2.6303	Residential	0.3262	-	-	-	-	-	-	-	0.3262	$1,807,316.32	$687,119.36
CK-R01	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R02	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R03	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R04	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R05	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R06	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R07	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R08	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R09	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R10	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R11	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R12	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R13	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R14	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R15	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R16	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R17	-	Residential	-	-	-	-	-	-	-	-	-	-	-
CK-R18	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SUB TOTAL	**209.2976**		**12.2561**	**4.5604**	**3.2412**	**3.3144**	**11.1161**		**3.1065**	**$19,839,034.68**	**4.2465**	**$23,529,131.83**	**-**
RESIDENTIAL SUB TOTAL	**33.4920**		**4.1534**	**0.7298**	**3.2412**		**3.9710**		**2.1672**	**$12,852,819.03**	**2.6492**	**$14,678,610.83**	
COMMERCIAL & INDUSTRIAL SUB TOTAL	**175.8056**		**8.1027**	**3.8307**		**3.3144**	**7.1451**		**0.9393**	**$6,986,215.65**	**1.5973**	**$8,850,521.00**	

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (%)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY & RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HECTARES)	PARCEL CONTRIBUTION TOTAL (HECTARES)		HECTARES	TOTAL $	HECTARES	TOTAL $	$ PER NDHA
OUTER PUBLIC PURPOSE LAND													
CK-OPPL-RD-01	-	Residential	-	0.1824	-	-	0.1824	-	-	$590,492.2805	-	-	
CK-OPPL-RD-01	-	Employment	-	0.9576	-	-	0.9576	-	-	$3,099,604.8694	-	--	-
SUB TOTAL				**1.1400**			**1.14**		**1.14**	**$3,690,097.15**			
TOTAL CROSKELL (EMPLOYMENT)	**209.297**	**-**	**-**	**5.7005**	**3.2412**	**3.3144**	**12.2651**	**-**	**-**	**$23,529,131.83**	**-**	**$23,529,131.83**	**-**
RESIDENTIAL TOTAL	**33.4920**		**4.1534**	**0.9122**	**3.2412**		**4.1534**	**12.40%**					
COMMERCIAL & INDUSTRIAL TOTAL	**175.8056**		**8.1027**	**4.7883**		**3.3144**	**8.1027**	**4.61%**					
EQUALISATION RATE												**$5,540,785.87**	

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 Collecting agency

Casey Council is the collecting agency for the purposes of Part 3AB of the *Planning and Environment Act 1987* (the Act) and this ICP. The monetary component of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Hume City Council is responsible for the administration and enforcement of this ICP, in accordance with Part 3AB of the Act.

5.2 Development agency

Casey Council is the development agency for the purposes of Part 3AB of the Act and this ICP. The development agency is responsible for provision of the infrastructure projects and acquisition of outer public purpose land identified in this ICP. As the development agency, Casey Council is also responsible for the proper administration of this ICP in accordance with Part 3AB of the Act.

5.3 Net developable area

The monetary component of Metropolitan Greenfield Growth Area ICPs are payable on the net developable area (NDA) of land on any given development site (NDA is defined in Appendix 1 definitions).

To align with the classes of development specified in this ICP, the NDA is divided into:

- **Net developable area residential (NDA-R)** – the NDA for the residential class of development
- **Net developable area employment (NDA-E)** – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in Table 16 Summary land use budget and Table 17 Parcel specific land use budget. Table 16 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 17 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

For the purposes of this ICP, the number of net developable hectares will only change if the collecting agency agrees to a variation to the parcel specific land budget and associated tables in the PSP and ICP as outlined within Section 4.2.

5.4 Contribution land

The land component of the infrastructure contribution is calculated based on the contribution land.

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*. It includes the net developable area and inner public purpose land.

The contribution land in the ICP plan area is specified in Table 11 Public purpose land credit & equalisation amounts and Table 17.

5.5 Levy rates and classes of development

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – 'residential development' and 'commercial and industrial development'.

Table 12 specifies the standard levy rate for each class of development.

Table 12 Classes of development & standard levy rates

CLASS OF DEVELOPMENT	COMMUNITY AND RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	$115,453	$150,295	$265,748
Commercial and Industrial	-	$150,295	$150,295

Table 13 Classes of development & supplementary levy rates

CLASS OF DEVELOPMENT	COMMUNITY AND RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL SUPPLEMENTARY LEVY RATE
Residential	-	$46,498	$46,498
Commercial and Industrial	-	$46,498	$46,498

Table 14 Classes of development & total monetary levy rates

CLASS OF DEVELOPMENT	COMMUNITY AND RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL LEVY RATE
Residential Development	$115,453	$196,793	$312,246
Commercial and Industrial	-	$196,793	$196,793

5.6 Estimated value of public purpose land

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* and the Infrastructure Contributions Plan Guidelines (ICP Guidelines).

The component of a land equalisation amount specified in this ICP that relates to any outer public purpose land is based on the estimated value of the outer public purpose land determined in accordance with the method specified in the Ministerial Direction.

The component of a land equalisation amount specified in this ICP that relates to any inner public purpose land is based on the estimated value of land credit amounts for inner public purpose land.

The estimated value of inner public purpose land in a parcel of land is required to be calculated when the **parcel contribution percentage** of that land is more than the **ICP land contribution percentage** for the class of development.

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in Table 10.

5.7 Payment of contributions

5.7.1 Timing of payment of monetary component & land equalisation amounts

Subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, the monetary component (standard levy) and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the collecting agency.

If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works in lieu.

Development of land where no subdivision is proposed

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement, or other suitable arrangement, under Section 173 of the Act in respect of the proposed works or provision of land in lieu.

Where no building permit is required

Where no building permit is required, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the collecting agency in a Section 173 agreement.

If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land in lieu.

5.7.2 Inner public purpose land

If any land component of an infrastructure contribution includes inner public purpose land, that inner public purpose land must be provided in accordance with section 46GV of the Act.

5.8 Payment of land credit amounts

A person is entitled to be paid the land credit amount specified in this ICP in relation to a parcel of land if:

- On development of that parcel the person must, in accordance with section 46GV(4) of the Act, provide inner public purpose land forming part of that parcel to the collecting agency or a development agency; and
- The parcel contribution percentage of the parcel of land to be developed is more than the ICP land contribution percentage for that class of development.

The land credit amount is to be paid by the collecting agency to the landowner at a time to be agreed, but not before lodgement of a subdivision plan. This may be formalised in a section 173 agreement if the collecting agency and landowner agree.

5.9 Development exempt from contributions

Some classes of development are exempt from infrastructure contributions. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the collecting agency infrastructure contributions in accordance with the provisions of this ICP. The 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.

5.9.1 Schools

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*.

5.9.2 Housing

Any housing to be provided by or on behalf of the Department of Families, Fairness and Housing (DFFH) is exempt from the requirement to pay an infrastructure contributions levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)*.

5.10 Works in kind

Under section 46GX of the Act, the collecting agency may accept the provision of works, services or facilities by an applicant in part or full satisfaction of the monetary component of an infrastructure contribution payable by the applicant to the collecting agency ('works in kind').

Before accepting the provision of works in kind, the collecting agency must obtain the agreement of the development agency or agencies specified in this ICP.

The collecting agency should only accept the provision of works in kind if:

- The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this ICP, to the satisfaction of the collecting agency and development agency.
- The collection agency and development agency have agreed that the timing of the works in kind is consistent with priorities in this ICP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities).
- The works in kind are defined and agreed in a section 173 agreement.
- The detailed design of the works in kind is to the satisfaction of the development agency and any others identified in permit conditions.

If the collecting and development agencies accept the provision of works in kind:

- The value of the works in kind will be negotiated between the collecting agency and the applicant
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind.

The land component and any land equalisation amounts or land credit amounts cannot be accepted as works in kind.

5.10.1 Interim and temporary works

Interim and temporary works are not considered as eligible for works in kind credits against this ICP, unless agreed to by the collecting and development agencies.

5.11 Works in kind reimbursement

If the collecting agency agrees to accept works under section 46GX of the Act and the value of those works is greater than the monetary component of the infrastructure contribution payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with and agreed to by the collecting agency and development agency.

5.12 Funds administration

The contributions made under this ICP will be held by the collecting agency until required for the provision of infrastructure projects. Details of contributions received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989*, the Act and the *Ministerial Reporting Requirements for Infrastructure Contributions Plans (April 2025)*.

In accordance with the *Planning and Environment Act 1987*, the collecting agency to which the monetary component of contributions are paid must forward to the VPA (as planning authority) any part of the monetary component of contributions that is imposed for plan preparation costs. Subject to the agreement between the collecting agency and the planning authority, reimbursement of plan preparation costs should occur as soon as practicable within the first five years of development.

5.13 Annual indexation of standard levy rates

The standard levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* on 1 July each year.

The indices used in the indexation method are set out in Table 15.

Table 15 Indices

CLASS OF INFRASTRUCTURE	INDEX
Community and recreation construction	Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers)
Transport construction (inclusive of plan preparation costs)	Australian Bureau of Statistics Producer Price Index for Road and Bridge Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers)

5.14 Adjustment of land credit amounts

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* on 1 July each year.

5.15 Adjustment of land equalisation amounts

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (April 2025)* on 1 July each year.

6.0 APPENDICES

Appendix 1 Glossary of terms

TERM	DEFINITION
collecting agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity that an infrastructure levy is payable to in accordance with Part 3AB of the *Planning and Environment Act 1987*.
contribution land	The land in the ICP plan area of an infrastructure contribution plan in respect of which an infrastructure contribution is to be imposed under the plan if any of that land is developed. This excludes encumbered land, existing public purposes land and land that is exempt from paying a contribution. It includes net developable area and inner public purpose land.
development agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity responsible for works, services or facilities and public purpose land specified in this ICP plan.
gross developable area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
inner public purpose land (IPPL)	Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.
net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and credited public open space. It includes lots, local streets and connector streets. Net developable area may be expressed in terms of hectare units (for example NDHa).
summary land use budget table	A table setting out the total precinct area, a breakdown of constituent non developable land uses proposed within the precinct and the net developable area.
parcel specific land use budget	As per summary land use budget but broken down on a parcel by parcel basis. For the ICP, it also includes contribution land areas and a breakdown of transport and community and recreation land takes for each parcel.
outer public purpose land (OPPL)	Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.
plan preparation costs	The reasonable costs and expenses incurred by the planning authority in preparing the infrastructure contributions plan and the related precinct structure plan or strategic plan.
works in kind	Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.

Plan 5

Land Use Budget

Croskell (Employment) ICP

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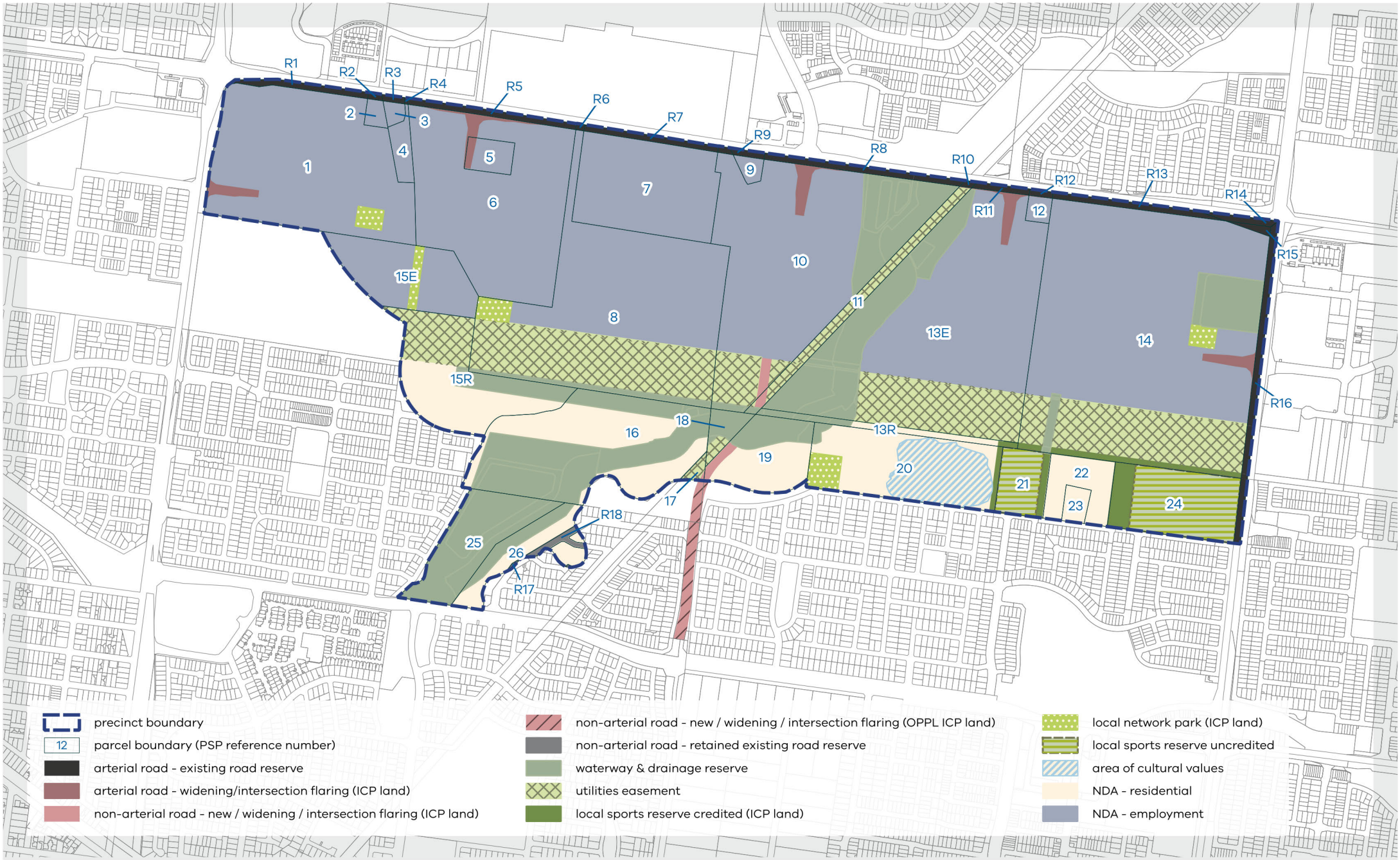


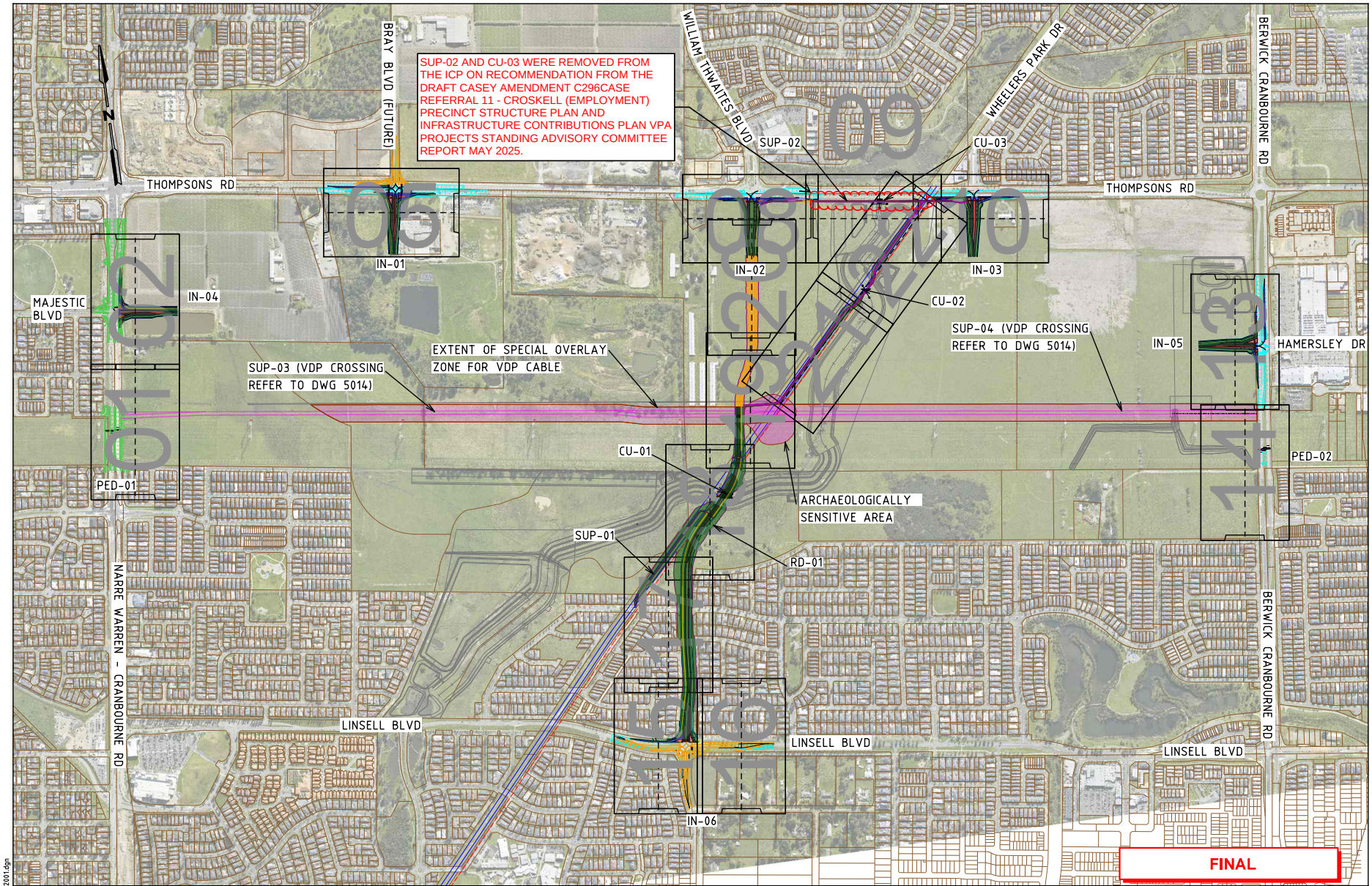
Table 16 Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	**317.24**		
TRANSPORT			
Arterial road - existing road reserve	8.66	2.73%	4.37%
Arterial road - new / widening / intersection flaring (ICP land)	3.65	1.15%	1.84%
Non-arterial road - new / widening / intersection flaring (ICP land)	0.91	0.29%	0.46%
Non-arterial road - retained existing road reserve	0.47	0.15%	0.24%
SUB-TOTAL TRANSPORT	**13.70**	**4.32%**	**6.91%**
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Waterway and drainage reserve	45.04	14.20%	22.73%
Utilities easements	39.22	12.36%	19.79%
Local sports reserve uncredited	9.14	2.88%	4.61%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	**93.40**	**29.44%**	**47.13%**
CREDITED OPEN SPACE			
Local network park (ICP land)	3.26	1.03%	1.64%
Local sports reserve credited (ICP Land)	3.30	1.04%	1.66%
SUB-TOTAL CREDITED OPEN SPACE	**6.56**	**2.07%**	**3.31%**
TOTAL ALL OPEN SPACE	**99.96**	**31.51%**	**50.44%**
OTHER (UNCREDITED LAND)			
Area of cultural values	5.40	1.70%	2.73%
TOTAL NET DEVELOPABLE AREA – (NDA) HA	**198.18**	**62.47%**	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) HA	**29.82**	**9.40%**	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) HA	**168.36**	**53.07%**	

Table 17 Parcel specific land use budget

PARCEL ID	TOTAL AREA (HA)	TRANSPORT				OPEN SPACE					OTHER	TOTAL NET DEVELOPABLE AREA (HA)	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT (HA)	RESIDENTIAL COMMUNITY & RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HA)
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL NETWORK PARK (ICP LAND)	LOCAL SPORTS RESERVE UNCREDITED	LOCAL SPORTS RESERVE CREDITED (ICP LAND)	AREA OF CULTURAL VALUES					
CK-01	24.0769	-	0.5761	-	-	-	-	0.5000	-	-	-	23.0008	24.0769	0.5761	-	0.5000
CK-02	0.5000	-	-	-	-	-	-	-	-	-	-	0.5000	0.5000	-	-	-
CK-03	0.4025	-	-	-	-	-	-	-	-	-	-	0.4025	0.4025	-	-	-
CK-04	1.1552	-	-	-	-	-	-	-	-	-	-	1.1552	1.1552	-	-	-
CK-05	1.4431	-	0.2463	-	-	-	-	-	-	-	-	1.1967	1.4431	0.2463	-	-
CK-06	22.5919	-	0.6637	-	-	-	-	-	-	-	-	21.9282	22.5919	0.6637	-	-
CK-07	12.1836	-	-	-	-	-	-	-	-	-	-	12.1836	12.1836	-	-	-
CK-08	32.4622	-	-	-	-	1.2173	11.7551	0.7137	-	-	-	18.7761	19.4898	-	-	0.7137
CK-09	0.5421	-	0.0041	-	-	-	-	-	-	-	-	0.5380	0.5421	0.0041	-	-
CK-10	32.0083	-	0.7865	-	0.3472	5.9913	2.4323	-	-	-	-	22.4511	23.5848	1.1337	-	-
CK-11	2.9310	-	0.0186	-	0.1335	0.0781	2.6728	-	-	-	-	-	0.1521	0.1521	-	-
CK-12	0.5765	-	0.0249	-	-	-	-	-	-	-	-	0.5516	0.5765	0.0249	-	-
CK-13E	39.4849	-	0.6900	-	-	9.5586	7.9523	-	-	-	-	21.2840	21.9740	0.69001	-	-
CK-13R	1.5821	-	-	-	-	0.5936	-		-	0.1084	-	0.8802	0.9886	-	0.1084	-
CK-14	53.5788	-	0.6393	-	-	3.8318	10.3085	0.5000	-	1.1007	-	37.1985	39.4385	0.6393	-	1.6007
CK-15E	7.6947	-	-	-	-	-	-	0.5000	-	-	-	7.1947	7.6947	-	-	0.5000
CK-15R	10.9115	-	-	-	-	1.7993	3.4820	-	-	-	-	5.6303	5.6303	-	-	-
CK-16	18.8722	-	-	-	-	10.7315	-	-	-	-	-	8.1407	8.1407	-	-	-
CK-17	0.3367	-	-	-	0.0318	0.0091	0.2959	-	-	-	-	-	0.0318	0.0318	-	-
CK-18	1.2555	-	-	-	-	0.9379	0.3177	-	-	-	-	-	-	-	-	-
CK-19	5.8952	-	-	-	0.3984	1.8748	-	-	-	-	-	3.6220	4.0204	0.3984	-	-
CK-20	11.8395	-	-	-	-	0.2134	-	1.0423	-	0.3029	5.4025	4.8784	6.2236	-	1.3452	-
CK-21	3.0262	-	-	-	-	0.0029	-	-	2.5517	0.4716	-	-	0.4716	-	0.4716	-
CK-22	3.2295	-	-	-	-	-	-	-	-	-	-	3.2295	3.2295	-	-	-

PARCEL ID	TOTAL AREA (HA)	TRANSPORT				OPEN SPACE					OTHER	TOTAL NET DEVELOPABLE AREA (HA)	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT (HA)	RESIDENTIAL COMMUNITY & RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HA)
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL NETWORK PARK (ICP LAND)	LOCAL SPORTS RESERVE UNCREDITED	LOCAL SPORTS RESERVE CREDITED (ICP LAND)	AREA OF CULTURAL VALUES					
CK-23	0.8092	-	-	-	-	-	-	-	-	-	-	0.8092	0.8092	-	-	-
CK-24	7.9071	-	-	-	-	-	-	-	6.5911	1.3160	--	-	1.3160	-	1.3160	-
CK-25	6.8209	-	-	-	-	6.8209	-	-	-	-	-	-	-	-	-	-
CK-26	4.0111	-	-	-	-	1.3809	-	-	-	-	-	2.6303	2.6303	-	-	-
SUB-TOTAL	**308.10**	**-**	**3.6496**	**-**	**0.9109**	**45.0410**	**39.21651**	**3.2560**	**9.1428**	**3.2996**	**5.4025**	**198.1816**	**209.2976**	**4.5604**	**3.412**	**3.3144**
CK-R01	0.7991	0.7991	-	-	-	-		-	-	-	-	-	-	-	-	-
CK-R02	0.0885	0.0885	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R03	0.1375	0.1375	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R04	0.0203	0.0203	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R05	1.0137	1.0137	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R06	0.0494	0.0494	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R07	0.8089	0.8089	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R08	1.3063	1.3063	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R09	0.2026	0.2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R10	0.0746	0.0746	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R11	0.3417	0.3417	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R12	0.1463	0.1463	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R13	0.9861	0.9861	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R14	0.4115	0.4115	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R15	0.2100	0.2100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R16	2.0664	2.0664	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R17	0.0376	-	-	0.0376	-	-	-	-	-	-	-	-	-	-	-	-
CK-R18	0.4352	-	-	0.4352	-	-	-	-	-	-	-	-	-	-	-	-
SUB-TOTAL	**9.1355**	**8.6628**		**0.4728**												



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F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--2001.dgn

Victorian Planning Authority

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VICTORIAN PLANNING AUTHORITY
PSP KEY PLAN

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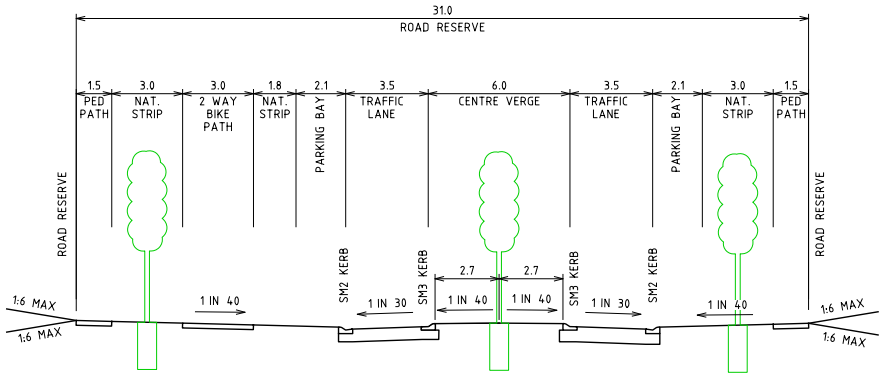
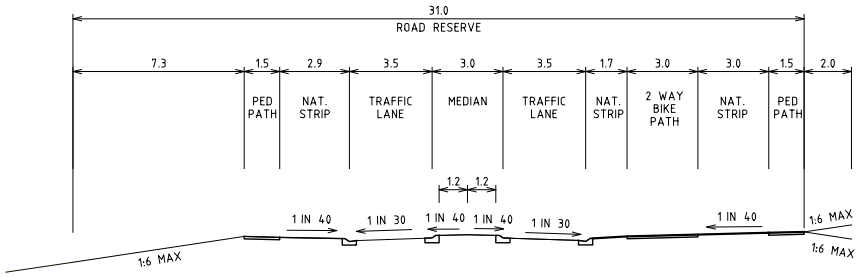


BOULEVARD CONNECTOR

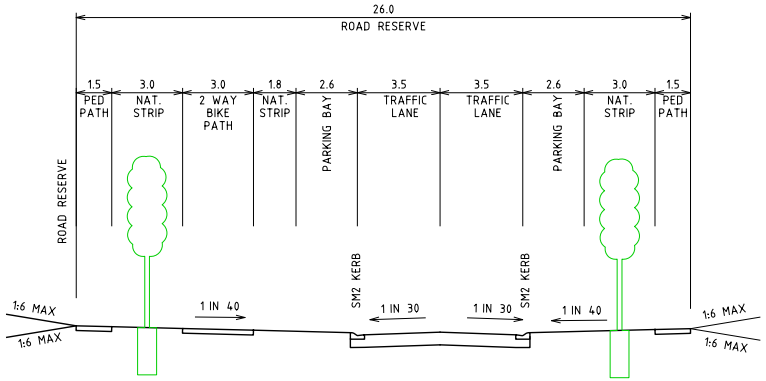
CASEY FIELDS BOULEVARD (RD-01, IN-02 AND IN-06)
N.T.S.



BOULEVARD CONNECTOR - REDUCED 23.75m ROAD WIDTH - 31m ROAD RESERVE

CASEY FIELDS BOULEVARD

REDUCED SECTION. TRANSMISSION EASEMENT
AND VDP CABLE SPECIAL USE OVERLAY



INDUSTRIAL CONNECTOR

ALL PROPOSED PSP ROADS EXCEPT CASEY FIELDS
BOULEVARD (IN-01, IN-03, IN-04, IN-05)
N.T.S

GENERAL NOTES:

1. PROPOSED ROW BOUNDARY BASED ON TYPICAL CROSS SECTION AND TYPICAL INTERSECTION WIDTHS.
2. ROAD CROSS SECTIONS HAVE BEEN ADOPTED FROM THE VPA TYPICAL CROSS SECTIONS.
3. THE CO-ORDINATE SYSTEM USED IN ALL DRAWINGS IS MGA2020 (ZONE 55).
4. NO ASSESSMENT OF EXISTING OR PLANNED UTILITY SERVICES HAS BEEN UNDERTAKEN IN THE DEVELOPMENT OF THE INTERSECTIONS.
5. LINEMARKING IS INDICATIVE AND REPRESENTATIVE OF THE FUNCTIONALITY OF THE INTERSECTION ONLY.
6. ALL LANE WIDTHS ARE 3.5m UNLESS STATED OTHERWISE.

LEGEND:

- INTERIM LAYOUT
- ULTIMATE LAYOUT
- WORKS BY OTHERS
- EXISTING CONDITIONS
- PROPOSED ROW BOUNDARY
- EXISTING ROW BOUNDARY
- CADASTRAL BOUNDARY
- MELBOURNE WATER DSS ASSETS
- MELBOURNE WATER ASSETS
- ABANDONED MELBOURNE WATER ASSETS
- VDP OPTIC FIBRE CABLE
- VDP 220 KV ELECTRIC CABLE
- 500 KV OVERHEAD TRANSMISSION LINES
- EXISTING ASSETS TO BE REMOVED
- EXTENT OF EARTHWORKS
- VDP CABLE EASEMENT
- PEDESTRIAN SAFTY FENCE
- CYCLIST FRIENDLY SAFETY FENCE

- ARTERIAL ROAD PAVEMENT
- SECONDARY ROAD PAVEMENT
- CONNECTOR ROAD PAVEMENT
- CONCRETE MEDIAN AND ISLAND
- 2 WAY BIKE PATH
- SHARED USE PATH
- FOOTPATH
- LANDSCAPE AREA

FINAL

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED: A GREENWOOD
APPROVED: J MACKIE
CAT:
PROJ:
FILE: 30043407--3000.dgn

Victorian Planning Authority

SCALE OF METRES
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CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

CROSKELL CROSS SECTIONS, NOTES AND LEGEND

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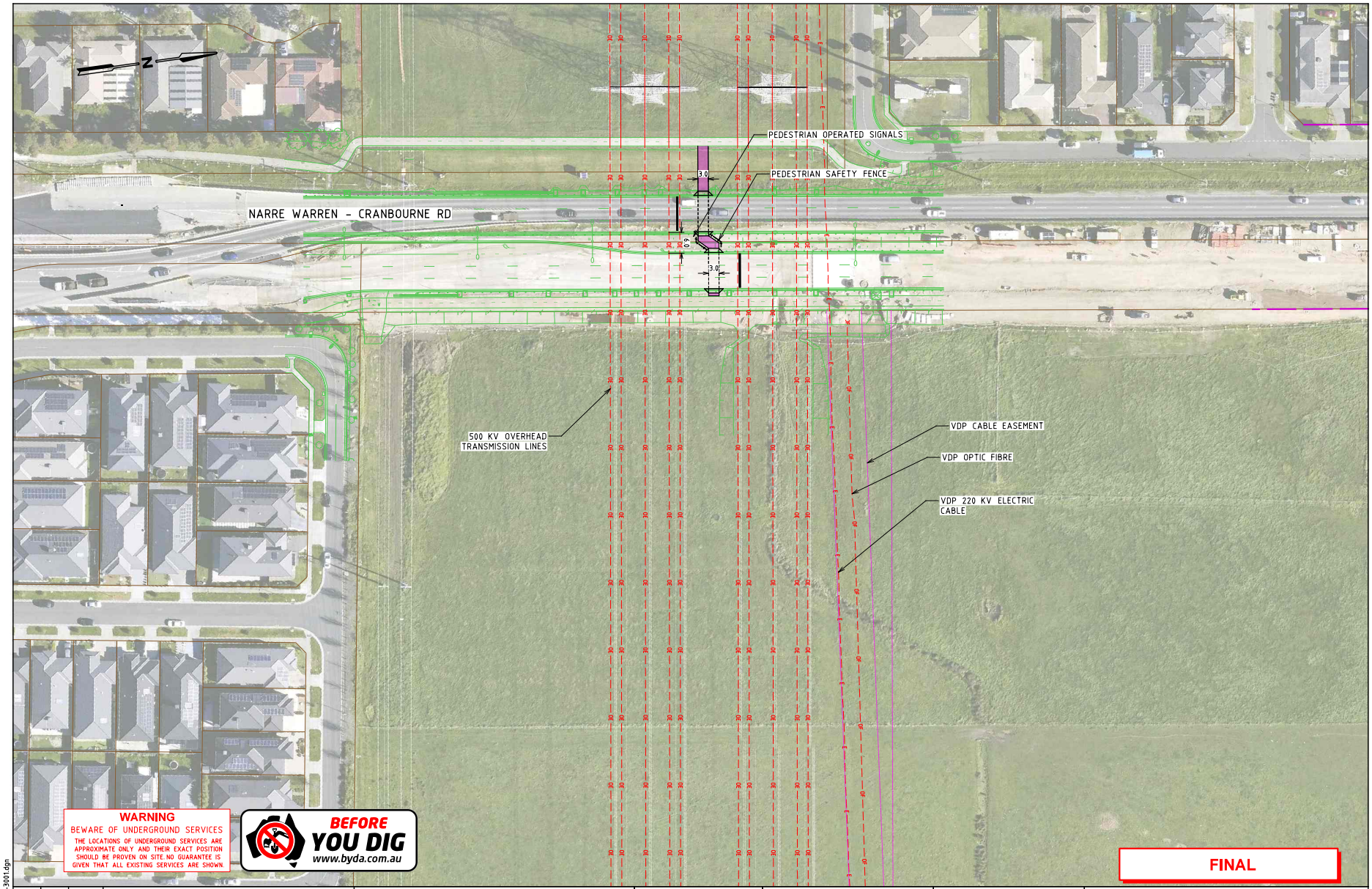

ISSUE	APP'D	DATE	AMENDMENT
E	GC	30.01.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3001.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

PED-01 - NARRE WARREN CRANBOURNE RD GENERAL ALIGNMENT PLAN

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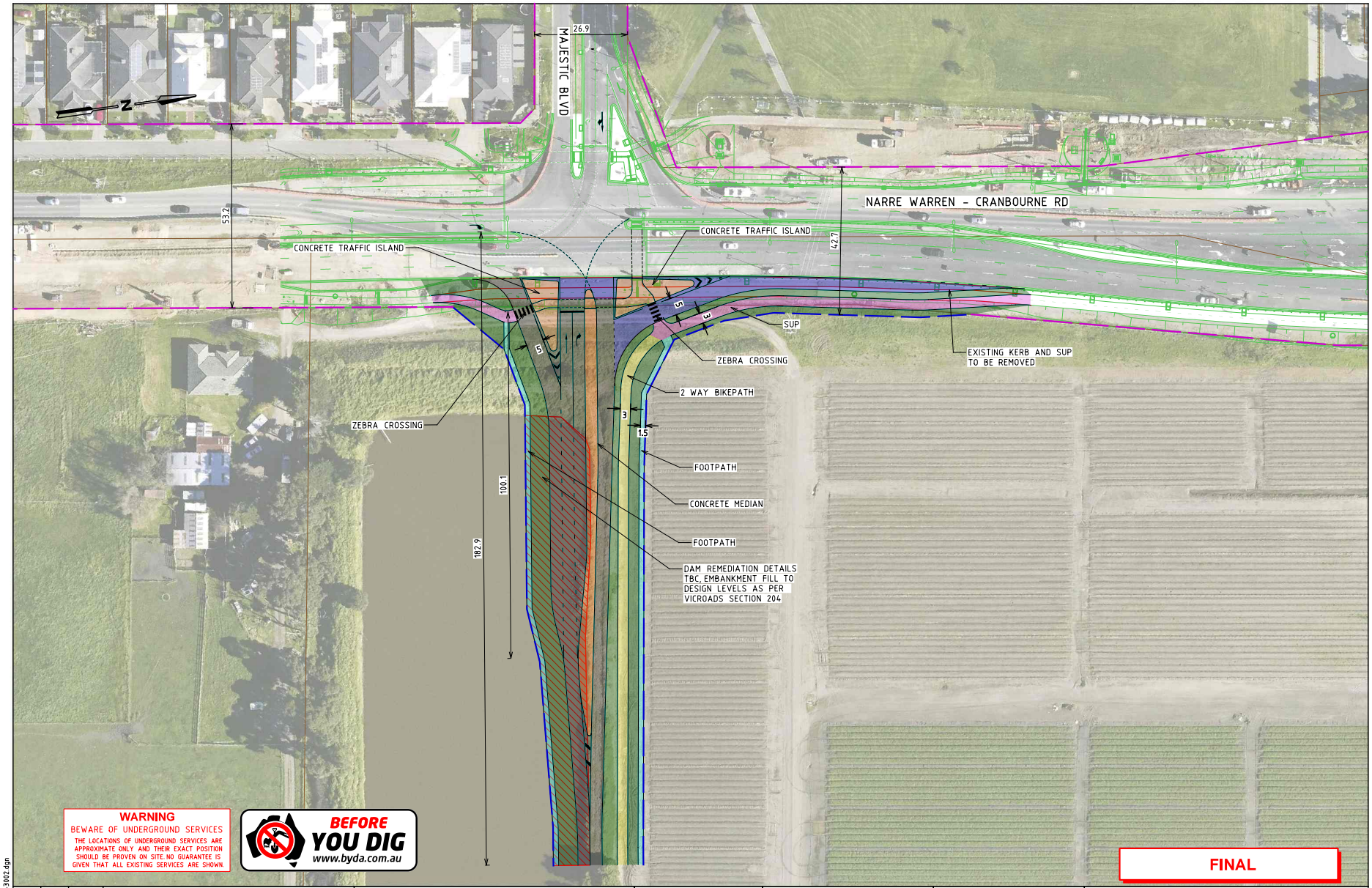

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3002.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-04 - NARRE-WARREN CRANBOURNE RD GENERAL ALIGNMENT PLAN

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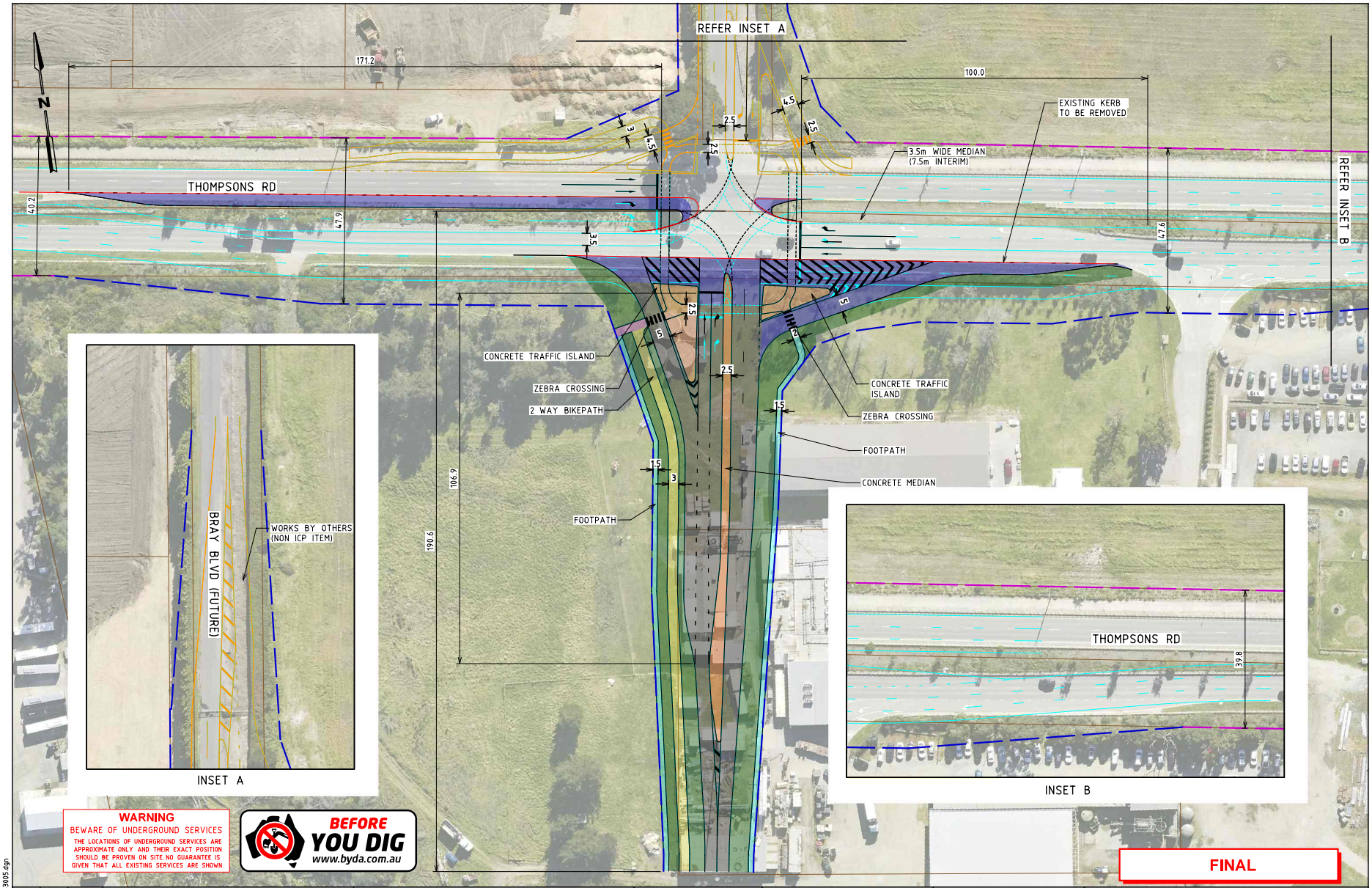

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3005.dgn
SCALE OF METRES HOR 0 10 20 VER

Victorian Planning Authority

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-01 - THOMPSONS RD/ CONNECTOR GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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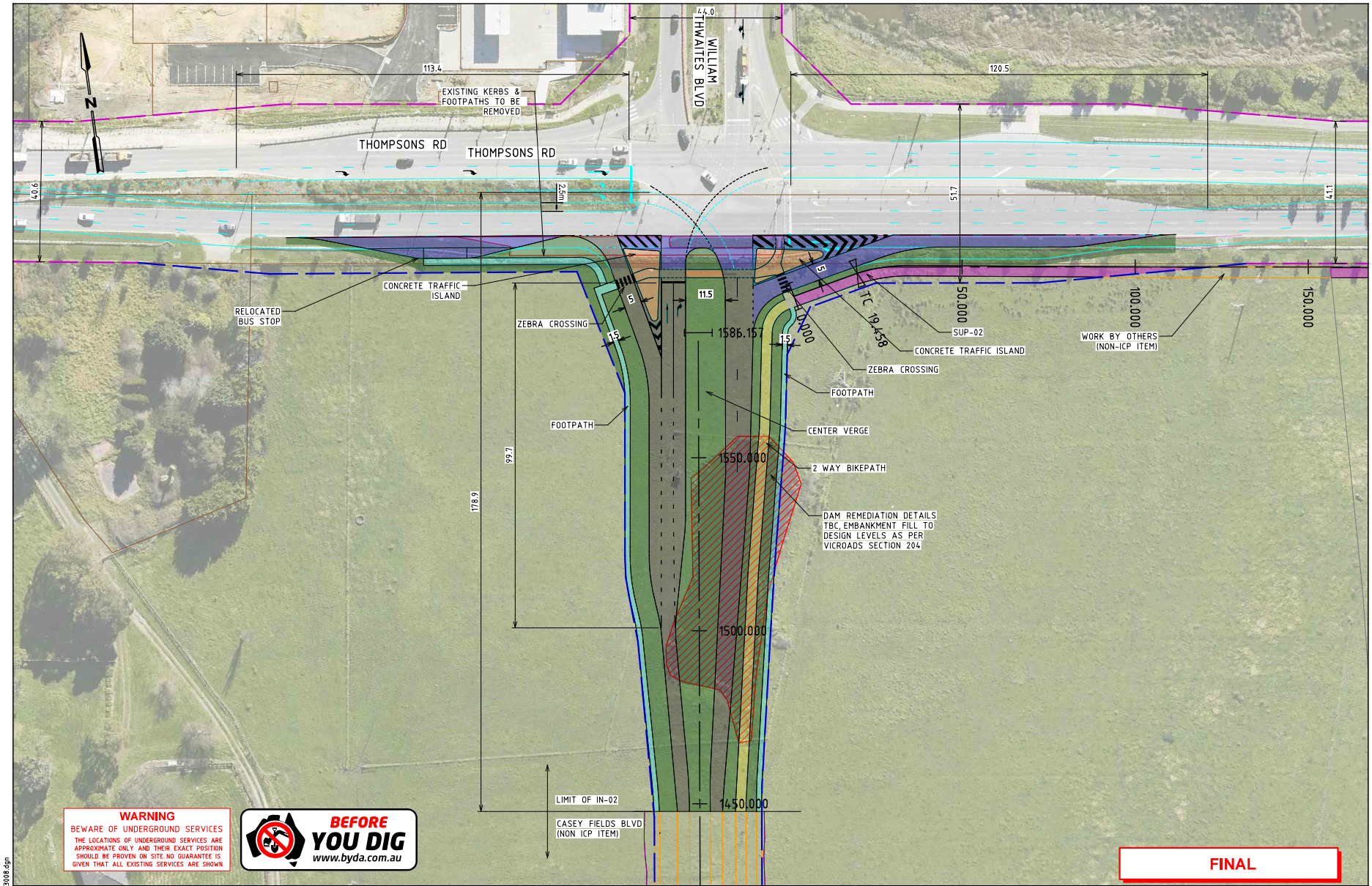

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3008.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-02 - THOMPSONS RD/WILLIAM THWAITES BVD GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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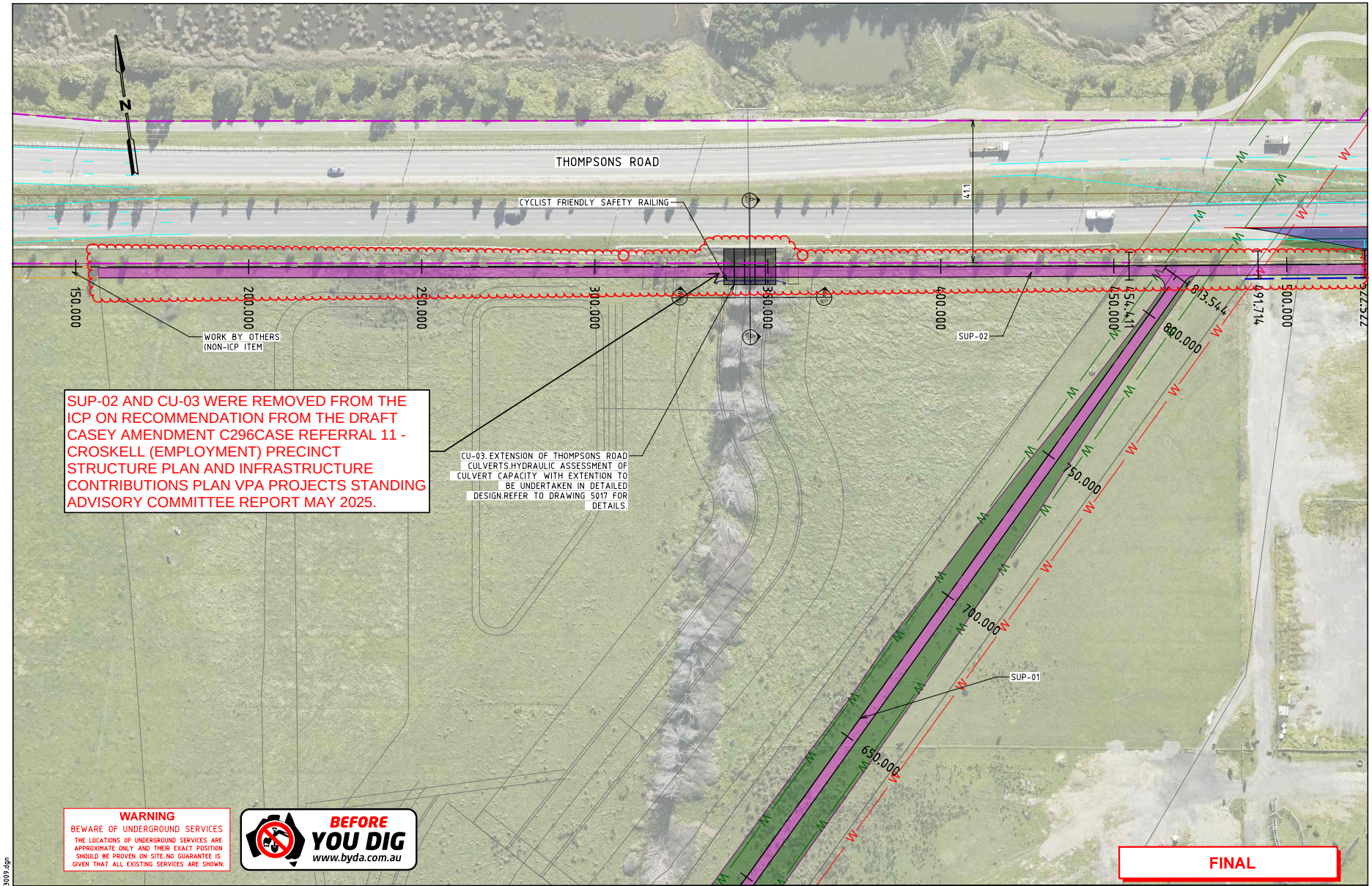

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3009.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

SUP-02 - SHARED USE PATH GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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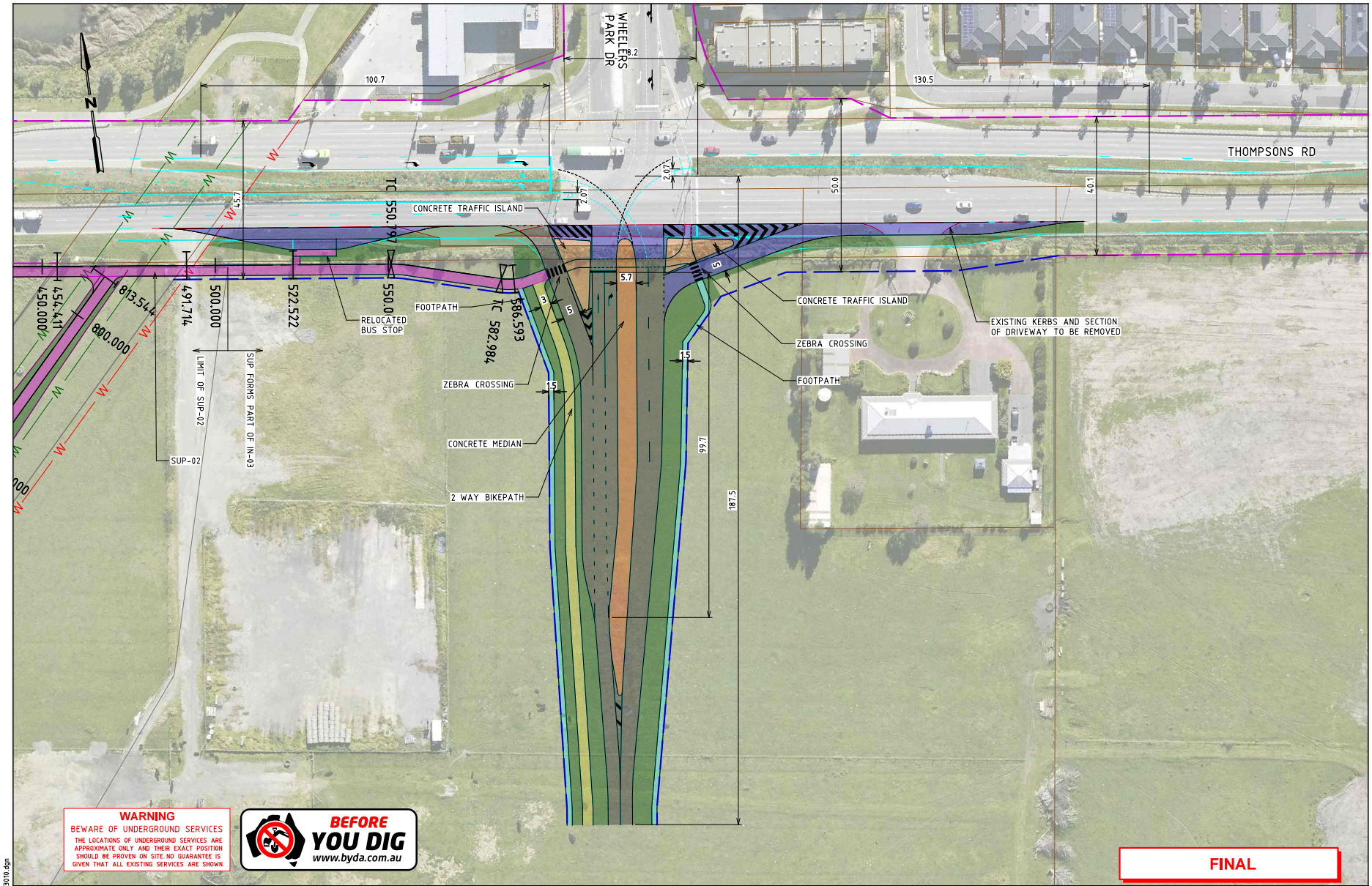

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3010.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-03 THOMPSONS RD/WHEELERS PARK DR
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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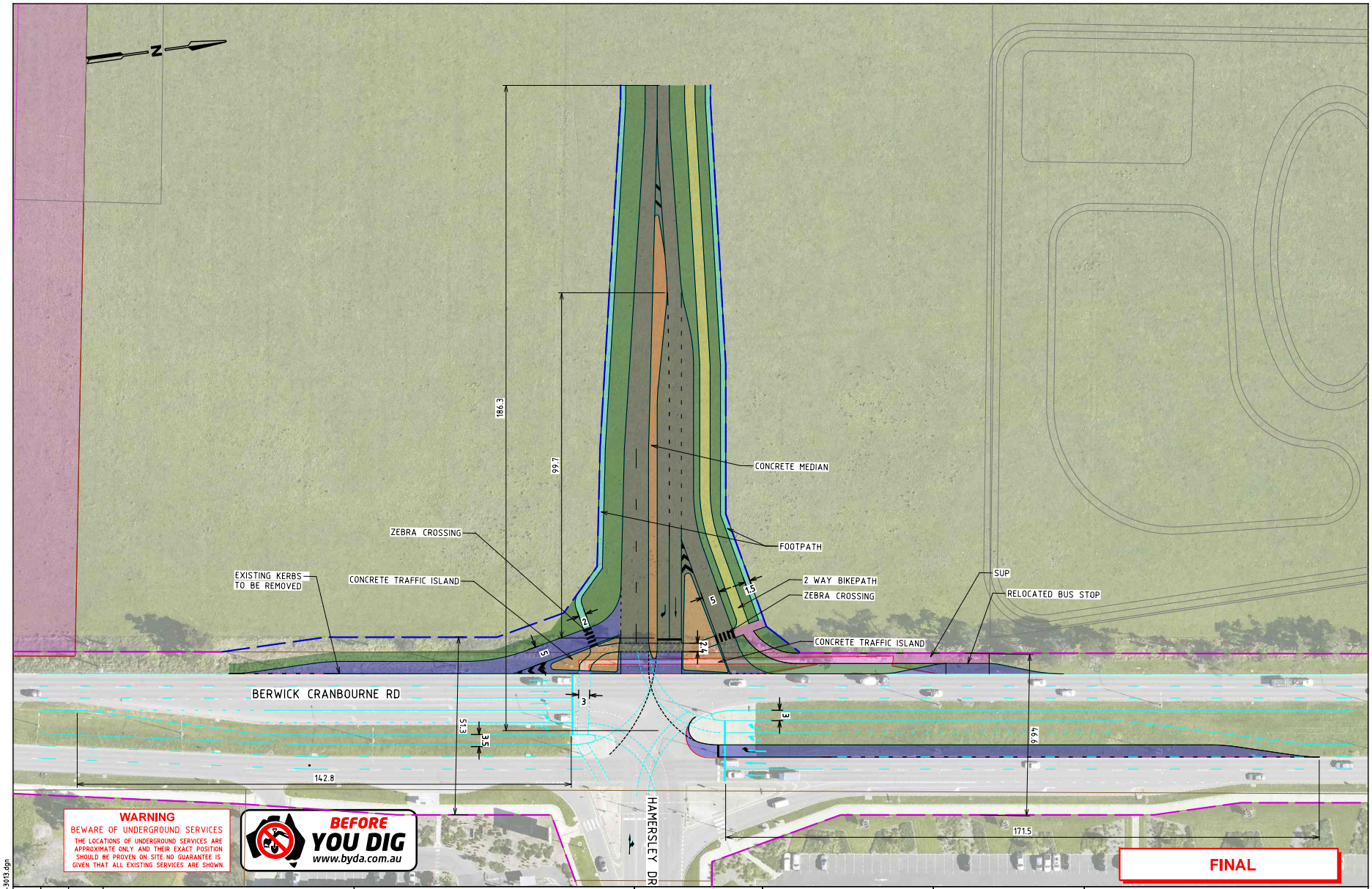

ISSUE	APP'D	DATE	AMENDMENT
F	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
E	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
D	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
C	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3013.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-05 BERWICK CRANBOURNE RD/HAMERSLEY DR
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	13	-3013	F

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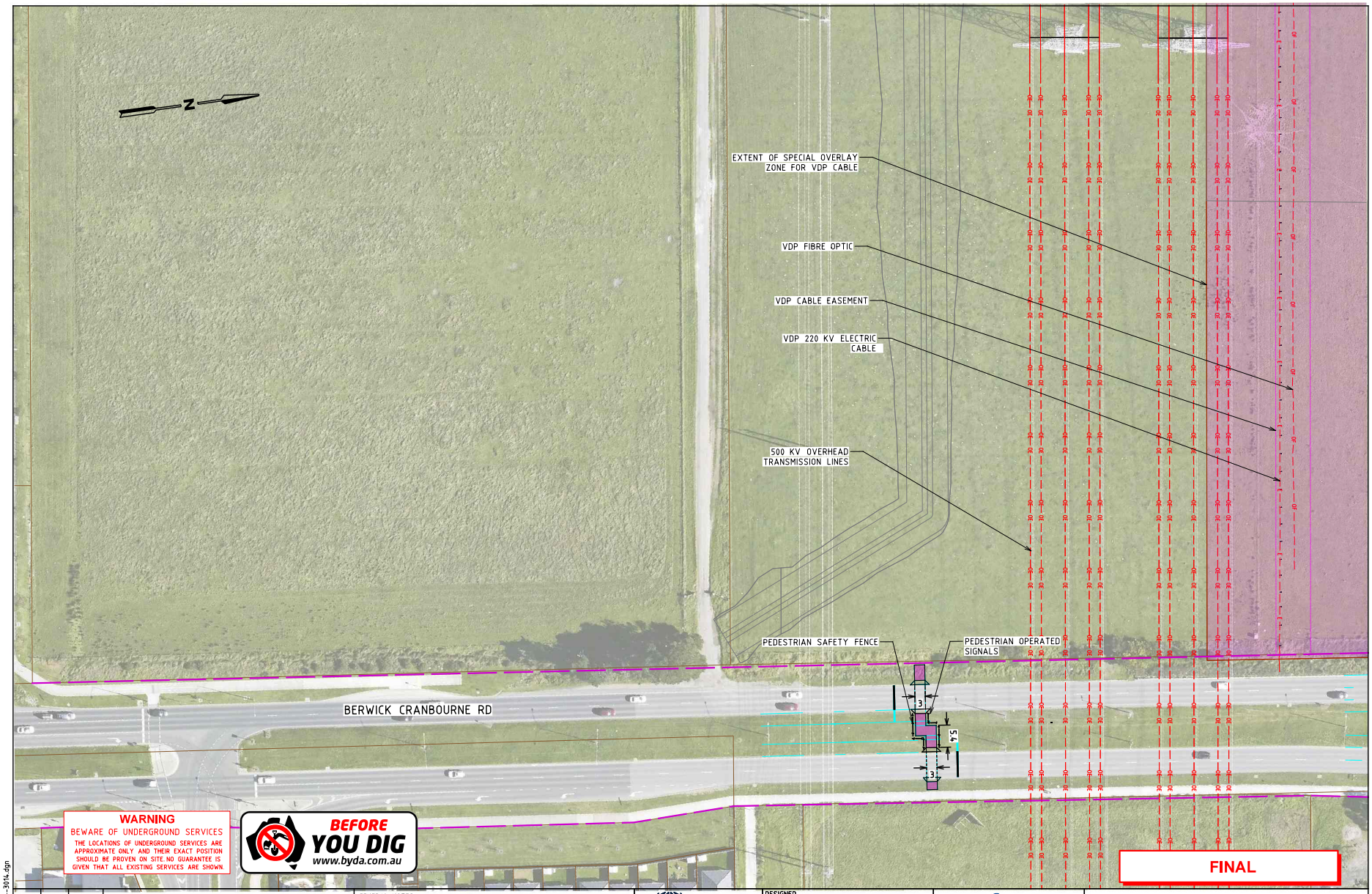

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3014.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

PED-02 - BERWICK CRANBOURNE RD
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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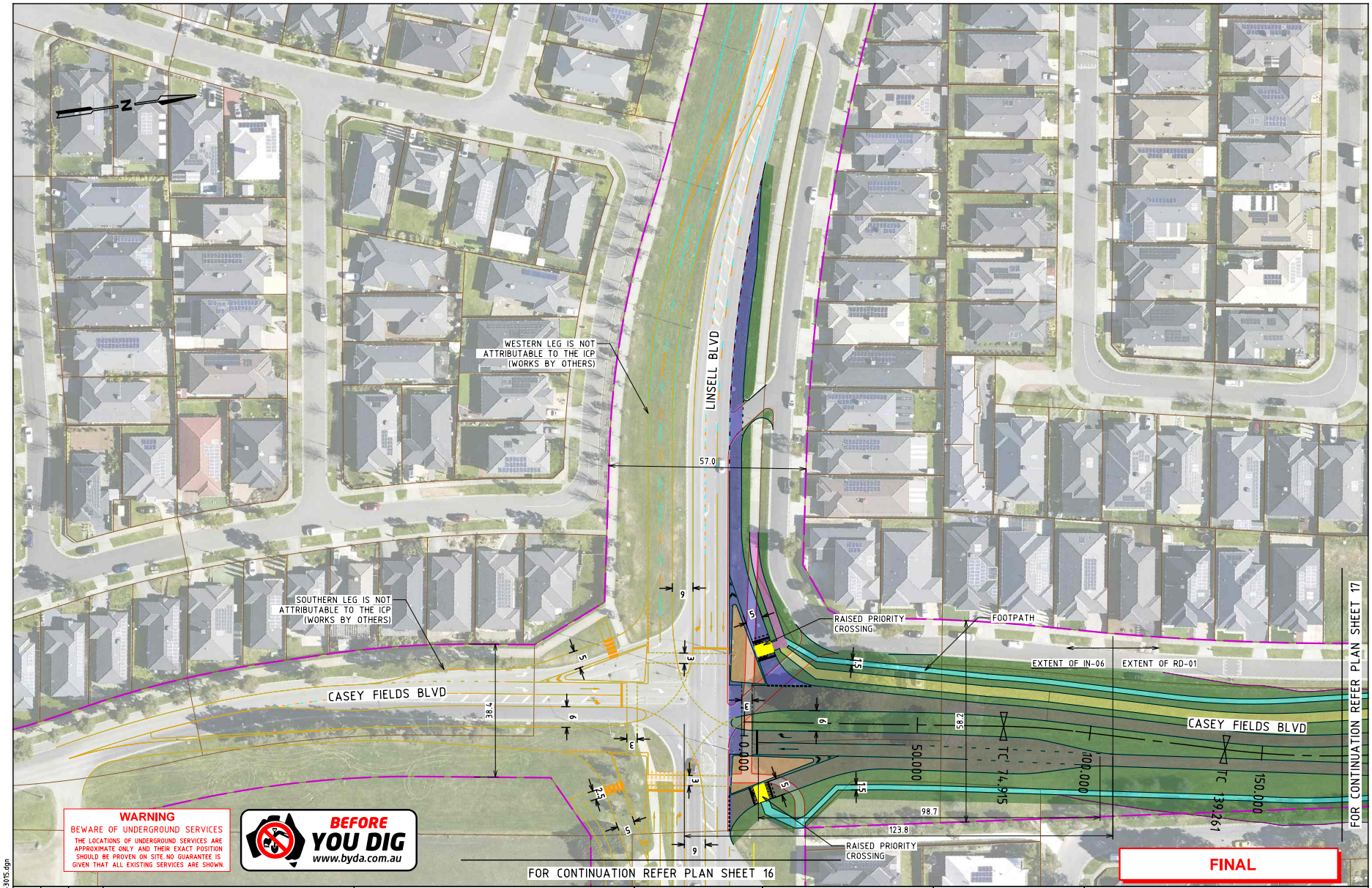

ISSUE	APP'D	DATE	AMENDMENT
D	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
C	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3015.dgn

SCALE OF METRES HOR 0 10 20 VER

Victorian Planning Authority

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-06 - CASEY FIELDS BVD/LINSELL BVD GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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ISSUE	APP'D	DATE	AMENDMENT
C	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3016.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

IN-06 - CASEY FIELDS BVD/LINSELL BVD GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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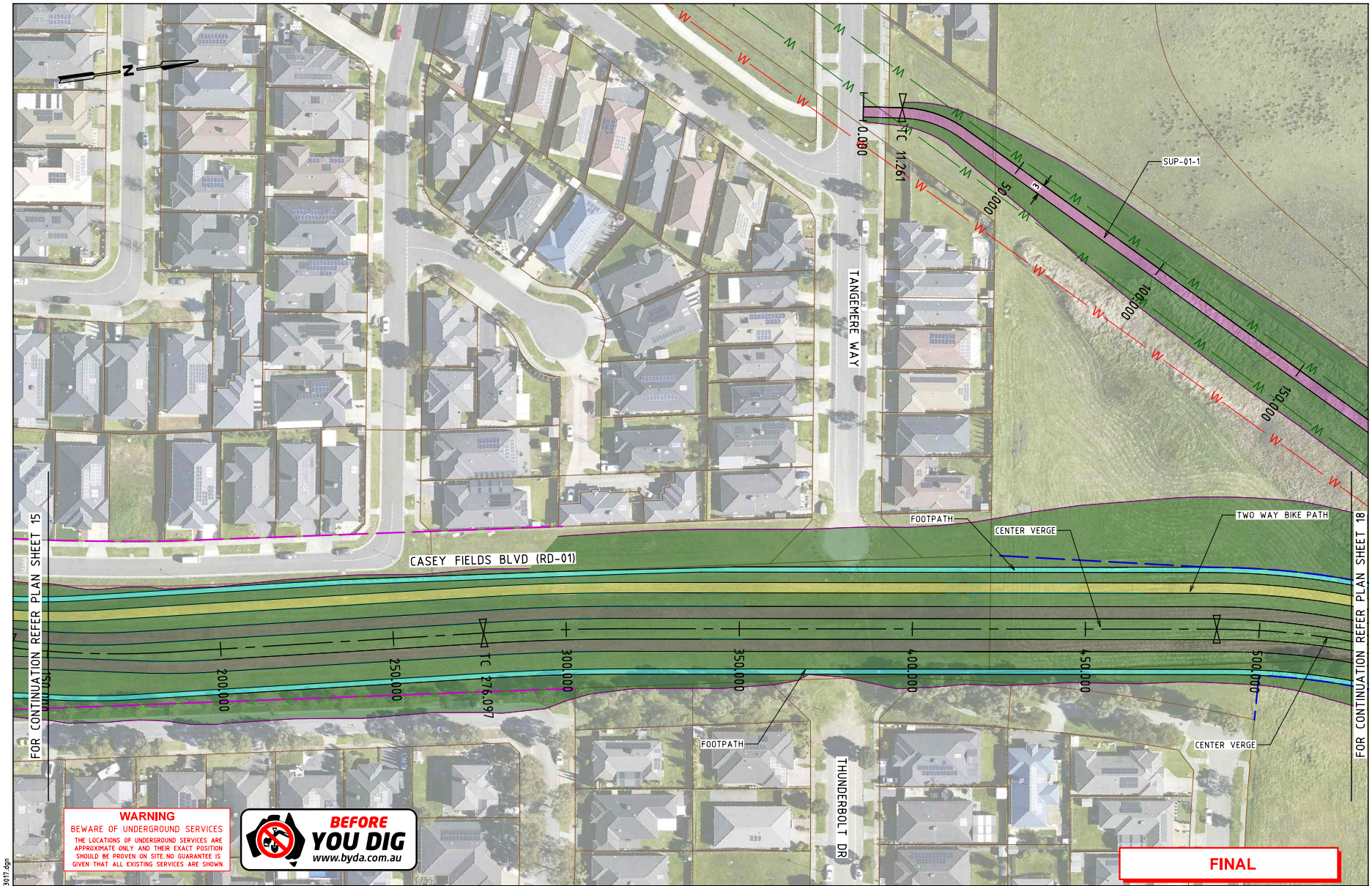

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
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FILE: 30043407--3017.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

RD-01 - CASEY FIELDS BOULEVARD
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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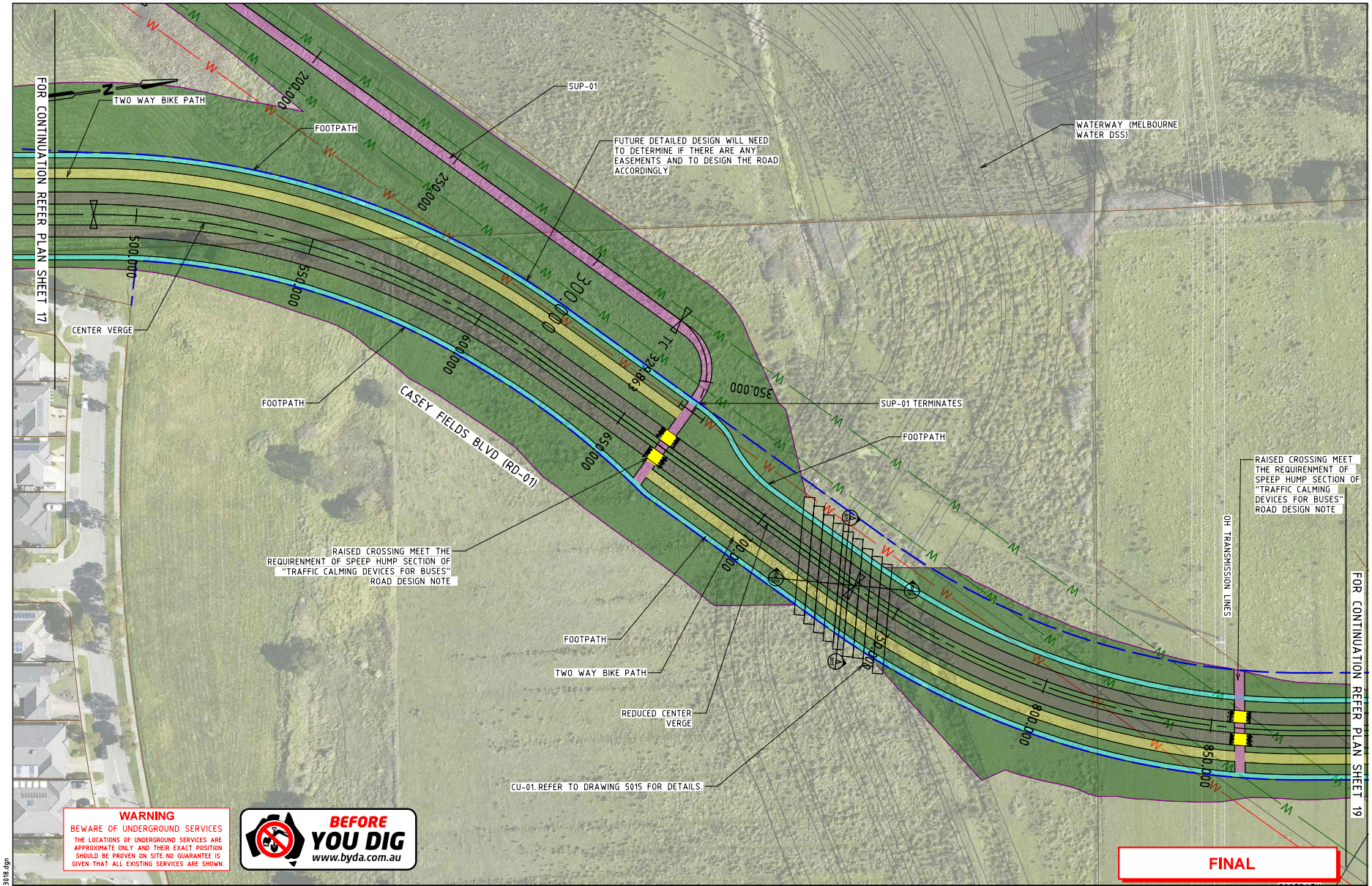

ISSUE	APP'D	DATE	AMENDMENT
E	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
D	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3018.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

RD-01 - CASEY FIELDS BOULEVARD
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	18	-3018	E

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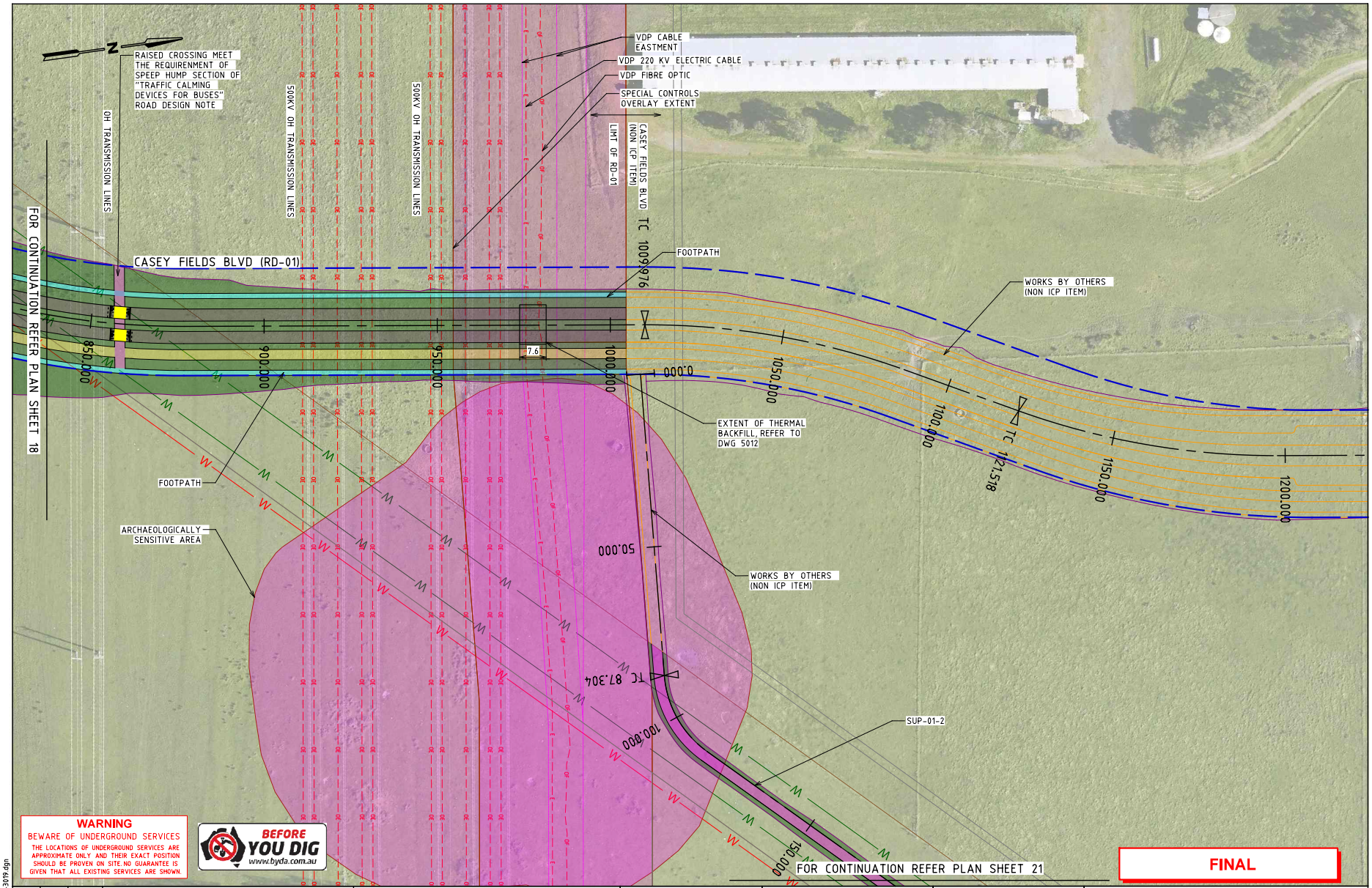

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D	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
C	JM	26.08.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3019.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

RD-01 - CASEY FIELDS BOULEVARD GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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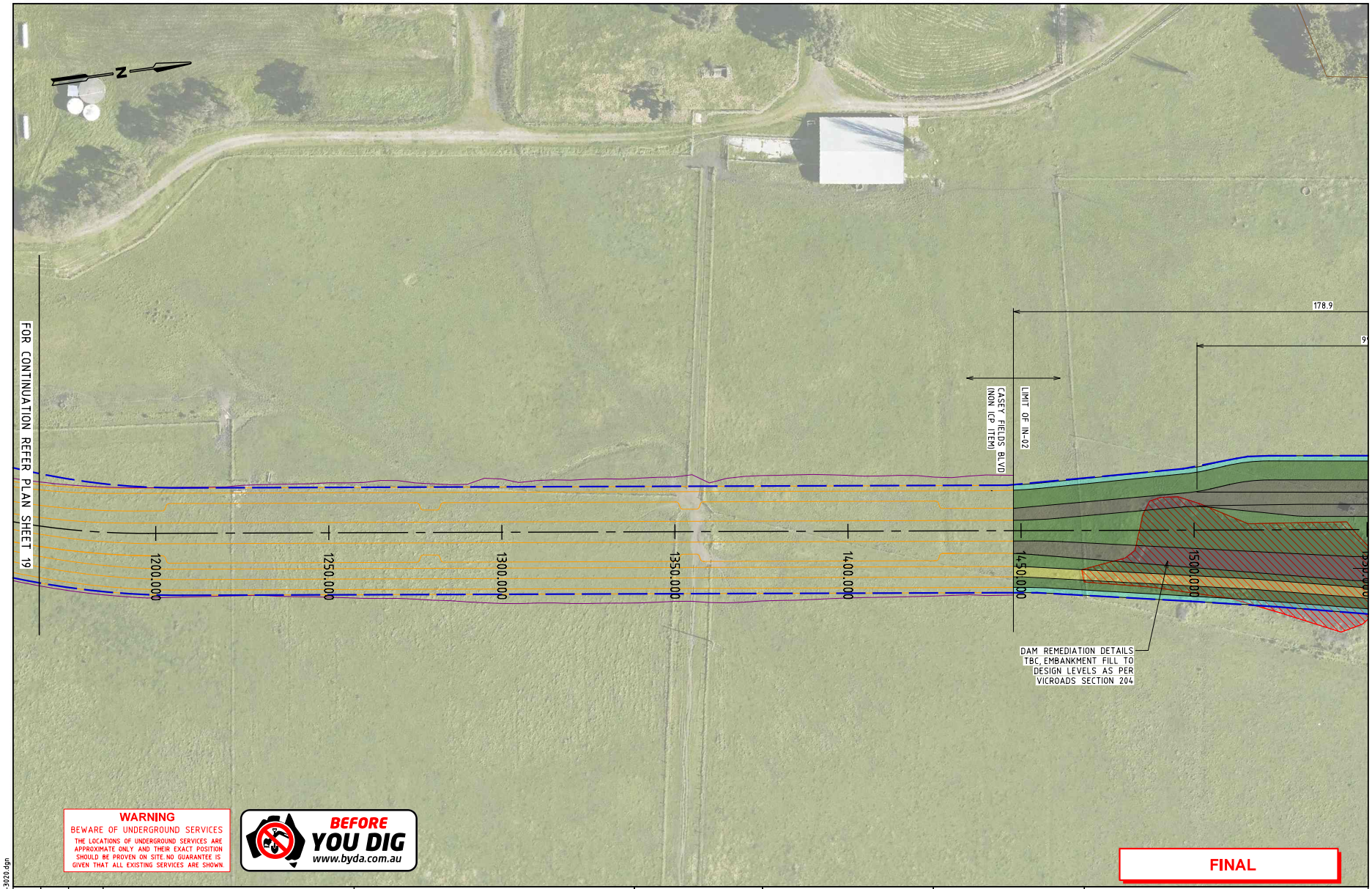

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3020.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

NON ICP ITEM - CASEY FIELDS BOULEVARD GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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ISSUE	APP'D	DATE	AMENDMENT
C	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3021.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

SUP-01 - SHARED USE PATH
GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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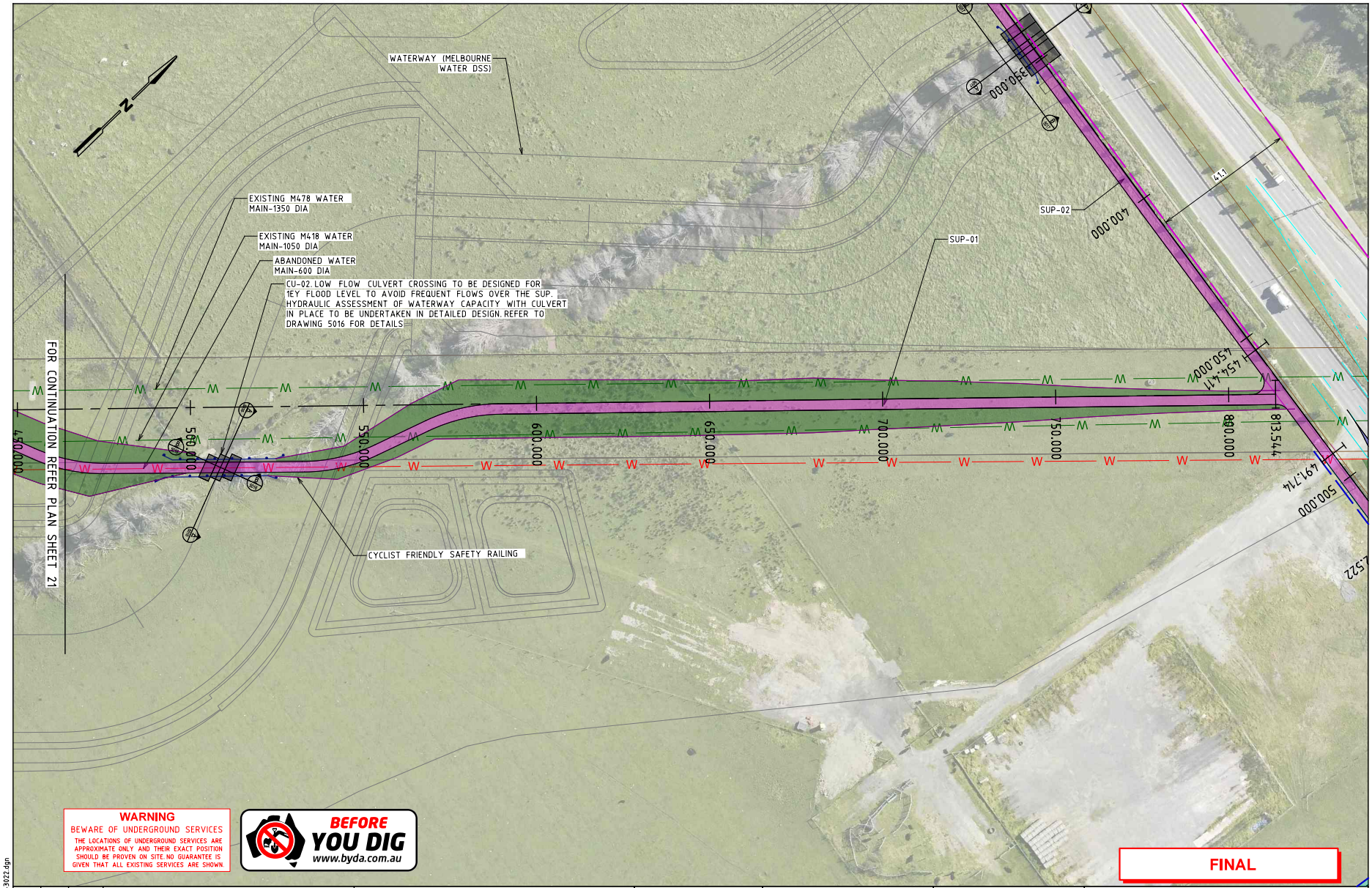

ISSUE	APP'D	DATE	AMENDMENT
D	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
C	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--3022.dgn

Victorian Planning Authority

SCALE OF METRES HOR 0 10 20 VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

SUP-01 - SHARED USE PATH GENERAL ALIGNMENT PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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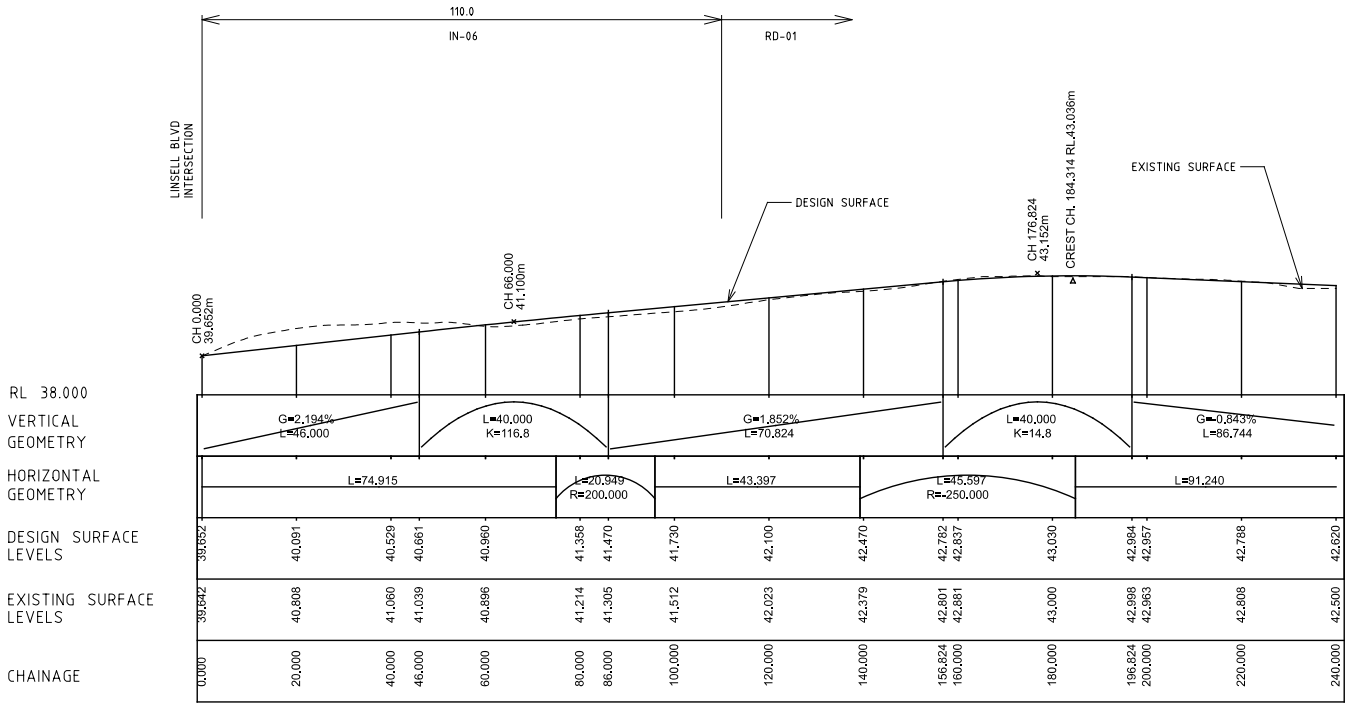

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5001.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 1

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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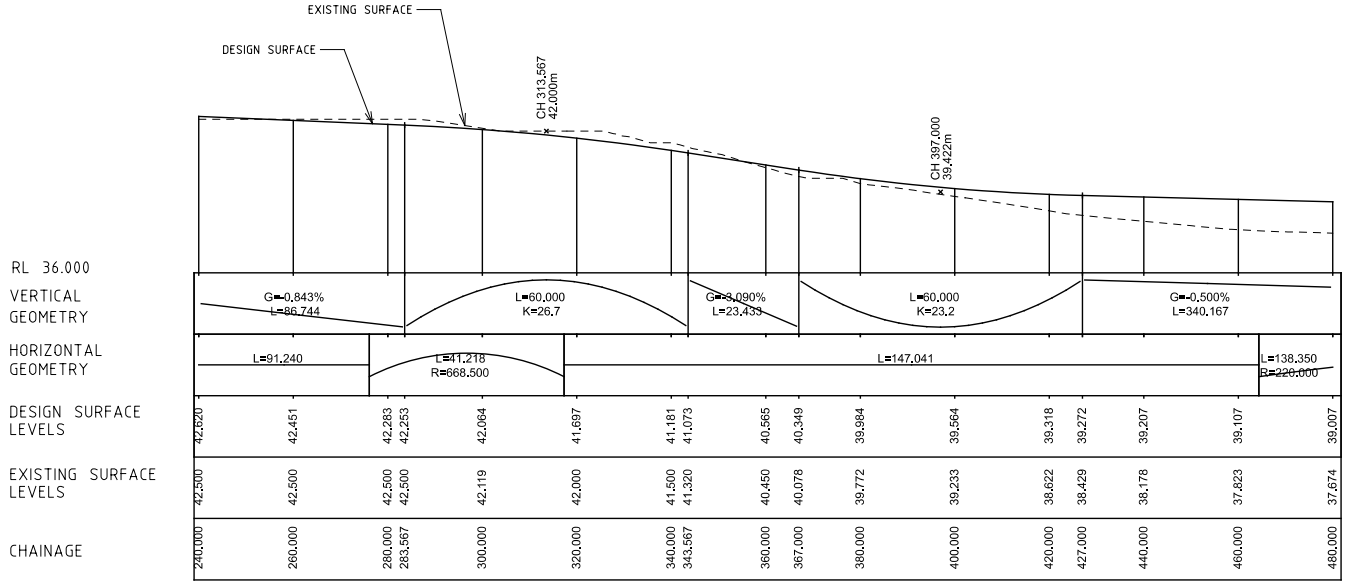

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5002.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 2

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5002	C

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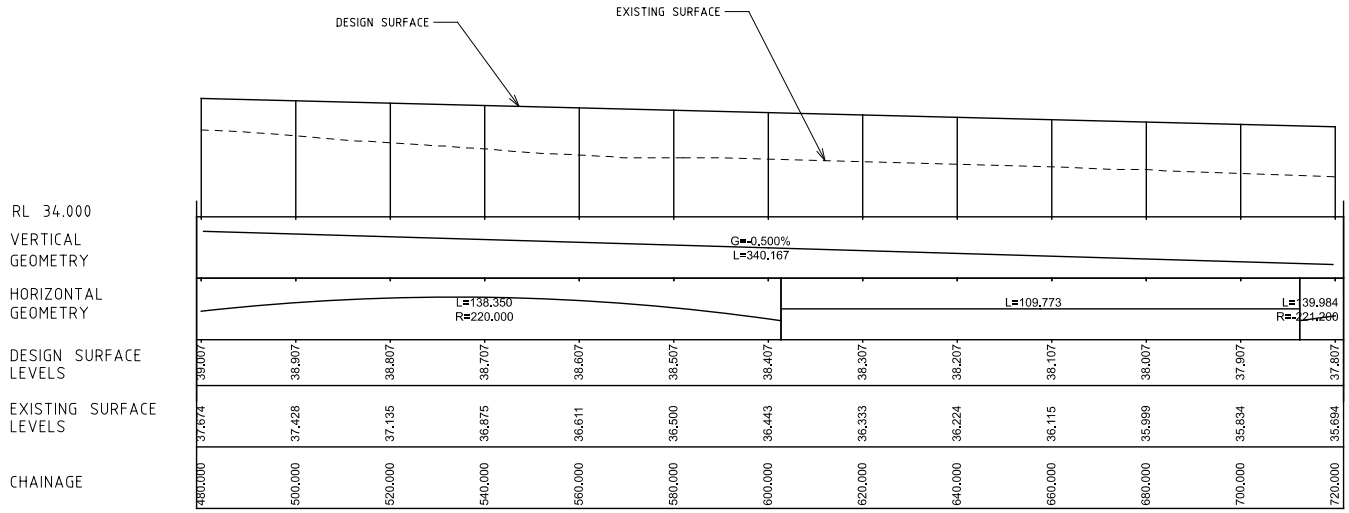

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5003.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY
LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 3

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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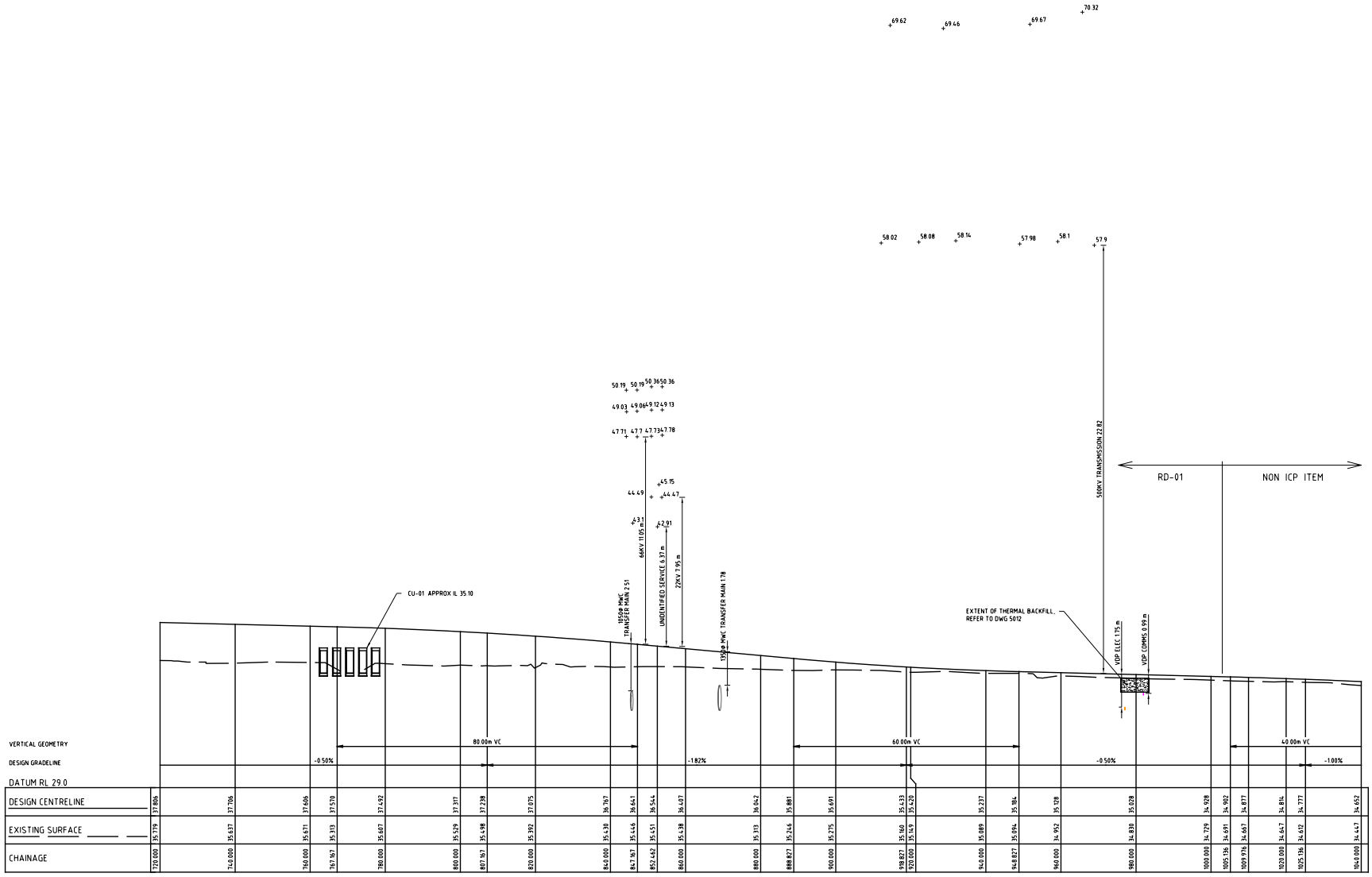

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5004.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 4

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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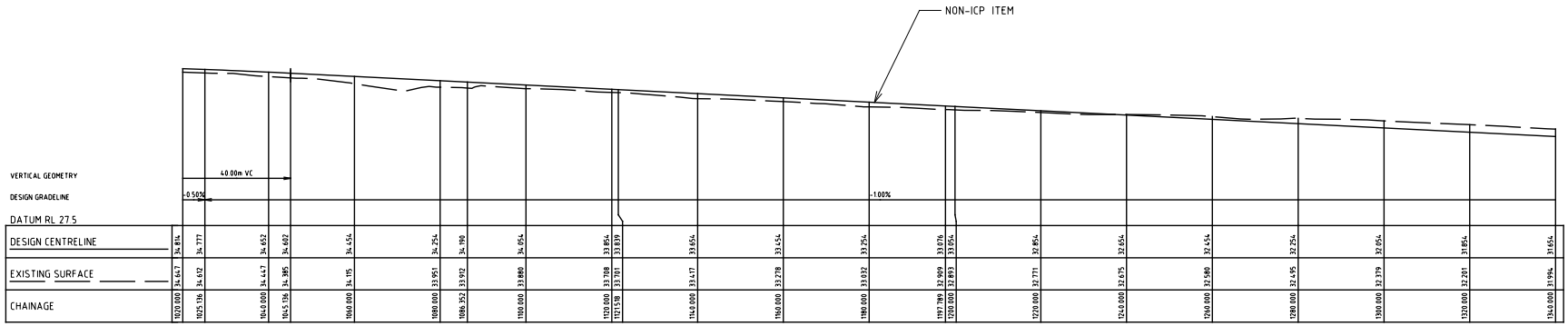

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5005.dgn

Victorian Planning Authority
SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 5

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5005	C

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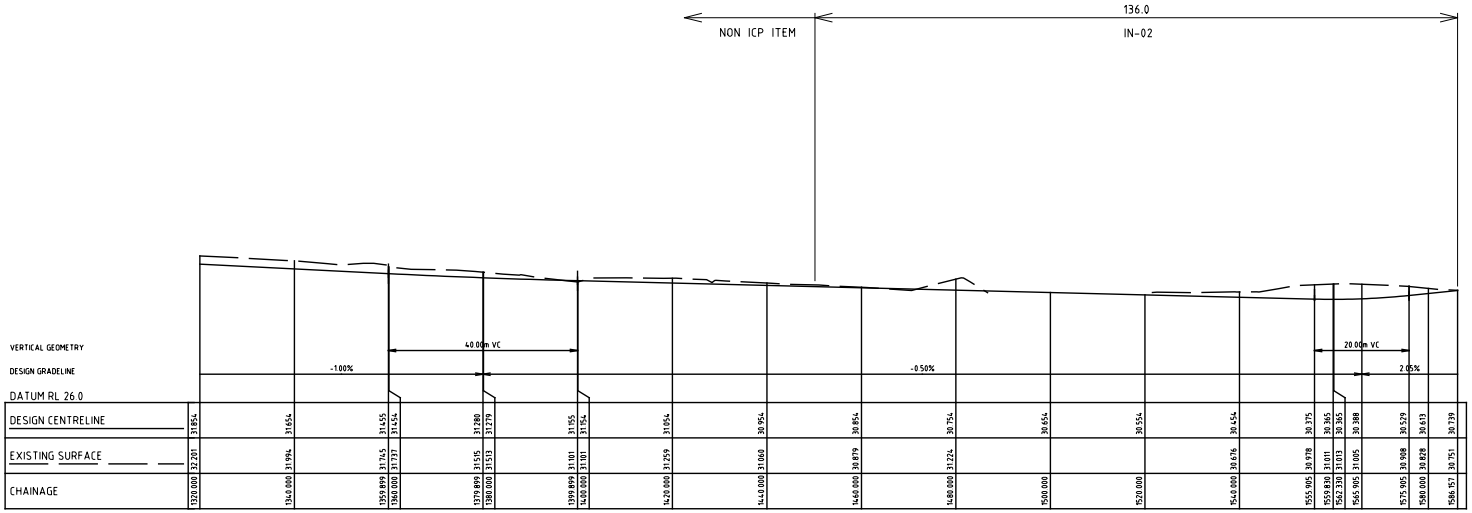

LONGITUNDIAL SECTION RD-01 - CASEY FIELDS BLVD

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5006.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 6

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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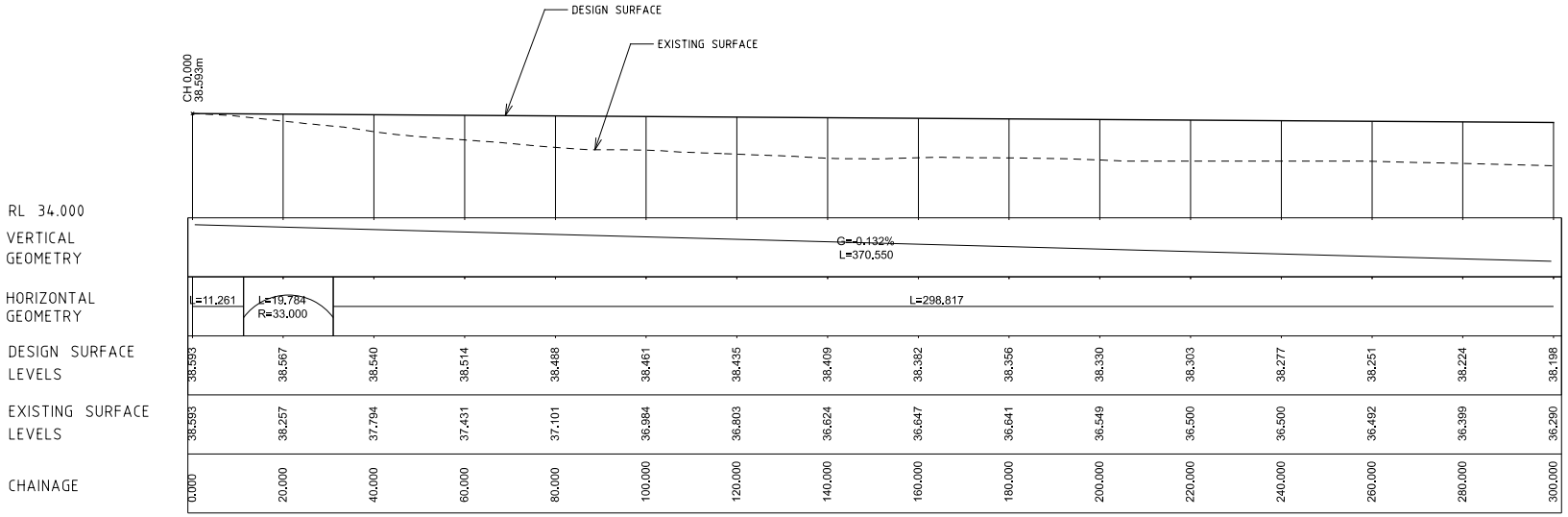

LONGITUDINAL SECTION - SUP-01-1
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5007.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 1

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5007	B

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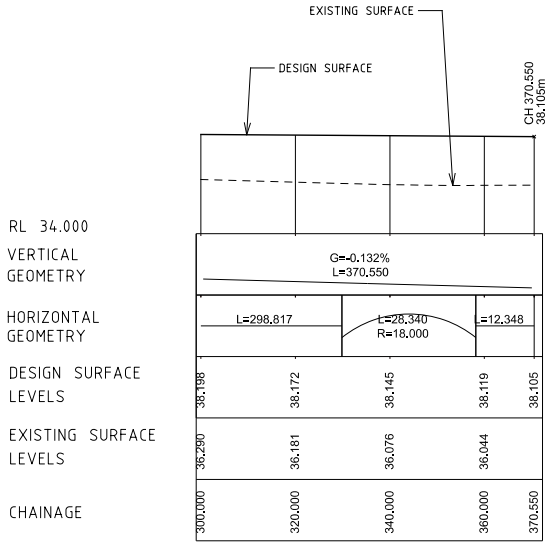

LONGITUDINAL SECTION - SUP-01-1
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5008.dgn

Victorian Planning Authority
SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY
LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 2

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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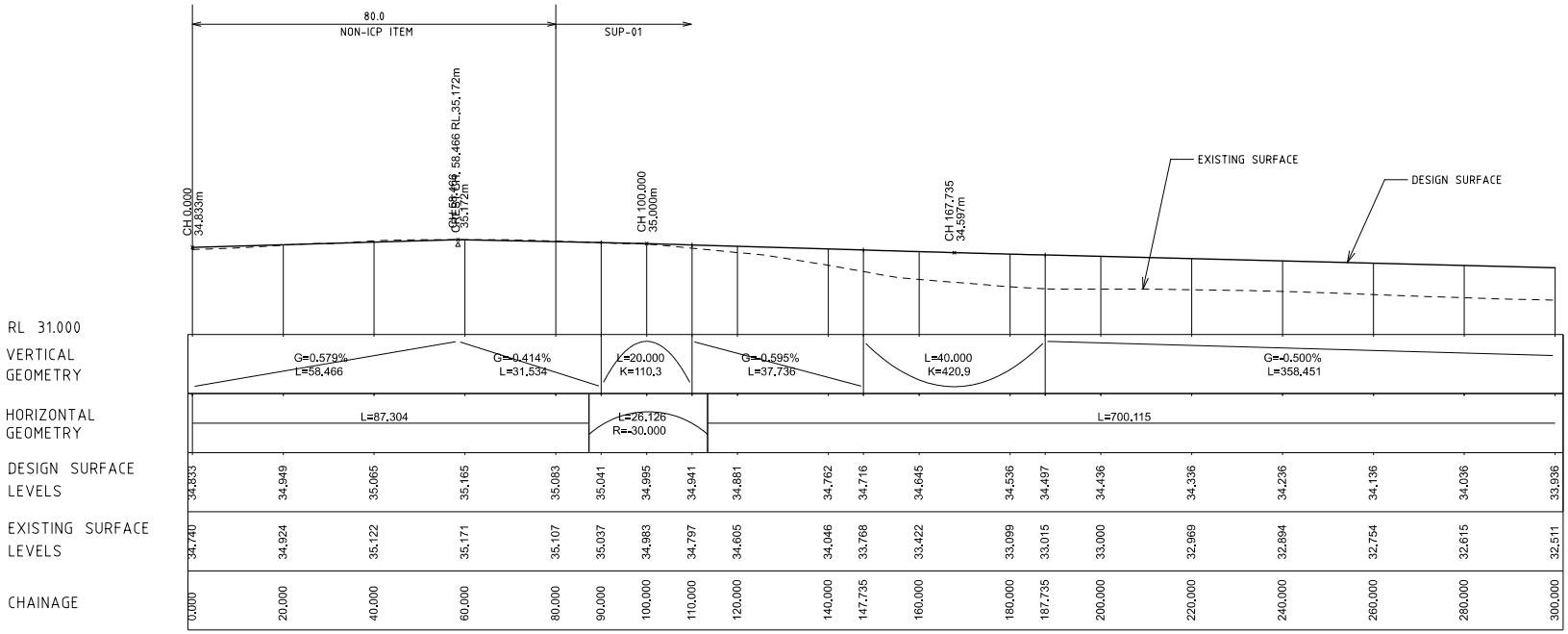

LONGITUDINAL SECTION - SUP-01-2
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	GC	06.02.25	CHANGES BASED ON LAND TAKE FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5009.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 3

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5009	C

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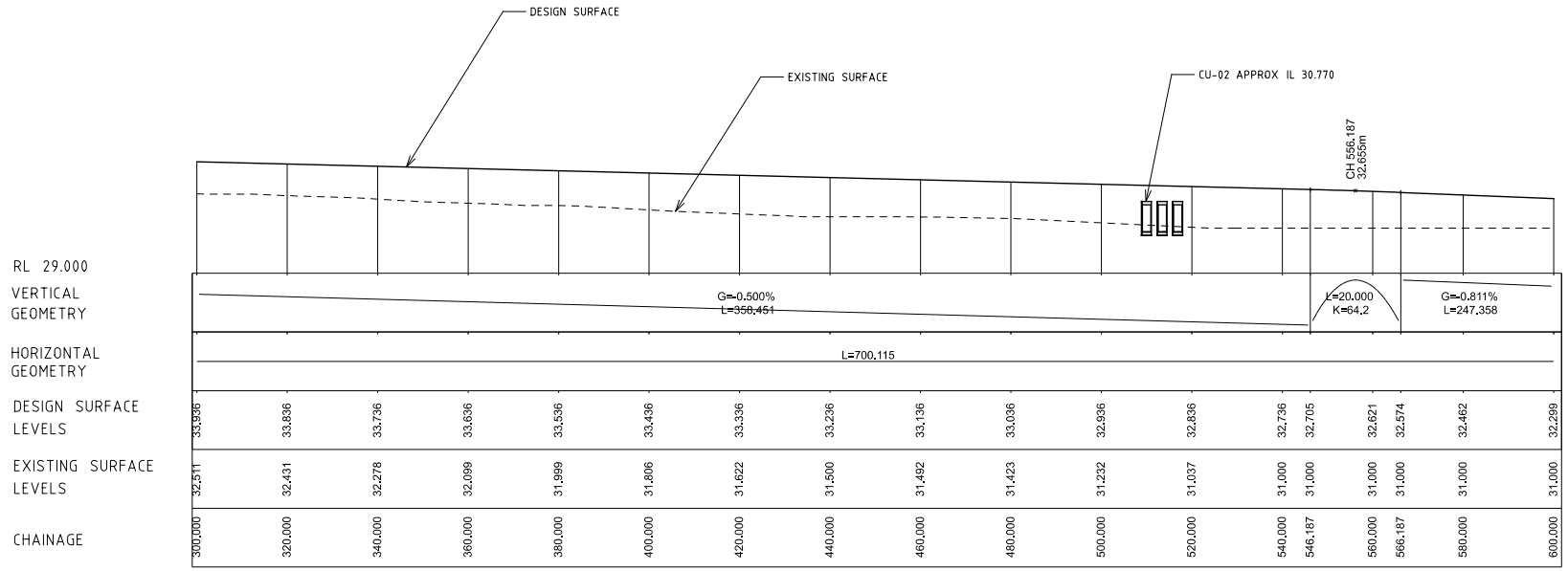

LONGITUDINAL SECTION - SUP-01-2
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	GC	30.01.25	CHANGES BASED ON LAND TAKE FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5010.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 4

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5010	C

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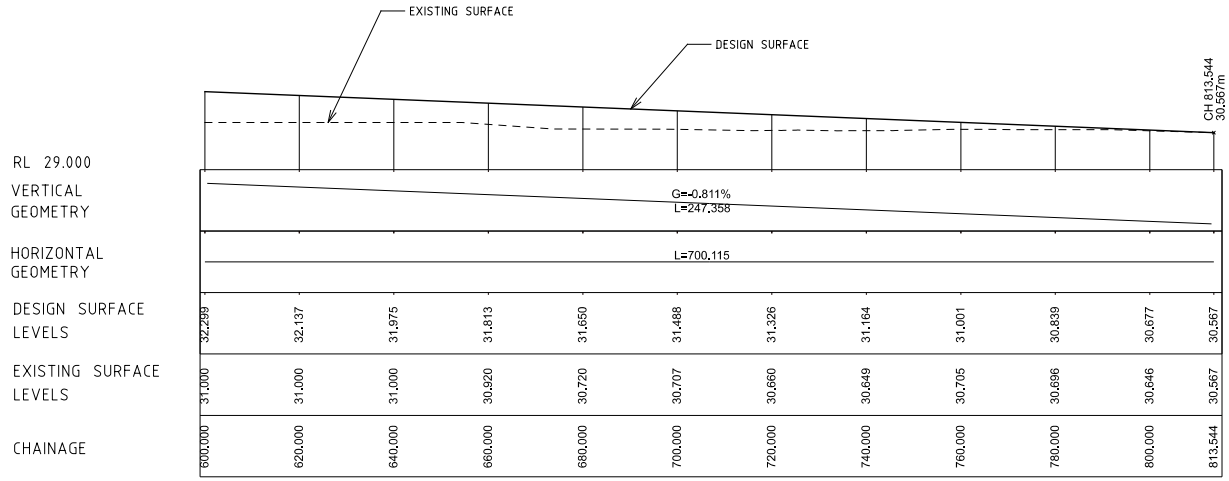

LONGITUDINAL SECTION - SUP-01-2
H 1:1000 V 1:200

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5011.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 10 20 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 5

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5011	B

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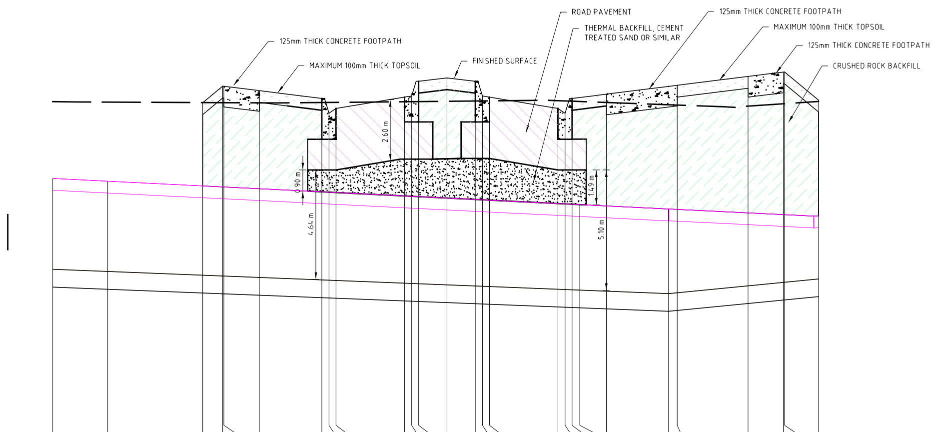


DATUM RL 32.0

EX 220KV VDP POWER OBVERT	33.421	33.403	33.371	33.364	33.364	33.352	33.331	33.329	33.327
EX VDP OPTICAL FIBRE OBVERT	34.191	34.168	34.128	34.119	34.119	34.104	34.077	34.074	34.072
DESIGN SURFACE			34.833	34.973	34.972	34.934	34.868	34.743	34.783
EXISTING SURFACE	34.842	34.837	34.833	34.832	34.832	34.831	34.834	34.835	34.835
CHAINAGE	257.673	260.000	264.022	264.873	264.923	266.423	269.073	269.373	269.673

EX 220KV VDP POWER OBVERT	33.304	33.301	33.299	33.290	33.280	33.278	33.275	33.253	33.250
EX VDP OPTICAL FIBRE OBVERT	34.043	34.040	34.037	34.025	34.013	34.010	34.007	33.978	33.975
DESIGN SURFACE	34.880	34.889	35.014	35.043	35.014	34.889	34.880	34.784	34.744
EXISTING SURFACE	34.841	34.842	34.842	34.845	34.847	34.848	34.848	34.850	34.848
CHAINAGE	272.573	272.873	273.173	274.373	275.573	275.873	276.173	279.073	279.373

EX 220KV VDP POWER OBVERT	33.248	33.245	33.236	33.216	33.223	33.282	33.311	33.312	33.340
EX VDP OPTICAL FIBRE OBVERT	33.972	33.969	33.958	33.932	33.929	33.899	33.885	33.884	33.873
DESIGN SURFACE	34.869	34.877	34.905	34.971	34.980	35.055	35.092	35.093	34.854
EXISTING SURFACE	34.846	34.843	34.835	34.816	34.813	34.804	34.823	34.824	34.843
CHAINAGE	279.673	280.000	281.123	283.761	284.123	287.124	288.624	288.674	290.109

RD-01 VDP
CROSSING SECTION A

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD

APPROVED J MACKIE

CAT:
PROJ:
FILE: 30043407--5012.dgn

SCALE OF METRES HOR 0 2 4 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

PAVEMENT AND TYPICAL DETAILS
VDP CROSSING DETAIL

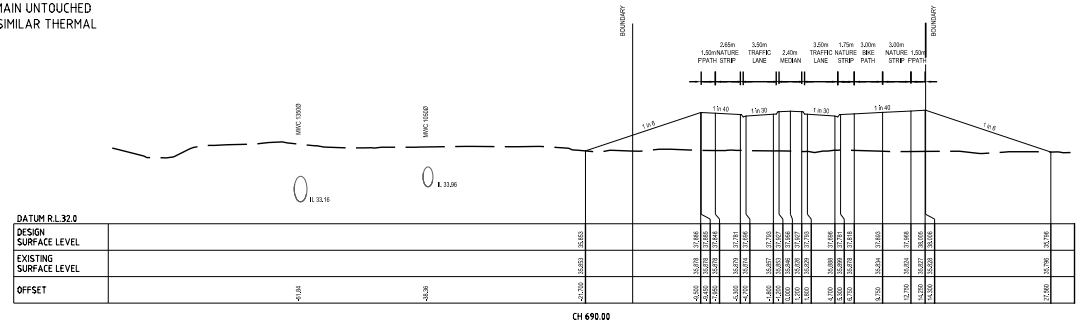
FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5012	B

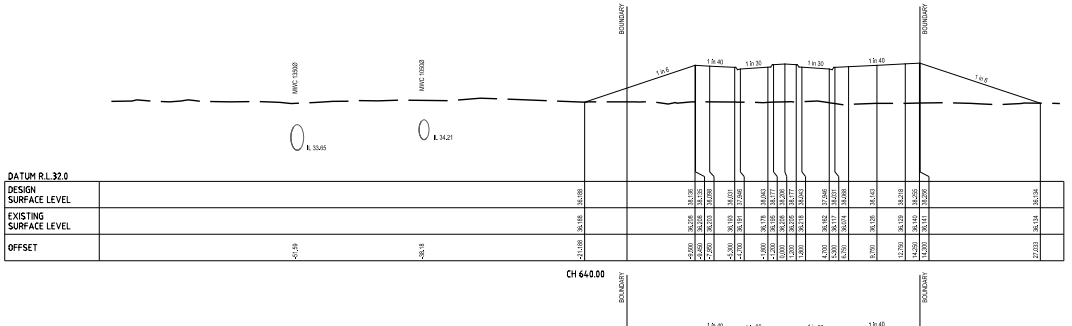
3/02/2025 3:54:16 PM Default 30043407--5012.dgn

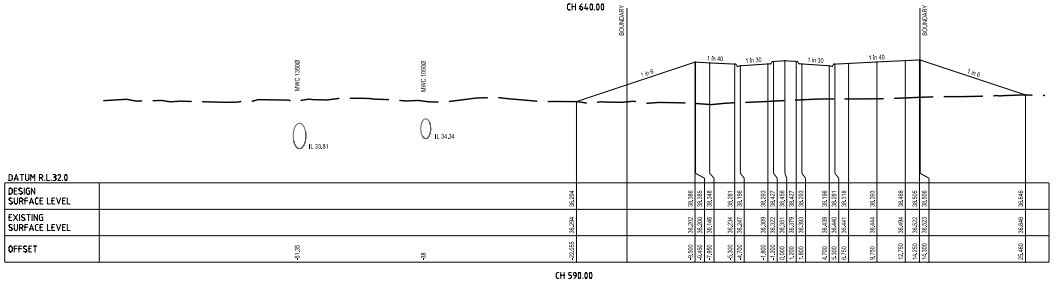
HD16335 Standard_VR_PDF_SMEC.pltcfg mscol2.tbl V:_Vault\Projects\3004\30043407\110_CADD\CAD\DRAWINGS\30043407--5012.dgn

PROPOSED CONSTRUCTION METHODOLOGY

1. EXCAVATE EASEMENT CROSSING DOWN TO EXISTING POLYMERIC PROTECTIVE TILES ABOVE VDP CABLES. EXISTING POLYMERIC TILES AND BACKFILL BELOW TO REMAIN UNTOUCHED
2. IN TRAFFICABLE AREAS BACKFILL WITH CEMENT TREATED SAND OR SIMILAR THERMAL BACKFILL TO ROAD PAVEMENT SUBGRADE LEVEL
3. IN NON TRAFFICABLE AREAS BACKFILL WITH CRUSHED ROCK







RD-01 CROSS SECTIONS
ADJACENT TO MW PIPELINES

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5013.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 5 10
VER 0 2.5 5

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

CROSS SECTION
RD-01 ADJACENT TO MW PIPELINES

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	-	-	-5013	B

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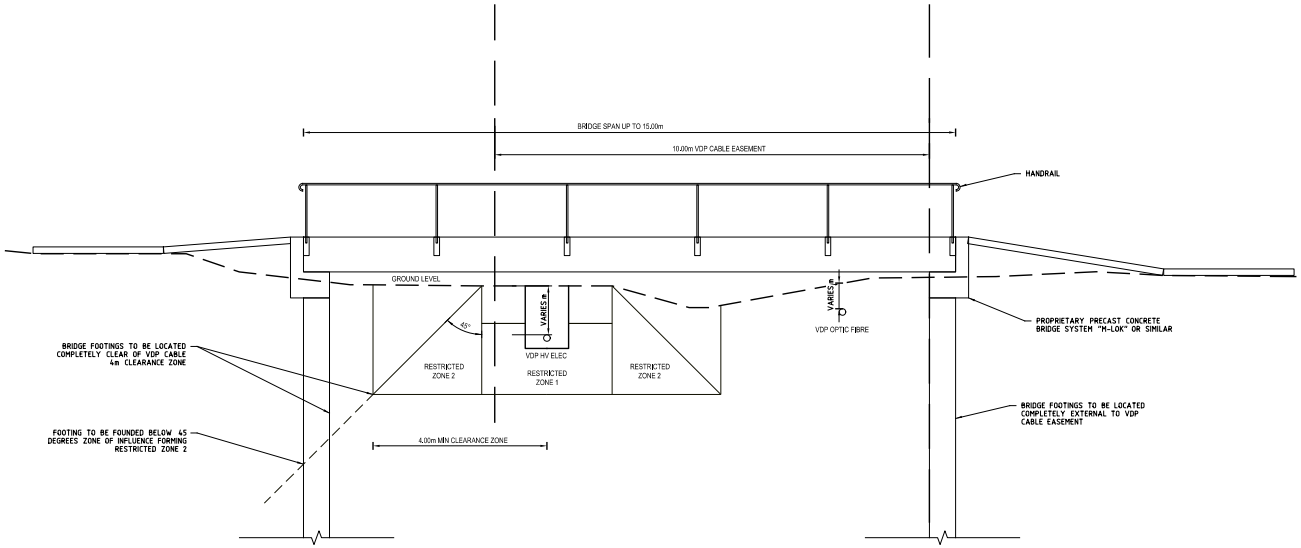
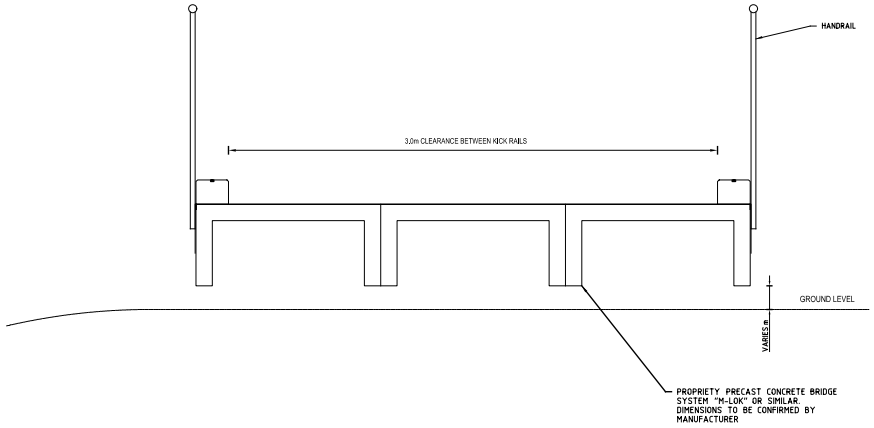


INDICATIVE SHARED PATH TYPICAL SECTIONS
N.T.S



INDICATIVE SHARED PATH ELEVATION
N.T.S

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5014.dgn

Victorian Planning Authority
SCALE OF METRES
HOR
VER

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

TYPICAL DETAILS (SUP-03, SUP-04, SUP-05)
SHARED USE PATH VDP CROSSING

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	–	–	-5014	B

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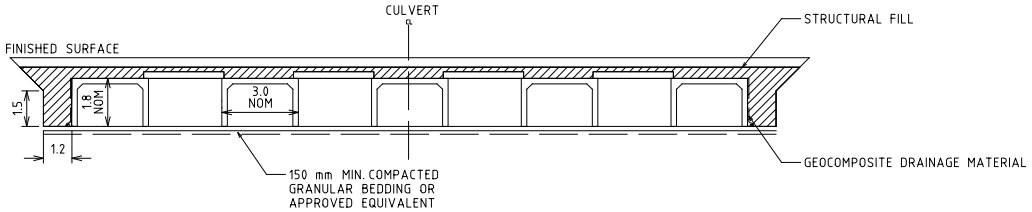
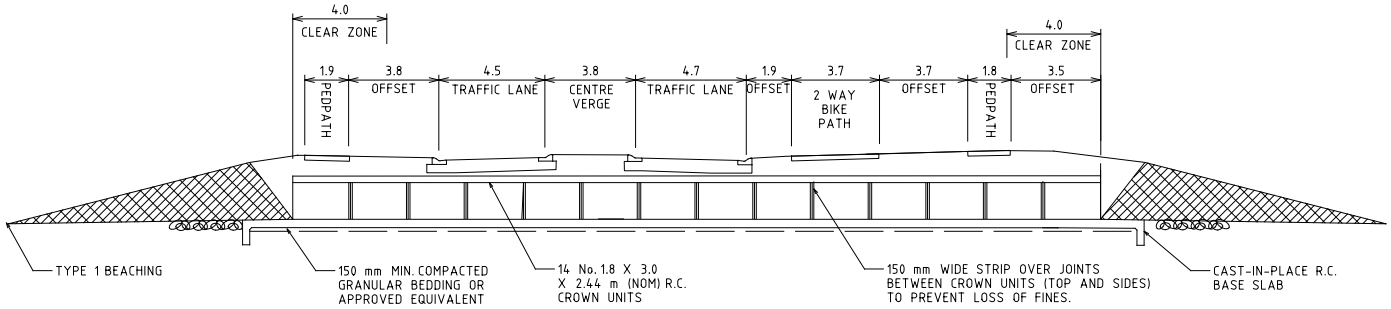


SECTION ELEVATION
CULVERT CU-01 B-B



SIDE ELEVATION
CULVERT CU-01 A-A

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.25	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5015.dgn

Victorian Planning Authority
SCALE OF METRES HOR 0 2 4 VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

BOX CULVERT 1800 X 3000
TYPICAL DETAILS (CU-01)

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	–	–	-5015	B

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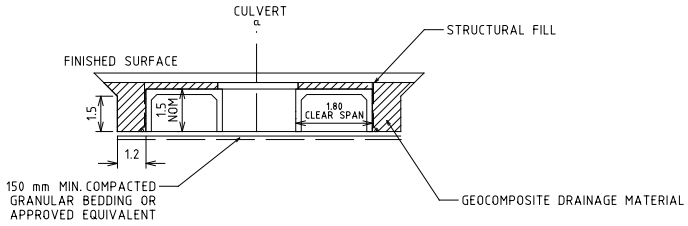
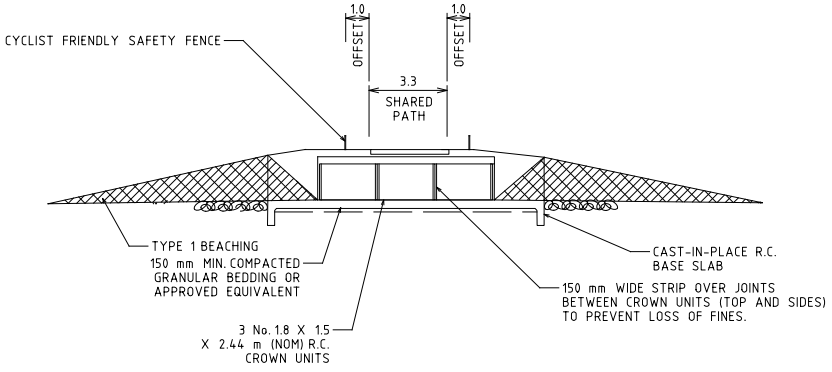


SECTION ELEVATION
CULVERT CU-02 B-B



SIDE ELEVATION
CULVERT CU-02 A-A

FINAL

ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.26	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5016.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 2 4
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

BOX CULVERT 1500 x 1800
TYPICAL DETAILS (CU-02)

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	–	–	-5016	B

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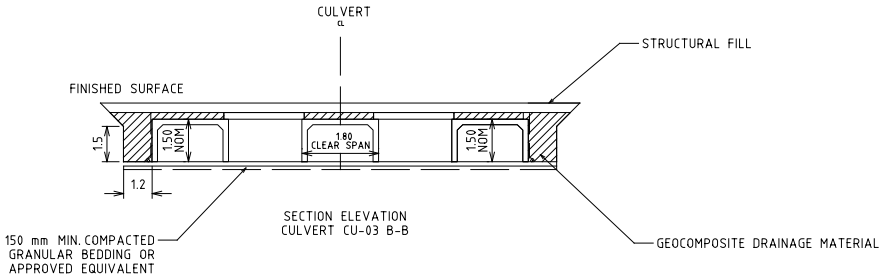

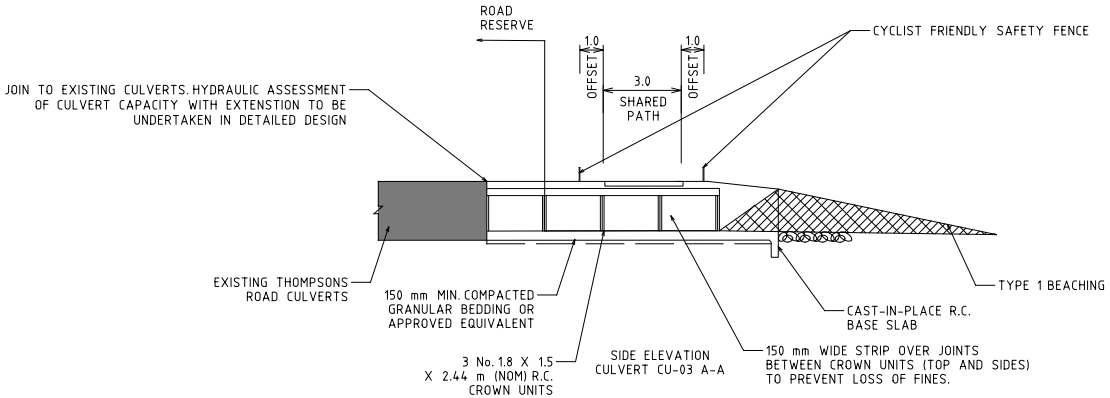

FINAL

ISSUE	APP'D	DATE	AMENDMENT
C	GC	30.01.25	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.27	FINAL CONCEPT DESIGN

GENERAL NOTES

SMEC Member of the Surbana Jurong Group

DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT:
PROJ:
FILE: 30043407--5017.dgn

Victorian Planning Authority

SCALE OF METRES
HOR 0 2 4
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY

BOX CULVERT 1500 x 1800
TYPICAL DETAILS (CU-03)

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043407	–	–	-5017	C

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Revision F - 09/07/2025

Croskell PSP - ICP - Interim Costs Summary

Project	Description	Estimated Cost
IN-01	Thompsons Road & Future Bray Blvd & Connector Road	$ 3,444,067.71
IN-02	Thompsons Road & William Thwaites Blvd & Casey Fields Blvd	$ 3,746,452.38
IN-03	Thompsons Road & Wheelers Park Dr & Connector Road	$ 3,218,867.46
IN-04	Narre-Warren Cranbourne Road & Connector Road	$ 5,141,861.69
IN-05	Berwick Cranbourne Road & Connector Road	$ 3,244,898.94
IN-06	Casey Fields Boulevard & Linsell Boulevard	$ 2,188,002.19
	TOTAL INTERSECTION COST	**$ 20,984,150.37**
PED-01	Pedestrian Crossing on Narre Warren - Cranbourne Road	$ 427,446.36
PED-02	Pedestrian Crossing on Berwick - Cranbourne Road	$ 429,707.44
	TOTAL PEDESTRIAN CROSSING COST	**$ 857,153.80**
SUP-01	Shared Use Path - Melbourne Water Pipe Track	$ 3,079,641.28
SUP-02 (N/A)	Shared Use Path along Thompsons Road	$ -
	TOTAL SHARED USE PATH COST	**$ 3,079,641.28**
CU01	Culvert - Casey Fields Blvd (RD-01) over constructed waterway	$ 2,674,875.23
CU02	Culvert - Shared Use Path (SUP-01) over constructed waterway	$ 418,940.59
CU03 (N/A)	Culvert - Shared Use Path (SUP-02) over constructed waterway	$ -
	TOTAL CULVERT COST	**$ 3,093,815.82**

RD-01	Casey Fields Boulevard	$ 9,773,280.37
	TOTAL ROAD SECTION COST	**$ 9,773,280.37**

RD-01(VDP)	Casey Fields Boulevard VDP Crossing	$ 381,751.56
SUP-03	Shared Use Path VDP Crossing	$ 415,512.50
SUP-04	Shared Use Path VDP Crossing	$ 415,512.50
	TOTAL VDP CROSSINGS COST	**$ 1,212,776.56**

TOTAL PROJECT COST	**$ 39,000,818.21**

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IN-01 - Thompsons Road & Future Bray Blvd & Connector Road

Intersection - Primary - Connector Intersection (Benchmark Item 7)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	8420	m2	4.96	1.32	$ 55,125.75	Sum of pavement, paths and landscape areas
	1.2	Earthworks	2950	m3	40.52	1.32	$ 157,799.26	Excavation depths 735mm for primary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Primary Arterial Pavement	1836	m2	186.26	1.32	$ 451,404.84	
	2.2	Collector Arterial Pavement	2428	m2	112.44	1.32	$ 360,365.70	
	2.3	Subgrade Preparation	957	m2	16.16	1.32	$ 20,419.37	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	1330	m2	50	1.00	$ 66,500.00	Pavement stepping and resheet
	2.5	Pedestrian Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	1072	m	174	1.00	$ 186,520.55	
	3.2	Traffic Island	689	m2	84.07	1.32	$ 76,496.07	
	3.3	SUP/footpath	529	m2	73.63	1.32	$ 51,455.10	
	3.4	Cycle Path	474	m2	91.94	1.32	$ 57,525.02	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	55	m	197.96	1.32	$ 14,371.90	
	4.2	Drainage Pipe 375mm CR Bfilled	180	m	282.96	1.32	$ 67,231.30	
	4.3	Drainage Pipe 450mm CR Bfilled	180	m	334.33	1.32	$ 79,436.81	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	10	No.	2806.1	1.32	$ 37,040.52	
	4.6	Drainage - Subsoil Drainage	1447	m	43.4	1.32	$ 82,893.28	based on total kerb length + pavement interface
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	13	No.	363.01	1.32	$ 6,229.25	25% of benchmark item (one leg)
	6.2	Landscaping	2463	m2	25.16	1.32	$ 81,799.19	
	6.3	Topsoil Seeding	2463	m2	8.44	1.32	$ 27,439.79	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
Miscellaneous	9.1	Linemarking	4738	m2 of pavement	4.09	1.32	$ 25,579.51	
	9.2	Regulatory Signage	4	Item	380.39	1.32	$ 2,008.46	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	99	m3	230	1.06	$ 24,154.95	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	11.1	Council Fees	1	%	3.25	-	$ 73,053.26	
	11.2	VicRoads Fees	1	%	7.97	-	$ 179,149.06	
	11.3	Traffic Management	1	%	10	-	$ 224,779.25	
	11.4	Environmental Management	1	%	0.5	-	$ 11,238.96	
	11.5	Survey/Design	1	%	5	-	$ 112,389.63	
	11.6	Supervision and Project Management	1	%	9	-	$ 202,301.33	
	11.7	Site Establishment	1	%	2.5	-	$ 56,194.81	
	11.8	Contingency	1	%	15	-	$ 337,168.88	
Total		Excluding Delivery					$ 2,247,792.53	
		Including Delivery					$ 3,444,067.71	

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IN-02 - Thompsons Rd & William Thwaites Blvd & Casey Fields Blv

Intersection - Primary - Connector Intersection (Benchmark Item 7)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	9152	m2	4.96	1.32	$ 59,919.97	Sum of pavement, paths and landscape areas
	1.2	Earthworks	2400	m3	40.52	1.32	$ 128,364.95	Excavation depths 735mm for primary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Primary Arterial Pavement	1198	m2	186.26	1.32	$ 294,544.11	
	2.2	Collector Arterial Pavement	2391	m2	112.44	1.32	$ 354,874.13	
	2.3	Subgrade Preparation	720	m2	16.16	1.32	$ 15,349.74	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	900	m2	50	1.00	$ 45,000.00	Pavement stepping and resheet
	2.5	Pedestrian Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	967	m	174	1.00	$ 168,258.00	
	3.2	Traffic Island	242	m2	84.07	1.32	$ 26,855.32	
	3.3	SUP/footpath	626	m2	73.63	1.32	$ 60,841.94	
	3.4	Cycle Path	453	m2	91.94	1.32	$ 54,976.44	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	55	m	197.96	1.32	$ 14,371.90	
	4.2	Drainage Pipe 375mm CR Bfilled	180	m	282.96	1.32	$ 67,231.30	
	4.3	Drainage Pipe 450mm CR Bfilled	180	m	334.33	1.32	$ 79,436.81	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	11	No.	2806.1	1.32	$ 40,744.57	
	4.6	Drainage - Subsoil Drainage	1222	m	43.4	1.32	$ 70,005.94	Based on total kerb length + pavement interface length
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	13	No.	363.01	1.32	$ 6,229.25	25% of benchmark item (one leg)
	6.2	Landscaping	4242	m2	25.16	1.32	$ 140,881.91	
	6.3	Topsoil Seeding	4242	m2	8.44	1.32	$ 47,259.27	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
Miscellaneous	9.1	Linemarking	4042	m2 of pavement	4.09	1.32	$ 21,821.95	
	9.2	Regulatory Signage	4	Item	380.39	1.32	$ 2,008.46	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	119	m3	230	1.06	$ 28,956.42	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
	10.2	Dewatering dam	1737	m2	72.5	1.06	$ 133,399.95	Dewatering - deep system (to reduce water level by over 1000mm) (Rawlinsons 2023)
	10.3	Additional earthworks to fill dam	5211	m3	40.52	1.32	$ 278,717.63	Assumed 3m depth of fill
Delivery	11.1	Council Fees	1	%	3.25	-	$ 79,821.49	
	11.2	VicRoads Fees	1	%	7.29	-	$ 179,045.74	
	11.3	Traffic Management	1	%	10	-	$ 245,604.59	
	11.4	Environmental Management	1	%	0.5	-	$ 12,280.23	
	11.5	Survey/Design	1	%	5	-	$ 122,802.29	
	11.6	Supervision and Project Management	1	%	9	-	$ 221,044.13	
	11.7	Site Establishment	1	%	2.5	-	$ 61,401.15	
	11.8	Contingency	1	%	15	-	$ 368,406.88	
Total		Excluding Delivery					$ 2,456,045.88	
		Including Delivery					$ 3,746,452.38	

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Revision F - 09/07/2025

IN-03 - Thompsons Road & Wheelers Park Dr & Connector Road

Intersection - Primary - Connector Intersection (Benchmark Item 7)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	8463	m2	4.96	1.32	$ 55,411.38	Sum of pavement, paths and landscape areas
	1.2	Earthworks	2591	m3	40.52	1.32	$ 138,568.77	Excavation depths 735mm for primary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Primary Arterial Pavement	1164	m2	186.26	1.32	$ 286,184.76	
	2.2	Collector Arterial Pavement	2477	m2	112.44	1.32	$ 367,638.32	
	2.3	Subgrade Preparation	751	m2	16.16	1.32	$ 16,018.58	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	500	m2	50	1.00	$ 25,000.00	Pavement stepping and resheet
	2.5	Pedestrian Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	932	m	174	1.00	$ 162,198.71	
	3.2	Traffic Island	905	m2	84.07	1.32	$ 100,390.07	
	3.3	SUP/footpath	788	m2	73.63	1.32	$ 76,560.74	
	3.4	Cycle Path	474	m2	91.94	1.32	$ 57,525.02	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	55	m	197.96	1.32	$ 14,371.90	
	4.2	Drainage Pipe 375mm CR Bfilled	180	m	282.96	1.32	$ 67,231.30	
	4.3	Drainage Pipe 450mm CR Bfilled	270	m	334.33	1.32	$ 119,155.21	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	13	No.	2806.1	1.32	$ 48,152.68	
	4.6	Drainage - Subsoil Drainage	1202	m	43.4	1.32	$ 68,870.29	Based on total kerb length + pavement interface length
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	13	No.	363.01	1.32	$ 6,229.25	25% of benchmark item (one leg)
	6.2	Landscaping	2656	m2	25.16	1.32	$ 88,208.95	
	6.3	Topsoil Seeding	2656	m2	8.44	1.32	$ 29,589.96	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
Miscellaneous	9.1	Linemarking	4115	m2 of pavement	4.09	1.32	$ 22,216.06	
	9.2	Regulatory Signage	4	Item	380.39	1.32	$ 2,008.46	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	103	m3	230	1.06	$ 25,093.29	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	11.1	Council Fees	1	%	3.25	-	$ 68,010.14	
	11.2	VicRoads Fees	1	%	8.57	-	$ 179,337.50	
	11.3	Traffic Management	1	%	10	-	$ 209,261.96	
	11.4	Environmental Management	1	%	0.5	-	$ 10,463.10	
	11.5	Survey/Design	1	%	5	-	$ 104,630.98	
	11.6	Supervision and Project Management	1	%	9	-	$ 188,335.76	
	11.7	Site Establishment	1	%	2.5	-	$ 52,315.49	
	11.8	Contingency	1	%	15	-	$ 313,892.94	
Total		Excluding Delivery					$ 2,092,619.60	
		Including Delivery					$ 3,218,867.46	

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Revision F - 09/07/2025

IN-04 - Narre-Warren Cranbourne Road & Connector Road

Intersection - Primary - Connector Intersection (Benchmark Item 7)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	7199	m2	4.96	1.32	$ 47,135.45	Sum of pavement, paths and landscape areas
	1.2	Earthworks	1986	m3	40.52	1.32	$ 106,201.84	Excavation depths 735mm for primary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Primary Arterial Pavement	625	m2	186.26	1.32	$ 153,664.50	
	2.2	Collector Arterial Pavement	2107	m2	112.44	1.32	$ 312,722.63	
	2.3	Subgrade Preparation	522	m2	16.16	1.32	$ 11,137.39	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	587	m2	50	1.00	$ 29,350.00	Pavement stepping and resheet
	2.5	Pedestrian Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	820	m	174	1.00	$ 142,680.00	
	3.2	Traffic Island	700	m2	84.07	1.32	$ 77,717.23	
	3.3	SUP/footpath	889	m2	73.63	1.32	$ 86,403.33	
	3.4	Cycle Path	468	m2	91.94	1.32	$ 56,796.85	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	60	m	197.96	1.32	$ 15,678.43	
	4.2	Drainage Pipe 375mm CR Bfilled	170	m	282.96	1.32	$ 63,496.22	
	4.3	Drainage Pipe 450mm CR Bfilled	160	m	334.33	1.32	$ 70,610.50	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	10	No.	2806.1	1.32	$ 37,040.52	
	4.6	Drainage - Subsoil Drainage	985	m	43.4	1.32	$ 56,428.68	based on total kerb length + pavement interface length
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	13	No.	363.01	1.32	$ 6,229.25	25% of benchmark item (one leg)
	6.2	Landscaping	2410	m2	25.16	1.32	$ 80,038.99	
	6.3	Topsoil Seeding	2410	m2	8.44	1.32	$ 26,849.33	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
	8.2	Relocation of ex. Telstra	1	Item	50000	1.00	$ 50,000.00	Relocation of Telstra conduits within pavement
Miscellaneous	9.1	Linemarking	3200	m2 of pavement	4.09	1.32	$ 17,276.16	
	9.2	Regulatory Signage	4	Item	380.39	1.32	$ 2,008.46	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	134	m3	230	1.06	$ 32,647.54	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023).
	10.2	Dewatering dam	18000	m2	15	1.00	$ 270,000.00	Works for full dam site
	10.3	Additional earthworks to fill dam	54000	m3	25	1.00	$ 1,350,000.00	Assumed 3m depth of fill
Delivery	11.1	Council Fees	1	%	3.25	-	$ 111,088.55	
	11.2	VicRoads Fees	1	%	5.18	-	$ 177,058.06	
	11.3	Traffic Management	1	%	10	-	$ 341,810.92	
	11.4	Environmental Management	1	%	0.5	-	$ 17,090.55	
	11.5	Survey/Design	1	%	5	-	$ 170,905.46	
	11.6	Supervision and Project Management	1	%	9	-	$ 307,629.83	
	11.7	Site Establishment	1	%	2.5	-	$ 85,452.73	
	10.8	Contingency	1	%	15	-	$ 512,716.38	
Total		Excluding Delivery					$ 3,418,109.21	
		Including Delivery					$ 5,141,861.69	

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IN-05 - Berwick Cranbourne Road & Connector Road

Intersection - Primary - Connector Intersection (Benchmark Item 7)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	8015	m2	4.96	1.32	$ 52,478.13	Sum of pavement, paths and landscape areas
	1.2	Earthworks	2593	m3	40.52	1.32	$ 138,669.69	Excavation depths 735mm for primary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Primary Arterial Pavement	1289	m2	186.26	1.32	$ 316,917.66	
	2.2	Collector Arterial Pavement	2426	m2	112.44	1.32	$ 360,068.86	
	2.3	Subgrade Preparation	776	m2	16.16	1.32	$ 16,559.91	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	1200	m2	50	1.00	$ 60,000.00	Pavement stepping and resheet
	2.5	Pedestrian Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	1101	m	174	1.00	$ 191,582.70	
	3.2	Traffic Island	671	m2	84.07	1.32	$ 74,501.85	
	3.3	SUP/footpath	720	m2	73.63	1.32	$ 69,977.95	
	3.4	Cycle Path	474	m2	91.94	1.32	$ 57,525.02	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	55	m	197.96	1.32	$ 14,371.90	
	4.2	Drainage Pipe 375mm CR Bfilled	190	m	282.96	1.32	$ 70,966.37	
	4.3	Drainage Pipe 450mm CR Bfilled	160	m	334.33	1.32	$ 70,610.50	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	12	No.	2806.1	1.32	$ 44,448.62	
	4.6	Drainage - Subsoil Drainage	1521	m	43.4	1.32	$ 87,137.91	based on total kerb length + pavement interface length
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	13	No.	363.01	1.32	$ 6,229.25	25% of benchmark item (one leg)
	6.2	Landscaping	2435	m2	25.16	1.32	$ 80,869.27	
	6.3	Topsoil Seeding	2435	m2	8.44	1.32	$ 27,127.85	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
Miscellaneous	9.1	Linemarking	4189	m2 of pavement	4.09	1.32	$ 22,615.57	
	9.2	Regulatory Signage	4	Item	380.39	1.32	$ 2,008.46	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	123	m3	230	1.06	$ 29,977.26	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	11.1	Council Fees	1	%	3.25	-	$ 68,595.82	
	11.2	VicRoads Fees	1	%	8.49	-	$ 179,193.39	
	11.3	Traffic Management	1	%	10	-	$ 211,064.07	
	11.4	Environmental Management	1	%	0.5	-	$ 10,553.20	
	11.5	Survey/Design	1	%	5	-	$ 105,532.03	
	11.6	Supervision and Project Management	1	%	9	-	$ 189,957.66	
	11.7	Site Establishment	1	%	2.5	-	$ 52,766.02	
	11.8	Contingency	1	%	15	-	$ 316,596.10	
Total		Excluding Delivery					$ 2,110,640.65	
		Including Delivery					$ 3,244,898.94	

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Revision F - 09/07/2025

IN-06 - Casey Fields Boulevard & Linsell Boulevard

Intersection - Secondary - Connector Intersection (Benchmark Item 9)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	5937	m2	4.96	1.32	$ 38,872.97	Sum of pavement, paths and landscape areas
	1.2	Earthworks	1714	m3	40.52	1.32	$ 91,689.27	Excavation depths 635mm for secondary arterial pavements, 535mm collector arterial pavements, 200mm traffic island and paths
Road Pavement	2.1	Secondary Arterial Pavement	737	m2	133.78	1.32	$ 130,078.94	
	2.2	Collector Arterial Pavement	1715	m2	112.44	1.32	$ 254,574.40	
	2.3	Subgrade Preparation	490	m2	16.16	1.32	$ 10,456.00	20% of pavement area
	2.3.1	Asphalt overlay on ex. Road	650	m2	50	1.00	$ 32,500.00	Pavement stepping and resheet
	2.4	Raised Priority Crossing - asphalt	60	m2	78	1.06	$ 4,957.51	Hot bituminous concrete including tack coat: 50mm thick multiplied by 3 (Rawlinsons 2023)
	2.5	Raised Priority Crossing - surface treatment	60	m2	21.5	1.06	$ 1,366.49	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	726	m	174	1.00	$ 126,324.00	
	3.2	Traffic Island	934	m2	84.07	1.32	$ 103,641.82	
	3.3	SUP/footpath	401	m2	73.63	1.32	$ 39,008.12	
	3.4	Cycle Path	309	m2	91.94	1.32	$ 37,500.49	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	53	m	197.96	1.32	$ 13,849.28	25% of benchmark item (one leg)
	4.2	Drainage Pipe 375mm CR Bfilled	120	m	282.96	1.32	$ 44,820.86	25% of benchmark item (one leg)
	4.3	Drainage Pipe 450mm CR Bfilled	185	m	334.33	1.32	$ 81,643.39	25% of benchmark item (one leg)
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	25% of benchmark item (one leg)
	4.5	Drainage - Pits	10	No.	2806.1	1.32	$ 37,040.52	25% of benchmark item (one leg)
	4.6	Drainage - Subsoil Drainage	916	m	43.4	1.32	$ 52,475.81	based on total kerb length + pavement interface length
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	
Landscape	6.1	Trees	11	No.	363.01	1.32	$ 5,270.91	25% of benchmark item (one leg)
	6.2	Landscaping	1841	m2	25.16	1.32	$ 61,148.79	
	6.3	Topsoil Seeding	1841	m2	8.44	1.32	$ 20,512.55	
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Utilities	8.1	Allowance for utility services protection	1	Item	30000	1.32	$ 39,600.00	
Miscellaneous	9.1	Linemarking	2761	m2 of pavement	4.09	1.32	$ 14,905.21	
	9.2	Regulatory Signage	3	Item	380.39	1.32	$ 1,506.34	25% of benchmark item (one leg)
	9.4	Landscape Maintenance (intersections)	0.25	Item	88131.43	1.32	$ 29,083.37	25% of benchmark item (one leg)
	9.6	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	$ 2,532.66	25% of benchmark item (one leg)
Other	10.1	Demolition of existing concrete kerbs, footpath, islands + additional removal for pavement stepping.	124	m3	230	1.06	$ 30,255.01	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	11.1	Council Fees		%	3.25	-	$ 50,343.41	
	11.2	VicRoads Fees	1	%	1	-	$ 15,490.28	
	11.3	Traffic Management	1	%	5	-	$ 77,451.40	
	114	Environmental Management	1	%	0.5	-	$ 7,745.14	
	11.5	Survey/Design	1	%	5	-	$ 77,451.40	
	11.6	Supervision and Project Management	1	%	9	-	$ 139,412.53	
	11.7	Site Establishment	1	%	2.5	-	$ 38,725.70	
	11.8	Contingency	1	%	15	-	$ 232,354.21	
Total		Excluding Delivery					$ 1,549,028.10	
		Including Delivery					$ 2,188,002.19	

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PED-01 - Pedestrian Crossing on Narre Warren - Cranbourne Road

Pedestrian Operated Signals

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	950	m2	4.96	1.32	$ 6,219.84	Based on project area
	1.2	Earthworks	15	m3	40.52	1.32	$ 823.69	Excavation depth 200mm for paths
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.32	$ -	
	2.2	Collector Arterial Pavement	0	m2	112.44	1.32	$ -	
	2.3	Subgrade Preparation	0	m2	16.16	1.32	$ -	
Concrete Works	3.1	Kerb and Channel	24	m	174	1.00	$ 4,176.00	
	3.2	Traffic Island	0	m2	84.07	1.32	$ -	
	3.3	SUP/footpath	77	m2	73.63	1.32	$ 7,483.75	
	3.4	Cycle Path	0	m2	91.94	1.32	$ -	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -	
	4.2	Drainage Pipe 375mm CR Bfilled	0	m	282.96	1.32	$ -	
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.32	$ -	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	0	No.	2806.1	1.32	$ -	
	4.6	Drainage - Subsoil Drainage	0	m	43.4	1.32	$ -	
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	Based on the cost of one leg of a primary signalised intersection
Landscape	6.1	Trees	0	No.	363.01	1.32	$ -	
	6.2	Landscaping	154	m2	25.16	1.32	$ 5,114.52	1m wide on both sides of path
	6.3	Topsoil Seeding	154	m2	8.44	1.32	$ 1,715.68	1m wide on both sides of path
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Miscellaneous	8.1	Linemarking	300	m2 of pavement	4.09	1.32	$ 1,619.64	
	8.2	Regulatory Signage	0	Item	380.39	1.32	$ -	
	8.3	Landscape Maintenance (intersections)	0.1	Item	88131.43	1.32	$ 11,633.35	10% of benchmark item 7 landscape maintenance
	8.4	Tactile Pavers (Hazard only)	4	Item	319.78	1.32	$ 1,688.44	
	8.5	Pedestrian fencing	12	m	102	1.06	$ 1,296.58	1200mm high fence of galvanised welded mesh roll top panels and tubular posts (Rawlinsons 2023)
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	5.76	m3	230	1.06	$ 1,403.36	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	10.1	Council Fees	1	%	3.25	-	$ 9,314.12	
	10.2	VicRoads Fees	1	%	8.9	-	$ 25,506.35	
	10.3	Traffic Management	1	%	5	-	$ 14,329.41	
	10.4	Environmental Management	1	%	0.5	-	$ 1,432.94	
	10.5	Survey/Design	1	%	5	-	$ 14,329.41	
	10.6	Supervision and Project Management	1	%	9	-	$ 25,792.94	
	10.7	Site Establishment	1	%	2.5	-	$ 7,164.71	
	10.8	Contingency	1	%	15	-	$ 42,988.24	
Total		Excluding Delivery					$ 286,588.24	
		Including Delivery					$ 427,446.36	

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PED-02 - Pedestrian Crossing on Berwick - Cranbourne Road

Pedestrian Operated Signals

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	950	m2	4.96	1.32	$ 6,219.84	Based on project area
	1.2	Earthworks	16	m3	40.52	1.32	$ 834.39	Excavation depth 200mm for paths
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.32	$ -	
	2.2	Collector Arterial Pavement	0	m2	112.44	1.32	$ -	
	2.3	Subgrade Preparation	0	m2	16.16	1.32	$ -	
Concrete Works	3.1	Kerb and Channel	24	m	174	1.00	$ 4,176.00	
	3.2	Traffic Island	0	m2	84.07	1.32	$ -	
	3.3	SUP/footpath	78	m2	73.63	1.32	$ 7,580.94	
	3.4	Cycle Path	0	m2	91.94	1.32	$ -	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -	
	4.2	Drainage Pipe 375mm CR Bfilled	0	m	282.96	1.32	$ -	
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.32	$ -	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	0	No.	2806.1	1.32	$ -	
	4.6	Drainage - Subsoil Drainage	0	m	43.4	1.32	$ -	
Traffic	5.1	Traffic Signals	1	Item/ per leg	128786.34	1.32	$ 169,997.97	Based on the cost of one leg of a primary signalised intersection
Landscape	6.1	Trees	0	No.	363.01	1.32	$ -	
	6.2	Landscaping	156	m2	25.16	1.32	$ 5,180.95	1m wide on both sides of path
	6.3	Topsoil Seeding	156	m2	8.44	1.32	$ 1,737.96	1m wide on both sides of path
Street Lighting	7.1	Street Lighting	1	Item/ per leg	55617.74	1.32	$ 73,415.42	
Miscellaneous	8.1	Linemarking	300	m2 of pavement	4.09	1.32	$ 1,619.64	
	8.2	Regulatory Signage	0	Item	380.39	1.32	$ -	
	8.3	Landscape Maintenance (intersections)	0.1	Item	88131.43	1.32	$ 11,633.35	10% of benchmark item 7 landscape maintenance
	8.4	Tactile Pavers (Hazard only)	4	Item	319.78	1.32	$ 1,688.44	
	8.5	Pedestrian fencing	26	m	102	1.06	$ 2,809.26	1200mm high fence of galvanised welded mesh roll top panels and tubular posts (Rawlinsons 2023)
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	5.76	m3	230	1.06	$ 1,403.36	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	10.1	Council Fees	1	%	3.25	-	$ 9,369.67	
	10.2	VicRoads Fees	1	%	8.8	-	$ 25,370.18	
	10.3	Traffic Management	1	%	5	-	$ 14,414.88	
	10.4	Environmental Management	1	%	0.5	-	$ 1,441.49	
	10.5	Survey/Design	1	%	5	-	$ 14,414.88	
	10.6	Supervision and Project Management	1	%	9	-	$ 25,946.78	
	10.7	Site Establishment	1	%	2.5	-	$ 7,207.44	
	10.8	Contingency	1	%	15	-	$ 43,244.63	
Total		Excluding Delivery					$ 288,297.51	
		Including Delivery					$ 429,707.44	

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Revision F - 09/07/2025

SUP-01 - Shared Use Path - Melbourne Water Pipe Track (1104m)

Shared Use Path

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	16910	m2	4.96	1.32	$ 110,713.15	Sum of pavement, paths and landscape areas
	1.2	Earthworks	19001	m3	40.52	1.32	$ 1,016,285.62	Fill volume from 12d minus 200mm depth to subgrade
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.32	$ -	
	2.2	Collector Arterial Pavement	0	m2	112.44	1.32	$ -	
	2.3	Subgrade Preparation	0	m2	16.16	1.32	$ -	
Concrete Works	3.1	Kerb and Channel	0	m	174	1.32	$ -	
	3.2	Traffic Island	0	m2	84.07	1.32	$ -	
	3.3	SUP/footpath	3315	m2	73.63	1.32	$ 322,190.15	
	3.4	Cycle Path	0	m2	91.94	1.32	$ -	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	$ -	No allowance for drainage
	4.2	Drainage Pipe 375mm CR Bfilled	0	m	282.96	1.32	$ -	
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.32	$ -	
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	
	4.5	Drainage - Pits	0	No.	2806.1	1.32	$ -	
	4.6	Drainage - Subsoil Drainage	0	m	43.4	1.32	$ -	
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	$ -	
Landscape	6.1	Trees	110	No.	363.01	1.32	$ 52,900.72	Trees at 20m spacing on both sides
	6.2	Landscaping	13595	m2	25.16	1.32	$ 451,506.26	Area of fill batters
	6.3	Topsoil Seeding	13595	m2	8.44	1.32	$ 151,459.18	Area of fill batters
Street Lighting	7.1	Street Lighting	0	Item/ per leg	55617.74	1.32	$ -	No allowance for lighting
Miscellaneous	8.1	Linemarking	3315	m2 of pavement	4.09	1.32	$ 17,897.02	
	8.2	Regulatory Signage	8	Item	380.39	1.32	$ 4,016.92	1 sign at each path start/end
	8.4	Landscape Maintenance (road)	13595	m2	2.9	1.32	$ 52,041.66	
	8.6	Tactile Pavers (Hazard only)	3	Item	319.78	1.32	$ 1,266.33	
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	230	1.06	$ -	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	10.1	Council Fees	1	%	3.25	-	$ 70,859.00	
	10.2	VicRoads Fees	1	%	1	-	$ 21,802.77	
	10.3	Traffic Management	1	%	5	-	$ 109,013.85	
	10.4	Environmental Management	1	%	0.5	-	$ 10,901.39	
	10.5	Survey/Design	1	%	5	-	$ 109,013.85	
	10.6	Supervision and Project Management	1	%	9	-	$ 196,224.93	
	10.7	Site Establishment	1	%	2.5	-	$ 54,506.93	
	10.8	Contingency	1	%	15	-	$ 327,041.55	
Total		Excluding Delivery					$ 2,180,277.02	
		Including Delivery					$ 3,079,641.28	

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SUP-02 (N/A) - Shared Use Path along Thompsons Road (469m)

Indexation factor for VPA benchmark items (July 2024): 1.29

Indexation factor for Rawlinsons items (March 2025): 1.06

Indexation factor for VPA benchmark items (July 2025): 1.32

Shared Use Path

Item was removed from the ICP on recommendation from the Draft Casey Amendment C296case Referral 11 – Croskell (Employment) Precinct Structure Plan and Infrastructure Contributions Plan VPA Projects Standing Advisory Committee Report May 2025

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation		m2	4.96	1.32	$ -	Sum of pavement, paths and landscape areas
	1.2	Earthworks		m3	40.52	1.32	$ -	Allowance for cut/fill based on path area multiplied by 0.5m depth
Road Pavement	2.1	Primary Arterial Pavement		m2	186.26	1.32	$ -	
	2.2	Collector Arterial Pavement		m2	112.44	1.32	$ -	
	2.3	Subgrade Preparation		m2	16.16	1.32	$ -	
Concrete Works	3.1	Kerb and Channel		m	174	1.32	$ -	
	3.2	Traffic Island		m2	84.07	1.32	$ -	
	3.3	SUP/footpath		m2	73.63	1.32	$ -	
	3.4	Cycle Path		m2	91.94	1.32	$ -	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled		m	197.96	1.32	$ -	No allowance for drainage
	4.2	Drainage Pipe 375mm CR Bfilled		m	282.96	1.32	$ -	
	4.3	Drainage Pipe 450mm CR Bfilled		m	334.33	1.32	$ -	
	4.4	Drainage Pipe 525mm CR Bfilled		m	448.03	1.32	$ -	
	4.5	Drainage - Pits		No.	2806.1	1.32	$ -	
	4.6	Drainage - Subsoil Drainage		m	43.4	1.32	$ -	
Traffic	5.1	Traffic Signals		Item/ per leg	128786.34	1.32	$ -	
Landscape	6.1	Trees		No.	363.01	1.32	$ -	Trees at 20m spacing on both sides
	6.2	Landscaping		m2	25.16	1.32	$ -	Area of fill batters
	6.3	Topsoil Seeding		m2	8.44	1.32	$ -	Area of fill batters
Street Lighting	7.1	Street Lighting		Item/ per leg	55617.74	1.32	$ -	No allowance for lighting
Miscellaneous	8.1	Linemarking		m2 of pavement	4.09	1.32	$ -	
	8.2	Regulatory Signage		Item	380.39	1.32	$ -	1 sign at each path start/end
	8.4	Landscape Maintenance (road)		m2	2.9	1.32	$ -	
	8.6	Tactile Pavers (Hazard only)		Item	319.78	1.32	$ -	
Other	9.1	Demolition of existing concrete kerbs, footpath, islands		m3	230	1.06	$ -	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	10.1	Council Fees	1	%	3.25	-	$ -	
	10.2	VicRoads Fees	1	%	1	-	$ -	
	10.3	Traffic Management	1	%	5	-	$ -	
	10.4	Environmental Management	1	%	0.5	-	$ -	
	10.5	Survey/Design	1	%	5	-	$ -	
	10.6	Supervision and Project Management	1	%	9	-	$ -	
	10.7	Site Establishment	1	%	2.5	-	$ -	
	10.8	Contingency	1	%	15	-	$ -	
Total		Excluding Delivery					$ -	
		Including Delivery					$ -	

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SUP-03

Shared Use Path VDP Crossing

Indexation factor for cost items provided by Spiire: 1.00

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Preliminary Site & Earthworks	0.1	Service Proving	1	Item	25000	1	$ 25,000.00	Service proving required prior to construction
	0.2	Site Preparation	180	m2	5	1	$ 900.00	26.1m (including approaches) x 7.1 (corridor) = 185 m2
Precast Shared Use Bridge	1.1	15m precast beam (supply only)	3	No.	16500	1.00	$ 49,500.00	
	1.2	Headstock Unit	2	No.	10300	1.00	$ 20,600.00	
	1.3	Hardware	1	No.	2500	1.00	$ 2,500.00	
	1.4	Piles (10m)	6	No.	6000	1.00	$ 36,000.00	
	1.5	Handrail	30	No.	350	1.00	$ 10,500.00	
	1.6	Delivery to Site	1	No.	20000	1.00	$ 20,000.00	
	1.7	Installation	1	No.	100000	1.00	$ 100,000.00	
Ancillaries	2.1	Structural Design Piles/footings	1	Item	10000	1.00	$ 10,000.00	
	2.2	Geotechnical Investigations	1	Item	10000	1.00	$ 10,000.00	
Delivery	3.1	Council Fees	1	%	3.25	-	$ 8,612.50	
	3.2	Environmental Management	1	%	0.5	-	$ 1,325.00	
	3.3	Surveying and design	1	%	10	-	$ 26,500.00	
	3.4	Supervision and project management	1	%	18	-	$ 47,700.00	
	3.5	Site establishment	1	%	2.5	-	$ 6,625.00	
	3.8	Contingency	1	%	15	-	$ 39,750.00	
Total		Excluding Delivery and Ancillaries					$ 265,000.00	
		Including Delivery and Ancillaries					$ 415,512.50	

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Revision F - 09/07/2025

SUP-04
Shared Use Path VDP Crossing

Indexation factor for cost items provided by Spiire: 1.00

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Preliminary Site & Earthworks	0.1	Service Proving	1	Item	25000	1	$ 25,000.00	Service proving required prior to construction
	0.2	Site Preparation	180	m2	5	1	$ 900.00	26.1m (including approaches) x 7.1 (corridor) = 185 m2
Precast Shared Use Bridge	1.1	15m precast beam (supply only)	3	No.	16500	1.00	$ 49,500.00	
	1.2	Headstock Unit	2	No.	10300	1.00	$ 20,600.00	
	1.3	Hardware	1	No.	2500	1.00	$ 2,500.00	
	1.4	Piles (10m)	6	No.	6000	1.00	$ 36,000.00	
	1.5	Handrail	30	No.	350	1.00	$ 10,500.00	
	1.6	Delivery to Site	1	No.	20000	1.00	$ 20,000.00	
	1.7	Installation	1	No.	100000	1.00	$ 100,000.00	
Ancillaries	2.1	Structural Design Piles/footings	1	Item	10000	1.00	$ 10,000.00	
	2.2	Geotechnical Investigations	1	Item	10000	1.00	$ 10,000.00	
Delivery	3.1	Council Fees	1	%	3.25	-	$ 8,612.50	
	3.2	Environmental Management	1	%	0.5	-	$ 1,325.00	
	3.3	Surveying and design	1	%	10	-	$ 26,500.00	
	3.4	Supervision and project management	1	%	18	-	$ 47,700.00	
	3.5	Site establishment	1	%	2.5	-	$ 6,625.00	
	3.8	Contingency	1	%	15	-	$ 39,750.00	
Total		Excluding Delivery and Ancillaries					$ 265,000.00	
		Including Delivery and Ancillaries					$ 415,512.50	

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Revision F - 09/07/2025

RD-01 - Casey Fields Boulevard (905m long)

Road - Connector Boulevard - 800m (Benchmark Item 3)

Indexation factor for VPA benchmark items (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quanity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	37198	m2	4.96	1.32	$ 243,540.89	Sum of pavement, paths and landscape areas
	1.2	Earthworks	31498	m3	40.52	1.32	$ 1,684,694.73	Cut and fill volumes from 12d
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.32	$ -	
	2.2	Collector Arterial Pavement	6354	m2	112.44	1.32	$ 943,087.75	
	2.3	Subgrade Preparation	1271	m2	16.16	1.32	$ 27,108.32	20% of pavement area
	2.4	Raised Priority Crossing - asphalt	120	m2	78	1.06	$ 9,915.02	Hot bituminous concrete including tack coat: 50mm thick multiplied by 3 (Rawlinsons 2023)
	2.5	Raised Priority Crossing - surface treatment	120	m2	21.5	1.06	$ 2,732.99	Thermoplastic marking of bitumen paving (Rawlinsons 2023)
Concrete Works	3.1	Kerb and Channel	3620	m	174	1.00	$ 629,880.00	
	3.2	Traffic Island	0	m2	84.07	1.32	$ -	
	3.3	SUP/footpath	2676	m2	73.63	1.32	$ 260,055.17	
	3.4	Cycle Path	2841	m2	91.94	1.32	$ 344,782.92	
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	226	m	197.96	1.32	$ 59,120.75	Scaled up from benchmark item 3
	4.2	Drainage Pipe 375mm CR Bfilled	1027	m	282.96	1.32	$ 383,657.26	Scaled up from benchmark item 3
	4.3	Drainage Pipe 450mm CR Bfilled	792	m	334.33	1.32	$ 349,466.79	Scaled up from benchmark item 3
	4.4	Drainage Pipe 525mm CR Bfilled	0	m	448.03	1.32	$ -	Scaled up from benchmark item 3
	4.5	Drainage - Pits	36	No.	2806.1	1.32	$ 134,086.68	Scaled up from benchmark item 3
	4.6	Drainage - Subsoil Drainage	3620	m	43.4	1.32	$ 207,382.56	Based on total kerb length
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	$ -	
Landscape	6.1	Trees	217	No.	363.01	1.32	$ 104,076.42	Scaled up from benchmark item 3
	6.2	Landscaping	25327	m2	25.16	1.32	$ 841,136.70	Area of fill batters and verges
	6.3	Topsoil Seeding	25327	m2	8.44	1.32	$ 282,161.91	Area of fill batters and verges
Street Lighting	7.1	Street Lighting	905	m	225.67	1.32	$ 269,585.38	Based on length of road
Miscellaneous	8.1	Linemarking	6354	m2 of pavement	4.09	1.32	$ 34,304.77	
	8.2	Regulatory Signage	12	Item	380.39	1.32	$ 6,025.38	Scaled up from benchmark item 3
	8.3	Landscape Maintenance (road)	25327	m2	2.96	1.32	$ 98,957.26	
	8.4	Tactile Pavers (Hazard only)	8	Item	319.78	1.32	$ 3,376.88	
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	230	1.06	$ -	Break up and remove reinforced concrete in open excavations (Rawlinsons 2023)
Delivery	10.1	Council Fees	1	%	3.25	-	$ 224,871.94	
	10.2	VicRoads Fees	1	%	1	-	$ 69,191.37	
	10.3	Traffic Management	1	%	5	-	$ 345,956.83	
	10.4	Environmental Management	1	%	0.5	-	$ 34,595.68	
	10.5	Survey/Design	1	%	5	-	$ 345,956.83	
	10.6	Supervision and Project Management	1	%	9	-	$ 622,722.29	
	10.7	Site Establishment	1	%	2.5	-	$ 172,978.41	
	10.8	Contingency	1	%	15	-	$ 1,037,870.48	
		Excluding Delivery					$ 6,919,136.54	
		Including Delivery					$ 9,773,280.37	

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Revision F - 09/07/2025

RD-01 VDP CROSSING

Road VDP cable/conduit crossing

Indexation factor for cost items provided by Spiire: 1.00

Group	Item	Description	Quantity	Unit	Rate ($)	Cost ($)	Comments
Preliminary Site & Earthworks	1.1	Service Proving	1	Item	25000	$ 25,000.00	
	1.2	Site Preparation	185	m2	5	$ 925.00	
	1.3	Earthworks	160	m3	50	$ 8,000.00	
	1.4	Crushed Rock Backfill	90	m3	100	$ 9,000.00	
Road Pavement	2.1	Subgrade preparation	120	m2	10	$ 1,200.00	
	2.2	Thermal backfill	80	m3	175	$ 14,000.00	
Ancillaries	3.1	Structural Design HV Crossing	1	Item	10000	$ 10,000.00	
	3.2	Proof Engineering (Nexans Olex)	1	Item	15000	$ 15,000.00	
	3.3	Permits/Insurance	1	Item	250000	$ 250,000.00	
	3.4	Construction certification of independent reviewer	1	Item	20000	$ 20,000.00	
Delivery	8.1	Council Fees	1	%	3.25	$ 1,889.06	
	8.2	Environmental Management	1	%	0.5	$ 290.63	
	8.3	Survey/Design	1	%	10	$ 5,812.50	
	8.4	Supervision and Project Management	1	%	18	$ 10,462.50	
	8.5	Site Establishment	1	%	2.5	$ 1,453.13	
	8.6	Contingency	1	%	15	$ 8,718.75	
Total		Excluding Delivery and Ancillaries				$ 58,125.00	
		Including Delivery and Ancillaries				$ 381,751.56	

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CU-01 - Culvert - (RD-01) over constructed waterway

Culvert Option 4 - Item 28

VPA benchmark indexation factor (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	1120.5	m2	4.23	1.32	$ 6,256.42	Scaled up from benchmark item 28
	1.2	Diversion works	1	Item	20125	1.32	$ 26,565.00	As per benchmark item 28
	1.3	Waterway re-shaping	1	Item	4600	1.32	$ 6,072.00	As per benchmark item 28
	1.4	Stripping of topsoil	1620	m2	4.49	1.32	$ 9,601.42	Scaled up from benchmark item 28
	1.5	Excavation	5647.5	m3	42.55	1.32	$ 317,197.49	Scaled up from benchmark item 28
	1.6	Formation of batters	292	m3	17.25	1.32	$ 6,648.84	As per benchmark item 28
Drainage Structure	2.1	Box culvert units 1200 x 2100 (No.)	68	No.	4830	1.32	$ 433,540.80	Scaled up from benchmark item 28
	2.2	Link slab 1200 x 2100 (No.)	55	No.	2839.35	1.32	$ 206,136.81	Scaled up from benchmark item 28
	2.3	Foundation slab 1200 x 2100 (200mm)	1410	m2	243.8	1.32	$ 453,760.56	Scaled up from benchmark item 28
	2.4	Granular Bedding 150 mm thick crushed	1410	m2	19.84	1.32	$ 36,926.21	Scaled up from benchmark item 28
	2.5	Apron slab (m2)	229.5	m2	253.29	1.32	$ 76,731.67	Scaled up from benchmark item 28
	2.6	Wing wall (m2)	33	m2	805	1.32	$ 35,065.80	As per benchmark item 28
	2.7	End wall (m2)	60	m2	805	1.32	$ 63,756.00	Scaled up from benchmark item 28
On Structure	3.1	Structural Fill (m3)	1545	m3	86.25	1.32	$ 175,898.25	Scaled up from benchmark item 28
	3.2	Vehicle Barrier	96	lm	284.63	1.32	$ 36,068.31	Scaled up from benchmark item 28
	3.3	Signs (Item)	1	Item	2645	1.32	$ 3,491.40	As per benchmark item 28
Delivery	4.1	Council Fees	1	%	3.25	-	$ 61,545.80	
	4.2	VicRoads Fees	1	%	1	-	$ 18,937.17	
	4.3	Traffic Management	1	%	5	-	$ 94,685.85	
	4.4	Environmental Management	1	%	0.5	-	$ 9,468.58	
	4.5	Survey/Design	1	%	5	-	$ 94,685.85	
	4.6	Supervision and Project Management	1	%	9	-	$ 170,434.53	
	4.7	Site Establishment	1	%	2.5	-	$ 47,342.92	
	4.8	Contingency	1	%	15	-	$ 284,057.55	
		Excluding Delivery					$ 1,893,716.98	
		Including Delivery					$ 2,674,875.23	

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CU-02 - Culvert - (SUP-01) over constructed waterway

Culvert Option 4 - Item 28

VPA benchmark indexation factor (July 2024): 1.29
Indexation factor for Rawlinsons items (March 2025): 1.06
Indexation factor for VPA benchmark items (July 2025): 1.32

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation	112.05	m2	4.23	1.32	$ 625.64	Scaled down from benchmark item 28
	1.2	Diversion works	1	Item	20125	1.32	$ 26,565.00	As per benchmark item 28
	1.3	Waterway re-shaping	1	Item	4600	1.32	$ 6,072.00	As per benchmark item 28
	1.4	Stripping of topsoil	162	m2	4.49	1.32	$ 960.14	Scaled down from benchmark item 28
	1.5	Excavation	564.75	m3	42.55	1.32	$ 31,719.75	Scaled down from benchmark item 28
	1.6	Formation of batters	292	m3	17.25	1.32	$ 6,648.84	As per benchmark item 28
Drainage Structure	2.1	Box culvert units 1200 x 2100 (No.)	6	No.	4830	1.32	$ 38,253.60	Scaled down from benchmark item 28
	2.2	Link slab 1200 x 2100 (No.)	3	No.	2839.35	1.32	$ 11,243.83	Scaled down from benchmark item 28
	2.3	Foundation slab 1200 x 2100 (200mm)	141	m2	243.8	1.32	$ 45,376.06	Scaled down from benchmark item 28
	2.4	Granular Bedding 150 mm thick crushed	141	m2	19.84	1.32	$ 3,692.62	Scaled down from benchmark item 28
	2.5	Apron slab (m2)	76.5	m2	253.29	1.32	$ 25,577.22	Scaled up from benchmark item 28
	2.6	Wing wall (m2)	33	m2	805	1.32	$ 35,065.80	As per benchmark item 28
	2.7	End wall (m2)	20	m2	805	1.32	$ 21,252.00	Scaled up from benchmark item 28
On Structure	3.1	Structural Fill (m3)	154.5	m3	86.25	1.32	$ 17,589.83	Scaled down from benchmark item 28
	3.2	Safety barrier	70	lm	350	1.06	$ 25,952.78	Bridge balustrade (Rawlinsons 2023)
	3.3	Signs (Item)	0	Item	2645	1.32	$ -	No allowance for signage
Delivery	4.1	Council Fees	1	%	3.25	-	$ 9,639.34	
	4.2	VicRoads Fees	1	%	1	-	$ 2,965.95	
	4.3	Traffic Management	1	%	5	-	$ 14,829.76	
	4.4	Environmental Management	1	%	0.5	-	$ 1,482.98	
	4.5	Survey/Design	1	%	5	-	$ 14,829.76	
	4.6	Supervision and Project Management	1	%	9	-	$ 26,693.56	
	4.7	Site Establishment	1	%	2.5	-	$ 7,414.88	
	4.8	Contingency	1	%	15	-	$ 44,489.27	
		Excluding Delivery					$ 296,595.11	
		Including Delivery					$ 418,940.59	

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CU-03 (N/A) - Culvert - (SUP-02) over constructed waterway

Culvert Option 4 - Item 28

VPA benchmark indexation factor (July 2024): 1.29

Indexation factor for Rawlinsons items (March 2025): 1.06

Indexation factor for VPA benchmark items (July 2025): 1.32

Item was removed from the ICP on recommendation from the Draft Casey Amendment C296case Referral 11 – Croskell (Employment) Precinct Structure Plan and Infrastructure Contributions Plan VPA Projects Standing Advisory Committee Report May 2025

Group	Item	Description	Quantity	Unit	Rate ($)	Indexation factor	Cost ($)	Comments
Siteworks and Earthworks	1.1	Site Preparation		m2	4.23	1.32	$ -	Scaled down from benchmark item 28
	1.2	Diversion works		Item	20125	1.32	$ -	As per benchmark item 28
	1.3	Waterway re-shaping		Item	4600	1.32	$ -	As per benchmark item 28
	1.4	Stripping of topsoil		m2	4.49	1.32	$ -	Scaled down from benchmark item 28
	1.5	Excavation		m3	42.55	1.32	$ -	Scaled down from benchmark item 28
	1.6	Formation of batters		m3	17.25	1.32	$ -	As per benchmark item 28
Drainage Structure	2.1	Box culvert units 1200 x 2100 (No.)		No.	4830	1.32	$ -	Scaled down from benchmark item 28
	2.2	Link slab 1200 x 2100 (No.)		No.	2839.35	1.32	$ -	Scaled down from benchmark item 28
	2.3	Foundation slab 1200 x 2100 (200mm)		m2	243.8	1.32	$ -	Scaled down from benchmark item 28
	2.4	Granular Bedding 150 mm thick crushed		m2	19.84	1.32	$ -	Scaled down from benchmark item 28
	2.5	Apron slab (m2)		m2	253.29	1.32	$ -	Scaled up from benchmark item 28
	2.6	Wing wall (m2)		m2	805	1.32	$ -	As per benchmark item 28
	2.7	End wall (m2)		m2	805	1.32	$ -	Scaled up from benchmark item 28
On Structure	3.1	Structural Fill (m3)		m3	86.25	1.32	$ -	Scaled down from benchmark item 28
	3.2	Safety barrier		lm	350	1.06	$ -	Bridge balustrade (Rawlinsons 2023)
	3.3	Signs (Item)		Item	2645	1.32	$ -	No allowance for signage
Delivery	4.1	Council Fees	1	%	3.25	-	$ -	
	4.2	VicRoads Fees	1	%	1	-	$ -	
	4.3	Traffic Management	1	%	5	-	$ -	
	4.4	Environmental Management	1	%	0.5	-	$ -	
	4.5	Survey/Design	1	%	5	-	$ -	
	4.6	Supervision and Project Management	1	%	9	-	$ -	
	4.7	Site Establishment	1	%	2.5	-	$ -	
	4.8	Contingency	1	%	15	-	$ -	
		Excluding Delivery					$ -	
		Including Delivery					$ -	

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