

East of Aberline

Development Contributions Plan



/ August 2026

ACKNOWLEDGEMENT OF COUNTRY

We proudly acknowledge the Eastern Maar people and their rich culture and pay our respects to their Elders past and present.

We recognise the intrinsic connection of Traditional Custodians to Country and acknowledge their contribution to the care and management of land, water, and resources.

We embrace Reconciliation and working towards the equality and equity of outcomes and ensure Eastern Maar voices are heard.



▲ Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

'The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.'

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

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1.0 SUMMARY OF CHARGES

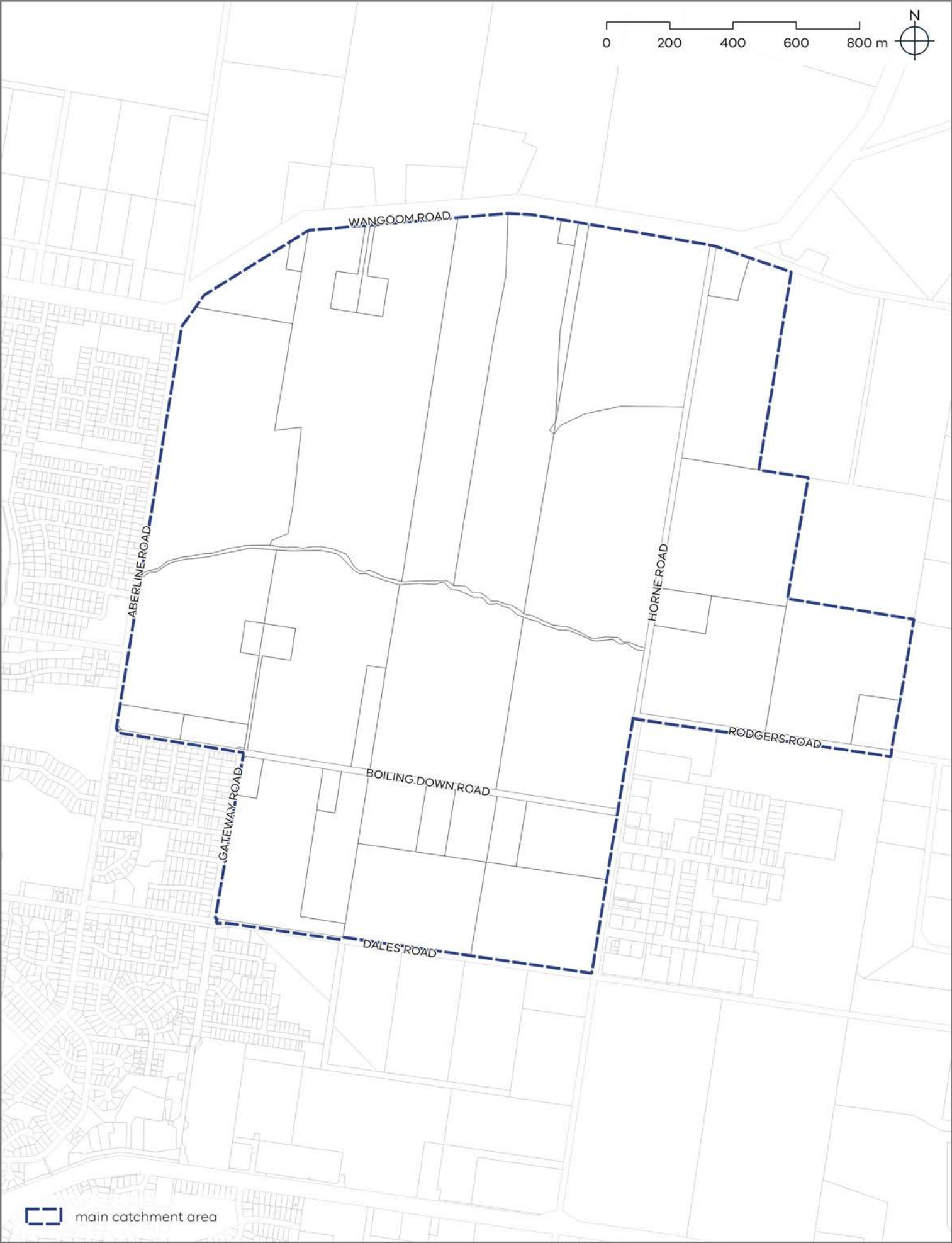
Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.

Table 1 – Summary of charges

Summary - Net Developable Area (NDA) by charge area		
Charge area	Total Cost of Infrastructure	Contribution per Net Developable Hectare (NDHa)
Residential	\$106,582,910	\$366,898
Summary - Development infrastructure levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Transport	\$14,250,541	\$49,056
Drainage	\$31,582,973	\$108,720
Recreation	\$21,314,491	\$73,372
Community	\$12,340,385	\$42,480
Public Purpose Land	\$23,287,315	\$80,164
Plan Preparation	\$3,807,205	\$13,106
Total	\$106,582,910	\$366,898
Summary - Breakdown of Development Infrastructure Levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Public Purpose Land	\$23,287,315	\$80,164
Construction	\$79,488,390	\$273,628
Plan Preparation	\$3,807,205	\$13,106
Total	\$106,582,910	\$366,898
Summary - Community infrastructure levy		
Levy per dwelling	Estimated dwellings	Estimated total contribution
\$820	4,648	\$3,811,327

Note: All costs are rounded to the nearest dollar.

Plan 1 - Main Catchment Area
East of Aberline Development Contributions Plan



2.0 INTRODUCTION

The East of Aberline Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Warrnambool City Council and with the assistance of government agencies, service authorities and stakeholders.

The DCP:

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

The DCP document comprises the following sections:

SECTION 1 & 2

Summarises key details and describes the strategic basis for this DCP

SECTION 3

Provides justification for the various infrastructure projects included in the DCP

SECTION 4

Sets out the summary land use budget

SECTION 5

Details the calculation of project costs in this DCP

SECTION 6 & ABOVE

Details the administration and implementation of this DCP

The strategic basis for the DCP is informed by:

- Planning Policy Framework as set out in the Warrnambool Planning Scheme;
- *Precinct Structure Planning Guidelines, New Communities in Victoria* (Victorian Planning Authority, 2021);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- *East of Aberline Precinct Structure Plan* and supporting documents.

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

2.1 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the Planning Policy Framework of the Warrnambool Planning Scheme. It is consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans made under section 46M(1) of the Act and has regard to the Victorian Government's Development Contributions Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities. The DCP also sets out the collection of funds under the Community Infrastructure Levy (CIL) for the construction of community and sporting facilities. Section 46L (1)(a) and (1)(b) of the Planning and Environment Act sets a maximum levy for community infrastructure.

The DCP forms part of the Warrnambool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Warrnambool Planning Scheme. The DCP is implemented into the Warrnambool Planning Scheme through Schedule 3 to the Development Contributions Plan Overlay (DCPO3) that applies to the 'main catchment area' illustrated on [Plan 1 – Main Catchment Area](#).

2.2 Subdivision Act 1988

Under Section 18A of the *Subdivision Act 1988* the owner of land proposed to be subdivided is required, as a condition of permit, to make a public open space contribution in accordance with this DCP in one of the following forms:

- The transfer of land, not exceeding the area of local park(s) as specified in [Appendix A – Property Specific Land Budget](#) and designated in [Plan 6 – Land Use Budget](#), for public open space purposes;
- The payment of an amount equivalent to not more than 3.24% of the site value of the net developable area; or
- A combination of land and monetary contribution, such that the total value does not exceed 3.24% of the value of the net developable area.

This requirement applies to all land within the DCP area. The public open space contribution must comprise, at a minimum, the land designated for local parks as specified in [Appendix A](#) and required to meet the service catchments of the precinct.

Where the area of designated local parks within a subdivision exceeds 3.24% of the net developable area proposed to be subdivided, the permit applicant shall be required to provide the balance of the public open space contribution, either by way of reimbursement agreement with Council, a monetary contribution, or a combination thereof, to satisfy the total obligation under Section 18A.

Council may accept the public open space contribution via encumbered lands if the encumbered lands can meet the relevant requirements and/or policies under the planning scheme.

2.3 East of Aberline Precinct Structure Plan

The East of Aberline Precinct Structure Plan (PSP) is located to the northwest of the existing Warrnambool township and was identified as a priority growth corridor for Warrnambool in the *Warrnambool City-wide Housing Strategy* (2013).

The PSP identifies 410.41 hectares of land for urban development as illustrated on [Table 2 – Summary land use budget](#). The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario as described in the PSP.

The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP. Accordingly, the DCP is an implementation-based planning tool, which identifies the infrastructure items required by the new community based on the baseline assumption of the dwelling number and population and apportions the cost of the infrastructure items in an equitable manner across the plan area.

2.4 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on [Plan 1 – Main Catchment Area](#) and [Appendix A](#); this area is known as the main catchment area (MCA). The area is identified as DCPO3 in the Warrnambool Planning Scheme.

In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

2.5 Infrastructure items included in the Development Contributions Plan

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

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

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

The items that have been included in the DCP all have the following characteristics:

- Are essential to the health, safety and wellbeing of the community;
- Will be used by a broad cross-section of the community;
- Reflect the vision and strategic aspirations expressed in the PSP;
- Are not recurrent items;
- Are the basis for the future development of an integrated network;
- Provide for infrastructure delivery due to heavy fragmentation of land.

2.6 Items not included in the Development Contributions Plan (development proponent works)

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

- Connector streets and local streets;
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);
- Local bus stop infrastructure;
- Landscaping (including irrigation) of all existing and future connector roads, including central medians, and local streets;

- Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP);
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;
- Overland flow paths as required to divert stormwater flows of existing and new developments;
- Local street or path crossings of Russells Creek and constructed waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP;
- Local parks, which are different from sports reserves, masterplans and any agreed associated works required by the PSP for local parks. The schedule to clause 53.01 will be used by the collecting agency to manage the public open space contributions associated with local parks.
- Any embellishment and landscaping in local parks and sports facilities unless included in the DCP.
- Infrastructure as required by utility services providers, including water, sewerage, roof water harvesting, electricity, gas and telecommunications;
- Relocation or undergrounding of existing utility services infrastructure;
- Any additional technical studies or assessment required to support a projects delivery including geotechnical studies;
- A signalised intersection at the designated Neighbourhood Activity Centre and Horne Road.
- Interim works, such as fencing, unless included in the DCP or outlined as the responsibility of an agency in the PSP.

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

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

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

2.7 Related infrastructure agreements

A number of additional infrastructure agreements may relate to the precinct area. These includes the Section 173 agreements of The Act that have been entered into and relevant capital works programs.

3.0 INFRASTRUCTURE PROJECT JUSTIFICATION

3.1 Project identification

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

The following types of projects are included in the DCP:

- Transport projects
 - IN – Intersection projects
 - BR – Bridge and culvert projects
 - SUP – Shared User Path Crossing
- Community projects
 - CI – Community centre projects
 - SR – Sports reserve projects
- Drainage projects
 - WW – Waterway projects
 - RBWL – Retarding basin projects
 - DP – Drainage pipe projects
- Planning preparation costs
 - PP – Plan Preparation costs

3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in [Appendix B – Project Cost Calculation and Indicative Timing](#). The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

Warrnambool City Council is the development agency as well as the collecting agency and will monitor and assess the required timing for individual items and have regard to its capital works program.

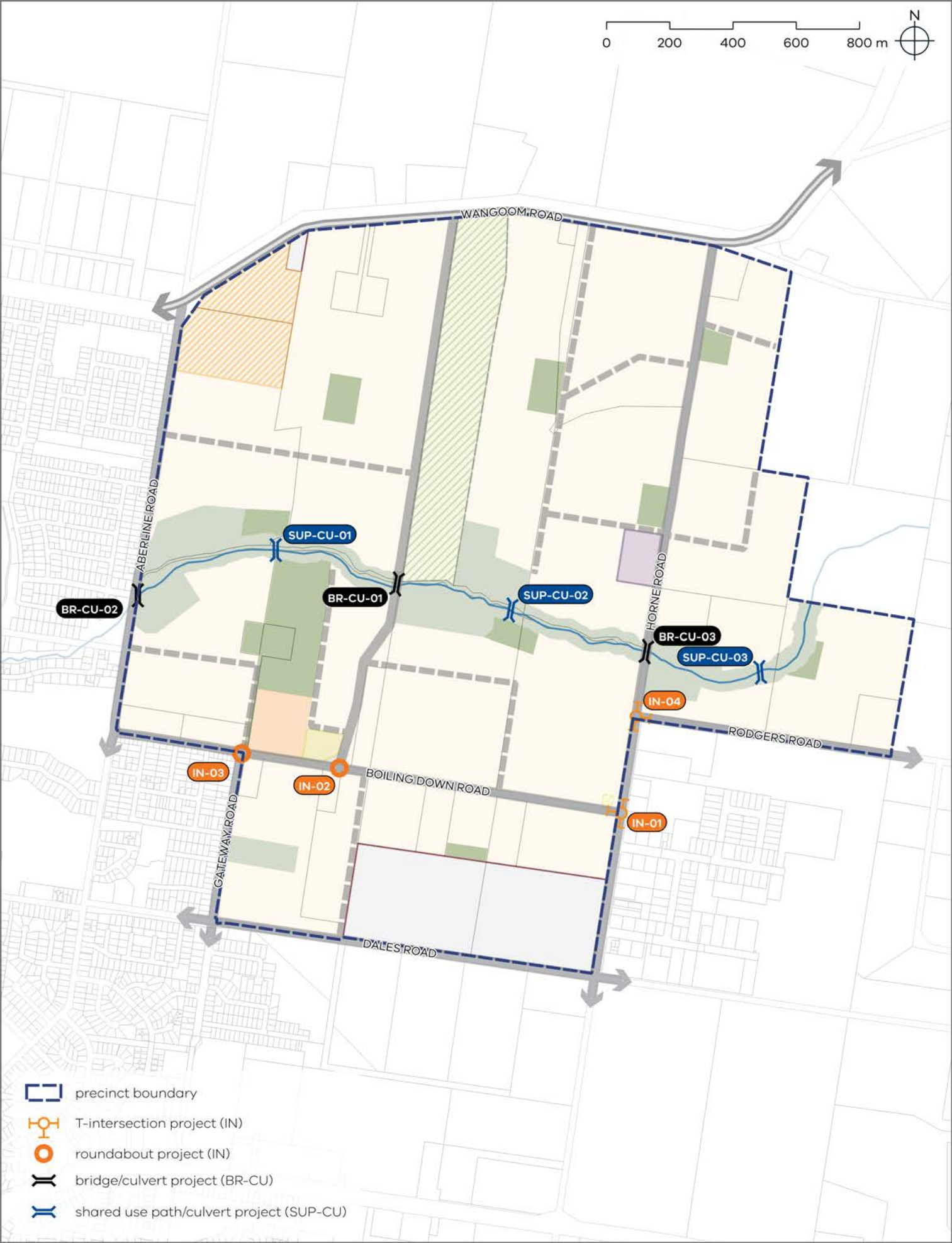
The collecting agency may consider alternatives to the priority delivery of works or land where:

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

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with [Appendix B](#) and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Contributions are to be made by developers at the time of subdivision. If subdivision is not applicable, payments must be made prior to construction of buildings and works (refer to Section 6.1).

Plan 2 - Transport Projects
East of Aberline Development Contributions Plan



3.3 Transport projects

The PSP outlines an expanded urban structure intended to support the future residential growth of the Precinct, including new north-south road connection, connector streets, and local streets adjusted to meet the existing constraints of the area.

All transport projects with the exception of the Shared User Path Crossing have been prepared by SMEC. Warrnambool City Council have prepared and verified the costings for the Shared User Path Crossing projects.

Transport projects are based on the transport network illustrated in [Plan 2 – Transport Projects](#) and include a combination of:

- Construction of controlled intersection at Boiling Down Road and Horne Road;
- Construction of new roundabout intersection at Boiling Down Road and the new north-south connector road;
- Upgrade to existing roundabout intersection at Boiling Down Road and Gateway Road;
- Construction of a controlled intersection at Horne and Rodgers Roads; and
- Construction of new connector road culvert crossing over Russells Creek and culvert/pavement upgrades over Russells Creek at the existing crossing of Aberline and Horne Road.
- Construction of three shared path crossings over Russells Creek.

The above projects are shown on [Plan 2](#) and described in [Appendix C1 – Transport Infrastructure Projects](#).

Plan 3 - Community & Recreation Projects

East of Aberline Development Contributions Plan



3.4 Community and recreation projects

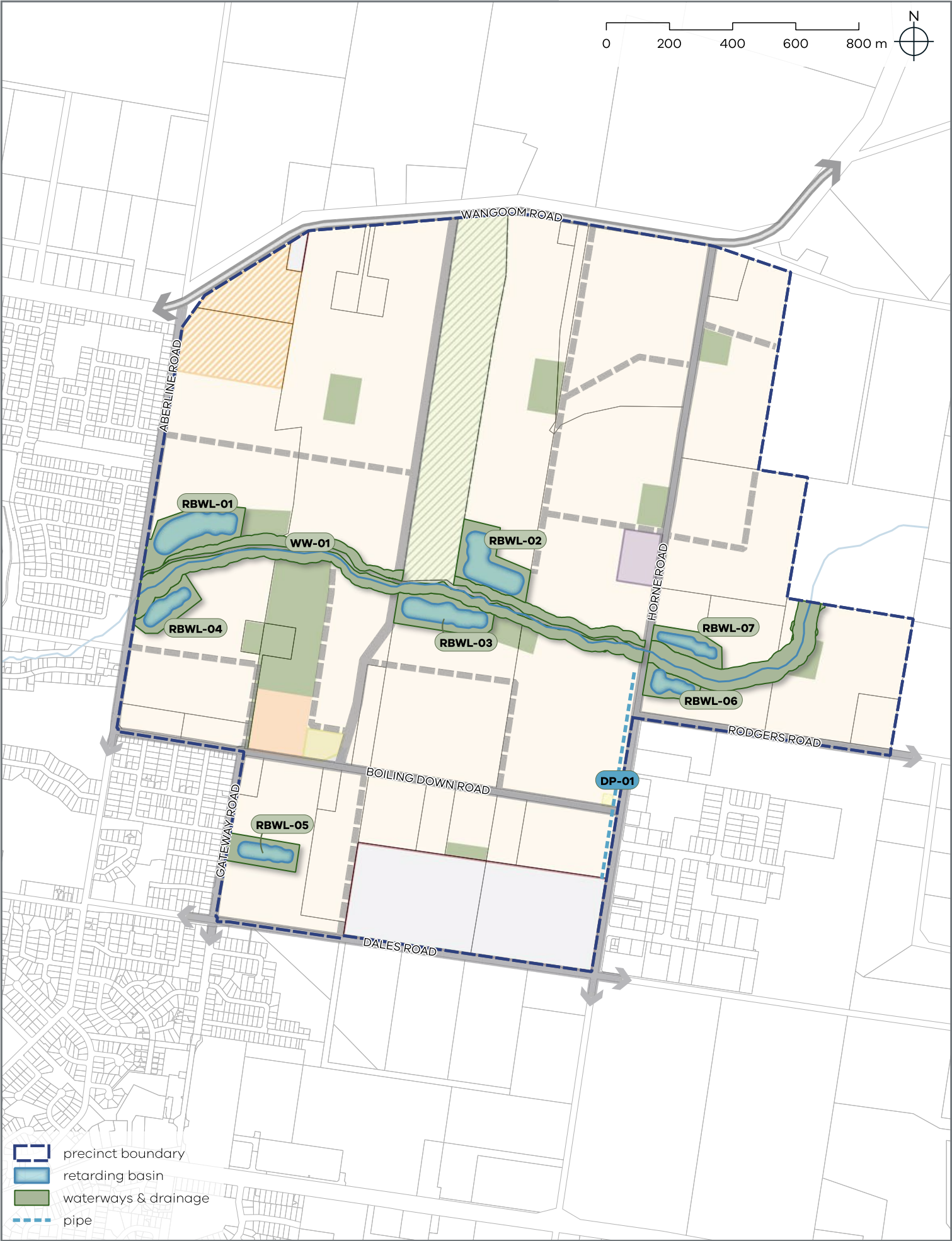
Community projects include a contribution towards land required and for the construction of community facilities, active recreational reserves and indoor recreation.

Community projects have been identified based upon recommendations of the East of Aberline Community Infrastructure Needs Assessment (ASR, 2025). Costing for the projects have been undertaken by Slattery for SR.01.

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on [Plan 3 – Community & Recreation Projects](#) and described in [Appendix C2 – Community Infrastructure Projects](#).

Plan 4 - Drainage Projects

East of Aberline Development Contributions Plan



3.5 Drainage projects

The DCP makes funding available for the construction of all necessary drainage infrastructure. Waterway corridors and land required for flood mitigation, as designated in the DCP, are encumbered flood-prone land and represent the minimum width when a suitable frontage road is provided.

The drainage infrastructure has been identified through hydraulic modelling undertaken as part of the *East of Aberline PSP – Retarding Basin/Wetland Functional Designs and associated PSP flood modelling* (Water Technology, July 2026). SMEC have undertaken the costing for all RBWL projects and Water Technology have undertaken the costing for WW01.

The stormwater drainage infrastructure is required to appropriately retard and treat stormwater flows from new urban development, in accordance with best practice principles and prior to discharge into Russells Creek and existing urban drainage system to the satisfaction of the Warrnambool City Council and Glenelg Hopkins Catchment Management Authority (GHCMA).

The upgrade to the existing culvert of Russells Creek underneath Aberline and Horne Road are included in the DCP to accommodate the floodway requirement under a 1% Annual Exceedance Probability (AEP) flood event, these are listed as Transport Projects in Section 3.3 of this report.

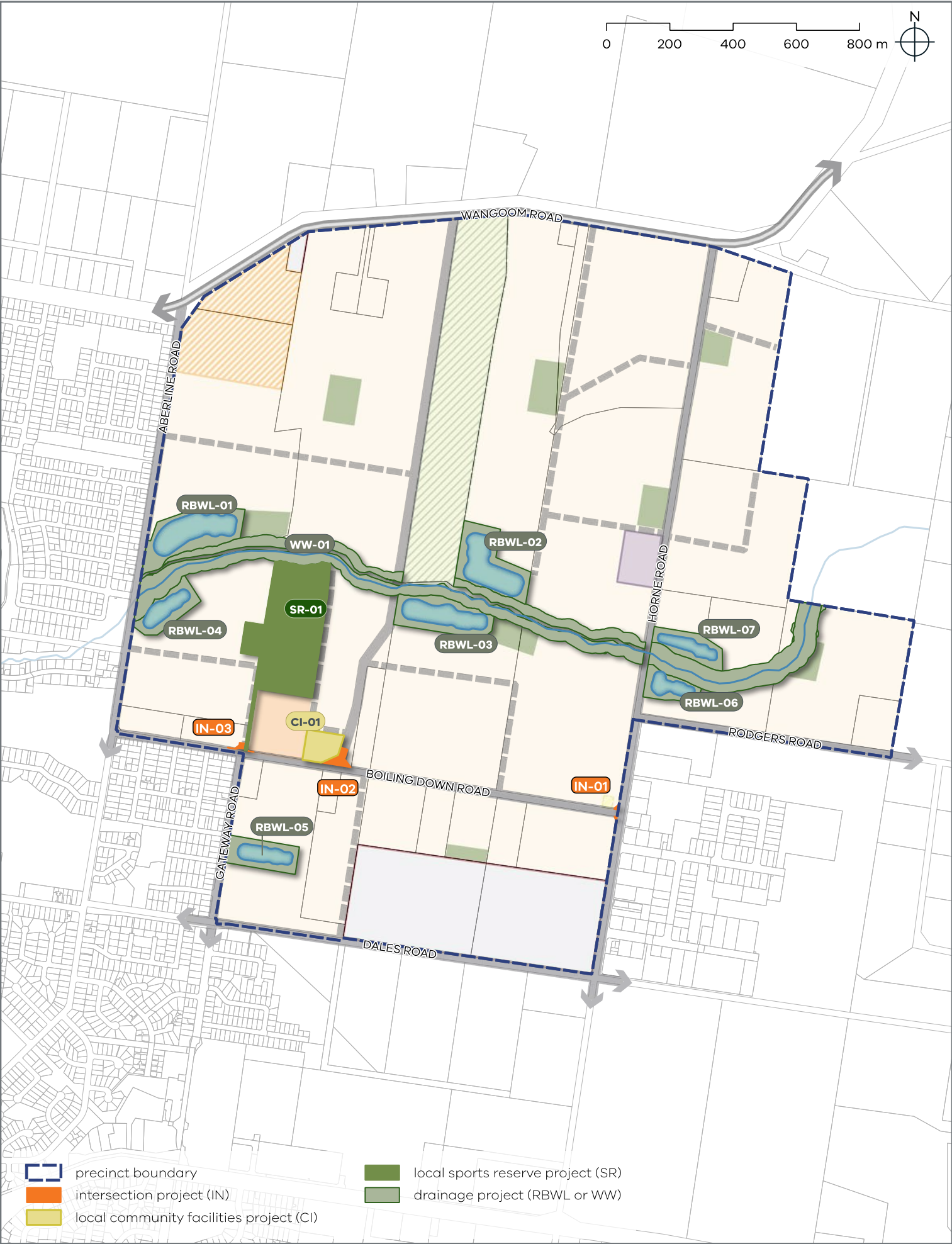
A waterway revegetation and stabilisation project has been included to improve the health and safety of the Russells Creek required to support future urban development.

The drainage projects include land and construction of stormwater drainage projects. The drainage infrastructure projects funded by the DCP are shown on [Plan 4 – Drainage Projects](#) and described in [Appendix C3 – Drainage Infrastructure Projects](#).

Temporary and interim drainage works are not infrastructure projects funded by the DCP.

Plan 5 - Public Purpose Land

East of Aberline Development Contributions Plan



3.6 Public purpose land projects

Public purpose land projects are illustrated in [Plan 5 – Public Purpose Land](#) to support the delivery of transport, drainage, and community infrastructure.

Public purpose land may be transferred into public ownership by one of two primary mechanisms:

- Public acquisition or
- Vesting in council via subdivision.

These processes differ in their legal basis, compensation rights, and financial implications.

3.6.1 Public Acquisition

Public acquisition is governed by the *Planning and Environment Act 1987* and the *Land Acquisition and Compensation Act 1986*. It involves the compulsory acquisition of land from a private owner by an acquiring authority for a public purpose.

Where a Public Acquisition Overlay (PAO) applies, the affected land remains in private ownership until the acquisition process is initiated (unless the land is vested to the Council earlier, for instance through the development process). Once the land is compulsorily acquired, the landowner becomes entitled to compensation in accordance with the process set by the *Land Acquisition and Compensation Act 1986*.

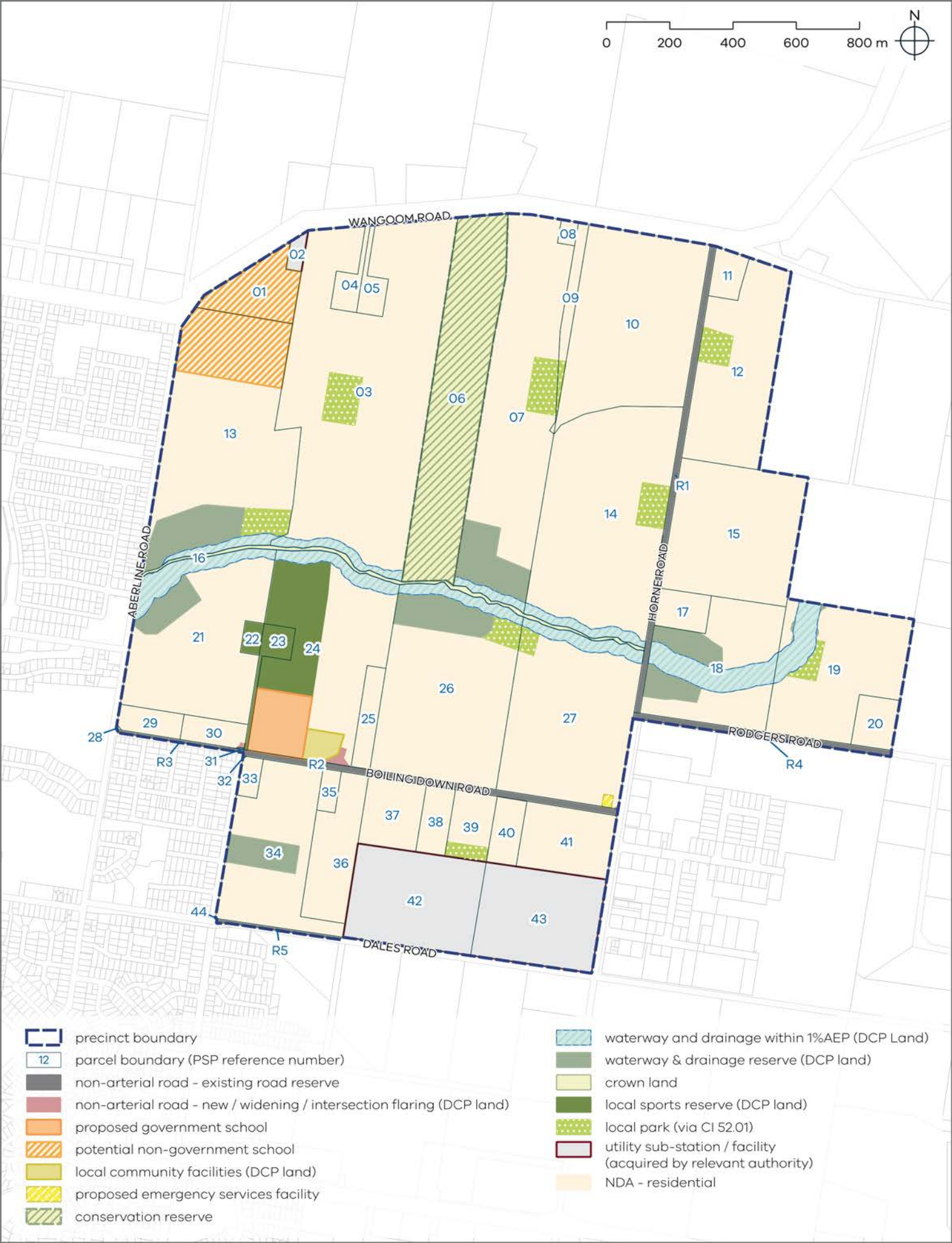
If land is identified as a public purpose land project under [Appendix B – Project Cost Calculation and Indicative Timing](#), the public acquisition, acted on by the acquiring authority, on the land is funded by the DCP. If the compensation determined through the acquisition process exceeds the estimate of value assumed in the DCP, any funding shortfall must be met outside this DCP, unless otherwise resolved through agreement or amendment.

3.7 Vesting Land

Land vested in council occurs under the *Subdivision Act 1988*, whereby land is transferred to a public authority as a condition of subdivision permit. Unless [Appendix B](#) designates a land credit for a public purpose land project this transfer is affected without compensation and is treated as a development cost borne by the development proponent. Vesting takes effect upon registration of the plan of subdivision, at which point legal title is transferred to the relevant authority.

Plan 6 - Land Use Budget

East of Aberline Development Contributions Plan



4.0 SUMMARY LAND USE BUDGET

The land use budget in Table 2 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the PSP.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA). The GDA for East of Aberline PSP is 410.41 hectares while the NDA is 290.50 hectares. This equates to 70.78% of the land within the East of Aberline PSP area being available for development.

Table 2 – Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	410.41		
TRANSPORT			
Non-Arterial Road - Existing Road Reserve	7.82	1.90%	2.69%
Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	0.33	0.08%	0.11%
SUB-TOTAL TRANSPORT	8.15	2.0%	2.81%
COMMUNITY & EDUCATION			
Proposed Government School	3.50	0.85%	1.20%
Potential Non-Government School	11.46	2.79%	3.95%
Local Community Facility (DCP land)	1.00	0.24%	0.34%
Government Services	0.12	0.03%	0.04%
SUB-TOTAL COMMUNITY & EDUCATION	16.08	3.92%	5.54%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve	19.63	4.78%	6.76%
Waterway and Drainage within 1% AEP	15.43	3.76%	5.31%
Waterway and Drainage Reserve	16.99	4.14%	5.85%
Crown Land	1.76	0.43%	0.61%
SUB-TOTAL UNCREDITED OPEN SPACE	53.80	13.11%	18.52%
CREDITED OPEN SPACE			
Local Sports Reserve (DCP land)	8.43	2.1%	2.90%
Local Network Park (via Clause 53.01)	9.06	2.2%	3.12%
SUB-TOTAL CREDITED OPEN SPACE	17.49	4.3%	6.02%
TOTAL ALL OPEN SPACE	71.29	17.4%	24.54%
OTHER			
Utilities Sub-station / facility (acquired by relevant authority)	24.39	5.94%	8.40%
SUB-TOTAL OTHER	24.39	5.94%	8.40%
NET DEVELOPABLE AREA – (NDAR) Ha	290.50	70.78%	
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	510.69	70.78%	

5.0 CALCULATION OF CONTRIBUTIONS

The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.

5.1 Net developable area

In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property are outlined in the property-specific land budget included at [Appendix A](#).

For the purposes of the DCP, the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.

The NDA for the DCP is outlined in [Table 2 – Summary land use budget](#). The contributions ‘per net developable hectare’ must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in [Appendix A](#).

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget ([Table 2](#)) and the detailed property-specific land budget ([Appendix A](#)) and associated tables.

If the NDA for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may require the land owner to enter into an agreement under section 173 of the *Planning and Environment Act 1987* for payment for the additional net developable area at the contributions ‘per net developable hectare’ applicable at the time of any permit application.

5.2 Demand units and residential land budget

There are two types of demand units enforced in this DCP:

- Net developable hectare (NDHa) is the demand unit used for the Development Infrastructure Levy (DIL).
- Number of dwellings is the demand unit for the Community Infrastructure Levy (CIL).

‘Residential’ development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the neighbourhood activity centre.

‘Residential’ development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 290.50 NDHa and approx. 4,658 dwellings.

5.3 Calculation of contributions charges

5.3.1 Calculation of charges - Construction cost

Each infrastructure project has been assigned a land and/or construction cost, as listed in [Appendix B – Project Cost Calculation and Indicative Timing](#). The costs are expressed in 2026/27 dollars and will be adjusted annually in accordance with the method specified in Section 6.2.

Transport, drainage and community infrastructure (with exception of SR.01) costings have been determined through individual design and costing process (adopting rates derived from the Benchmark Costings). The design and costings are provided in [Appendix C – Infrastructure Design and Costings](#).

5.3.2 Temporary works

Temporary works are not factored in as a cost in this DCP unless expressly listed in the DCP.

5.3.3 Estimate of land value

The DCP adopted different assumptions for land valuation according to class:

- Drainage and transport projects.
- Community facility projects.

Both methodologies adopt a site specific approach.

Transport and Drainage Projects

A site specific broad hectare assessment applies to intersection and drainage projects.

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

- The 'Before' assessment is based on the total area of each property proposed to accommodate an intersection and / or drainage project and ignores the land and infrastructure items to be provided by the DCP. The valuation takes account of the area of unencumbered land within the parcel, the area of land within the Land Subject to Inundation Overlay within the parcel, and the area of land within the Floodway Overlay as described in [Appendix D – Land Valuation Site Specific Land Areas](#) to this document.
- The 'After' assessment comprises the remaining portion of each property after the land required by a project is provided. The valuation of each project takes into account the area of unencumbered land within the project, the area of encumbered land discounted to reflect its location within the Land Subject to Inundation Overlay within the project, and the area of land within the Floodway Overlay within the project as described in [Appendix D](#) to this document.

The following assumptions are applied in determining the value of the land in each scenario:

- The PSP is approved
- The properties are developable.
- The properties are accessible by road.
- The properties are at the development front.

The valuations adopt a 25% discount on the unencumbered land rate value for land within the Land Subject to Inundation Overlay and an encumbered Farming Zone rate to the land within the Floodway Overlay.

Community Projects

A site-specific assessment applies to active open space (SR.01) and community facility (CI.01) projects.

The site specific assessment for community infrastructure land projects adopts the following assumptions:

- The PSP is approved
- The parcel is developable
- The parcel is bound by a road on two sides and serviced
- The properties are at the development front.

All development proponents contribute proportionally to the total cost of public land acquisitions, calculated using the same standardised DIL rate. The area of land to be acquired for each DCP project on each property will be identified from the property specific land budget prepared for the PSP and [Appendix A](#).

Landowners who are required to provide land for DCP-funded public purposes—such as roads and drainage reserves—are credited at the estimate of value. The transfer and crediting process is set under Section 3.6 of the DCP.

5.3.4 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in [Appendix B – Project Cost Calculation and Indicative Timing](#). Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

6.0 ADMINISTRATION

This section sets out how the DCP will be administered and covers:

- The timing of payment
- Provision of works and land in lieu
- How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

The community infrastructure levy applies to the construction of dwellings.

Warrnambool City Council is both the collecting agency and the development agency for the purposes of this DCP.

6.1 Payment of contributions and payment timing

6.1.1 Community infrastructure levy

If a community infrastructure levy is payable, it has either been paid, or an agreement has been entered into with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

Council may require the owner to enter into a section 173 agreement that obligates the payment of the community infrastructure levy prior to the issue of a Statement of Compliance or otherwise agreed.

Section 24(5) of the *Building Act 1993* requires that the relevant building surveyor must not issue a building permit unless they are satisfied that if a CIL is payable, it has either been paid, or an agreement has been entered into with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

The community infrastructure levy is payable for every new dwelling, so where a lot is further subdivided (into townhouses for example), an additional levy will be payable for each of the extra dwellings created.

6.1.2 Development infrastructure levy

For subdivision of land

A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.

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

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

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on subject land, a levy must be paid to the collecting agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The collecting agency may require that development infrastructure levy contributions be made prior to the issue of the permit at either the planning permit or building permit stage.

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

Where no planning permit is required

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

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

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

6.1.3 Works-in-kind

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

- The works constitute projects funded by the DCP
- The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the layout and standards outlined in the PSP and DCP unless an alternative is agreed by the collecting agency and the development agency
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.

In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.

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

- The credit for the works provided shall equal the total cost of the works as identified in the DCP, considering the impact of indexation.
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent
- No further DCP financial contributions will be required until the agreed value of any credits are used.

6.1.4 Credit for over-provision

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

The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, considering the impact of indexation. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as per Section 6.2.

6.1.5 Non-government schools

The development of land for a non-government school is exempt from the requirement to pay a DIL and a CIL under the DCP.

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school which results in an increased NDA, the owner of that land must pay to the collecting agency development contributions in accordance with Section 5 of the DCP. The development infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

6.1.6 Social and affordable housing

The collecting agency may on an individual basis consider any request for an exemption or discount on the DIL for the development of social and affordable housing.

6.1.7 Funds administration

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the items in that class. Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 2020* and the Act.

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

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

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

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

6.2 Construction and land value costs indexation

Capital costs of all infrastructure items, including land, are in 2026/27 dollars and will be adjusted by the collecting agency annually for inflation.

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

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

Estimates of land value will be revised annually by a registered valuer based on the methodology described in Section 5.3.3 of this DCP and the land areas described in [Appendix D – Land Valuation Site Specific Land Areas](#); this exercise may be required for each respective land use category within the DCP. Revisions may occur more frequently if market conditions warrant.

The collecting agency will publish the amended contributions on the collecting agency's website within 14 days of the adjustments being made.

6.3 Review period

This DCP adopts a long term outlook for development. This DCP commenced on the date when it was first incorporated into the Warrnambool Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 25 years after gazettal, or when this DCP is removed from the Warrnambool Planning Scheme.

The DCP is expected to be revised and updated every five years (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 Warrnambool Planning Scheme to replace this document with a revised document.

6.4 Adjustment to the scope of projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail; however, all the projects will require a detailed design process prior to construction.

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

A development proponent may also propose increased densities or material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In such cases, the development proponent must bear any additional costs for infrastructure that exceed the standard provision assumed in the DCP, to ensure there is no adverse financial impact on the DCP or other contributors.

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

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

6.5 Collecting agency (agency responsible for collecting infrastructure levy)

Council is the collecting agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to which all levies are payable. As the collecting agency, Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the Act.

6.6 Development agency (agency responsible for works)

Council is the development agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works.

7.0 IMPLEMENTATION STRATEGY

This section provides further details regarding how the collecting agency intends to implement the DCP. This section clearly identifies the rationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the DCP to all parties.

7.1 Rationale for the implementation strategy

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

This implementation strategy has been formulated by:

- Assessing the PSP
- Having regard to the development context
- Assessing the need for finance requirements including upfront financing and pooling of funds
- Agreeing the land value and indexing it appropriately (where possible)
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended.

7.2 Implementation mechanism

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

To coordinate the provision of infrastructure, Schedule 1 to the Urban Growth Zone in the Warrnambool Planning Scheme for the PSP requires an application for subdivision to be accompanied by a public infrastructure plan to the satisfaction of the responsible authority.

The infrastructure plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the PSP or reasonably required because of the subdivision of the land and address the following:

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

Through the approval of these agreements, the collecting agency will consider if and what infrastructure should be provided as works in kind under the DCP in accordance with section 46P of the Act. The agreement must include a list of the DCP infrastructure projects that the collecting agency has agreed in writing to allow to be provided as works and/or land in lieu.

APPENDICES

Appendix A: Property Specific Land Budget

Appendix B: Project Cost Calculations and Indicative Timing

Appendix C: Infrastructure Project Design and Costings

Appendix D: Land Valuation Site Specific Areas

Appendix A – Property Specific Land Budget

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

TABLE NOTE: The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

The land budget has been prepared to reflect current advice from council regarding the public purpose lands for the precinct. The land required for drainage and transport assets and open space may be subject to minor refinement through the subdivision process.

Table 3 – Property Specific Land Budget

PSP PARCEL ID	TOTAL AREA (HA)	TRANSPORT		COMMUNITY & EDUCATION				OPEN SPACE							OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
								UNCREDITED				CREDITED					
		Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	Conservation Reserve	Waterway and Drainage within 1%EAP	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)			
EA-01	4.46	-	-	-	4.46	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-02	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	0.55	0.00	0.00%
EA-03	44.17	-	-	-	0.00	-	-	-	1.17	-	-	-	1.60	-	-	41.40	93.74%
EA-04	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-05	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-06	19.63	-	-	-	-	-	-	19.63	0.00	-	-	-	-	-	-	0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-	0.64	3.42	-	-	1.47	-	-	21.18	79.29%
EA-08	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
EA-09	1.72	-	-	-	-	-	-	-	-	-	-	-	0.23	-	-	1.49	86.46%
EA-10	22.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.01	100.00%
EA-11	1.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.51	100.00%
EA-12	14.67	-	-	-	-	-	-	-	-	-	-	-	1.00	-	-	13.67	93.18%
EA-13	29.66	-	-	-	7.00	-	-	-	0.89	3.76	-	-	1.20	-	-	16.81	56.67%
EA-14	27.78	0.01	-	-	-	-	-	-	1.17	-	-	-	1.20	-	-	25.41	91.44%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.78	100.00%
EA-16	1.76	-	-	-	-	-	-	-	-	-	1.76	-	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.97	100.00%
EA-18	14.04	-	-	-	-	-	-	-	2.99	2.98	-	-	-	-	-	8.07	57.49%
EA-19	14.99	-	-	-	-	-	-	-	1.85	0.06	-	-	0.59	-	-	12.50	83.35%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	100.00%

PSP PARCEL ID	TOTAL AREA (HA)	TRANSPORT		COMMUNITY & EDUCATION				OPEN SPACE						OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
								UNCREDITED				CREDITED				
		Non-Arterial Road – Existing Road Reserve	Non-Arterial Road – New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	Conservation Reserve	Waterway and Drainage within 1%EAP	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)		
EA-21	19.89	-	-	-	-	-	-	-	2.38	1.77	-	-	-	-	15.74	79.13%
EA-22	0.61	-	-	-	-	-	-	-	-	-	-	0.61	-	-	0.00	0.00%
EA-23	1.31	-	-	-	-	-	-	-	-	-	-	1.31	-	-	0.00	0.00%
EA-24	22.08	-	0.24	3.50	-	1.00	-	-	1.54	-	-	6.51	-	-	9.29	42.06%
EA-25	1.94	-	0.02	-	-	-	-	-	-	-	-	-	-	-	1.92	98.76%
EA-26	23.88	-	-	-	-	-	-	-	1.34	3.02	-	-	0.77	-	18.75	78.53%
EA-27	20.62	-	0.01	-	-	-	0.12	-	1.46	0.00	-	-	0.40	-	18.62	90.34%
EA-28	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%
EA-29	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	1.63	100.00%
EA-30	1.64	-	0.05	-	-	-	-	-	-	-	-	-	-	-	1.59	97.24%
EA-31	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-32	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-33	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	0.81	100.00%
EA-34	13.35	-	-	-	-	-	-	-	-	1.97	-	-	-	-	11.38	85.23%
EA-35	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	0.77	100.00%
EA-36	6.07	-	-	-	-	-	-	-	-	-	-	-	-	-	6.07	100.00%
EA-37	3.97	-	-	-	-	-	-	-	-	-	-	-	-	-	3.97	100.00%
EA-38	1.98	-	-	-	-	-	-	-	-	-	-	-	-	-	1.98	100.00%
EA-39	2.82	-	-	-	-	-	-	-	-	-	-	-	0.60	-	2.22	78.69%
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	100.00%

PSP PARCEL ID	TOTAL AREA (HA)	TRANSPORT		COMMUNITY & EDUCATION				OPEN SPACE							OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Non-Arterial Road - Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	Proposed Government School	Potential Non-Government School	Local Community Facility (DCP land)	Government Services	UNCREDITED				CREDITED					
								Conservation Reserve	Waterway and Drainage within 1%EAP	Waterway and Drainage Reserve	Crown Land	Local Sports Reserve (DCP land)	Local Network Park (via Clause 53.01)	Utilities Sub-station / facility (acquired by relevant authority)			
EA-41	5.97	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	5.97	99.89%
EA-42	12.26	-	-	-	-	-	-	-	-	-	-	-	-	-	12.26	0.00	0.00%
EA-43	11.58	-	-	-	-	-	-	-	-	-	-	-	-	-	11.58	0.00	0.00%
EA-44	0.001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%
SUB-TOTAL	402.61	0.02	0.33	3.50	11.46	1.00	0.12	19.63	15.43	16.99	1.76	8.43	9.06	24.39	290.50	72.15%	
Road Reserve																	
EA-R1	2.90	2.90	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R2	2.45	2.45	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R3	0.41	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R4	1.66	1.66	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R5	0.38	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
SUB-TOTAL	7.79	7.79	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
TOTALS PSP	410.41	7.82	0.33	3.50	11.46	1.00	0.12	19.63	15.43	16.99	1.76	8.43	9.06	24.39	290.50	70.78%	

Appendix B – Project Cost Calculation and Indicative Timing

Table 4 – Project Cost Calculations and Indicative Timing

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	PROJECT TIMING	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
TRANSPORT PROJECTS												
INTERSECTION PROJECTS												
EA-IN-01	Horne Road & Boiling Down Road	Development	Construction of Signalised T-intersection	S	0.00	\$0	\$3,628,871	\$3,628,871	100%	\$3,628,871	\$0	\$12,492
EA-IN-02	Connector Road & Boiling Down Road	Development	Construction of a Three Leg Roundabout	S	0.00	\$0	\$1,612,966	\$1,612,966	100%	\$1,612,966	\$0	\$5,552
EA-IN-03	Gateway Road & Boiling Down Road	Development	Extension of the northern leg of the existing roundabout	S	0.00	\$0	\$614,898	\$614,898	100%	\$614,898	\$0	\$2,117
EA-IN-04	Horne Road & Rodgers Road	Development	Construction of Signalised T-intersection	M	0.00	\$0	\$2,198,849	\$2,198,849	60%	\$1,319,309	\$0	\$4,542
Sub-Total Intersections					0.00	\$0	\$8,055,583	\$8,055,583		\$7,176,044	\$0	\$24,703
BRIDGE PROJECTS												
EA-BR-CU-01	Russell Creek Culvert Crossing	Development	Construction of Connector Road & Culvert Crossing over Russells Creek	S	0.00	\$0	\$2,755,818	\$2,755,818	100%	\$2,755,818	\$0	\$9,487
EA-BR-CU-02	Aberline Road Culvert Crossing Upgrade	Development	Construction of a Culvert and Connector Road upgrade at exiting crossing of Russells Creek	S	0.00	\$0	\$1,698,778	\$1,698,778	100%	\$1,698,778	\$0	\$5,848
EA-BR-CU-03	Horne Road Culvert Crossing Upgrade	Development	Construction of a Culvert and Connector Road upgrade at exiting crossing of Russells Creek	M	0.00	\$0	\$770,108	\$770,108	100%	\$770,108	\$0	\$2,651
EA-SUP-CU-01	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	S	0.00	\$0	\$491,162	\$491,162	100%	\$491,162	\$0	\$1,691
EA-SUP-CU-02	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	M	0.00	\$0	\$811,646	\$811,646	100%	\$811,646	\$0	\$2,794
EA-SUP-CU-03	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	L	0.00	\$0	\$546,986	\$546,986	100%	\$546,986	\$0	\$1,883
Sub-Total Bridge Crossing					0.00	\$0	\$7,074,497	\$7,074,497		\$7,074,497	\$0	\$24,353
Total Transport Projects					0.00	\$0	\$15,130,081	\$15,130,081		\$14,250,541	\$0	\$49,056

COMMUNITY PROJECTS												
COMMUNITY CENTRE PROJECTS												
EA-CI-01	Level 2 Community Centre	Development	Construction of Level 2 Community Centre including car parking facilities	S	0.00	\$0	\$12,340,385	\$12,340,385	100%	\$12,340,385	\$0	\$42,480
Sub-Total Community Centres						\$0	\$12,340,385	\$12,340,385		\$12,340,385	\$0	\$42,480
ACTIVE RECREATION PROJECTS												
EA-SR-01	Active Open Space - Sports Reserve including fields and outdoor courts	Development	Construction of Sports Reserve and fields (VPA Benchmark 8-10ha Design) and dam remediation cost for Parcel 22 and 23.	S	0.00	\$0	\$21,314,491	\$21,314,491	100%	\$21,314,491	\$0	\$73,372
EA-SR-01p	Active Open Space - Pavilion (700 sqm)	Community	Construction of a pavilion	S	0.00	\$0	\$3,805,076	\$3,805,076	100%	\$3,805,076	\$820	\$0
Sub-Total Active Recreation					0.00	\$0	\$25,119,567	\$25,119,567		\$25,119,567	\$820	\$73,372
Total Community Projects					0.00	\$0	\$37,459,952	\$37,459,952		\$37,459,952	\$820	\$115,853
DRAINAGE PROJECTS												
STORMWATER DRAINAGE												
EA-RBWL-01c	Retarding Basin/Wetland & Sedimentation Pond - Catchment A	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	S	0.00	\$0	\$5,155,710	\$5,155,710	100%	\$5,155,710	\$0	\$17,748
EA-RBWL-02c	Retarding Basin/Wetland & Sedimentation Pond - Catchment B	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	M	0.00	\$0	\$6,946,857	\$6,946,857	100%	\$6,946,857	\$0	\$23,914
EA-RBWL-03c	Retarding Basin/Wetland & Sedimentation Pond - Catchment C	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	S	0.00	\$0	\$5,155,057	\$5,155,057	100%	\$5,155,057	\$0	\$17,746
EA-RBWL-04c	Retarding Basin/Wetland & Sedimentation Pond - Catchment D	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	S	0.00	\$0	\$3,097,578	\$3,097,578	100%	\$3,097,578	\$0	\$10,663
EA-RBWL-05c	Retarding Basin/Wetland & Sedimentation Pond - Catchment E	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E	S	0.00	\$0	\$2,864,761	\$2,864,761	100%	\$2,864,761	\$0	\$9,862
EA-RBWL-06c	Retarding Basin/Wetland & Sedimentation Pond - Catchment F	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F	L	0.00	\$0	\$1,918,099	\$1,918,099	100%	\$1,918,099	\$0	\$6,603

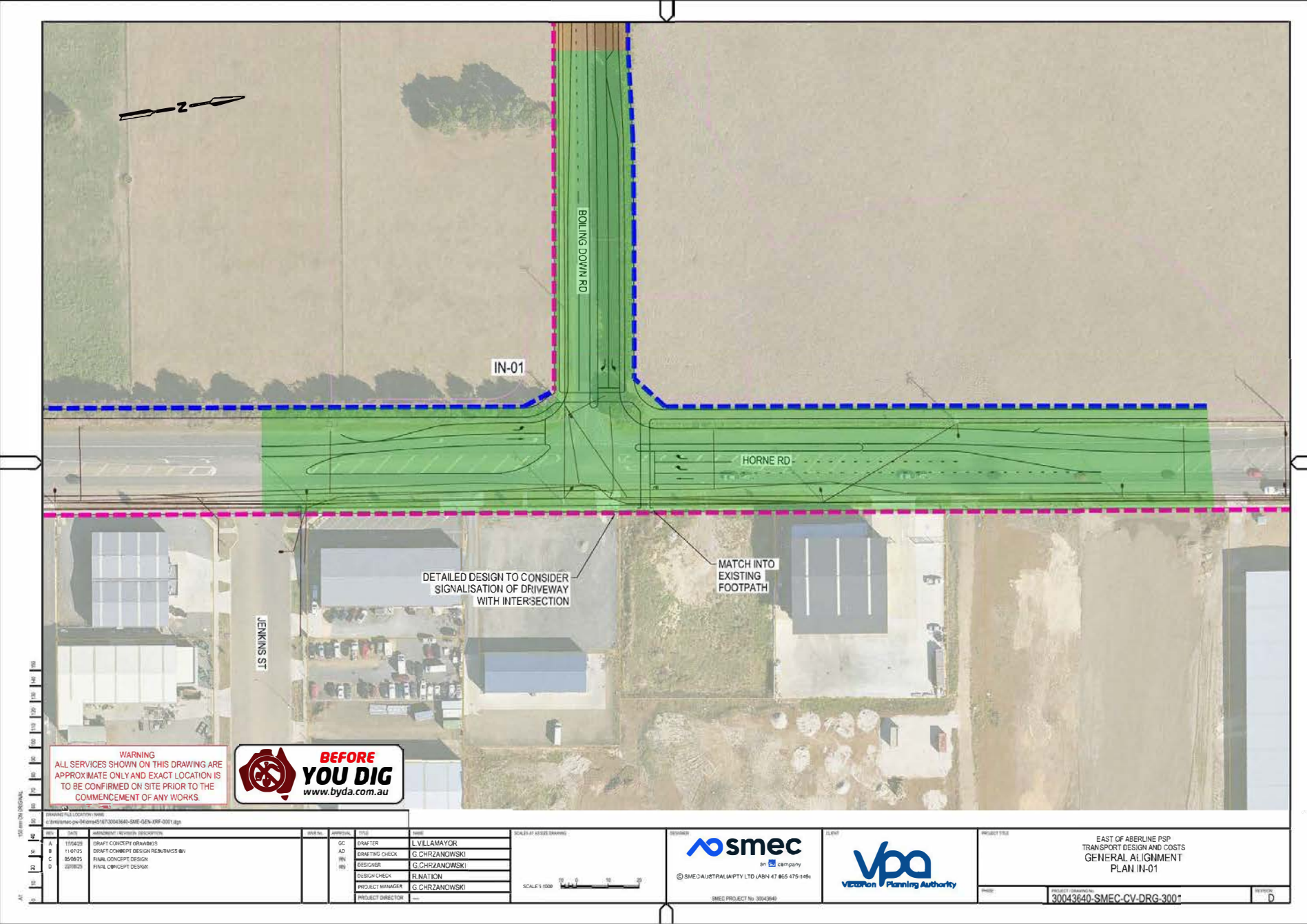
EA-RBWL-07c	Retarding Basin/Wetland & Sedimentation Pond - Catchment G	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	L	0.00	\$0	\$2,445,957	\$2,445,957	100%	\$2,445,957	\$0	\$8,420
EA-DP-01c	Drainage piping (Catchment C) and Grassed swales along Russells Creek corridor	Development	Construction of Q100 pipe in Horne Road connecting to Catchment C and grassed swales along Russells Creek Corridor	S	0.00	\$0	\$1,989,735	\$1,989,735	100%	\$1,989,735	\$0	\$6,849
EA-WW-01c	Russells Creek Watercourse Works	Development	Creek stabilisation and revegetation works within 10m creek channel.	S	0.00	\$0	\$2,009,219	\$2,009,219	100%	\$2,009,219	\$0	\$6,916
Sub-Total Drainage					0.00	\$0	\$31,582,973	\$31,582,973		\$31,582,973	\$0	\$108,720
Total Drainage Projects					0.00	\$0	\$31,582,973	\$31,582,973		\$31,582,973	\$0	\$108,720

PUBLIC PURPOSE LAND PROJECTS

PUBLIC LAND PROJECTS

EA-RBWL-01	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment A at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	3.77	\$2,081,816	\$0	\$2,081,816	100%	\$2,081,816	\$0	\$7,166
EA-RBWL-02	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment B at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	M	3.42	\$1,967,437	\$0	\$1,967,437	100%	\$1,967,437	\$0	\$6,773
EA-RBWL-03	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment C at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	3.02	\$1,878,402	\$0	\$1,878,402	100%	\$1,878,402	\$0	\$6,466
EA-RBWL-04	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment D at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	1.76	\$1,099,181	\$0	\$1,099,181	100%	\$1,099,181	\$0	\$3,784
EA-RBWL-05	Combined retarding basin, wetland, and sedimentation pond - Western Boundary of Catchment E at Gateway Road	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	S	1.97	\$1,232,895	\$0	\$1,232,895	100%	\$1,232,895	\$0	\$4,244
EA-RBWL-06	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment Fat Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	L	1.33	\$574,890	\$0	\$574,890	100%	\$574,890	\$0	\$1,979
EA-RBWL-07	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment G at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond	L	1.64	\$950,826	\$0	\$950,826	100%	\$950,826	\$0	\$3,273

EA-WW-01	Russells Creek Waterway Corridor	Development - Land	PAO acquisition cost for the establishment of the Russells Creek waterway including natural waterway functions and 1% AEP floodplain storage.	S	15.43	\$4,749,199	\$0	\$4,749,199	100%	\$4,749,199	\$0	\$16,349
EA-IN-01	Horne Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of Signalised T-intersection	S	0.38	\$14,251	\$0	\$14,251	100%	\$14,251	\$0	\$49
EA-IN-02	Connector Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of three-leg roundabout	S	0.24	\$172,084	\$0	\$172,084	100%	\$172,084	\$0	\$592
EA-IN-03	Gateway Road & Boiling Down Connector Road	Development - Land	PAO acquisition / land credit cost for the extension of the northern leg of the existing roundabout	S	0.05	\$46,334	\$0	\$46,334	100%	\$46,334	\$0	\$159
EA-CI-01	Level 2 Community Centre	Development - Land	Land credit cost for the construction of Level 2 Community Centre	S	1.00	\$1,100,000	\$0	\$1,100,000	100%	\$1,100,000	\$0	\$3,787
EA-SR-01	Active Open Space - Sports Reserve	Development - Land	Land credit cost for the construction of a sports reserve and fields.	S	8.43	\$7,420,000	\$0	\$7,420,000	100%	\$7,420,000	\$0	\$25,542
Sub-Total Public Land Projects					42.44	\$23,287,315	\$0	\$23,287,315		\$23,287,315	\$0	\$80,164
Total Public Land Projects					42.44	\$23,287,315	\$0	\$23,287,315		\$23,287,315	\$0	\$80,164
STRATEGIC PLANNING												
EA-PP-01	Plan Preparation Costs	Development	Plan Preparation Costs		0.00	\$0	\$3,807,205	\$3,807,205	100%	\$3,807,205	\$0	\$13,106
Sub Total Plan Preparation Costs					0.00	\$0	\$3,807,205	\$3,807,205	100%	\$3,807,205	\$0	\$13,106
TOTAL PLAN PREPARATION COST					0.00	\$0	\$3,807,205	\$3,807,205		\$3,807,205	\$0	\$13,106
TOTALS					42.44	\$23,287,315	\$87,980,211	\$111,267,526		\$110,387,986	\$820	\$366,898

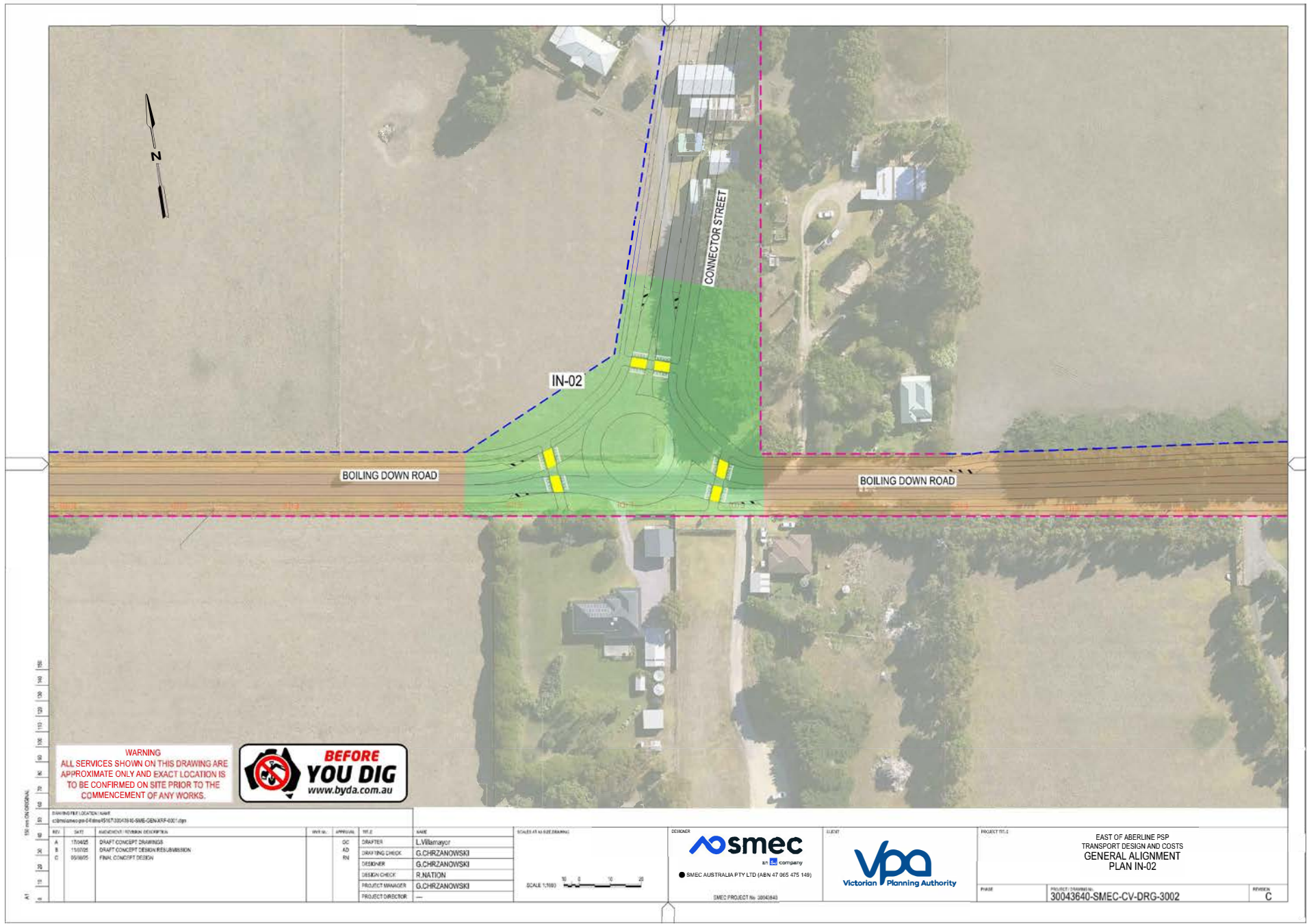


IN-01 - Boiling Down Road and Horne Road
Intersection - Secondary - Connector Signalised Intersection (Benchmark Item 9)

Rev D - 19 Aug 2025

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark cost index	Amount (\$) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	10351	m2	4.96	1.32	\$ 67,770.07
	1.2	Earthworks	1756	m3	40.52	1.32	\$ 93,910.08
Road Pavement	2.1	Secondary Arterial Pavement	580	m2	133.78	1.32	\$ 102,421.97
	2.2	Collector Arterial Pavement	1405	m2	112.44	1.32	\$ 208,531.22
	2.3	Subgrade Preparation	397	m2	16.16	1.32	\$ 8,468.49
	2.4	Pavement Rehab / Resheeting	5350	m2	59.32	1.32	\$ 418,917.84
Concrete Works	3.1	Kerb and Channel	1153	m	60.9	1.32	\$ 92,687.36
	3.2	Traffic Island / Crossover	480	m2	84.07	1.32	\$ 53,266.75
	3.3	SUP/footpath/ Cycle Path	1314	m2	91.94	1.32	\$ 159,468.09
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Bfilled	220	m	282.96	1.32	\$ 82,171.58
	4.3	Drainage Pipe 450mm CR Bfilled	110	m	334.33	1.32	\$ 48,544.72
	4.4	Drainage Pipe 600mm CR Bfilled	110	m	550	1.32	\$ 79,860.00
	4.5	Drainage - Pits	12	No.	2806.1	1.32	\$ 44,448.62
	4.6	Drainage - Subsoil Drainage	1182	m	43.4	1.32	\$ 67,714.42
Traffic	5.1	Traffic Signals	3	Item/ per leg	128786.34	1.32	\$ 509,993.91
Landscape	6.1	Trees	20	No. m2 m2	363.01	1.32	\$ 9,583.46
	6.2	Landscaping	1222	m2	25.16	1.32	\$ 40,584.09
	6.3	Topsoil Seeding	1222	m2	8.44	1.32	\$ 13,614.06
Street Lighting	7.1	Street Lighting (intersections)	3	Item/ per leg	55617.74	1.32	\$ 220,246.25
Miscellaneous	8.1	Linemarking	4613	m2 of pavement	4.09	1.32	\$ 24,904.66
	8.2	Regulatory Signage	12	Item	380.39	1.32	\$ 6,025.38
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	\$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	10	Item	319.78	1.32	\$ 4,221.10
	8.5	Utility relocations - Power	1	Item	50000	1	\$ 50,000.00
	8.6	Guard Rail	100	m	224.54	1.32	\$ 29,639.28
Other	8.7	GREAT Terminal	2	Item	13875.66	1.32	\$ 36,631.74
	9.1	Demolition of existing concrete kerbs, footpath, islands	25	m3	206	1.32	\$ 6,798.00
Delivery	9.2	Redundant pavement demolition	0	m3	206	1.32	\$ -
	10.1	Council Fees	1	%	0	1	\$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	\$ 12,983.78
	10.3	Traffic Management	1	%	2.5	1	\$ 64,918.92
	10.4	Environmental Management	1	%	0.5	1	\$ 12,983.78
	10.5	Survey/Design	1	%	5	1	\$ 129,837.83
	10.6	Supervision and Project Management	1	%	9	1	\$ 233,708.10
	10.7	Site Establishment	1	%	2.5	1	\$ 64,918.92
Total	10.8	Contingency	1	%	15	1	\$ 389,513.49
		Excluding Delivery				1	\$ 2,596,756.63
		Including Delivery					\$ 3,505,621.45

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IN-02 - Boiling Down Road

Rev D - 19 Aug 2025

Intersection - Connector - Connector Intersection (Benchmark Item 10)

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark cost index	Amount (\$) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	3827	m2	4.96	1.32	\$ 25,057.82
	1.2	Earthworks	1144	m3	40.52	1.32	\$ 61,173.87
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.32	\$ -
	2.2	Collector Arterial Pavement	1647	m2	112.44	1.32	\$ 244,418.48
	2.3	Subgrade Preparation	329	m2	16.16	1.32	\$ 7,025.62
	2.4	Pavement Rehab / Resheeting	0	m2	59.32	1.32	\$ -
Concrete Works	3.1	Kerb and Channel	498	m	60.9	1.32	\$ 40,050.51
	3.2	Traffic Island / Crossover	672	m2	84.07	1.32	\$ 74,602.86
	3.3	SUP/footpath/ Cycle Path	641	m2	91.94	1.32	\$ 77,816.42
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Bfilled	90	m	282.96	1.32	\$ 33,615.65
	4.3	Drainage Pipe 450mm CR Bfilled	7	m	334.33	1.32	\$ 3,089.21
	4.4	Drainage Pipe 600mm CR Bfilled	70	m	550	1.32	\$ 50,820.00
	4.5	Drainage - Pits	8	No.	2806.1	1.32	\$ 29,632.42
	4.6	Drainage - Subsoil Drainage	527	m	43.4	1.32	\$ 30,203.09
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	\$ -
Landscape	6.1	Trees	38	No. m2 m2	363.01	1.32	\$ 18,208.58
	6.2	Landscaping	867	m2	25.16	1.32	\$ 28,794.11
	6.3	Topsoil Seeding	867	m2	8.44	1.32	\$ 9,659.07
Street Lighting	7.1	Street Lighting (intersections)	3	Item/ per leg	55617.74	1.32	\$ 220,246.25
Miscellaneous	8.1	Linemarking	2929	m2 of pavement	4.09	1.32	\$ 15,814.12
	8.2	Regulatory Signage	24	Item	380.39	1.32	\$ 12,050.76
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	\$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	18	Item	319.78	1.32	\$ 7,597.97
	8.5	Contaminated land removal (300mm depth)	1200	m2	40	1	\$ 48,000.00
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.32	\$ -
	9.2	Redundant pavement demolition	0	m3	206	1.32	\$ -
Delivery	10.1	Council Fees	1	%	0	1	\$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	\$ 5,771.05
	10.3	Traffic Management	1	%	2.5	1	\$ 28,855.26
	10.4	Environmental Management	1	%	0.5	1	\$ 5,771.05
	10.5	Survey/Design	1	%	5	1	\$ 57,710.52
	10.6	Supervision and Project Management	1	%	9	1	\$ 103,878.93
	10.7	Site Establishment	1	%	2.5	1	\$ 28,855.26
	10.8	Contingency	1	%	15	1	\$ 173,131.55
Total		Excluding Delivery				1	\$ 1,154,210.31
		Including Delivery					\$ 1,558,183.91

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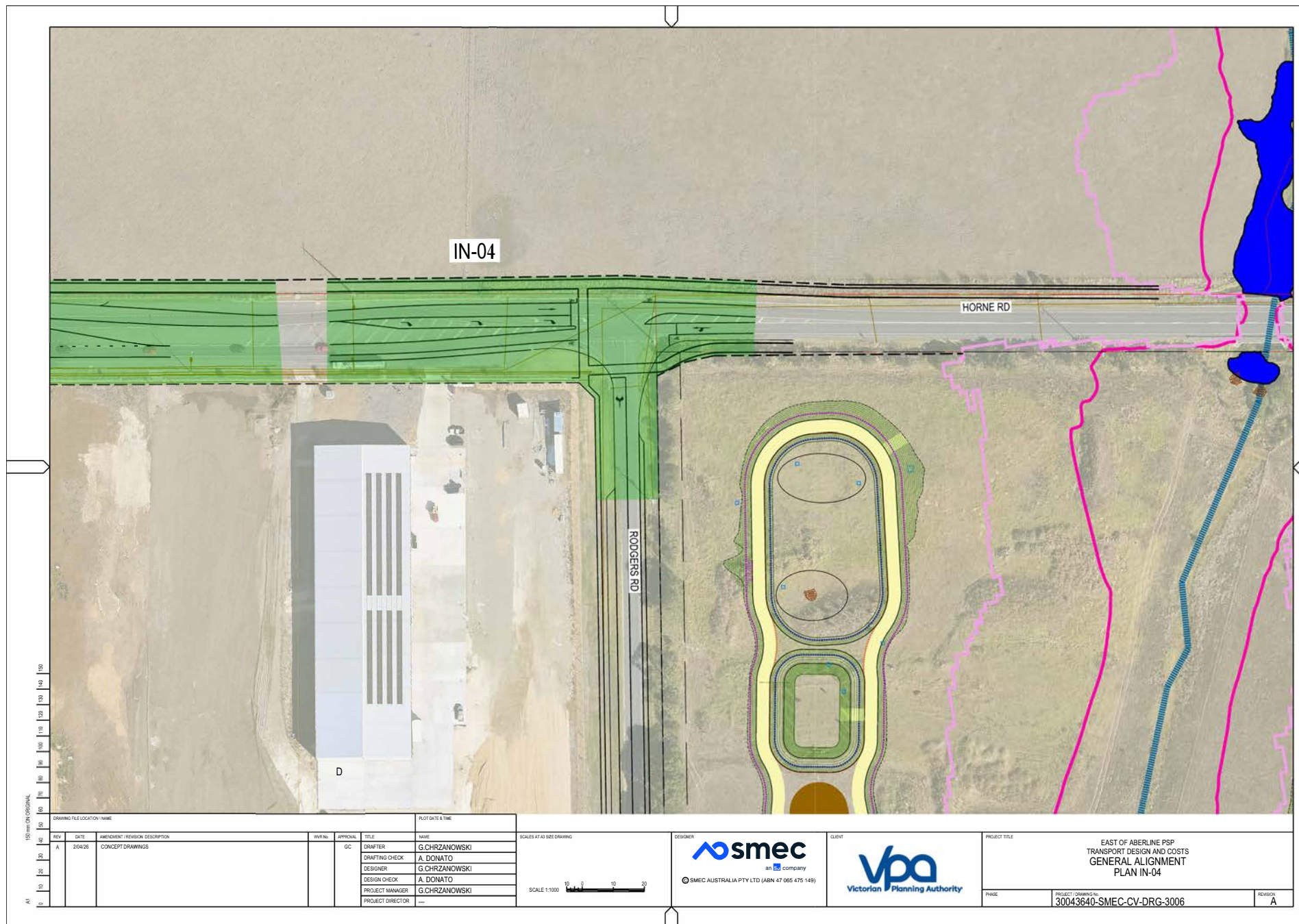


IN-03 - Boiling Down Road and Gateway Road
Intersection - Connector - Connector Intersection (Benchmark Item 10)

Rev D - 19 Aug 2025

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark cost index	Amount (\$) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	1449	m2	4.96	1.32	\$ 9,485.69
	1.2	Earthworks	296	m3	40.52	1.32	\$ 15,821.78
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.32	\$ -
	2.2	Collector Arterial Pavement	373	m2	112.44	1.32	\$ 55,344.93
	2.3	Subgrade Preparation	75	m2	16.16	1.32	\$ 1,590.85
	2.4	Pavement Rehab / Resheeting	0	m2	59.32	1.32	\$ -
Concrete Works	3.1	Kerb and Channel	127	m	60.9	1.32	\$ 10,234.12
	3.2	Traffic Island / Crossover	47	m2	84.07	1.32	\$ 5,175.75
	3.3	SUP/footpath/ Cycle Path	435	m2	91.94	1.32	\$ 52,782.36
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Bfilled	40	m	282.96	1.32	\$ 14,940.29
	4.3	Drainage Pipe 450mm CR Bfilled	20	m	334.33	1.32	\$ 8,826.31
	4.4	Drainage Pipe 600mm CR Bfilled	20	m	550	1.32	\$ 14,520.00
	4.5	Drainage - Pits	2	No.	2806.1	1.32	\$ 7,408.10
	4.6	Drainage - Subsoil Drainage	156	m	43.4	1.32	\$ 8,954.63
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.32	\$ -
Landscape	6.1	Trees	10	No. m2	363.01	1.32	\$ 4,552.15
	6.2	Landscaping	594	m2	25.16	1.32	\$ 19,739.51
	6.3	Topsoil Seeding	594	m2	8.44	1.32	\$ 6,621.68
Street Lighting	7.1	Street Lighting (intersections)	1	Item/ per leg	55617.74	1.32	\$ 73,415.42
Miscellaneous	8.1	Linemarking	1243	m2 of pavement	4.09	1.32	\$ 6,709.27
	8.2	Regulatory Signage	10	Item	380.39	1.32	\$ 5,021.15
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	\$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	6	Item	319.78	1.32	\$ 2,532.66
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.32	\$ -
	9.2	Redundant pavement demolition	0	m3	206	1.32	\$ -
Delivery	10.1	Council Fees	1	%	0	1	\$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	\$ 2,200.05
	10.3	Traffic Management	1	%	2.5	1	\$ 11,000.25
	10.4	Environmental Management	1	%	0.5	1	\$ 2,200.05
	10.5	Survey/Design	1	%	5	1	\$ 22,000.51
	10.6	Supervision and Project Management	1	%	9	1	\$ 39,600.91
	10.7	Site Establishment	1	%	2.5	1	\$ 11,000.25
	10.8	Contingency	1	%	15	1	\$ 66,001.52
Total		Excluding Delivery				1	\$ 440,010.12
		Including Delivery					\$ 594,013.67

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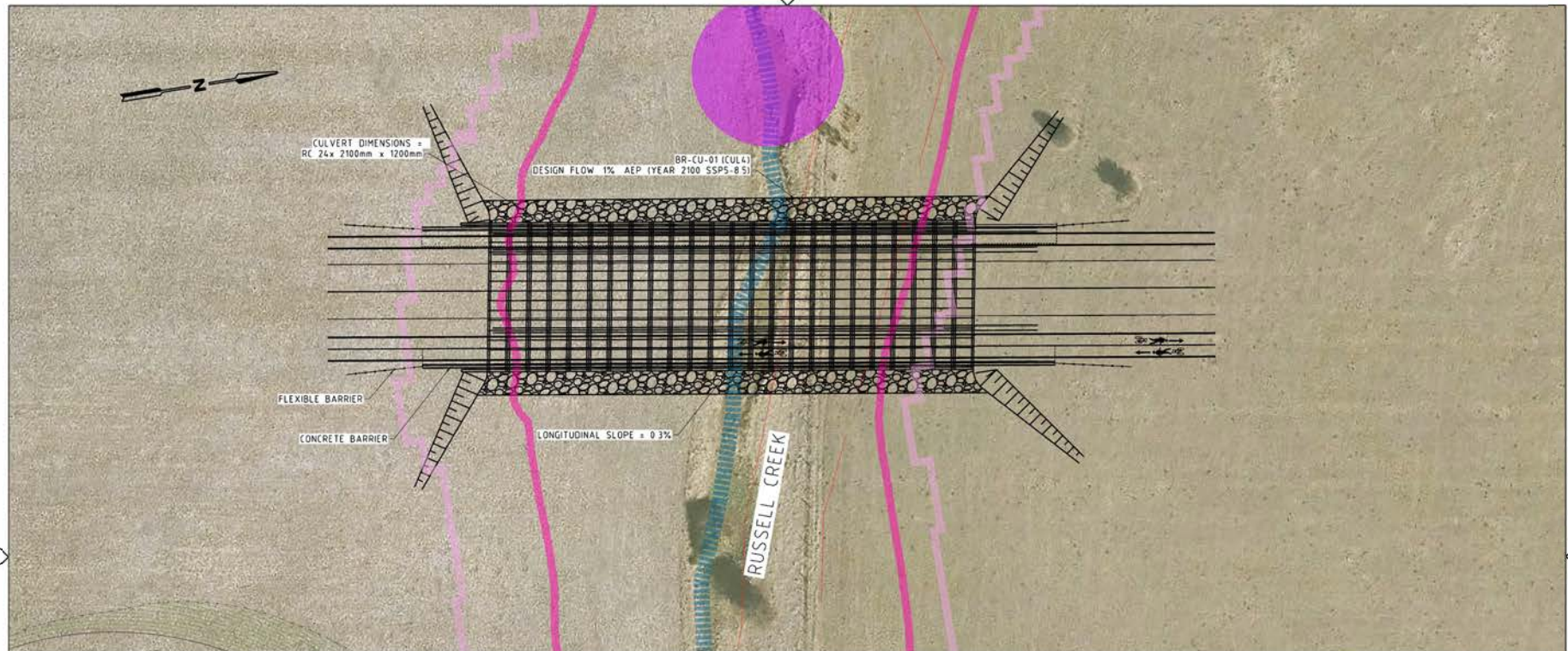


IN-04 - Horne Road / Rodgers Road
Intersection - Connector - Signalised T-Intersection

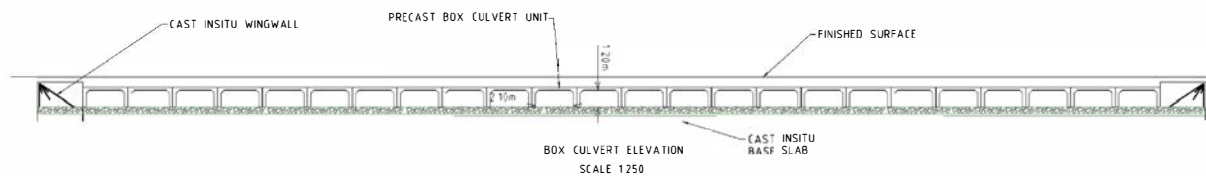
Rev H - 2 April 2026

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark cost index	Amount (\$) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	4391	m2	4.96	1.32	\$ 28,748.76
	1.2	Earthworks	402	m3	40.52	1.32	\$ 21,501.53
Road Pavement	2.1	Secondary Arterial Pavement	100	m2	133.78	1.32	\$ 17,658.96
	2.2	Collector Arterial Pavement	380	m2	112.44	1.32	\$ 56,399.90
	2.3	Subgrade Preparation	96	m2	16.16	1.32	\$ 2,047.80
	2.4	Pavement Rehab / Resheeting	2510	m2	59.32	1.32	\$ 196,539.02
Concrete Works	3.1	Kerb and Channel	120	m	60.9	1.32	\$ 9,646.56
	3.2	Traffic Island / Crossover	0	m2	84.07	1.32	\$ -
	3.3	SUP/footpath/ Cycle Path	636	m2	91.94	1.32	\$ 77,185.47
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.32	\$ -
	4.2	Drainage Pipe 375mm CR Bfilled	90	m	282.96	1.32	\$ 33,615.65
	4.3	Drainage Pipe 450mm CR Bfilled	20	m	334.33	1.32	\$ 8,826.31
	4.4	Drainage Pipe 600mm CR Bfilled	70	m	550	1.32	\$ 50,820.00
	4.5	Drainage - Pits	7	No.	2806.1	1.32	\$ 25,928.36
	4.6	Drainage - Subsoil Drainage	134	m	43.4	1.32	\$ 7,676.59
Traffic	5.1	Traffic Signals	3	Item/ per leg	128786.34	1.32	\$ 509,993.91
Landscape	6.1	Trees	15	No.	363.01	1.32	\$ 7,187.60
	6.2	Landscaping	765	m2	25.16	1.32	\$ 25,406.57
	6.3	Topsoil Seeding	765	m2	8.44	1.32	\$ 8,522.71
Street Lighting	7.1	Street Lighting (intersections)	3	Item/ per leg	55617.74	1.32	\$ 220,246.25
Miscellaneous	8.1	Linemarking	1752	m2 of pavement	4.09	1.32	\$ 9,458.70
	8.2	Regulatory Signage	12	Item	380.39	1.32	\$ 6,025.38
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.32	\$ 116,333.49
	8.4	Tactile Pavers (Hazard only)	4	Item	319.78	1.32	\$ 1,688.44
	8.5	Overhead power relocation	2	Item	50000	1.32	\$ 132,000.00
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.32	\$ -
	9.2	Redundant pavement demolition	0	m3	206	1.32	\$ -
Delivery	10.1	Council Fees	1	%	0	1	\$ -
	10.2	Other Authority Fees - utility services	1	%	0.5	1	\$ 7,867.29
	10.3	Traffic Management	1	%	2.5	1	\$ 39,336.45
	10.4	Environmental Management	1	%	0.5	1	\$ 7,867.29
	10.5	Survey/Design	1	%	5	1	\$ 78,672.90
	10.6	Supervision and Project Management	1	%	9	1	\$ 141,611.22
	10.7	Site Establishment	1	%	2.5	1	\$ 39,336.45
	10.8	Contingency	1	%	15	1	\$ 236,018.69
Total		Excluding Delivery				1	\$ 1,573,457.95
		Including Delivery					\$ 2,124,168.24

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BOX CULVERT PLAN
SCALE 1500



GENERAL NOTES

- 1 ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
- 2 FOR SURFACE CHANNEL WORKS REFER WATERWAY PACKAGE DRAWINGS
- 3 ALL PRECAST UNITS TO BE DESIGNED BY MANUFACTURER

DRAWING FILE LOCATION / NAME			REV		DATE		APPROVAL		TITLE		PLANT DATE & TIME	
			A		21/02/25		CONCEPT DRAWINGS		DRAWN BY		L.VILLAMAYOR	
			B		09/07/25		UPDATED CULVERT SIZE		CHECKED BY		G.CHRZANOWSKI	
			C		14/07/26		NOTE UPDATES		DESIGNED BY		G.CHRZANOWSKI	
									DESIGN CHECK		A.DONATO	
									PROJECT MANAGER		G.CHRZANOWSKI	
									PROJECT DIRECTOR		---	

SCALE 1:250		SCALE 1:500	

 an smc company © SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)		 Victorian Planning Authority	
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PROJECT TITLE		EAST OF ABERLINE PSP TRANSPORT DESIGN AND COSTS BOX CULVERT BR-CU-01	
PHASE	PROJECT NUMBER	30043640-SMEC-CV-DRG-7002	REVISION
			C

BR-CU-01 - Culvert - Connector Road

Rev E - 3 Feb 2026

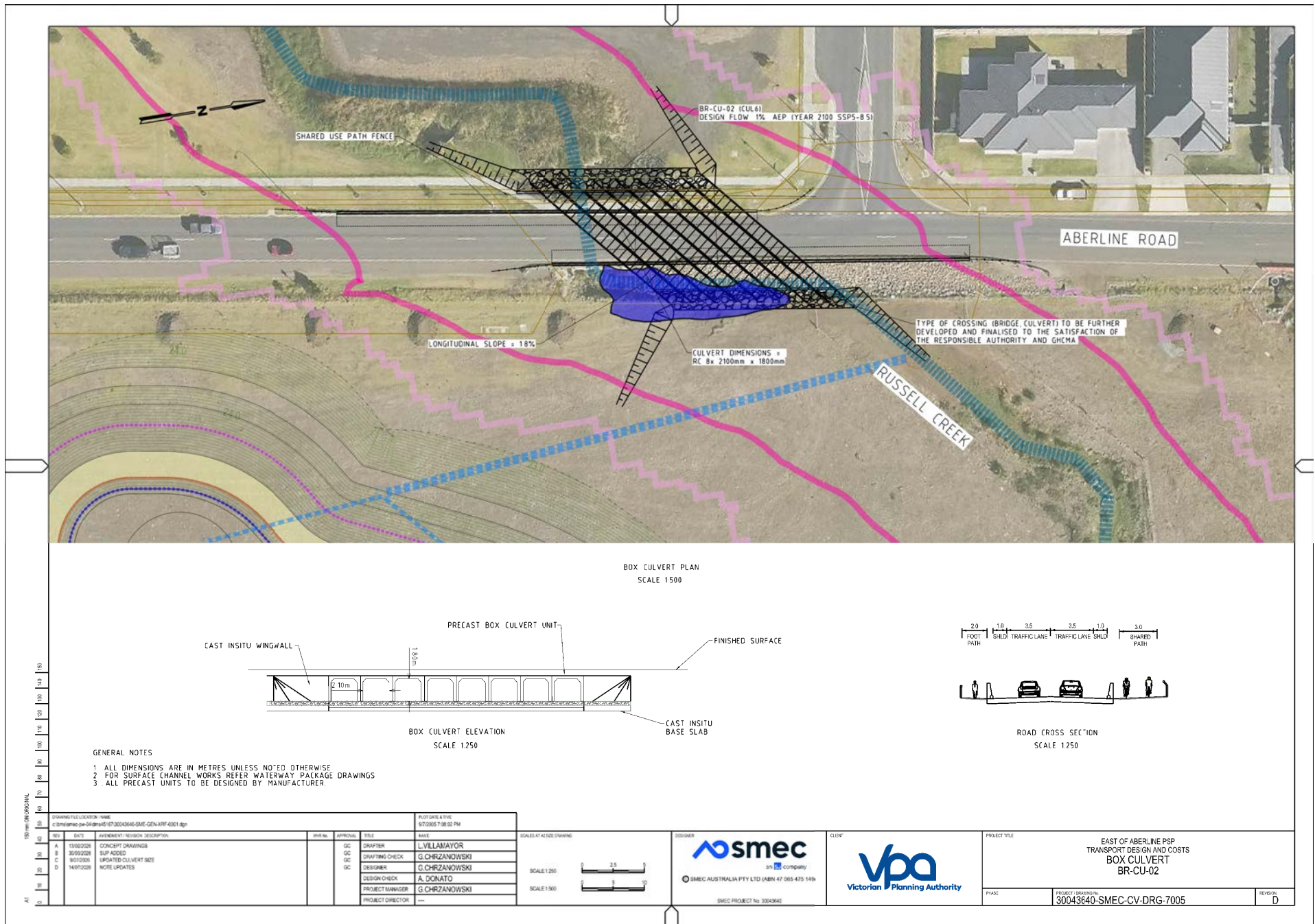
Culvert Option 1 ~

60 m Long

18 m ~Road width

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark Cost Index	Amount (\$) (Without Benchmark cost index)	Amount (\$) (With Benchmark cost index)	Comments
Siteworks and Earthworks	1.1	Site Preparation	1650	m2	4.23	1.32	\$ 6,979.50	\$ 9,212.94	Based on granular bedding.
	1.2	Diversion works	1	Item	11500	1.32	\$ 11,500.00	\$ 15,180.00	As per benchmark item
	1.3	Waterway re-shaping	1	Item	3450	1.32	\$ 3,450.00	\$ 4,554.00	As per benchmark item
	1.4	Stripping of topsoil	3300	m2	4.49	1.32	\$ 14,817.00	\$ 19,558.44	Assumed to be double the site preparation.
	1.5	Excavation	1790	m3	42.55	1.32	\$ 76,164.50	\$ 100,537.14	Assumed to be volume of granular bedding plus an additional 3:1 batters off the two edges.
	1.6	Formation of batters	120	m3	17.25	1.32	\$ 2,070.00	\$ 2,732.40	15m * 4:1 batter, 1 m high (2sq.m) on 4 approaches to bridge
Drainage Structure	2.1	Box culvert units 1200 x 2100 (No.)	192	No.	3029.675	1.32	\$ 581,697.60	\$ 767,840.83	Number of culvert units based on length divided by 2.5, multiplied by road width / 2.44 (rounding up). Rate is increased by 10% from item 26 to account for 2.5m outer dimension
	2.2	Link slab 1200 x 2100 (No.)	0	No.	1682.45	1.32	\$ -	\$ -	
	2.3	Foundation slab 1200 x 2100 (200mm)	1468	m2	243.8	1.32	\$ 357,898.40	\$ 472,425.89	Total units times surface area plus offsets as per benchmark
	2.4	Granular Bedding 150 mm thick crushed	1620.64	m2	19.84	1.32	\$ 32,153.50	\$ 42,442.62	Based on sum of foundation slab and apron slab.
	2.5	Apron slab (m2)	152.64	m2	253.29	1.32	\$ 38,662.19	\$ 51,034.08	Based on area of trapezium under the culverts.
	2.6	Wing wall (m2)	19	m2	805	1.32	\$ 15,295.00	\$ 20,189.40	As per benchmark item
	2.7	End wall (m2)	275	m2	805	1.32	\$ 221,375.00	\$ 292,215.00	Based on area of total width of culverts into height of culverts under road.
On Structure	3.1	Structural Fill (m3)	1615	m3	86.25	1.32	\$ 139,293.75	\$ 183,867.75	Based on foundation slab. Scaled up by 10%.
	3.2	Vehicle Barrier	144	lm	284.63	1.32	\$ 40,986.72	\$ 54,102.47	Based on two times the length of structure plus approach to cover barriers on both sides.
	3.3	Signs (Item)	6	Item	2070	1.32	\$ 12,420.00	\$ 16,394.40	Scaled based on length of bridge
Delivery	5.1	Council Fees	1	%	3.25	1	\$ 50,529.80	\$ 50,529.80	
	5.2	VicRoads Fees	1	%	1	1	\$ 15,547.63	\$ 15,547.63	
	5.3	Traffic Management	1	%	5	1	\$ 77,738.16	\$ 77,738.16	
	5.4	Environmental Management	1	%	0.5	1	\$ 7,773.82	\$ 7,773.82	
	5.5	Survey/Design	1	%	5	1	\$ 77,738.16	\$ 77,738.16	
	5.6	Supervision and Project Management	1	%	9	1	\$ 139,928.68	\$ 139,928.68	
	5.7	Site Establishment	1	%	2.5	1	\$ 38,869.08	\$ 38,869.08	
	5.8	Contingency	1	%	15	1	\$ 233,214.47	\$ 233,214.47	
		Excluding Delivery					\$ 1,554,763.15	\$ 2,052,287.36	
		Including Delivery					\$ 2,196,102.95	\$ 2,693,627.16	

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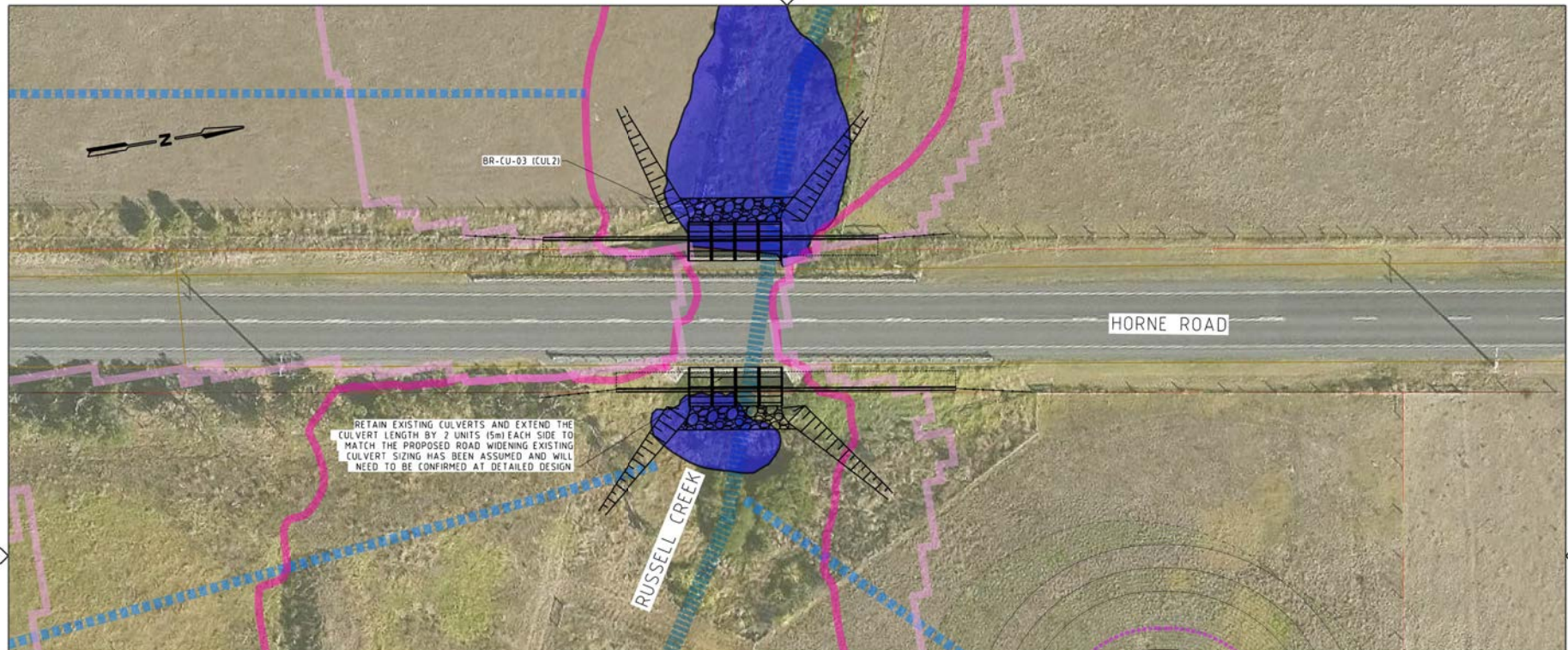
BR-CU-02 - Culvert - Aberline Road

Rev I - 9 Jul 2026

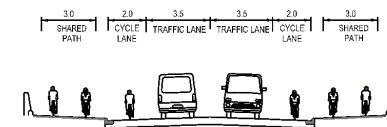
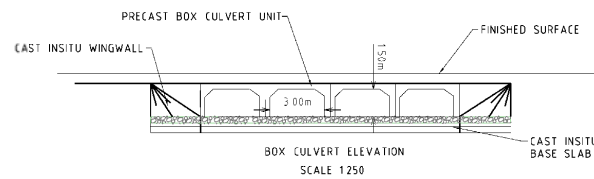
Culvert

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark Cost Index	Amount (\$) (Without Benchmark cost index)	Amount (\$) (With Benchmark cost index)	Comments
Siteworks and Earthworks	1.1	Site Preparation	1100	m2	4.23	1.36	\$ 4,653.00	\$ 6,328.08	Based on granular bedding.
	1.2	Diversion works	1	Item	11500	1.36	\$ 11,500.00	\$ 15,640.00	As per benchmark item
	1.3	Waterway re-shaping	1	Item	3450	1.36	\$ 3,450.00	\$ 4,692.00	As per benchmark item
	1.4	Stripping of topsoil	2200	m2	4.49	1.36	\$ 9,878.00	\$ 13,434.08	Assumed to be double the site preparation.
	1.5	Excavation	900	m3	42.55	1.36	\$ 38,295.00	\$ 52,081.20	Assumed to be volume of granular bedding plus an additional 3:1 batters off the two edges.
	1.6	Formation of batters	120	m3	17.25	1.36	\$ 2,070.00	\$ 2,815.20	15m * 4:1 batter, 1 m high (2sq.m) on 4 approaches to bridge
Drainage Structure	2.1	Box culvert units 2100 x 1800 (No.)	92	No.	3305.1	1.36	\$ 304,069.20	\$ 413,534.11	
	2.2	Foundation slab (200mm)	900	m2	243.8	1.36	\$ 219,420.00	\$ 298,411.20	Total units times surface area plus offsets as per benchmark
	2.3	Granular Bedding 150 mm thick crushed	1060	m2	19.84	1.36	\$ 21,030.40	\$ 28,601.34	Based on sum of foundation slab and apron slab.
	2.4	Apron slab (m2)	160	m2	253.29	1.36	\$ 40,526.40	\$ 55,115.90	Based on area of trapezium under the culverts.
	2.5	Wing wall (m2)	18	m2	805	1.36	\$ 14,490.00	\$ 19,706.40	As per benchmark item
	2.6	End wall (m2)	140	m2	805	1.36	\$ 112,700.00	\$ 153,272.00	Based on area of total width of culverts into height of culverts under road.
On Structure	3.1	Road Pavement	640	m2	133.78	1.36	\$ 85,619.20	\$ 116,442.11	Based on foundation slab. Scaled up by 10%.
	3.2	SUP/Footpath pavement	480	m2	91.94	1.36	\$ 44,131.20	\$ 60,018.43	
	3.3	Vehicle Barrier	120	lm	284.63	1.36	\$ 34,155.60	\$ 46,451.62	Based on two times the length of structure plus approach to cover barriers on both sides.
	3.4	Signs (Item)	6	Item	2070	1.36	\$ 12,420.00	\$ 16,891.20	Scaled based on length of bridge
Delivery	5.1	Council Fees	1	%	3.25	1	\$ 31,148.26	\$ 31,148.26	
	5.2	VicRoads Fees	1	%	1	1	\$ 9,584.08	\$ 9,584.08	
	5.3	Traffic Management	1	%	5	1	\$ 47,920.40	\$ 47,920.40	
	5.4	Environmental Management	1	%	0.5	1	\$ 4,792.04	\$ 4,792.04	
	5.5	Survey/Design	1	%	5	1	\$ 47,920.40	\$ 47,920.40	
	5.6	Supervision and Project Management	1	%	9	1	\$ 86,256.72	\$ 86,256.72	
	5.7	Site Establishment	1	%	2.5	1	\$ 23,960.20	\$ 23,960.20	
	5.8	Contingency	1	%	15	1	\$ 143,761.20	\$ 143,761.20	
		Excluding Delivery					\$ 958,408.00	\$ 1,303,434.88	
		Including Delivery					\$ 1,353,751.30	\$ 1,698,778.18	

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BOX CULVERT PLAN
SCALE 1:500



ROAD CROSS SECTION
SCALE 1:250

GENERAL NOTES

- 1 ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
- 2 FOR SURFACE CHANNEL WORKS REFER WATERWAY PACKAGE DRAWINGS.
- 3 ALL PRECAST UNITS TO BE DESIGNED BY MANUFACTURER

DRAWING FILE LOCATION / NAME			PILOT DATE & TIME		
REV	DATE	AMENDMENT / REVISION DESCRIPTION	ISSUE NO.	APPROVAL	TITLE
A	13/02/2024	CONCEPT DRAWINGS		GC	DRAWN
B	03/03/2024	REVISED CONCEPT DRAWINGS		GC	DRAFTING CHECK
C	30/03/2024	SUPP ADDED		GC	DESIGNER
D	06/07/2024	UPDATED CULVERT SIZE		GC	DESIGN CHECK
E	14/07/2024	UPDATED CULVERT SIZE		GC	PROJECT MANAGER
					PROJECT DIRECTOR

SCALE 1:1250 CHANNING

SCALE 1:250
SCALE 1:500

ISSUED BY **smec**
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CLIENT **vpa**
Victorian Planning Authority

PROJECT TITLE
EAST OF ABERLINE PSP
TRANSPORT DESIGN AND COSTS
BOX CULVERT
BR-CU-03
PHASE
PROJECT DRAWING NO.
30043640-SMEC-CV-DRG-7006
REVISION
E

BR-CU-03 - Culvert - Horne Road
Culvert

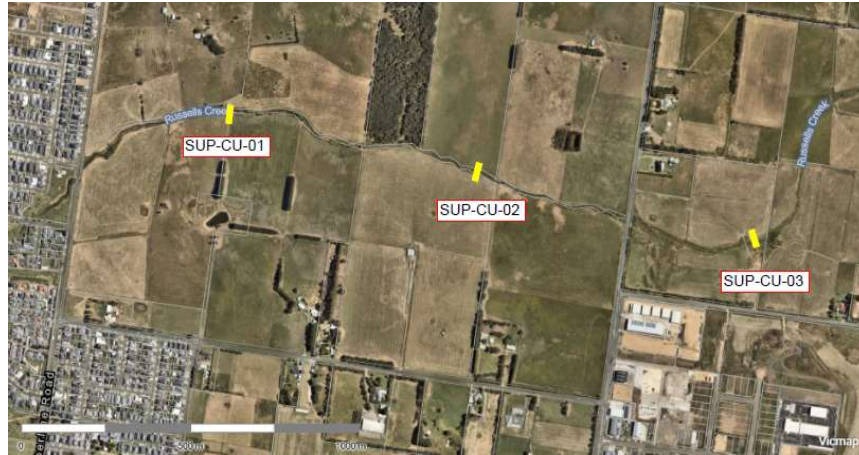
Rev I - 9 Jul 2026

Group	Item	Description	Quantity	Unit	Rate (\$)	Benchmark Cost Index	Amount (\$) (Without Benchmark cost index)	Amount (\$) (With Benchmark cost index)	Comments
Siteworks and Earthworks	1.1	Site Preparation	576	m2	4.23	1.36	\$ 2,436.48	\$ 3,313.61	Based on granular bedding.
	1.2	Diversion works	1	Item	11500	1.36	\$ 11,500.00	\$ 15,640.00	As per benchmark item
	1.3	Waterway re-shaping	1	Item	3450	1.36	\$ 3,450.00	\$ 4,692.00	As per benchmark item
	1.4	Stripping of topsoil	1152	m2	4.49	1.36	\$ 5,172.48	\$ 7,034.57	Assumed to be double the site preparation.
	1.5	Excavation	900	m3	42.55	1.36	\$ 38,295.00	\$ 52,081.20	Assumed to be volume of granular bedding plus an additional 3:1 batters off the two edges.
	1.6	Formation of batters	120	m3	17.25	1.36	\$ 2,070.00	\$ 2,815.20	15m * 4:1 batter, 1 m high (2sq.m) on 4 approaches to bridge
Drainage Structure	2.1	Box culvert units 2700 x 2100 (No.)	16	No.	5170.86	1.36	\$ 82,733.76	\$ 112,517.91	
	2.2	Foundation slab (200mm)	132	m2	243.8	1.36	\$ 32,181.60	\$ 43,766.98	Total units times surface area plus offsets as per benchmark
	2.3	Granular Bedding 150 mm thick crushed	342	m2	19.84	1.36	\$ 6,785.28	\$ 9,227.98	Based on sum of foundation slab and apron slab.
	2.4	Apron slab (m2)	210	m2	253.29	1.36	\$ 53,190.90	\$ 72,339.62	Based on area of trapezium under the culverts.
	2.5	Wing wall (m2)	19	m2	805	1.36	\$ 15,295.00	\$ 20,801.20	As per benchmark item
	2.6	End wall (m2)	46	m2	805	1.36	\$ 37,030.00	\$ 50,360.80	Based on area of total width of culverts into depth of culverts under road.
	2.7	Tie into existing culvert works	46	Item	1000	1.36	\$ 46,000.00	\$ 62,560.00	Based on area of total width of culverts into depth of culverts under road. Allowance to break out existing headwall and aprons as well as bandage new culverts to old culverts.
On Structure	3.1	Road Pavement	0	m2	133.78	1.36	\$ -	\$ -	
	3.2	SUP pavement	608	m2	91.94	1.36	\$ 55,899.52	\$ 76,023.35	
	3.3	Vehicle Barrier	120	lm	284.63	1.36	\$ 34,155.60	\$ 46,451.62	Based on two times the length of structure plus approach to cover barriers on both sides.
	3.4	Signs (Item)	4	Item	2070	1.36	\$ 8,280.00	\$ 11,260.80	Scaled based on length of bridge
Delivery	5.1	Council Fees	1	%	3.25	1	\$ 14,120.46	\$ 14,120.46	
	5.2	VicRoads Fees	1	%	1	1	\$ 4,344.76	\$ 4,344.76	
	5.3	Traffic Management	1	%	5	1	\$ 21,723.78	\$ 21,723.78	
	5.4	Environmental Management	1	%	0.5	1	\$ 2,172.38	\$ 2,172.38	
	5.5	Survey/Design	1	%	5	1	\$ 21,723.78	\$ 21,723.78	
	5.6	Supervision and Project Management	1	%	9	1	\$ 39,102.81	\$ 39,102.81	
	5.7	Site Establishment	1	%	2.5	1	\$ 10,861.89	\$ 10,861.89	
	5.8	Contingency	1	%	15	1	\$ 65,171.34	\$ 65,171.34	
		Excluding Delivery					\$ 434,475.62	\$ 590,886.84	
		Including Delivery					\$ 613,696.81	\$ 770,108.04	

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East of Aberline DCP - Western Shared Path Creek Crossing Estimate: SUP-CU-01

Prepared by P Reid (WCC), 25/May/2026



Locality Plan



Similar Project Recently Completed

Explanatory Notes

- 1 The rates used are based on similar projects recently completed in Warrnambool.
- 2 The span lengths (used in bridge area figures) have been taken from earlier culvert concepts prepared by SMEC.

Description	Unit	Quantity	Rate	Cost	Comments
Site Prep (erosion protection, strip topsoil & diversion works)	Item	1	\$12,000.00	\$12,000.00	
Excavation for abutments	Item	1	\$20,000.00	\$20,000.00	
Construct abutments	Item	1	\$45,000.00	\$45,000.00	
Supply and place bridge	m ²	51	\$4,000.00	\$204,000.00	
Beaching	Item	1	\$4,000.00	\$4,000.00	
3 m wide shared path lead-in	m ²	180	\$130.00	\$23,400.00	
Cleanup and Reinstate	Item	1	\$2,000.00	\$2,000.00	
Delivery Items					
Survey, design, setout	Item	1	\$20,000.00	\$20,000.00	
Works on Waterways Permit	Item	1	\$1,000.00	\$1,000.00	From GHCA website (base+complex application+site meeting)
CHMP	Item	1	\$40,000.00	\$40,000.00	
Traffic Management	Item	1	\$4,000.00	\$4,000.00	Minimal impact on roads.
Supervision / Project Management	Item	1	\$20,000.00	\$20,000.00	
Subtotal				\$395,400.00	
Contingency	%	20		\$79,080.00	As per other East of Aberline DCP's
Total (GST Excl)				\$474,480.00	

Disclaimers

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the East of Aberline Development Contributions Plan.

No allowance has been included for utility relocation works or public lighting.

Warrnambool City Council assumes no liability for losses incurred through changes to the quantities required to construct the bridge or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

East of Aberline DCP - Central Shared Path Creek Crossing Estimate: SUP-CU-02

Prepared by P Reid (WCC), 25/May/2026



Locality Plan



Similar Project Recently Completed

Explanatory Notes

- 1 The rates used are based on similar projects recently completed in Warrnambool.
- 2 The span lengths (used in bridge area figures) have been taken from earlier culvert concepts prepared by SMEC.

Description	Unit	Quantity	Rate	Cost	Comments
Site Prep (erosion protection, strip topsoil & diversion works)	Item	1	\$12,000.00	\$12,000.00	
Excavation for abutments	Item	1	\$20,000.00	\$20,000.00	
Construct abutments	Item	1	\$35,000.00	\$35,000.00	
Supply and place bridge	m ²	135	\$3,500.00	\$472,500.00	
Beaching	Item	1	\$3,500.00	\$3,500.00	
3 m wide shared path lead-in	m ²	180	\$130.00	\$23,400.00	
Cleanup and Reinstate	Item	1	\$2,000.00	\$2,000.00	
Delivery Items					
Survey, design, setout	Item	1	\$20,000.00	\$20,000.00	
Works on Waterways Permit	Item	1	\$1,000.00	\$1,000.00	From GHMA website (base+complex application+site meeting)
CHMP	Item	1	\$40,000.00	\$40,000.00	
Traffic Management	Item	1	\$4,000.00	\$4,000.00	Minimal impact on roads.
Supervision / Project Management	Item	1	\$20,000.00	\$20,000.00	
Subtotal				\$653,400.00	
Contingency	%	20		\$130,680.00	As per other East of Aberline DCP's
Total (GST Excl)				\$784,080.00	

Disclaimers

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No allowance has been included for utility relocation works or public lighting.

Warrnambool City Council assumes no liability for losses incurred through changes to the quantities required to construct the bridge or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

East of Aberline DCP - Eastern Shared Path Creek Crossing Estimate: SUP-CU-03

Prepared by P Reid (WCC), 25/May/2026



Locality Plan



Similar Project Recently Completed

Explanatory Notes

- 1 The rates used are based on similar projects recently completed in Warrnambool.
- 2 The span lengths (used in bridge area figures) have been taken from earlier culvert concepts prepared by SMEC.

Description	Unit	Quantity	Rate	Cost	Comments
Site Prep (erosion protection, strip topsoil & diversion works)	Item	1	\$12,000.00	\$12,000.00	
Excavation for abutments	Item	1	\$20,000.00	\$20,000.00	
Construct abutments	Item	1	\$35,000.00	\$35,000.00	
Supply and place bridge	m ²	75	\$3,500.00	\$262,500.00	
Beaching	Item	1	\$3,500.00	\$3,500.00	
3 m wide shared path lead-in	m ²	180	\$113.00	\$20,340.00	
Cleanup and Reinstate	Item	1	\$2,000.00	\$2,000.00	
Delivery Items					
Survey, design, setout	Item	1	\$20,000.00	\$20,000.00	
Works on Waterways Permit	Item	1	\$1,000.00	\$1,000.00	From GHCA website (base+complex application+site meeting)
CHMP	Item	1	\$40,000.00	\$40,000.00	
Traffic Management	Item	1	\$4,000.00	\$4,000.00	Minimal impact on roads.
Supervision / Project Management	Item	1	\$20,000.00	\$20,000.00	
Subtotal				\$440,340.00	
Contingency	%	20		\$88,068.00	As per other East of Aberline DCP's
Total (GST Excl)				\$528,408.00	

Disclaimers

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No allowance has been included for utility relocation works or public lighting.

Warrnambool City Council assumes no liability for losses incurred through changes to the quantities required to construct the bridge or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

SPORTS RESERVE SR-01

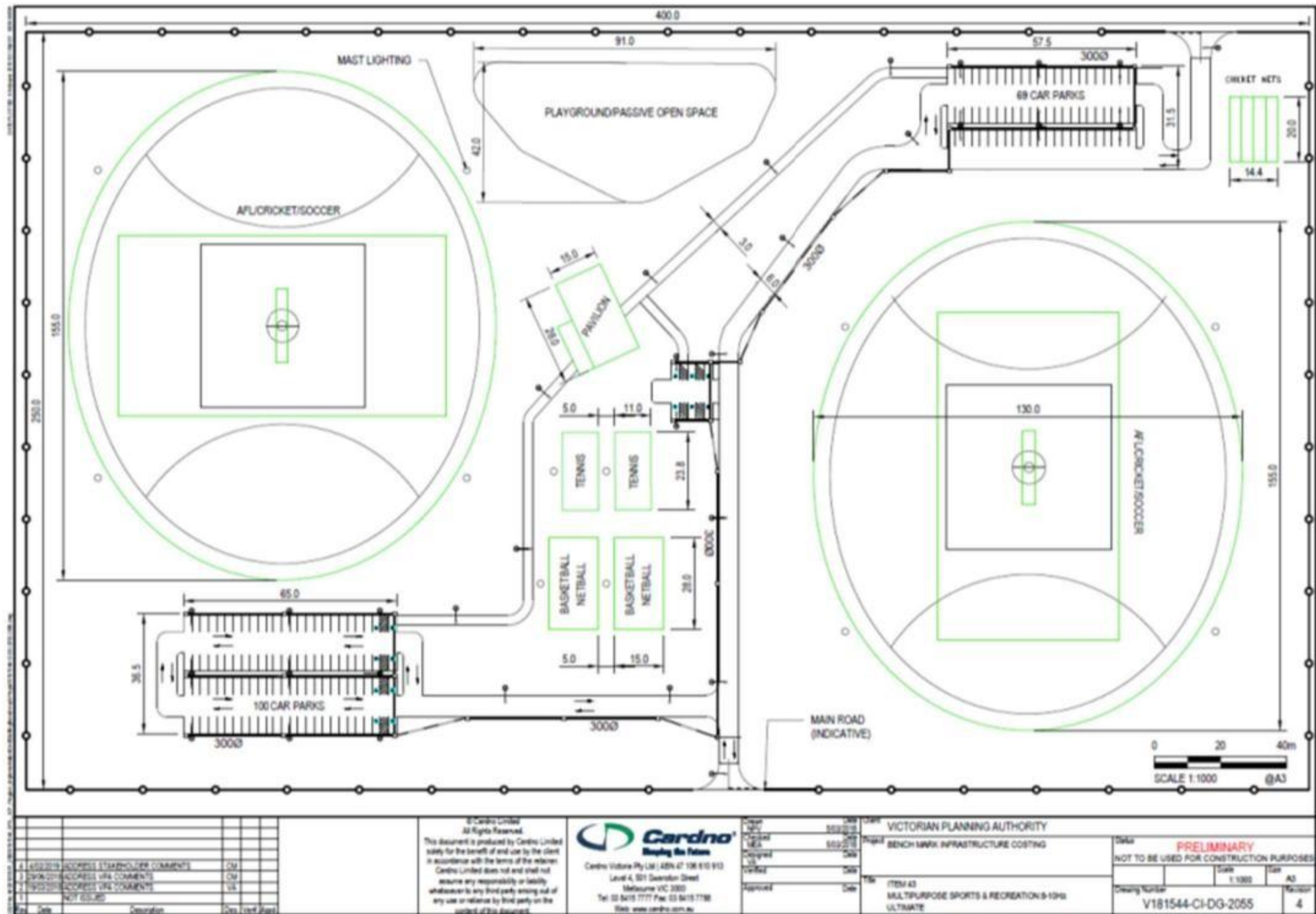
NOTES TO INFORM BESPOKE COSTING AGAINST BENCHMARK

Purpose: The table below is of the benchmark costs, with comments on how quantity surveyors can interpret their use when providing bespoke costings.

Date: March 2026

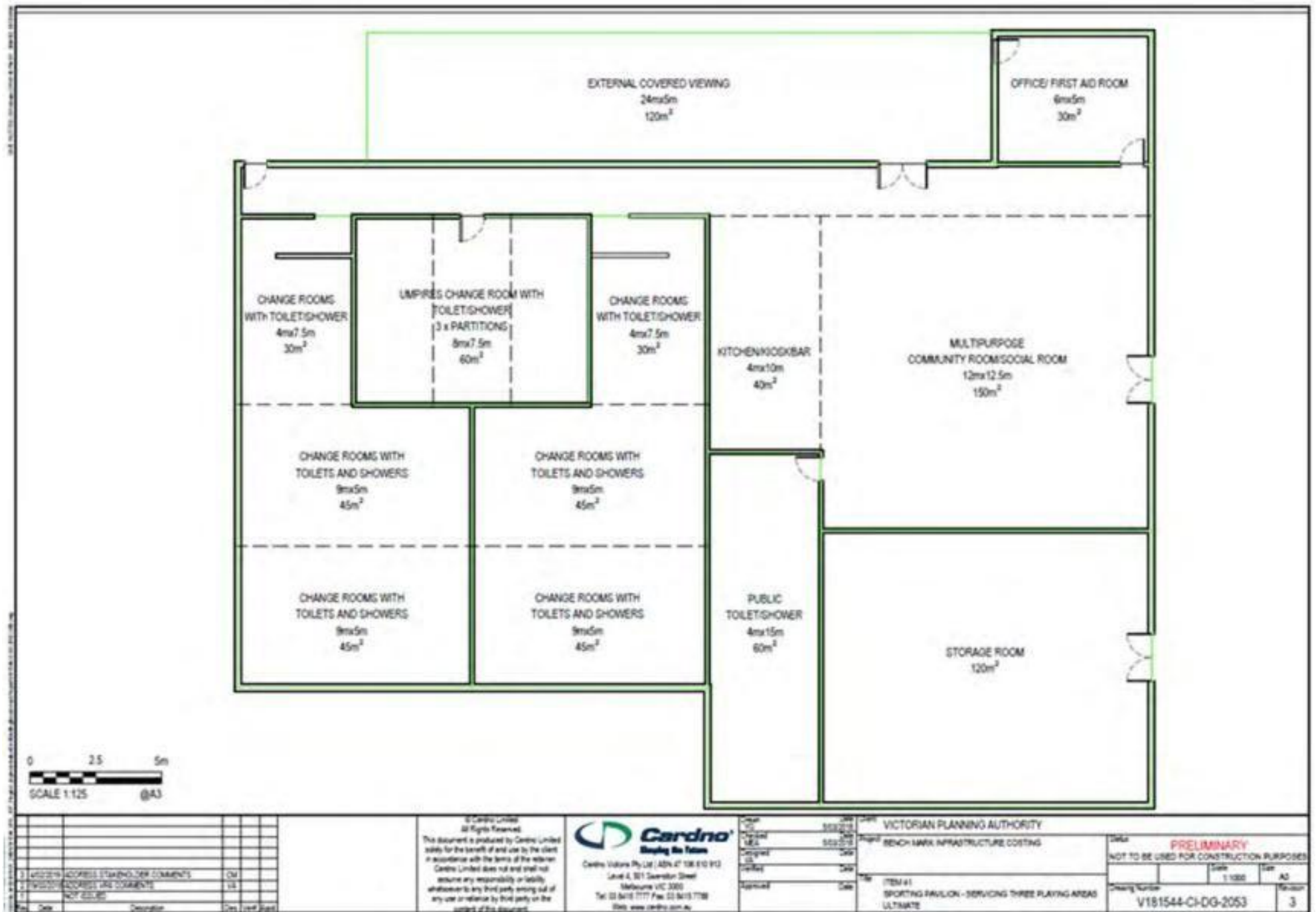
Group	Sub Item	Qty	Unit	Rate	Amount	Comments
Playing Fields	Football Field	2	No	\$2,015,000	\$4,030,000	2 no. 155 x 130 football playing area and 1 set of cricket nets as per VPA benchmark. Including sub base preparation, top soil, turf, subsoil drainage and goal posts. Total area approx. 32,000 sqm.
	Cricket Pitch	2	No	\$30,000	\$60,000	1 per football field, 20m long x 3m wide
	Cricket Nets	1	No	\$40,000	\$40,000	4 bays netted cricket practice area
	Soccer Field	0	No	\$0	\$0	Not applicable
	Netball Court	2	No	\$226,250	\$452,500	2 no. acrylic surface on concrete base basketball/netball courts including run-off area and hoops - 30.5x15m playing area with over 3m round-around area and 5m between courts. Court length has been increased to meet Netball Australia Technical Manual recommendation and run around area allows for increased user comfort. Total court area approx. 1,625 sqm.
	Tennis Court	2	No	\$216,200	\$432,400	2 no. acrylic surface on concrete base courts, including run-off area and nets - 11m x 24m playing area with 5m between courts and 8.5m run-around area. Run around area allows for increased user comfort and potentially more inclusive use. Total area approx. 1,640 sqm.
Lighting	Lighting Netball Court	2	No	\$25,000	\$50,000	2 no. lights per court
	Lighting Tennis	2	No	\$25,000	\$50,000	4 no. lights per court
	Lighting Soccer	0	No	\$0	\$0	Not applicable
	Lighting Football	2	No	\$260,000	\$520,000	4 floodlights per field
Landscaping	Landscaping Construction	38000	m2	\$43	\$1,634,000	80% turf on topsoil and 20% garden bed with top soil, mulch and 4 plants per sqm. Including 12 weeks establishment period
	Landscaping Establishment (12wk)	38000	m2	inc	inc.	Included above
	Landscape maintenance-1 year/2 summers	38000	m2	\$2	\$80,358	52 weeks allowed.
Car Parking	Pavement	5465	m2	\$200	\$1,093,000	Vehicle grade asphalt paving
	Kerb and Channel	510	m	\$120	\$61,200	Standard concrete kerb and channel
	Drainage Pipes	560	m	\$350	\$196,000	Including excavation and backfill
	Drainage Pits	28	No	\$3,500	\$98,000	Including excavation and backfill
	Car Park Lighting	4190	m2	\$25	\$104,750	Low level lighting to carpark
	Linemarking/ Signage	5465	m2/pavement	\$6	\$32,790	General linemarking and signage across carpark
Site Works	Site Preparation	84300	m2	\$14	\$1,180,200	Allow general site clearance including trees and shrubs removal, and scrap of top layer. Including average 200 thick site cut/fill, leveling and grading ensuring no water ponding on site.
	Footpaths and paved areas	875	m2	\$125	\$109,760	Pedestrian grade concrete / asphalt paving including sub base
Services	Stormwater Drainage	1	Item	\$544,593	\$544,593	General drainage infrastructure across the site
	Sewer	1	Item	\$0	\$0	Servicing to Pavilion only, cost included in Pavilion
	Water	1	Item	\$108,173	\$108,173	General water infrastructure across the site
	Gas	1	Item	\$0	\$0	Excluded
	Light & power	1	Item	\$613,973	\$613,973	Electrical and Communication infrastructure across the site including connection to substation kiosk, LV submains, pits, electrical board
	Communications	1	Item	inc.	inc.	Included above
	Fire	1	Item	\$67,142	\$67,142	General fire infrastructure across the site, excluding tanks and pump sets
Miscellaneous	Gates	2	Item	\$1,200	\$2,400	Pedestrian gates only
	Interchange shelter	10	Item	\$10,000	\$100,000	Off the shelf product including installation on concrete base
	Fencing	1300	m	\$211	\$274,130	Chain wire mesh fence - blended rate for various uses

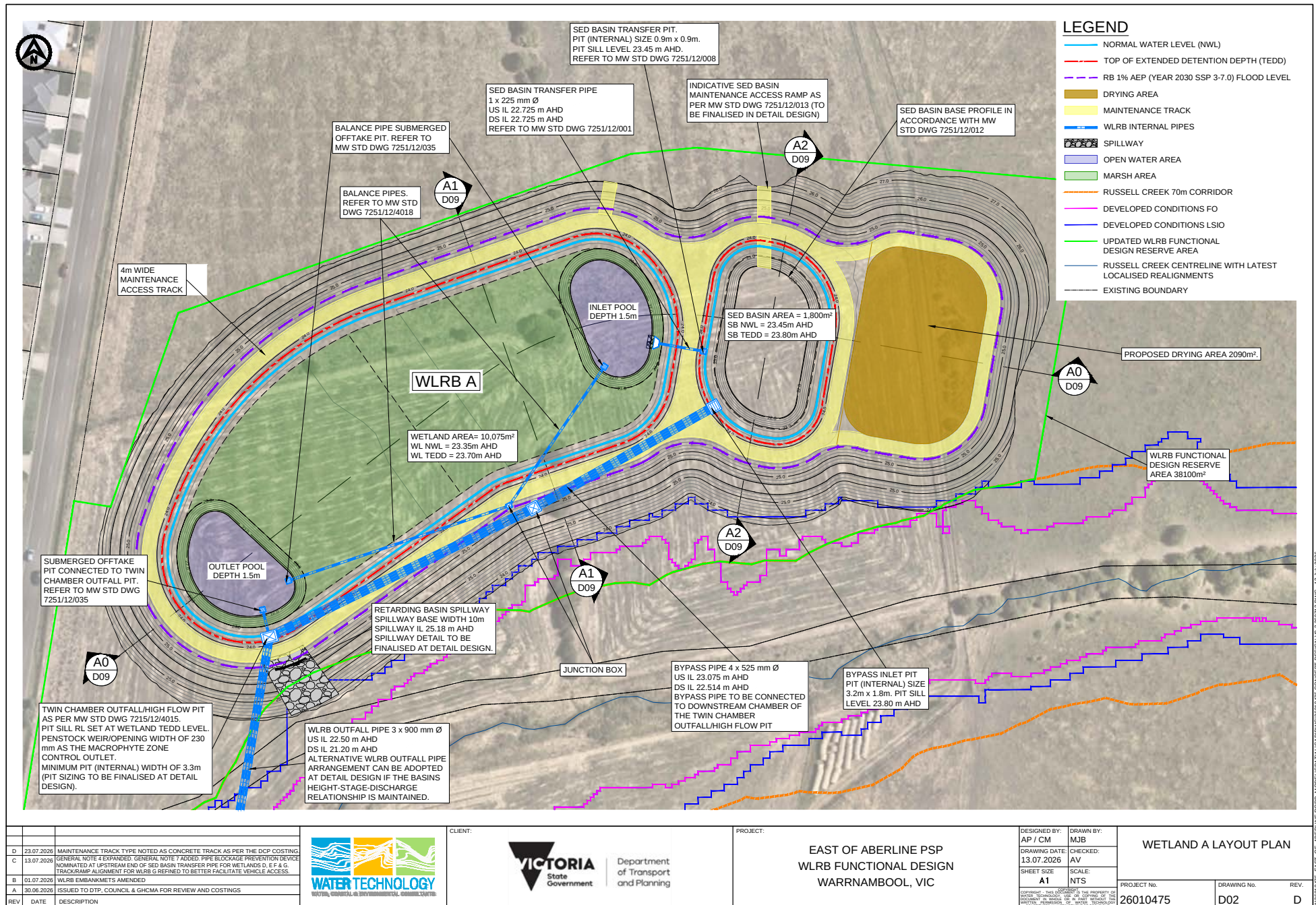
	Signage	20	No	\$0	Excluded	No allowance for signage, bench seats, bins, drinking fountains, etc. to align with benchmark scope
Irrigation	Irrigation Soccer	0	Item	\$0	\$0	Not applicable
	Irrigation Football	2	Item	\$160,000	\$320,000	Sprinklers to football fields only - including control valves
Other	Access Road	1980	m2	\$300	\$594,000	Vehicle grade asphalt paving including allowance for kerb and channel
	Playground	1	No	\$803,542	\$803,542	Including softfall surface and playground equipment
	Tree Planting	40	No	\$300	\$12,000	Based on 45L trees
Delivery	Council Fees	1	%	\$4	\$546,596	% of Total cost excluding Delivery
	Authority Fees	1	%	\$1	\$136,649	% of Total cost excluding Delivery
	Traffic Management	1	%	inc	inc.	% of Total cost excluding Delivery
	Environmental Management	1	%	inc	inc.	% of Total cost excluding Delivery
	Survey/Design	1	%	\$8	\$1,093,193	% of Total cost excluding Delivery
	Supervision & Project Management	1	%	\$10	\$1,366,491	% of Total cost excluding Delivery
	Site Establishment	1	%	inc	inc.	% of Total cost excluding Delivery
	Environmentally sustainable design	1	%	\$2	\$273,298	% of Total cost excluding Delivery
	Contingency	1	%	\$22	\$3,006,280	% of Total cost excluding Delivery
Total	Excluding Delivery				\$13,664,910	
	Including Delivery				\$20,087,418	



Appendix C	
Description:	Sporting Pavillions - 2
Civil Component Number:	Item 41

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Site Preparation	1048	m2	3.68	3,856.64	5.18	5,428.64
	Change Rooms With Toilets and Showers X 6	240	m2	2,408.05	577,932.00	2,445.18	586,843.20
	Umpire Change Rooms with Toilets	60	m2	2,519.24	151,154.40	2,594.83	155,689.80
	Storage Rooms	120	m2	2,414.15	289,698.00	2,406.11	288,733.20
	Multipurpose Room/ Social Room	150	m2	2,365.43	354,814.50	2,330.09	349,513.50
	Office/ First Aid Room	30	m2	2,351.62	70,548.60	2,360.28	70,808.40
	Canteen and Kitchen	40	m2	2,514.88	100,595.20	2,524.88	100,995.20
	Public Toilet	60	m2	1,238.63	74,317.80	1,585.83	95,149.80
Canopy & Veranda	Canopy & Veranda	120	m2	761.83	91,419.60	862.50	103,500.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gates/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	56,573.11	3.30	57,969.84
	Sewer	1	%	2.03	34,801.04	2.03	35,660.23
	Water	1	%	1.98	33,943.87	1.98	34,781.90
	Gas	1	%	0.88	15,086.16	0.88	15,458.62
	Fire Protection	1	%	0.66	11,314.62	0.66	11,593.97
	Light & Power	1	%	2.38	40,801.21	2.38	41,808.55
	Communication	1	%	0.50	8,571.68	0.50	8,783.31
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	62,251.42	3.25	63,788.34
	Authority Fees	1	%	1.00	19,154.28	1.00	19,627.18
	Traffic Management	1	%	2.00	38,308.57	2.00	39,254.36
	Environmental Management	1	%	0.50	9,577.14	0.50	9,813.59
	Survey/Design	1	%	5.00	95,771.42	5.00	98,135.91
	Supervision & Project Management	1	%	9.00	172,388.56	9.00	176,644.63
	Site Establishment	1	%	2.50	47,885.71	2.50	49,067.95
	Environronmentally Sustainable Design	1	%	2.00	38,308.57	2.00	39,254.36
	Contingency	1	%	15.00	287,314.27	15.00	294,407.72
Total	Excluding Delivery				1,915,428		1,962,718
	Including Delivery				2,686,388		2,752,712





WLRB A COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP A	1800	m2	\$ 250.00	\$ 450,000.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	270	LM	\$ 735.00	\$ 198,450.00	3 x90m 900 Dia Pipe
2.3.2	Balance Pipes	146	LM	\$ 260.00	\$ 37,960.00	300mm pipe
2.3.3	High Flow Bypass	608	LM	\$ 450.00	\$ 273,600.00	4 x152m 525 Dia Pipe
2.3.4	Control Structures	3	Item	\$ 20,000.00	\$ 60,000.00	estimated rate for a large pit approx. 3300mm x3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB A					
	Stripping of topsoil & stockpiling	6099	m3	\$ 7.50	\$ 45,742.50	Assumed 200mm topsoil
	Spread topsoil	6099	m3	\$ 12.50	\$ 76,237.50	Assumed 200mm topsoil
	Cut	27187	m3	\$ 40.00	\$ 1,087,480.00	Assumed cut to onsite stockpile
	Fill	5406	m3	\$ 10.00	\$ 54,060.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	302	m2	\$ 140.00	\$ 42,280.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	2086	m2	\$ 19.50	\$ 40,677.00	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	10865	m2	\$ 19.50	\$ 211,867.50	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	8060	m2	\$ 10.00	\$ 80,600.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	2328	m2	\$ 10.00	\$ 23,280.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	4750	m2	\$ 10.00	\$ 47,500.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	3398	m2	\$ 100.00	\$ 339,800.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	11875	m2	\$ 0.50	\$ 5,937.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	672	LM	\$ 120.00	\$ 80,640.00	
SUB-TOTAL WORKS					\$ 3,294,512.00	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 107,071.64	
5.2	Authority Fees	1	%		\$ 32,945.12	
5.3	Traffic Management	5	%		\$ 164,725.60	
5.4	Environmental Management	0.5	%		\$ 16,472.56	
5.5	Survey & Design	5	%		\$ 164,725.60	
5.6	Supervision & Project Management	9	%		\$ 296,506.08	
5.7	Site Establishment	2.5	%		\$ 82,362.80	
5.8	Contingency	20	%		\$ 831,864.28	
SUB-TOTAL DELIVERY					\$ 1,696,673.68	
6	TOTAL ESTIMATED COST				\$ 4,991,185.68	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

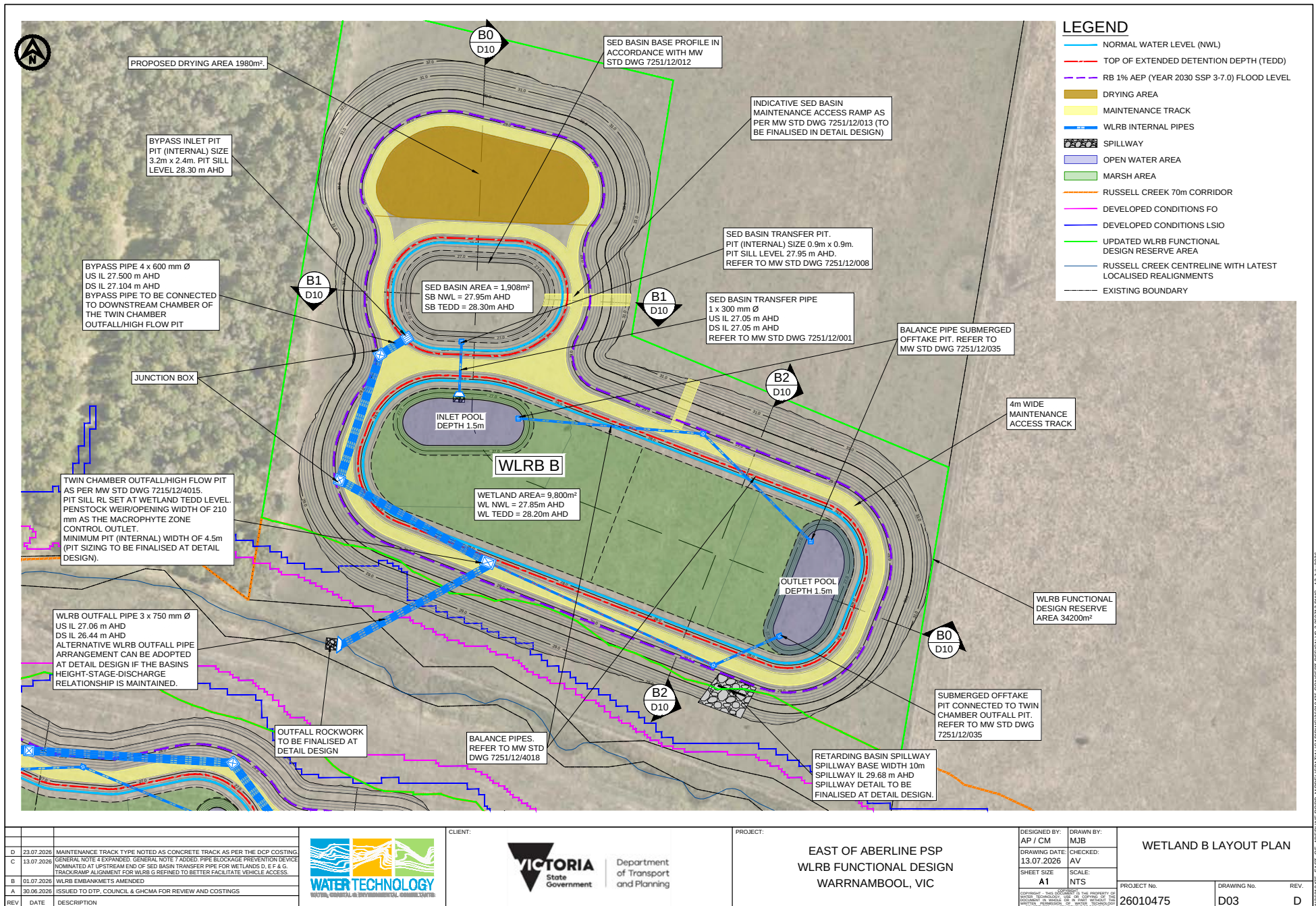
Does not include land acquisition or land filling

Exclude investigations fee

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Cost estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.



WLRB B COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP B	1908	m2	\$ 250.00	\$ 477,000.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	180	LM	\$ 640.00	\$ 115,200.00	3 x60m 750 Dia Pipe
2.3.2	Balance Pipes	248	LM	\$ 260.00	\$ 64,480.00	300mm pipe
2.3.3	High Flow Bypass	464	LM	\$ 513.00	\$ 238,032.00	4 x116m 600 Dia Pipe
2.3.4	Control Structures	4	Item	\$ 20,000.00	\$ 80,000.00	estimated rate for a large pit approx. 3200mm x2400mm
2.3.5	Junction Pits	6	Item	\$ 2,500.00	\$ 15,000.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB B					
	Stripping of topsoil & stockpiling	6147	m3	\$ 7.50	\$ 46,101.00	Assumed 200mm topsoil
	Spread topsoil	6147	m3	\$ 12.50	\$ 76,835.00	Assumed 200mm topsoil
	Cut	58100	m3	\$ 40.00	\$ 2,324,008.00	Assumed cut to onsite stockpile
	Fill	1553	m3	\$ 10.00	\$ 15,530.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	203	m2	\$ 140.00	\$ 28,420.00	Includes Spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	2206	m2	\$ 19.50	\$ 43,017.00	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	10278	m2	\$ 19.50	\$ 200,421.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	7840	m2	\$ 10.00	\$ 78,400.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	2360	m2	\$ 10.00	\$ 23,600.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	4683	m2	\$ 10.00	\$ 46,832.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	3470	m2	\$ 100.00	\$ 347,000.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	11708	m2	\$ 0.50	\$ 5,854.00	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	665	LM	\$ 120.00	\$ 79,800.00	
SUB-TOTAL WORKS					\$ 4,436,430.00	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 144,183.98	
5.2	Authority Fees	1	%		\$ 44,364.30	
5.3	Traffic Management	5	%		\$ 221,821.50	
5.4	Environmental Management	0.5	%		\$ 22,182.15	
5.5	Survey & Design	5	%		\$ 221,821.50	
5.6	Supervision & Project Management	9	%		\$ 399,278.70	
5.7	Site Establishment	2.5	%		\$ 110,910.75	
5.8	Contingency	20	%		\$ 1,120,198.58	
SUB-TOTAL DELIVERY					\$ 2,284,761.45	
6	TOTAL ESTIMATED COST				\$ 6,721,191.45	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

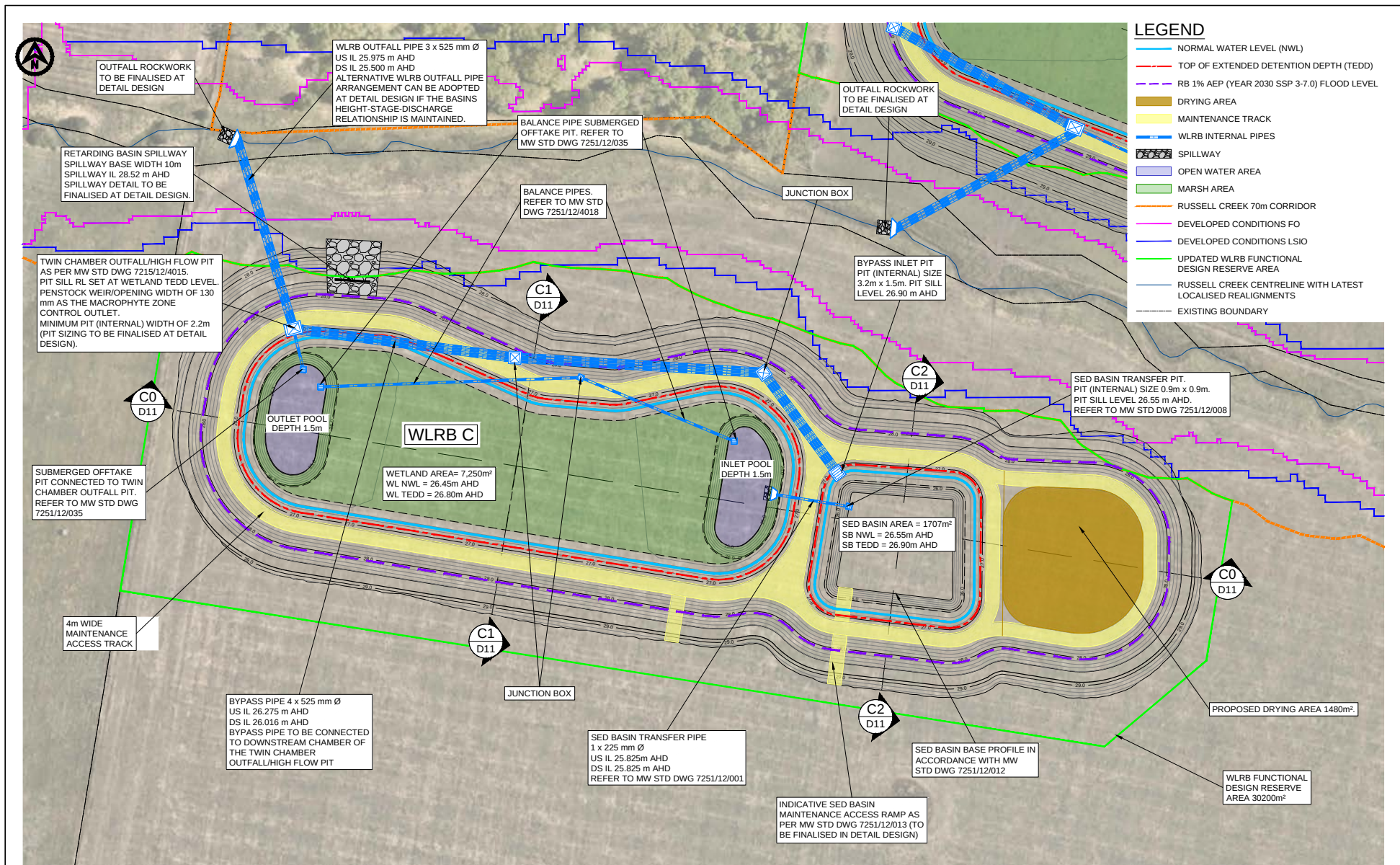
Does not include land acquisition or land filling

Exclude investigations fee

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Preliminary estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.



REV	DATE	DESCRIPTION
D	23.07.2026	MAINTENANCE TRACK TYPE NOTED AS CONCRETE TRACK AS PER THE DCP COSTING.
C	13.07.2026	GENERAL NOTE 4 EXPANDED: GENERAL NOTE 7 ADDED: PIPE BLOCKAGE PREVENTION DEVICE NOMINATED AT UPSTREAM END OF SED BASIN TRANSFER PIPE FOR WETLANDS D, E & F. A.G. TRACK/RAIL ALIGNMENT FOR WLRB G REFINED TO BETTER FACILITATE VEHICLE ACCESS.
B	01.07.2026	WLRB EMBANKMENTS AMENDED
A	30.06.2026	ISSUED TO DTP, COUNCIL & GHCA FOR REVIEW AND COSTINGS



DESIGNED BY: AP / CM	DRAWN BY: MJB
DRAWING DATE: 13.07.2026	CHECKED BY: AV
SHEET SIZE: A1	SCALE: NTS

PROJECT No: 26010475		DRAWING No: D04		REV: D
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WLRB C COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP C	1707	m2	\$ 250.00	\$ 426,750.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	162	LM	\$ 450.00	\$ 72,900.00	3 x54m 525 Dia Pipe
2.3.2	Balance Pipes	155	LM	\$ 260.00	\$ 40,300.00	300mm pipe
2.3.3	High Flow Bypass	684	LM	\$ 450.00	\$ 307,800.00	4 x171m 525 Dia Pipe
2.3.4	Control Structures	4	Item	\$ 20,000.00	\$ 80,000.00	estimated rate for a large pit approx. 2200mm x 3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB C					
	Stripping of topsoil & stockpiling	4925	m3	\$ 7.50	\$ 36,940.50	Assumed 200mm topsoil
	Spread topsoil	4925	m3	\$ 12.50	\$ 61,567.50	Assumed 200mm topsoil
	Cut	34483	m3	\$ 40.00	\$ 1,379,304.00	Assumed cut to onsite stockpile
	Fill	1431	m3	\$ 10.00	\$ 14,310.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	258	m2	\$ 140.00	\$ 36,120.00	Includes Spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	2025	m2	\$ 19.50	\$ 39,487.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	7702	m2	\$ 19.50	\$ 150,189.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	5800	m2	\$ 10.00	\$ 58,000.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	2164	m2	\$ 10.00	\$ 21,640.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	3582.8	m2	\$ 10.00	\$ 35,828.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	3073	m2	\$ 100.00	\$ 307,300.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	8957	m2	\$ 0.50	\$ 4,478.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	655	LM	\$ 120.00	\$ 78,600.00	
SUB-TOTAL WORKS					\$ 3,294,915.00	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 107,084.74	
5.2	Authority Fees	1	%		\$ 32,949.15	
5.3	Traffic Management	5	%		\$ 164,745.75	
5.4	Environmental Management	0.5	%		\$ 16,474.58	
5.5	Survey & Design	5	%		\$ 164,745.75	
5.6	Supervision & Project Management	9	%		\$ 296,542.35	
5.7	Site Establishment	2.5	%		\$ 82,372.88	
5.8	Contingency	20	%		\$ 831,966.04	
SUB-TOTAL DELIVERY					\$ 1,696,881.23	
6	TOTAL ESTIMATED COST				\$ 4,991,796.23	

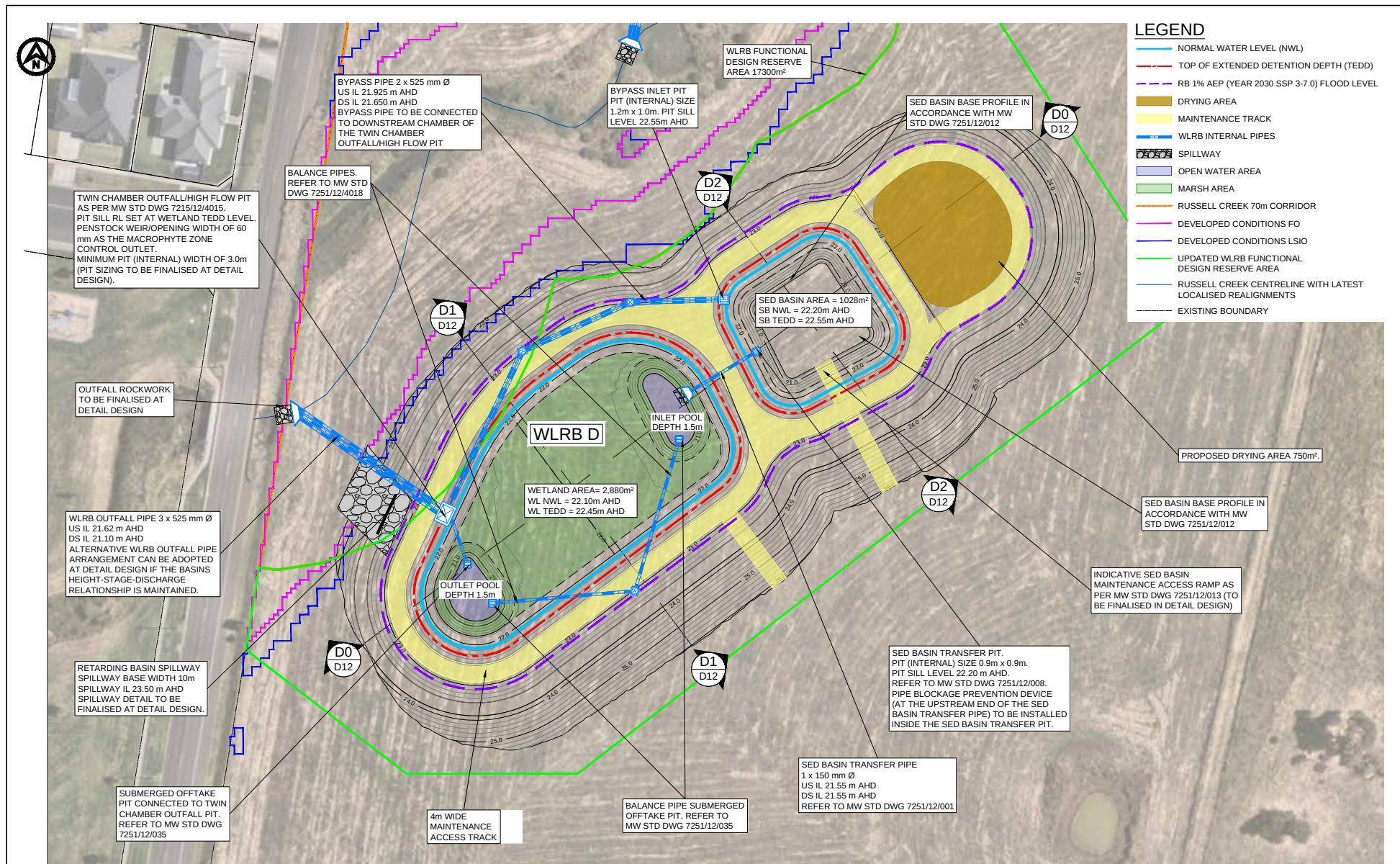
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Exclude investigations fee

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Cost estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.



REV	DATE	DESCRIPTION
D	23.07.2026	MAINTENANCE TRACK TYPE NOTED AS CONCRETE TRACK AS PER THE DCP COSTING.
C	13.07.2026	GENERAL NOTE 4 EXPANDED: GENERAL NOTE 7 ADDED: PIPE BLOCKAGE PREVENTION DEVICE NOMINATED AT UPSTREAM END OF SED BASIN TRANSFER PIPE FOR WETLANDS D. E.F. & G. TRACK RAMP ALIGNMENT FOR WLRB G REFINED TO BETTER FACILITATE VEHICLE ACCESS.
B	01.07.2026	WLRB EMBANKMENT'S AMENDED
A	30.06.2026	ISSUED TO DTP, COUNCIL & GHCA FOR REVIEW AND COSTINGS



CLIENT:



PROJECT:

EAST OF ABERLINE PSP
WLRB FUNCTIONAL DESIGN
WARRNAMBOOL, VIC

DESIGNED BY:
AP / CM
DRAWN BY:
MJB
CHECKED:
AV
SCALE:
NTS
SHEET SIZE:
A1

WETLAND D LAYOUT PLAN

PROJECT No: 26010475
DRAWING No: D05
REV: D

WLRB D COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP D	1028	m2	\$ 250.00	\$ 257,000.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	126	LM	\$ 450.00	\$ 56,700.00	3 x42m 525 Dia Pipe
2.3.2	Balance Pipes	99	LM	\$ 260.00	\$ 25,740.00	300mm pipe
2.3.3	High Flow Bypass	178	LM	\$ 450.00	\$ 80,100.00	2 x89m 525 Dia Pipe
2.3.4	Control Structures	4	Item	\$ 20,000.00	\$ 80,000.00	estimated rate for a large pit approx. 2200mm x 3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB D					
	Stripping of topsoil & stockpiling	2814	m3	\$ 7.50	\$ 21,105.00	Assumed 200mm topsoil
	Spread topsoil	2814	m3	\$ 12.50	\$ 35,175.00	Assumed 200mm topsoil
	Cut	20838	m3	\$ 40.00	\$ 833,520.00	Assumed cut to onsite stockpile
	Fill	586	m3	\$ 10.00	\$ 5,860.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	246	m2	\$ 140.00	\$ 34,440.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	1245	m2	\$ 19.50	\$ 24,277.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	3254	m2	\$ 19.50	\$ 63,453.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	2304	m2	\$ 10.00	\$ 23,040.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	1324	m2	\$ 10.00	\$ 13,240.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-silt at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	1563.2	m2	\$ 10.00	\$ 15,632.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	2131	m2	\$ 100.00	\$ 213,100.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	3908	m2	\$ 0.50	\$ 1,954.00	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	415	LM	\$ 120.00	\$ 49,800.00	
SUB-TOTAL WORKS					\$ 1,977,536.50	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 64,269.94	
5.2	Authority Fees	1	%		\$ 19,775.37	
5.3	Traffic Management	5	%		\$ 98,876.83	
5.4	Environmental Management	0.5	%		\$ 9,887.68	
5.5	Survey & Design	5	%		\$ 98,876.83	
5.6	Supervision & Project Management	9	%		\$ 177,978.29	
5.7	Site Establishment	2.5	%		\$ 49,438.41	
5.8	Contingency	20	%		\$ 499,327.97	
SUB-TOTAL DELIVERY					\$ 1,018,431.30	
6	TOTAL ESTIMATED COST				\$ 2,995,967.80	

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Does not include land acquisition or land filling

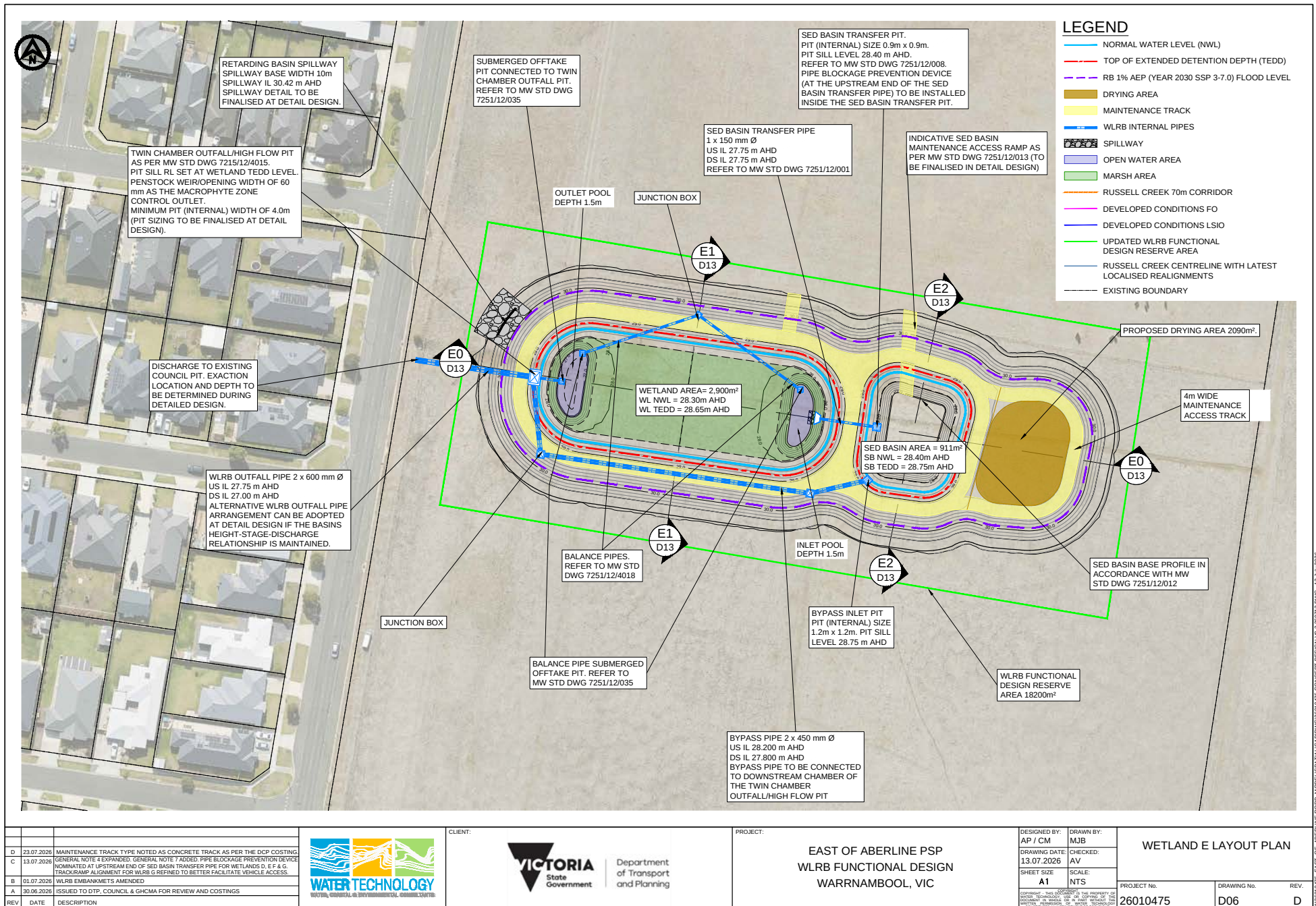
Exclude investigations fee

Nominal allowance included for Russell Ck stabilisation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

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Cost estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.



WLRB E COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP E	911	m2	\$ 250.00	\$ 227,750.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	70	LM	\$ 513.00	\$ 35,910.00	2 x35m 600 Dia Pipe
2.3.2	Balance Pipes	100	LM	\$ 260.00	\$ 26,000.00	300mm pipe
2.3.3	High Flow Bypass	246	LM	\$ 387.00	\$ 95,202.00	2 x123m 450 Dia Pipe
2.3.4	Control Structures	4	Item	\$ 20,000.00	\$ 80,000.00	estimated rate for a large pit approx. 2200mm x 3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	1	Item	\$ 1,000.00	\$ 1,000.00	Connect to existing Pit Downstream
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB E					
	Stripping of topsoil & stockpiling	2590	m3	\$ 7.50	\$ 19,428.00	Assumed 200mm topsoil
	Spread topsoil	2590	m3	\$ 12.50	\$ 32,380.00	Assumed 200mm topsoil
	Cut	18738	m3	\$ 40.00	\$ 749,504.00	Assumed cut to onsite stockpile
	Fill	19	m3	\$ 10.00	\$ 190.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	174	m2	\$ 140.00	\$ 24,360.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	1115	m2	\$ 19.50	\$ 21,742.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	3331	m2	\$ 19.50	\$ 64,954.50	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	2344	m2	\$ 10.00	\$ 23,440.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	1340	m2	\$ 10.00	\$ 13,400.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	1536	m2	\$ 10.00	\$ 15,364.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	2094	m2	\$ 100.00	\$ 209,400.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	3841	m2	\$ 0.50	\$ 1,920.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	434	LM	\$ 120.00	\$ 52,080.00	
SUB-TOTAL WORKS					\$ 1,829,425.50	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 59,456.33	
5.2	Authority Fees	1	%		\$ 18,294.26	
5.3	Traffic Management	5	%		\$ 91,471.28	
5.4	Environmental Management	0.5	%		\$ 9,147.13	
5.5	Survey & Design	5	%		\$ 91,471.28	
5.6	Supervision & Project Management	9	%		\$ 164,648.30	
5.7	Site Establishment	2.5	%		\$ 45,735.64	
5.8	Contingency	20	%		\$ 461,929.94	
SUB-TOTAL DELIVERY					\$ 942,154.13	
6	TOTAL ESTIMATED COST				\$ 2,771,579.63	

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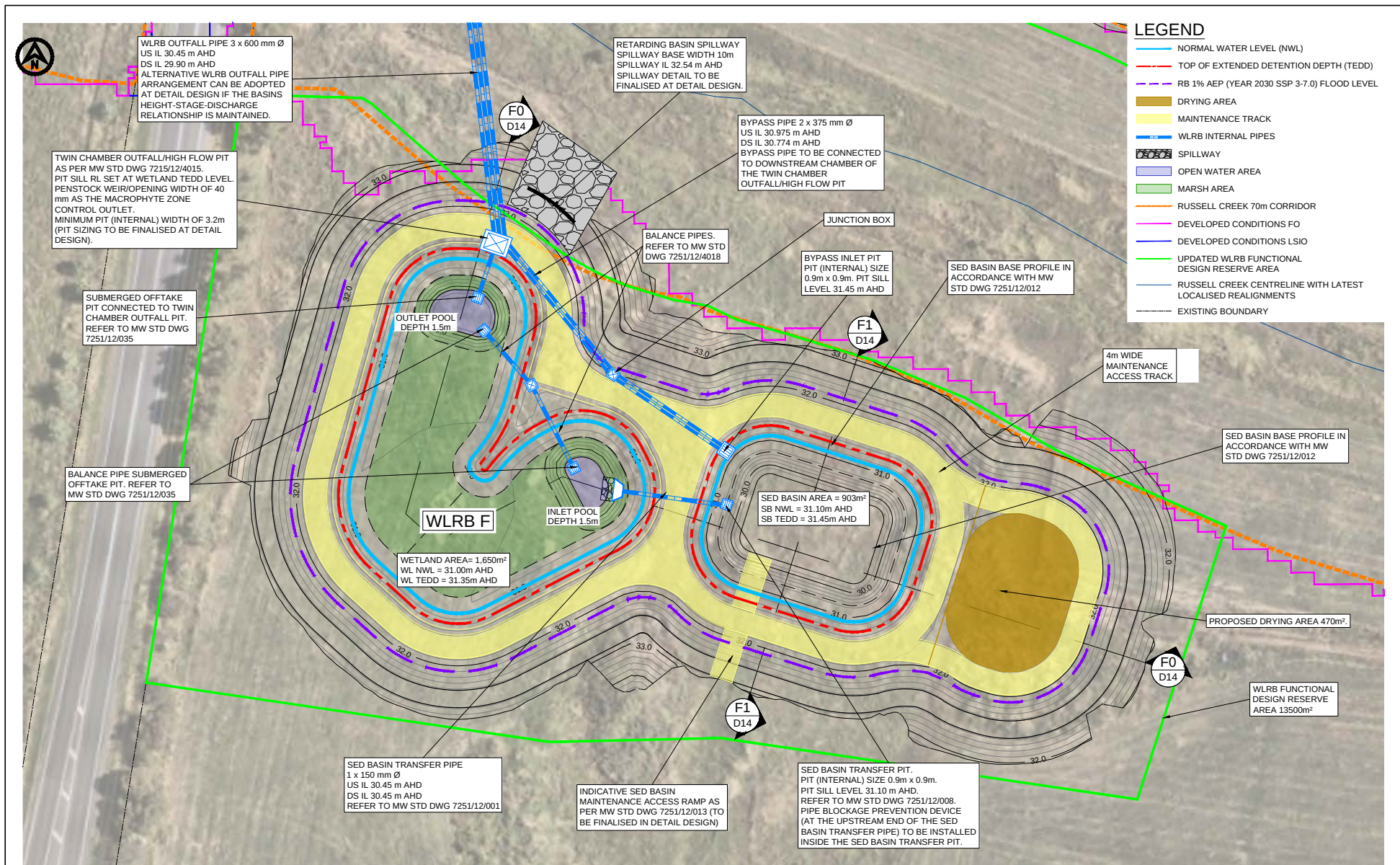
Does not include land acquisition or land filling

Exclude investigations fee

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REV	DATE	DESCRIPTION
D	23.07.2026	MAINTENANCE TRACK TYPE NOTED AS CONCRETE TRACK AS PER THE DCP COSTING.
C	13.07.2026	GENERAL NOTE 4 EXPANDED: GENERAL NOTE 7 ADDED: PIPE BLOCKAGE PREVENTION DEVICE NOMINATED AT UPSTREAM END OF SED BASIN TRANSFER PIPE FOR WETLANDS D, EF & G. TRACK/RAMP ALIGNMENT FOR WLRB G REFINED TO BETTER FACILITATE VEHICLE ACCESS.
B	01.07.2026	WLRB EMBANKMENTS AMENDED
A	30.06.2026	ISSUED TO DTP, COUNCIL & GHGMA FOR REVIEW AND COSTINGS



CLIENT:



PROJECT:

EAST OF ABERLINE PSP
WLRB FUNCTIONAL DESIGN
WARRNAMBOOL, VIC

DESIGNED BY:
AP / CM
DRAWING DATE:
13.07.2026
SHEET SIZE:
A1

DRAWN BY:
MJB
CHECKED:
AV
SCALE:
NTS

WETLAND F LAYOUT PLAN

PROJECT No: 26010475
DRAWING No: D07
REV: D

W:\30010475 EAST OF ABERLINE PSP\WLRB\WLRB FUNCTIONAL DESIGN\WLRB F LAYOUT PLAN\WLRB F LAYOUT PLAN.DWG - 13 JULY 2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP F	903	m2	\$ 250.00	\$ 225,750.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	165	LM	\$ 513.00	\$ 84,645.00	3 x55m 600 Dia Pipe
2.3.2	Balance Pipes	56	LM	\$ 260.00	\$ 14,560.00	300mm pipe
2.3.3	High Flow Bypass	104	LM	\$ 322.00	\$ 33,488.00	2 x52m 375 Dia Pipe
2.3.4	Control Structures	3	Item	\$ 20,000.00	\$ 60,000.00	estimated rate for a large pit approx. 2200mm x 3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB F					
	Stripping of topsoil & stockpiling	2135	m3	\$ 7.50	\$ 16,012.50	Assumed 200mm topsoil
	Spread topsoil	2135	m3	\$ 12.50	\$ 26,687.50	Assumed 200mm topsoil
	Cut	5732	m3	\$ 40.00	\$ 229,280.00	Assumed cut to onsite stockpile
	Fill	2466	m3	\$ 10.00	\$ 24,660.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	244	m2	\$ 140.00	\$ 34,160.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	1105	m2	\$ 19.50	\$ 21,547.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	2180	m2	\$ 19.50	\$ 42,510.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	1320	m2	\$ 10.00	\$ 13,200.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	1264	m2	\$ 10.00	\$ 12,640.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	1021.2	m2	\$ 10.00	\$ 10,212.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	1838	m2	\$ 100.00	\$ 183,800.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	2553	m2	\$ 0.50	\$ 1,276.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	386	LM	\$ 120.00	\$ 46,320.00	
SUB-TOTAL WORKS					\$ 1,224,149.00	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 39,784.84	
5.2	Authority Fees	1	%		\$ 12,241.49	
5.3	Traffic Management	5	%		\$ 61,207.45	
5.4	Environmental Management	0.5	%		\$ 6,120.75	
5.5	Survey & Design	5	%		\$ 61,207.45	
5.6	Supervision & Project Management	9	%		\$ 110,173.41	
5.7	Site Establishment	2.5	%		\$ 30,603.73	
5.8	Contingency	20	%		\$ 309,097.62	
SUB-TOTAL DELIVERY					\$ 630,436.74	
6	TOTAL ESTIMATED COST				\$ 1,854,585.74	

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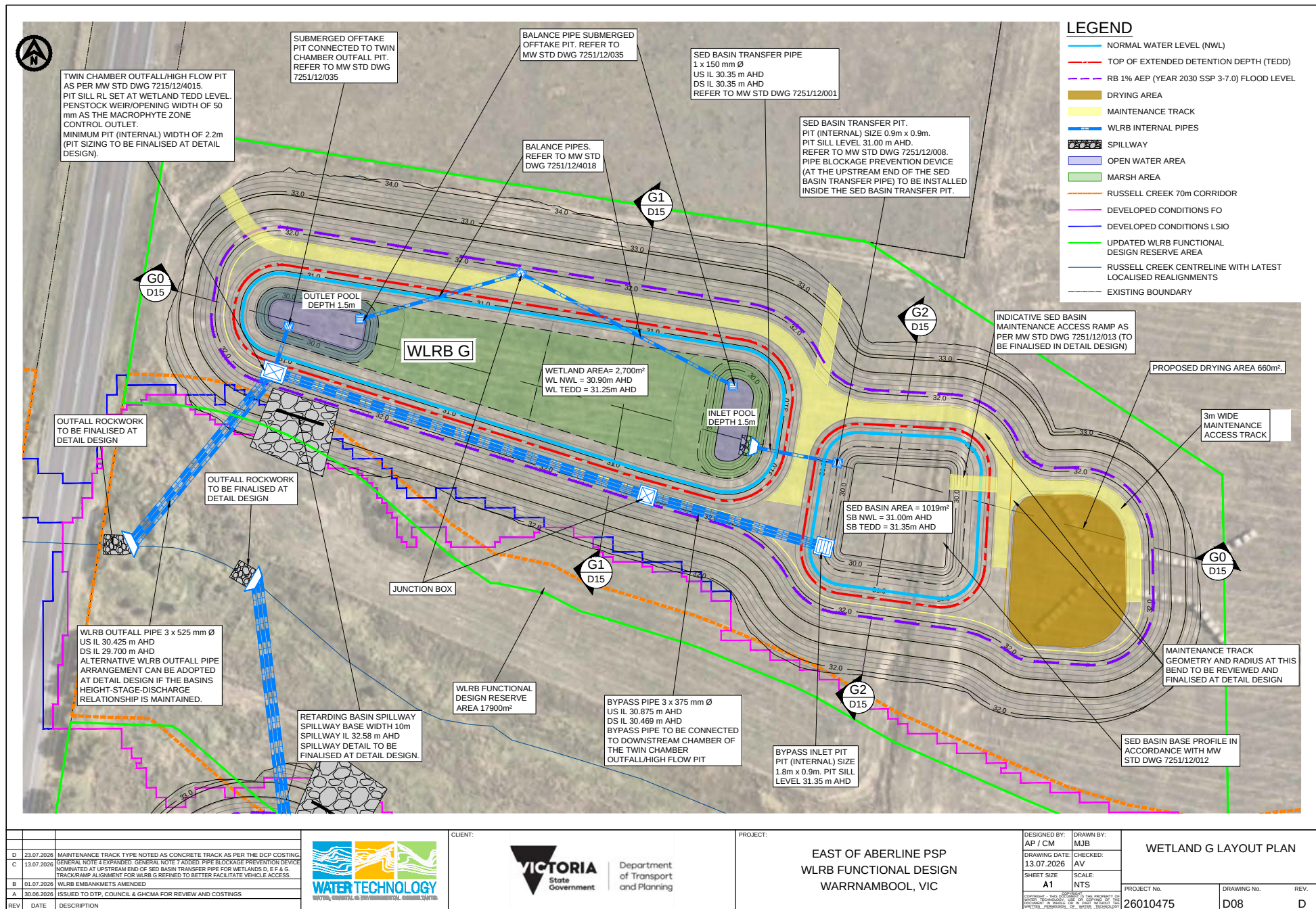
Does not include land acquisition or land filling

Exclude investigations fee

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WLRB G COST ESTIMATE

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITWORKS AND EARTHWORKS					
1.1	Site preparation		Item			Included in Site Establishment
1.2	Temp Diversion Works	1	Item	\$ 20,000.00	\$ 20,000.00	
1.3	Waterway connection	1	Item	\$ 5,000.00	\$ 5,000.00	Erosion Protection Connection into Waterway
1.4	Stripping of topsoil		m2			Included below
1.5	Excavation		m3			Included below
1.6	Formation of batters		m3			Included below
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.1.1						
2.2	SEDIMENTATION PONDS					
2.2.1	SP G	1019	m2	\$ 250.00	\$ 254,750.00	Recently received a \$250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	135	LM	\$ 450.00	\$ 60,750.00	3 x45m 525 Dia Pipe
2.3.2	Balance Pipes	107	LM	\$ 260.00	\$ 27,820.00	300mm pipe
2.3.3	High Flow Bypass	354	LM	\$ 322.00	\$ 113,988.00	3 x118m 375 Dia Pipe
2.3.4	Control Structures	3	Item	\$ 20,000.00	\$ 60,000.00	estimated rate for a large pit approx. 2200mm x 3200mm
2.3.5	Junction Pits	5	Item	\$ 2,500.00	\$ 12,500.00	junction pits 900x900
2.3.6	Outfall Pit Structure	2	Item	\$ 4,000.00	\$ 8,000.00	Rock outlet
2.3.7	Litter Traps / GPT	1	Item	\$ 32,200.00	\$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB G					
	Stripping of topsoil & stockpiling	2645	m3	\$ 7.50	\$ 19,836.00	Assumed 200mm topsoil
	Spread topsoil	2645	m3	\$ 12.50	\$ 33,060.00	Assumed 200mm topsoil
	Cut	12916	m3	\$ 40.00	\$ 516,648.00	Assumed cut to onsite stockpile
	Fill	1369	m3	\$ 10.00	\$ 13,690.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	229	m2	\$ 140.00	\$ 32,060.00	Includes Spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	1236	m2	\$ 19.50	\$ 24,102.00	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	3000	m2	\$ 19.50	\$ 58,500.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	2160	m2	\$ 10.00	\$ 21,600.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	1492	m2	\$ 10.00	\$ 14,920.00	
2.7.3	WL/SB: Supply and install heavy jute mat (800gsm) pre-slit at density 6/m2 in wetland and sediment basin, including overlap of matting (300mm longitudinally/direction of flow), 150mm vertically	1488	m2	\$ 10.00	\$ 14,876.00	
2.7.4	Supply, install and maintain plant protection netting for a select species in the aquatic zones	1	No.	\$ 20,000.00	\$ 20,000.00	
2.8	LANDSCAPING					
2.8.1	Supply & install RB perimeter concrete access path	926	m2	\$ 100.00	\$ 92,600.00	
2.8.3	Supply & install trees (tubestock)	100	No.	\$ 6.00	\$ 600.00	
4	MISCELLANEOUS					
4.1	Works maintenance – 1 year	3719	m2	\$ 0.50	\$ 1,859.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	\$ 2,500.00	\$ 2,500.00	
4.3	3 month Plant Establishment Maintenance period of all soft landscape work including waterof plants and trees during establishment, weed control of all plants area	3	month	\$ 2,000.00	\$ 6,000.00	
4.4	24 month plant maintenance period of all soft landscape works including watering plants and trees during establishment, weed control of all planted areas as per specification	24	month	\$ 750.00	\$ 18,000.00	
4.5	Allowance for timber bollards	12	No.	\$ 300.00	\$ 3,600.00	
4.6	Allowance for seats	2	No.	\$ 2,500.00	\$ 5,000.00	
4.7	WL/SB: install habitat logs approx. 4.0m long (no securing require) to wetland area	2	No.	\$ 5,000.00	\$ 10,000.00	
4.8	Fencing: supply and install timber post and rail fencing around wetland	460	LM	\$ 120.00	\$ 55,200.00	
SUB-TOTAL WORKS					\$ 1,559,659.50	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 50,688.93	
5.2	Authority Fees	1	%		\$ 15,596.60	
5.3	Traffic Management	5	%		\$ 77,982.98	
5.4	Environmental Management	0.5	%		\$ 7,798.30	
5.5	Survey & Design	5	%		\$ 77,982.98	
5.6	Supervision & Project Management	9	%		\$ 140,369.36	
5.7	Site Establishment	2.5	%		\$ 38,991.49	
5.8	Contingency	20	%		\$ 393,814.02	
SUB-TOTAL DELIVERY					\$ 803,224.64	
6	TOTAL ESTIMATED COST				\$ 2,362,884.14	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Cost estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

DP.01 Cost Estimate

10/07/2026

Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Site preparation	1	Item	\$ 10,000.00	\$ 10,000.00	
1.2	Temp Diversion Works	1	Item	\$ 10,000.00	\$ 10,000.00	
1.3	Waterway connection		Item			
1.4	Stripping of topsoil		m2			
1.5	Excavation		m3			
1.6	Formation of batters		m3			
2	DRAINAGE WORKS					
2.1	WATERWAYS					
2.2	DRAINAGE PIPES/PITS					
2.2.1	Q100 Pipe	690	LM	\$ 1,500.00	\$ 1,035,000.00	Pipe Along Horne Road (Assumed this is a 1050mm pipe)
2.2.2	SWALE					
2.2.3	Grassed Swale 1	467	LM	\$ 150.00	\$ 70,050.00	Overland Swale (Linear metre rate of \$150 including excavation, topsoil and grassing)
2.2.4	Grassed Swale 3	397	LM	\$ 150.00	\$ 59,550.00	Overland Swale (Linear metre rate of \$150 including excavation, topsoil and grassing)
2.2.6	Grassed Swale 6	561	LM	\$ 150.00	\$ 84,150.00	Overland Swale (Linear metre rate of \$150 including excavation, topsoil and grassing)
3	OTHER					
3.1						
3.2			Item		\$ -	
4	MISCELLANEOUS					
4.1						
SUB-TOTAL WORKS					\$ 1,268,750.00	
5	DELIVERY					
5.1	Council Fees	3.25	%		\$ 41,234.38	
5.2	Authority Fees	1	%		\$ 12,687.50	
5.3	Traffic Management	5	%		\$ 63,437.50	
5.4	Environmental Management	0.5	%		\$ 6,343.75	
5.5	Survey & Design	5	%		\$ 63,437.50	
5.6	Supervision & Project Management	9	%		\$ 114,187.50	
5.7	Site Establishment	2.5	%		\$ 31,718.75	
5.8	Contingency	20	%		\$ 320,359.38	
SUB-TOTAL DELIVERY					\$ 653,406.25	
6	TOTAL ESTIMATED COST				\$ 1,922,156.25	

This preliminary costing is only an indicative costs associated to the construction of the drainage strategy which will take several years to be constructed. Therefore, the costs required to fund these drainage assets will be spread over several years.

Does not include land acquisition or land filling

Exclude investigations fee

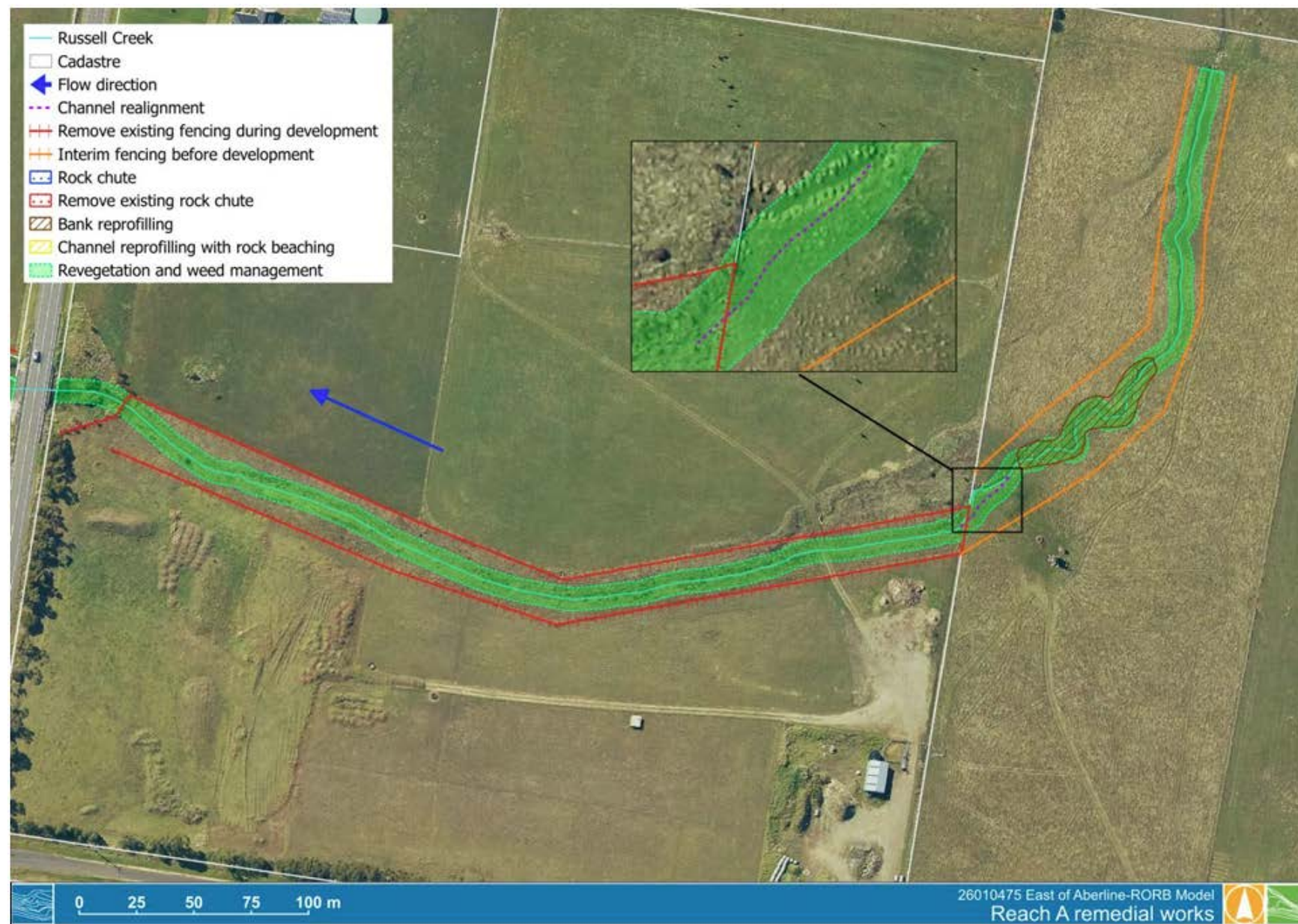
Nominal allowance included for Russell Ck stabilisation works

Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation

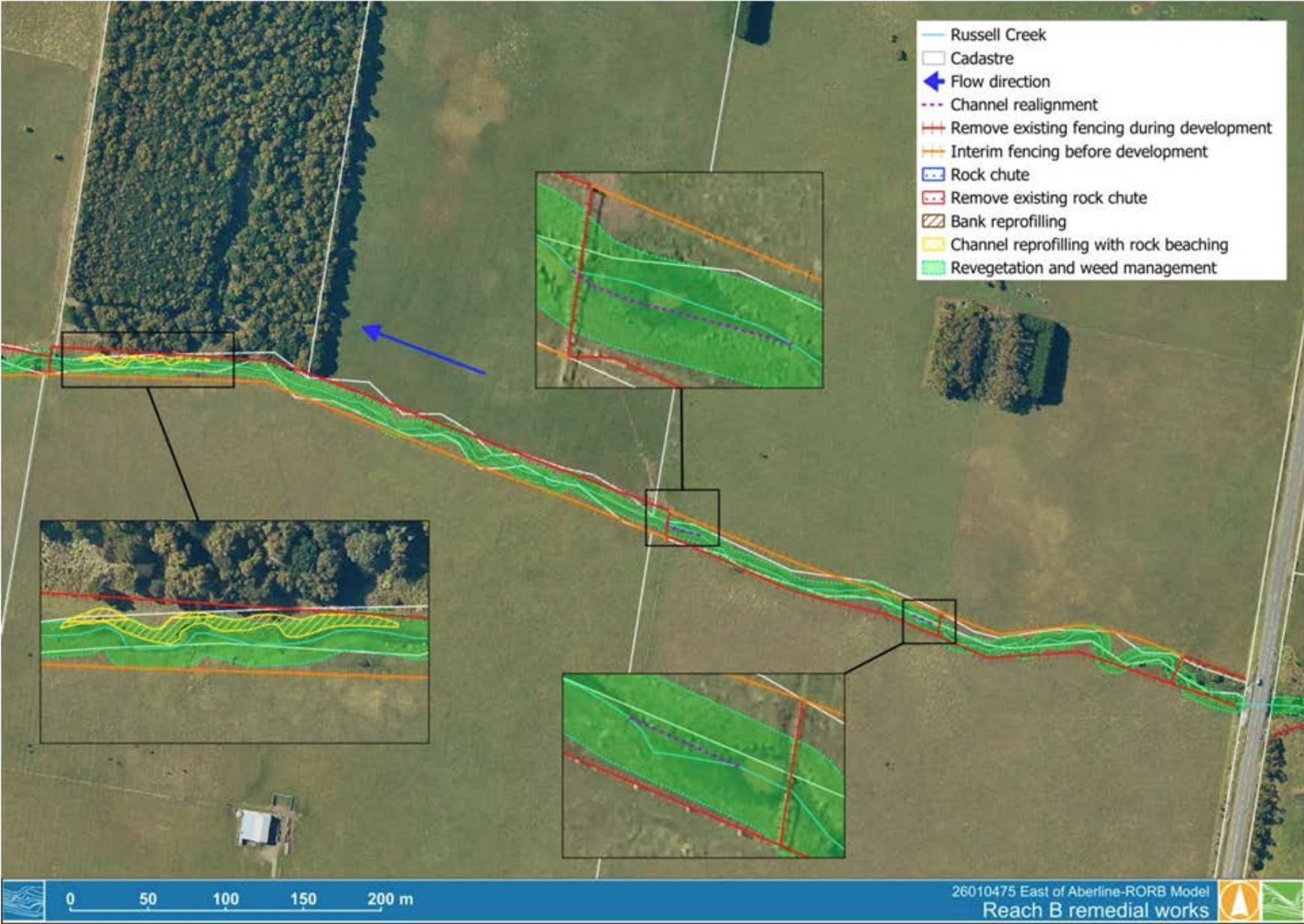
RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.

Cost estimate above are based on Victorian Metro projects. Final estimates will consider local rates if available.

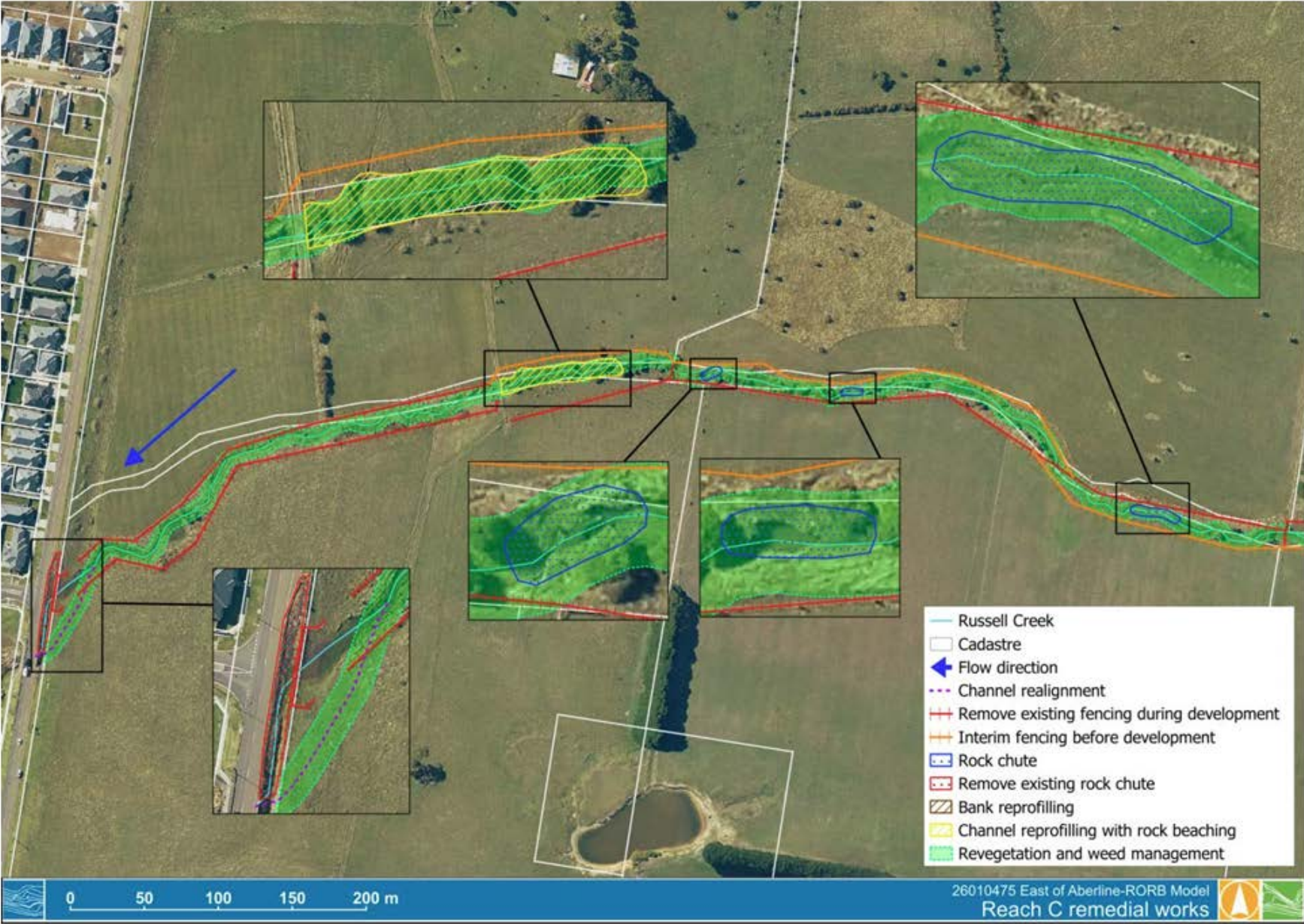
WW.01 - Russell Creek Watercourse Works



Reach A remedial works concept plan



Reach B remedial works concept plan



Reach C remedial works concept plan

Russell Creek Watercourse Rehabilitation Works

DESCRIPTION	UNIT COST	UNIT	NOTES	Reach A	Reach B	Reach C	Project Reach	(\$)
Direct Cost	\$							
Rock work (supply & install)	400.00	m3			240		240	\$ 96,000
Rock Chute (supply and install)	60000.00	item				3	3	\$ 180,000
Removal of rock structure	200.00	m3				320	320	\$ 64,000
Disposal of rock structure	60	m3				320	320	\$ 19,200
General earthworks	30.00	m3		453	820	100	1373	\$ 41,190
Earthworks - bank construction	30.00	m2		338	418	482	1238	\$ 37,140
General Weed Control	5.00	m2		6000	8000	10000	24000	\$ 120,000
Revegetation	10.00	m2		6000	8000	10000	24000	\$ 240,000
Removal of fencing cutting creek	30.00	m		57	60		117	\$ 3,510
Interim Fencing	3000.00	km		0.5	1.6	1.8	4	\$ 11,700
Maintenance (3 times in 5years)	30.00	m2		1800	2400	3000	7200	\$ 216,000
			Site Total (\$)	\$ 170,940.00	\$ 331,740.00	\$ 526,060.00	Subtotal	\$ 1,028,740
Indirect Cost	% of direct cost							
Temporary Facilities (nominate direct costs applicable)	3.00	Lot		\$ 5,128.20	\$ 9,952.20	\$ 15,781.80		\$ 30,862
Contract OH & GM	10.00	Lot		\$ 17,094.00	\$ 33,174.00	\$ 52,606.00		\$ 102,874
Safety management	6.00	Lot		\$ 10,256.40	\$ 19,904.40	\$ 31,563.60		\$ 61,724
				\$ 32,478.60	\$ 63,030.60	\$ 99,951.40	Subtotal	\$ 195,461
				\$ 203,419	\$ 394,771	\$ 626,011	Total	\$ 1,224,201
Additional Delivery Cost	% of direct and Indirect Cost							
Council Fees	3.25	Lot		\$ 6,611.10	\$ 12,830.04	\$ 20,345.37		\$ 39,787
Authority Fees	1			\$ 2,034.19	\$ 3,947.71	\$ 6,260.11		\$ 12,242
Traffic Management	5			\$ 10,170.93	\$ 19,738.53	\$ 31,300.57		\$ 61,210
Environmental Management	0.5			\$ 1,017.09	\$ 1,973.85	\$ 3,130.06		\$ 6,121
Survey & design	5			\$ 10,170.93	\$ 19,738.53	\$ 31,300.57		\$ 61,210
Supervision & project management	9			\$ 18,307.67	\$ 35,529.35	\$ 56,341.03		\$ 110,178
Site establishment	2.50			\$ 5,085.47	\$ 9,869.27	\$ 15,650.29		\$ 30,605
				\$ 53,397	\$ 103,627	\$ 164,328	Subtotal	\$ 321,353
				\$ 256,816	\$ 498,398	\$ 790,339	Total	\$ 1,545,553
Contingency	% of Cost							
	30			\$ 77,044.79	\$ 149,519.36	\$ 237,101.82		\$ 463,666
			Total (ex.GST)	\$ 333,861	\$ 647,917	\$ 1,027,441		\$ 2,009,219

General notes:

1. The cost opinions provided here are indicative only, with the intent of providing guidance to decision makers.
2. Cost estimates are based on a rate database and historical cost data ; however and they do not allow for latent or market conditions. We are currently observing inconsistent fluctuations in the market due to issues with plant, resource and materials supply. We recommend approaches to the market for assurance of cost.
3. Quantities provided are based on a desktop assessment and as such, quantities have been rounded off and labour time estimated. They have not been adjusted for effects of scale
4. It is assumed that all spoil is clean and will remain on site.
5. Costings have only been provided for works which are considered very high/high priority on all sites. Costings have not been provided for any low and medium priority works.
- 6 Revgetation and vegetation maintenance is limited to the 10m width of the waterway.

PP.01 Plan Preparation Costs		
Agent	Expense	Cost
Department of Transport and Planning	DTP staff resourcing	\$2,011,736
DTP commissioned technical reports	Biodiversity, Aboriginal Cultural Heritage, Drainage, Transport, Land Capability, Adverse Amenity, Utilities, Bushfire, Post Contact Heritage, Land Valuations, Economics, Community, Infrastructure Design and Costings.	\$1,795,469
	Totals	\$3,807,205

Appendix D – Land Valuation Site Specific Land Areas

Drainage Land Component

SP East of Aberline PSP																																			
PSP PROPERTY ID	TOTAL AREA (HECTARES)	TOTAL AREA UNENCUMBERED (HECTARES)																																	
			WW-01c	WW-Unencumbered	WW-FO	WW-LSIO	EA-RBWL-01	01-Unencumbered	01-FO	01-LSIO	EA-RBWL-02	02-Unencumbered	02-FO	02-LSIO	EA-RBWL-03	03-Unencumbered	03-FO	03-LSIO	EA-RBWL-04	04-Unencumbered	04-FO	04-LSIO	EA-RBWL-05	05-Unencumbered	05-FO	05-LSIO	EA-RBWL-06	06-Unencumbered	06-FO	06-LSIO	EA-RBWL-07	07-Unencumbered	07-FO	07-LSIO	
EA-01	4.4600	4.4600	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-02	0.5496	0.5496	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-03	44.1699	43.0045	1.1654	0.5312	0.4201	0.2141	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-04	1.2368	1.2368	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-05	1.2421	1.2421	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-06	19.6281	19.6279	0.0002	0.0001	0.0001	0.0000	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-07	26.7112	22.6452	0.6444	0.3140	0.2095	0.1209	0.0000				3.4216	3.4216	0.0000	0.0000	0.0000				0.0000				0.0000				0.0000				0.0000				
EA-08	0.4122	0.4122	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-09	1.7236	1.7236	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-10	22.0067	22.0067	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-11	1.5062	1.5062	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-12	14.6731	14.6731	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-13	29.6615	25.0119	0.8892	0.1241	0.6454	0.1197	0.0000	3.3439	0.1343	0.2823	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-14	27.7835	26.6142	1.1694	0.4273	0.5179	0.2242	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-15	16.7802	16.7802	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-16	1.7612	1.7612	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-17	1.9684	1.9684	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-18	14.0436	8.0731	2.9917	0.1124	2.6646	0.2147	0.0000				0.0000				0.0000				0.0000				0.0000				1.3340	0.4823	0.4558	0.3960	1.6447	1.2472	0.1589	0.2386	
EA-19	14.9925	13.1460	1.8465	0.0034	1.3479	0.4952	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-20	2.0788	2.0788	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-21	19.8860	15.7367	2.3793	0.4885	1.4458	0.4450	0.0000	0.0060	0.0000	0.0000	0.0000				0.0000				1.7641	1.7428	0.0001	0.0211	0.0000				0.0000				0.0000				
EA-22	0.6068	0.6068	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-23	1.3145	1.3145	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-24	22.0839	20.5391	1.5448	0.4085	0.9248	0.2115	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-25	1.9435	1.9435	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-26	23.8790	19.5236	1.3391	0.2631	0.7835	0.2925	0.0000				0.0000				3.0163	2.9730	0.0000	0.0433	0.0000				0.0000				0.0000				0.0000				
EA-27	20.6152	19.1601	1.4551	0.1832	1.0276	0.2443	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-28	0.0145	0.0145	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-29	1.6301	1.6301	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-30	1.6379	1.6379	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-31	0.0104	0.0104	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-32	0.0057	0.0057	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-33	0.8093	0.8093	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-34	13.3518	11.3791	0.0000				0.0000				0.0000				0.0000				0.0000				1.9726	1.9726	0.0000	0.0000	0.0000					0.0000			
EA-35	0.7747	0.7747	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-36	6.0749	6.0749	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-37	3.9717	3.9717	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-38	1.9811	1.9811	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-39	2.8211	2.8211	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-40	1.9992	1.9992	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-41	5.9716	5.9716	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-42	12.2588	12.2588	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-43	11.5823	11.5823	0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				0.0000				
EA-44	0.0013	0.0013	0.0000				0.0000				0.0000				0.0000																				



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