Ballarat North

Development Contributions Plan



September 2026

Victorian Planning Authority

VICTORIA State Government | Department of Transport and Planning

ACKNOWLEDGEMENT OF COUNTRY

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

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

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

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

The land, skies and waters that make up the Ballarat North precinct and its surrounds are Wadawurrung Country.

We acknowledge the Wadawurrung People as the Traditional Owners of the land to which this Development Contributions Plan applies. The Wadawurrung People are represented by the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC).

We acknowledge the Wadawurrung People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

We thank Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) for their engagement throughout this project.



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	**$195,680,602**	**$666,701**

Summary - Development infrastructure levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Transport	$58,633,050	$199,768
Recreation	$52,069,222	$177,404
Community	$24,560,934	$83,681
Drainage	$60,417,396	$205,847
Total	**$195,680,602**	**$666,701**

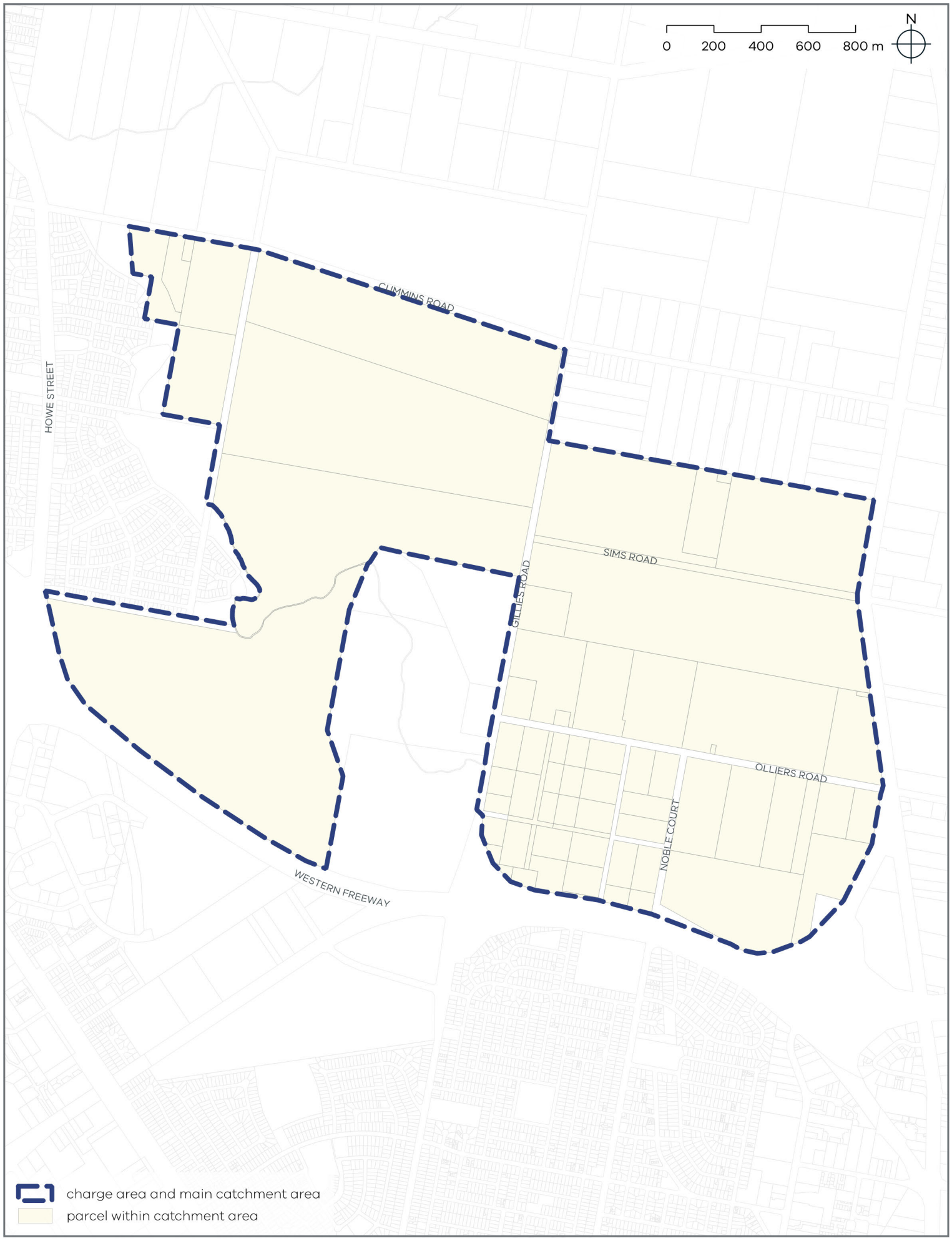
Summary - Breakdown of Development Infrastructure Levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Land	$46,407,000	$158,113
Construction	$149,273,602	$508,588
Total	**$195,680,602**	**$666,701**

Summary - Community infrastructure levy		
Levy per dwelling	Estimated dwellings	Estimated total contribution
$783 per dwelling	**5,846**	**$4,577,418**

Note: Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include multiple decimal points.

Plan 1 - Main Catchment Area

Ballarat North Development Contributions Plan



2.0 INTRODUCTION

The Ballarat North Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of City of Ballarat (Council) and 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 developers, 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 & 7

Details the administration and implementation of this DCP

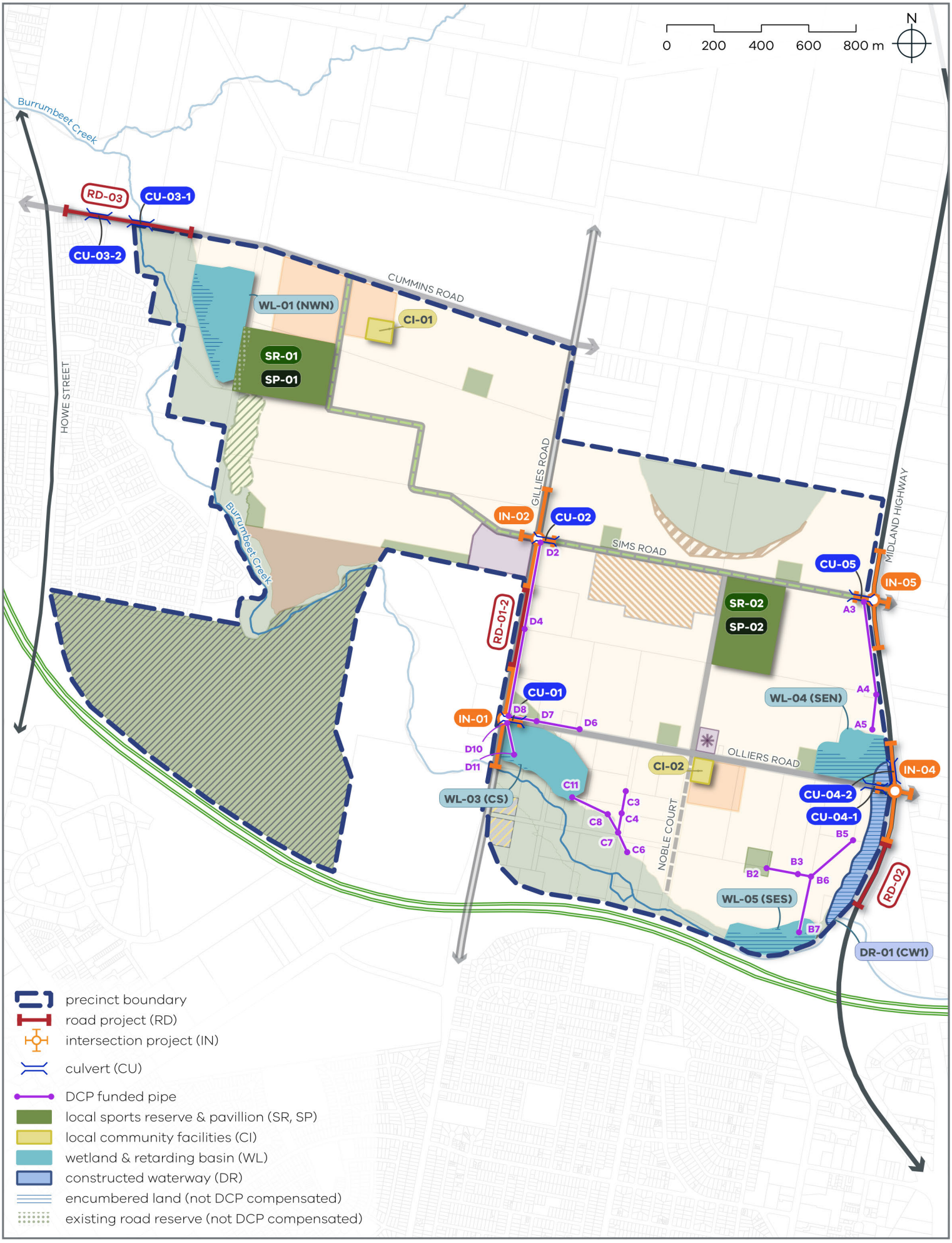
The strategic basis for the DCP is informed by:

- State and Local Planning Policy Framework as set out in the Ballarat Planning Scheme;
- *Precinct Structure Planning Guidelines, New Communities in Victoria* (Victorian Planning Authority, 2021);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- *Ballarat North 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.

Plan 2 - DCP Infrastructure Projects

Ballarat North Development Contributions Plan



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 State and Local Planning Policy Framework of the Ballarat 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 sporting and community facilities.

The DCP forms part of the Ballarat Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Ballarat Planning Scheme. The DCP is implemented into the Ballarat Planning Scheme through Schedule 2 to the Development Contributions Plan Overlay (DCPO2) that applies to the 'charge area' illustrated on **Plan 1 – Main Catchment Area**. The charge area is also referred to as the 'main catchment area'.

2.2 Ballarat North Precinct Structure Plan

The Ballarat North Precinct Structure Plan (PSP) is located approximately seven kilometres northwest of the Ballarat CBD and directly east of Miners Rest township and MacArthur Park estate.

The PSP identifies approximately 571 hectares of land for urban development as illustrated on **Plan 2 – DCP Infrastructure Projects**. 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 and apportions the cost of this infrastructure in an equitable manner across the plan area.

2.3 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Act, the DCP applies to the charge area illustrated on **Plan 1** and **Plan 2**; this area is also referred to as the 'main catchment area'. The area is identified as DCPO2 in the Ballarat 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.

2.4 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.

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2.5 Items not included in the Development Contributions Plan (developer works)

The following items are not included in the DCP. They must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the 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;
- Local street or path crossings of Burrumbeet Creek and constructed waterways, unless included in the DCP;
- Local parks, which are different from sports reserves, 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 landscaping in local parks;
- Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications;
- 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.

2.6 Related infrastructure agreements

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

As of this date, there are no known existing infrastructure agreements that relate to the proposed DCP projects.

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
  - RD – Road projects
  - IN – Intersection projects
  - CU – Culvert projects
- Community projects
  - CI – Community facility projects
  - SR – Sports reserve projects
  - SP – Sports pavilion
- Drainage projects
  - WL – Wetland and retarding basin projects
  - DR – Constructed waterway projects
  - Drainage pipes – these are all individually itemised with unique project identification.

3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 2–5. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

The City of Ballarat 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:

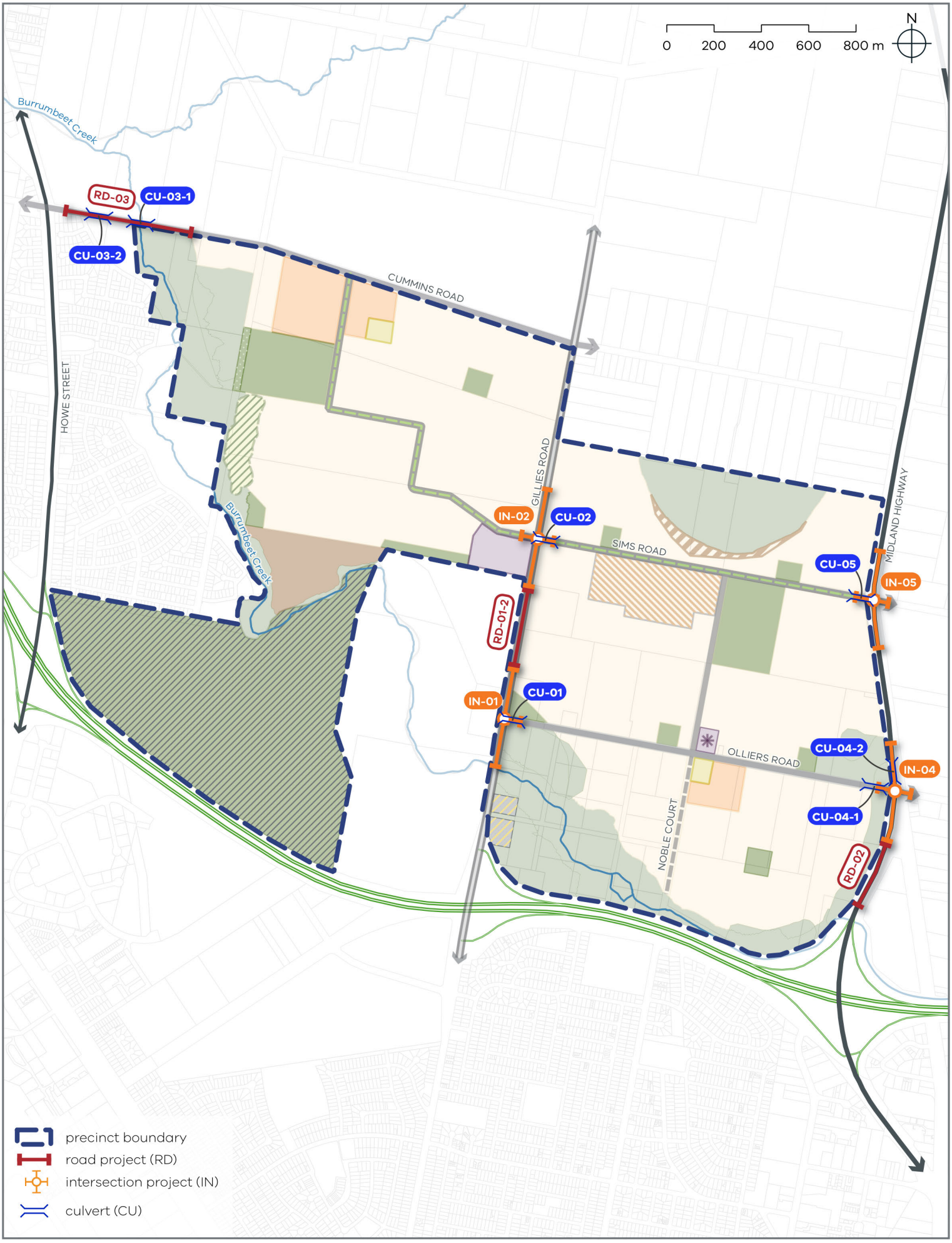
- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency.
- Network priorities require the delivery of works or land to facilitate broader road network connections.
- Community needs determine the delivery of works or land 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 **Section 6.1** 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 3 - Transport and Culvert Projects

Ballarat North Development Contributions Plan



3.3 Transport projects

Transport projects are based on the transport network illustrated in **Plan 3 – Transport and Culvert Projects** and includes a combination of:

- Construction of controlled intersections and associated works at: Gillies Road with Olliers Road and Sims Road; Midland Highway with Olliers Road and Sims Road
- Upgrades to Cummins Road (floodplain crossing)
- Upgrades to Gillies Road (between Olliers Road and Sims Road) (2-lane arterial (local))
- Duplication of Midland Highway (between Western Freeway and Olliers Road) (4-lane arterial)
- Land (if required) for the above.

The above transport projects funded by the DCP are shown on **Plan 3** and described in **Table 2**.

Based on the assessed transport volumes and capacity required as part of the *Ballarat North PSP - Strategic Transport Modelling Assessment Report* (Jacobs, February 2026), costs of all transport infrastructure items have been apportioned to the Ballarat North DCP with the exception of items RD-03 where 50% of the costs will be shared with external areas. Details of the cost apportionment is summarised in **Section 5.3.5**.

Table 2 – Transport projects

DCP Project number	Project Title Project Description	Indicative Provision Timing
Road projects		
RD-01-2c	**2-lane secondary Arterial Road (local) urbanisation (construction)** Gillies Road between Olliers Road and Sims Road Construction of a 2-lane Arterial Road urbanisation	S
RD-02c	**4-lane Arterial Road duplication (construction)** Midland Highway between Western Freeway and IN-04 Construction of 4-lane Arterial Road Duplication (Southern section)	S
RD-03c	**2-lane Connector Road upgrade (construction)** Cummins Road (Road over CU-03-1 and CU-03-2) Construction of 2-lane Connector Road (Road over CU-03-1 and CU-03-2)	L
Intersection projects		
IN-01c	**Signalised T-intersection (construction)** Gillies Road and Olliers Road intersection Construction of Signalised T-Intersection for 2-lane secondary Arterial Road (local) and Connector Road	S
IN-02	**Signalised Cross-intersection (land)** Gillies Road and Sims Road intersection Purchase of land for Signalised Cross-intersection for 2-lane secondary Arterial Road (local) and Boulevard Connector	M
IN-02c	**Signalised Cross-intersection (construction)** Gillies Road and Sims Road intersection Construction of Signalised Cross-intersection for 2-lane secondary Arterial Road (local) and Boulevard Connector	M
IN-04c	**4-lane Ultimate Roundabout (construction)** Midland Highway and Olliers Road intersection Construction of Ultimate Roundabout at Midland Highway and Olliers Road intersection	S

DCP Project number	Project Title Project Description	Indicative Provision Timing
IN-05	**2-lane Ultimate Roundabout (land)** Midland Highway and Sims Road intersection Purchase of land for 2-lane Ultimate Roundabout at Midland Highway and Sims Road intersection	M
IN-05c	**2-lane Ultimate Roundabout (construction)** Midland Highway and Sims Road Intersection Construction of 2-lane Ultimate Roundabout at Midland Highway and Sims Road intersection	M

Note: S = Short (approx. <5 years (Stage 1 Infrastructure)), M = Medium (approx. 5-10 years), L = Long (approx. 10+ years)

3.4 Culvert projects

Culvert projects have been identified to meet relevant flood standards and provide safe and practical road access to the precinct during flood events ranging in magnitude up to 1%AEP + SSP5-8.5 climate change events.

Culvert projects are located at existing road reserves and key gateways into the precinct, this includes:

- Olliers Road, at IN-01 and IN-04 over DR-01
- Midland Highway, at IN-04 upstream of DR-01
- Cummins Road, over Burrumbeet Creek floodplain
- Sims Road at IN-02 and IN-05

The above culvert projects are funded by the DCP and shown on **Plan 3** and described in **Table 3**.

All culvert projects are fully funded by the DCP, except for CU-03-1 and CU-03-2 which is apportioned 50% to external areas. Details of the cost apportionment is summarised in **Section 5.3.5**.

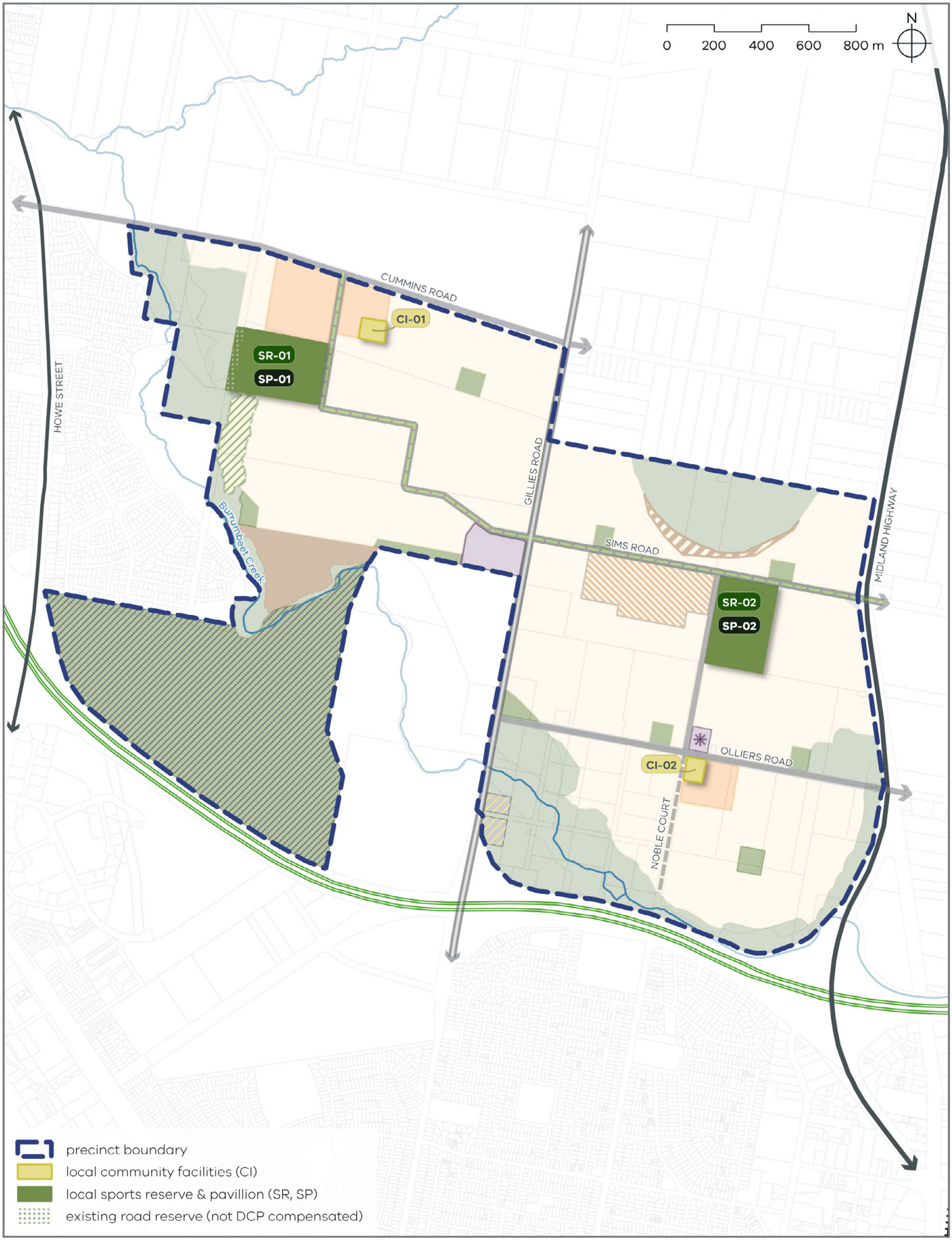
Table 3 – Culvert projects

DCP Project number	Project Title Project Description	Indicative Provision Timing
CU-01c	**Olliers Road Culvert at IN-01 (construction)** Construction of Olliers Road Culvert at IN-01	S
CU-02c	**Sims Road Culvert at IN-02 (construction)** Construction of Sims Road Culvert at IN-02	M
CU-03-1c	**Cummins Road Culvert at RD-03 over Burrumbeet Creek (construction)** Construction of Cummins Road Culvert at RD-03 over Burrumbeet Creek	L
CU-03-2c	**Cummins Road Culvert at RD-03 west of Burrumbeet Creek (construction)** Construction of Cummins Road Culvert at RD-03 west of Burrumbeet Creek	L
CU-04-1c	**Olliers Road Culvert at IN-04 (construction)** Construction of Olliers Road Culvert at IN-04	S
CU-04-2c	**Midland Highway Culvert at IN-04 (construction)** Construction of Midland Highway Culvert at IN-04	S
CU-05c	**Sims Road Culvert at IN-05 (construction)** Construction of Sims Road Culvert at IN-05	M

Note: S = Short (approx. <5 years (Stage 1 Infrastructure)), M = Medium (approx. 5-10 years), L = Long (approx. 10+ years)

Plan 4 - Community & Recreation Projects

Ballarat North Development Contributions Plan



3.5 Community and recreation projects

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

Community projects have been identified based upon recommendations of the *Ballarat North Community Infrastructure Needs Assessment* (VPA, 2026). This includes:

- Level 1 community facility (located south-east of the precinct), which would typically consist of sessional kindergarten rooms, maternal and child health services, spaces for playgroup activities and general community meeting rooms
- Level 2 community facility (located north-west of the precinct), which would typically consist of the components of a level 1 facility, in addition to having a neighbourhood house/adult learning centre, and larger quantity of general community meeting spaces
- 10.51 ha sports reserve (located north-west of the precinct)
- 9.26 ha sports reserve (located south-east of the precinct)
- 2 sports pavilions, located at each of the sports reserve.

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 4** and described in **Table 4** and **Table 5**

Apportionment has been applied to the following costs based on the assessed demand generated by the precinct in the *Ballarat North Community Infrastructure Needs Assessment* (VPA, 2026) and to be shared with external areas:

- Construction costs for the level 2 community facility located north-west of the precinct (item CI-01) at 80%
- Construction costs for the sports reserve located north-west of the precinct (item SR-01) at 50%.

Details of the cost apportionment is summarised in **Section 5.3.5**.

Table 4 – Community projects – Development infrastructure levy (DIL)

DCP Project number	Project Title Project Description	Indicative Provision Timing
Community facility projects		
CI-01	**Level 2 Community Facility** Purchase of land for level 2 community facility	L
CI-01c	**Level 2 Community Facility** Construction of level 2 community facility	L
CI-02	**Level 1 Community Facility** Purchase of land for level 1 community facility	S
CI-02c	**Level 1 Community Facility** Construction of level 1 community facility	S
Sports reserve projects		
SR-01	**Sports Reserve** (10.51 ha) Purchase of land for sports reserve Note: 0.85 ha of SR-01 is within a redundant road reservation.	L
SR-01c	**Sports Reserve** (10.51 ha) Construction of sports reserve	L
SR-02	**Sports Reserve** (9.26 ha) Purchase of land for sports reserve	S
SR-02c	**Sports Reserve** (9.26 ha) Construction of sports reserve	S

Note: S = Short (approx. <5 years (Stage 1 Infrastructure)), M = Medium (approx. 5-10 years), L = Long (approx. 10+ years)

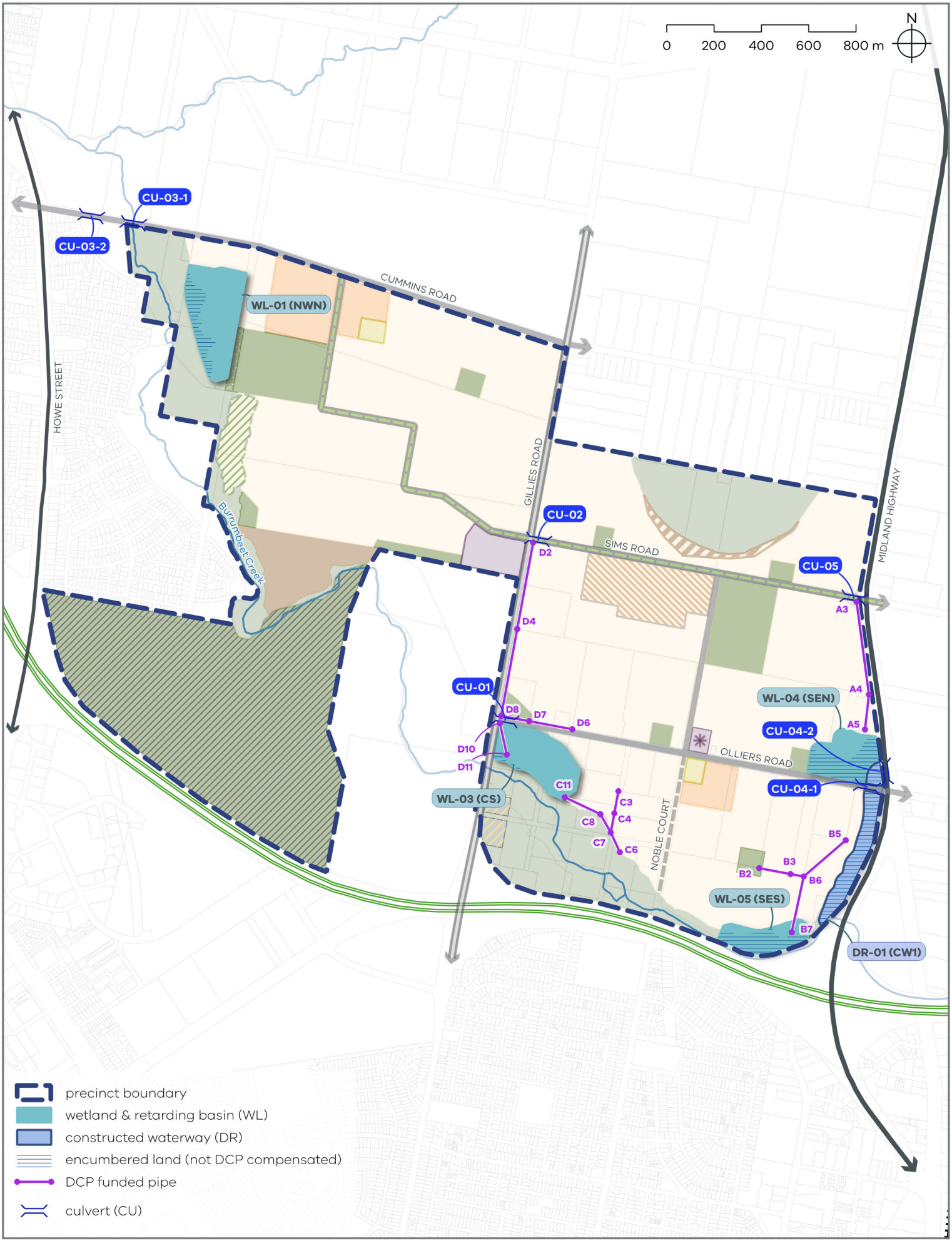
Table 5 – Community projects - Community infrastructure levy (CIL)

DCP Project number	Project Title Project Description	Indicative Provision Timing
Sports reserve projects		
SP-01	**Sports Pavilion** Construction of pavilion within sports reserve SR-01	L
SP-02	**Sports Pavilion** Construction of pavilion within sports reserve SR-02	S

Note: S = Short (approx. <5 years (Stage 1 Infrastructure)), M = Medium (approx. 5-10 years), L = Long (approx. 10+ years)

Plan 5 - Drainage Projects

Ballarat North Development Contributions Plan



3.6 Drainage projects

The DCP makes funding available for the construction of all necessary drainage infrastructure. The DCP only makes an allowance for the acquisition of land for stormwater drainage infrastructure where the land required would be otherwise unencumbered. Land subject to 1-in-100 year (1 per cent Annual Exceedance Probability) flooding or land required for flood mitigation as identified in the DCP is encumbered land.

The drainage infrastructure has been identified through modelling undertaken as part of the report: *Ballarat North PSP – Stormwater Drainage – Functional Design* (SMEC, September 2026).

The stormwater drainage infrastructure is required to appropriately retard and treat stormwater flows from new urban development to pre-development levels prior to discharge into the Burrumbeet Creek in accordance with best practice principles. Discharge to the Burrumbeet Creek must be to the satisfaction of Glenelg Hopkins Catchment Management Authority (GHCMA).

The drainage projects include:

- Four wetland and retarding drainage basins, to manage stormwater in the precinct
- Construction of a constructed waterway (DR-01) to convey external catchment flows and provide appropriate outfalls for one of the wetland and retarding drainage basins (WL-04)
- Construction of drainage pipes that perform a precinct-level function servicing two or more PSP land parcels.

The drainage projects funded by the DCP are shown on **Plan 5** and described in **Table 6**.

Temporary and interim drainage works, as well as drainage pipes that do not perform a precinct-level function (i.e. servicing less than two or more PSP land parcels) are not infrastructure projects in the DCP.

All drainage infrastructure in the DCP is completely apportioned to the Ballarat North PSP. There is no external apportionment.

Table 6 – Drainage projects

DCP Project number	Project Title Project Description	Indicative Provision Timing
Wetland and retarding basin projects		
WL-01	**Wetland & Retarding Basin (NWN)** Purchase of land for Wetland & Retarding Basin (NWN)	M
WL-01c	**Wetland & Retarding Basin (NWN)** Construction of Wetland & Retarding Basin (NWN)	M
WL-03	**Wetland & Retarding Basin (CS)** Purchase of land for Wetland & Retarding Basin (CS)	S
WL-03c	**Wetland & Retarding Basin (CS)** Construction of Wetland & Retarding Basin (CS)	S
WL-04	**Wetland & Retarding Basin (SEN)** Purchase of land for Wetland & Retarding Basin (SEN)	S
WL-04c	**Wetland & Retarding Basin (SEN)** Construction of Wetland & Retarding Basin (SEN)	S
WL-05	**Wetland & Retarding Basin (SES)** Purchase of land for Wetland & Retarding Basin (SES)	S
WL-05c	**Wetland & Retarding Basin (SES)** Construction of Wetland & Retarding Basin (SES)	S
Constructed waterway projects		
DR-01c	**Constructed waterway (CW1)** Construction of Constructed waterway (CW1)	S

DCP Project number	Project Title Project Description	Indicative Provision Timing
Drainage pipes		
A 3-4	**Drainage Pipe A 3-4** Construction of Drainage Pipe A 3-4	M
A 4-5	**Drainage Pipe A 4-5** Construction of Drainage Pipe A 4-5	S
B 2-3	**Drainage Pipe B 2-3** Construction of Drainage Pipe B 2-3	S
B 3-6	**Drainage Pipe B 3-6** Construction of Drainage Pipe B 3-6	S
B 5-6	**Drainage Pipe B 5-6** Construction of Drainage Pipe B 5-6	S
B 6-7	**Drainage Pipe B 6-7** Construction of Drainage Pipe B 6-7	S
C 3-4	**Drainage Pipe C 3-4** Construction of Drainage Pipe C 3-4	S-M
C 4-7	**Drainage Pipe C 4-7** Construction of Drainage Pipe C 4-7	S-M
C 6-7	**Drainage Pipe C 6-7** Construction of Drainage Pipe C 6-7	S-M
C 7-8	**Drainage Pipe C 7-8** Construction of Drainage Pipe C 7-8	S-M
C 8-11	**Drainage Pipe C 8-11** Construction of Drainage Pipe C 8-11	S-M
D 2-4	**Drainage Pipe D 2-4** Construction of Drainage Pipe D 2-4	M
D 4-8	**Drainage Pipe D 4-8** Construction of Drainage Pipe D 4-8	S
D 6-7	**Drainage Pipe D 6-7** Construction of Drainage Pipe D 6-7	S
D 7-8	**Drainage Pipe D 7-8** Construction of Drainage Pipe D 7-8	S
D 10-11	**Drainage Pipe D 10-11** Construction of Drainage Pipe D 10-11	S

Note: S = Short (approx. <5 years (Stage 1 Infrastructure)), M = Medium (approx. 5-10 years), L = Long (approx. 10+ years)

4.0 SUMMARY LAND USE BUDGET

The land use budget in **Table 7** 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 Ballarat North PSP is approximately 571 hectares while the NDA is 293.51 hectares. This equates to approximately 51.44% of the land within the Ballarat North PSP area being available for development.

NOTE ON TABLE 7: 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 City of Ballarat regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area. The land required for drainage assets may be subject to minor refinement through the subdivision process.

Table 7 – Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	**570.62**		
TRANSPORT			
Arterial Road - Existing Road Reserve	7.15	1.25%	2.44%
Arterial Road - Widening and Intersection Flaring (DCP land)	0.73	0.13%	0.25%
Non-Arterial Road - Existing Road Reserve	7.60	1.33%	2.59%
SUB-TOTAL TRANSPORT	**15.48**	**2.71%**	**5.27%**
COMMUNITY & EDUCATION			
Proposed Government School	15.45	2.71%	5.26%
Existing Non-Government School	11.78	2.06%	4.01%
Local Community Facility (DCP land)	1.77	0.31%	0.60%
SUB-TOTAL COMMUNITY & EDUCATION	**29.00**	**5.08%**	**9.88%**
OPEN SPACE			
SERVICE OPEN SPACE			
Conservation Reserve	4.17	0.73%	1.42%
Waterway and Drainage (DCP land)	15.92	2.79%	5.43%
Encumbered Open Space	62.00	10.87%	21.12%
Potential Heritage Reserve	10.38	1.82%	3.54%
Local Sports Reserve (non DCP)	0.85	0.15%	0.29%
Landscape Values	19.52	3.42%	6.65%
SUB-TOTAL SERVICE OPEN SPACE	**112.84**	**19.78%**	**38.45%**
CREDITED OPEN SPACE			
Local Sports Reserve (DCP land)	18.92	3.32%	6.45%
Local Network Park (via Cl 53.01)	8.60	1.51%	2.93%
SUB-TOTAL CREDITED OPEN SPACE	**27.52**	**4.82%**	**9.38%**
REGIONAL OPEN SPACE			
Municipal Open Space (council funded)	90.35	15.83%	30.78%
SUB-TOTAL REGIONAL OPEN SPACE	90.35	15.83%	30.78%
TOTAL ALL OPEN SPACE	**230.71**	**40.43%**	**78.61%**
OTHER			
Existing Developed Land	1.92	0.34%	0.66%
SUB-TOTAL OTHER	**1.92**	**0.34%**	**0.66%**
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	**293.51**	**51.44%**	
NET DEVELOPABLE AREA – (NDAR) Ha	**293.51**	**51.44%**	

Note: Totals may reflect minor discrepancies, as the underlying source data is calculated to more than two decimal places and has been rounded for presentation.

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 7**.

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 7**) 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 design changes and efficiencies at the planning permit stage, the responsible authority may require the landowner 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 applicable 'per net developable hectare' contributions rate.

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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 used 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 local 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 293.51 net developable hectares and 5,846 dwellings.

5.3 Calculation of contributions charges

5.3.1 Calculation of costs

Each infrastructure project has been assigned a land or construction cost, as listed in **Table 8** and **Table 9**. The costs are expressed in 2026/27 dollars and will be adjusted annually in accordance with the method specified in **Section 6.2**.

Drainage and transport infrastructure costings have been determined through functional designs while community infrastructure costs utilise P90 benchmarks based on *Benchmark Infrastructure Report (Cardno) April 2019*.

5.3.2 Temporary works

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

5.3.3 Estimate of land value

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. A description of the precinct land area has been provided to a registered valuer who prepared a valuation to determine a 'broad-hectare' value for the entire precinct for that use. To ensure a fair compensation for each affected landowner, this value will then be used to calculate the cost of the land component for all relevant projects included in the DCP.

Land that is considered not developable and have not been valued are:

- Areas within the 1%AEP + SSP5-8.5 climate change flood extent. these are identified as encumbered land.
- Road reserves, as these are public assets where the land is vested to Council for road purposes, and would otherwise not generate a development value.

Areas subject to Schedule 4 of the Environment Significance Overlay (ESO4), has been discounted by 30% to reflect planning constraints. Although the overlay restricts urban development near the Ballarat North Water Reclamation Plant, development is not categorically prohibited, as permit applications may still be lodged and assessed by the responsible authority.

No discounts have been applied to the valuation of areas subject to other development controls such as the Bushfire Management Overlay, as the development cost impacts are unknown at the time of preparing this DCP and would be addressed through the development approval process.

Per property broad hectare estimate of value

The per property broad hectare estimate of value prepared for each individual property will assume the unencumbered, highest and best use as indicated by the PSP.

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

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

Site specific assessment

A site-specific assessment was also undertaken for parcels which are to be acquired by Council for the provision of 'Community Facilities' and 'Local Sports Reserve(s)'. These parcels can be marketed to the wider market as individually titled development sites and therefore have been individually valued.

5.3.4 Main catchment area

The main catchment area (also referred to as the 'charge area') is the geographic area from which a given item of infrastructure will draw most of its use. The DCP includes one main catchment area, which is the same as the precinct area and illustrated in Plan 1 and Plan 2. It is important to note that the number of net developable hectares (that is the demand units) in the main catchment area is based on the land budgets in Table 7 and Appendix A.

5.3.5 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 **Table 8** and **Table 9**. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area.

To facilitate practical funding and delivery arrangement of the DCP apportionment, all projects are generally split into one of three categories:

- **100% apportioned to the DCP** – based on a clear majority of demand generated by areas within the precinct
- **Partially apportioned to the DCP** – with the remaining shared with other areas outside the precinct and other funding sources
- **100% apportioned to external sources** – based on clear majority of demand being generated for this item by areas external to the precinct or that the project is considered ineligible to be funded via this DCP.

The following are projects that have shared apportionment with external areas:

- **Construction costs for upgrades to Cummins Road (Item RD-03c)**: The *Ballarat North PSP - Strategic Transport Modelling Assessment Report* (Jacobs, February 2026) identified the total share of trips on Cummins Road contributed by Ballarat North Precinct to be 52%, with the remaining 48% contributed by external areas. Based on this data, construction costs for upgrades to Cummins Road (Item RD-03c) were apportioned 50% to the DCP.
- **Construction costs for Cummins Road Culverts (Items CU-03-1c and CU-03-2c)**: the upgrades to Cummins Road requires culverts to ensure the floodplain crossing is safe for traffic in flood events. As such, the above apportionment to RD-03c of 50% is also applied to both CU-03-1c and CU-03-2c.
- **Construction costs for level 2 community facility (Item CI-01c)**: The *Ballarat North Community Infrastructure Needs Assessment* (VPA, 2026) identifies that a level 2 community facility is required for the precinct and would serve a population catchment of approximately 20,000 people. However, based on the precinct's estimated residential yield of 16,368 residents, this comprises of approximately 82% of the facility's typical population catchment. As such, construction for CI-01c has been apportioned 80% to the DCP. Land for the level 2 community facility will remain fully apportioned to the DCP to ensure these parcels can be acquired in its entirety.
- **Construction costs for sports reserve (Item SR-01c)**: It is anticipated that SR-01 being located further north towards the edge of the precinct could also service the needs of adjacent external areas to the precinct. As such, the construction for SR-01c has been apportioned 50% to the DCP. Land for the sports reserve will remain fully apportioned to the DCP to ensure these parcels can be acquired in its entirety.

The following projects are not included in this DCP, but are shown in the precinct infrastructure plan (Plan 12) of the Ballarat North PSP. These projects are 100% apportioned to external sources as majority of demand is being driven by areas outside of the precinct or the project is considered ineligible to be funded via this DCP:

- Cummins Road and Gillies Road Intersection (Item IN-03)
- Cummins Road and Howe Street Intersection (Item IN-06)
- Urbanisation of Gillies Road (between Cummins Road and Sims Road) (Item RD-01-3)
- Pedestrian and active transport bridge over Burrumbeet Creek (Item BR-02)
- Pedestrian and active transport bridge over Western Freeway (Item BR-03).

5.3.6 Calculations of Costs - DIL

Table 8 – Calculation of costs – Development infrastructure levy (DIL)

DCP Project No.	Project	Infrastructure Category	Land Area Ha	Estimated Project Cost: Land	Estimated Project Cost: Construction	% Apportioned to DCP (Internal Use)	Total cost recovered by DCP	Residential - Contribution per NDHa
Road Projects								
RD-01-2c	Construction of Gillies Road (Urbanisation - between Olliers Rd and Sims Rd)	Development	0.00	$0.00	$2,427,713.10	100%	$2,427,713.10	$8,271.43
RD-02c	Construction of Midland Highway (Duplication - southern section)	Development	0.00	$0.00	$3,975,291.03	100%	$3,975,291.03	$13,544.17
RD-03c	Construction of Cummins Road (Road over culvert)	Development	0.00	$0.00	$4,562,241.58	50%	$2,281,120.79	$7,771.98
Sub-total road projects			**0.00**	**$0.00**	**$10,965,245.71**		**$8,684,124.92**	**$29,587.58**
Intersection Projects								
IN-01c	Construction of Gillies Road and Olliers Road Intersection	Development	0.00	$0.00	$7,684,699.64	100%	$7,684,699.64	$26,182.45
IN-02	Purchase of land for Gillies Road and Sims Road Intersection	Development	0.52	$455,309.25	$0.00	100%	$455,309.25	$1,551.28
IN-02c	Construction of Gillies Road and Sims Road Intersection	Development	0.00	$0.00	$11,421,433.93	100%	$11,421,433.93	$38,913.84
IN-04c	Construction of Midland Highway and Olliers Road Intersection	Development	0.00	$0.00	$12,549,670.02	100%	$12,549,670.02	$42,757.84
IN-05	Purchase of land for Midland Highway and Sims Road Intersection	Development	0.21	$176,545.25	$0.00	100%	$176,545.25	$601.51
IN-05c	Construction of Midland Highway and Sims Road Intersection	Development	0.00	$0.00	$7,963,663.40	100%	$7,963,663.40	$27,132.91
Sub-total intersection projects			**0.73**	**$631,854.50**	**$39,619,466.98**		**$40,251,321.48**	**$137,139.81**
Culvert Projects								
CU-01c	Construction of Olliers Road Culvert at IN-01	Development	0.00	$0.00	$557,434.00	100%	$557,434.00	$1,899.23
CU-02c	Construction of Sims Road Culvert at IN-02	Development	0.00	$0.00	$314,117.34	100%	$314,117.34	$1,070.23
CU-03-1c	Construction of Cummins Road Culvert at RD-03 over Burrumbeet Creek	Development	0.00	$0.00	$2,918,512.50	50%	$1,459,256.25	$4,971.82
CU-03-2c	Construction of Cummins Road Culvert at RD-03 west of Burrumbeet Creek	Development	0.00	$0.00	$4,076,763.98	50%	$2,038,381.99	$6,944.95
CU-04-1c	Construction of Olliers Road Culvert at IN-04	Development	0.00	$0.00	$2,326,402.75	100%	$2,326,402.75	$7,926.26
CU-04-2c	Construction of Midland Highway Culvert at IN-04	Development	0.00	$0.00	$2,693,894.20	100%	$2,693,894.20	$9,178.34
CU-05c	Construction of Sims Road Culvert at IN-05	Development	0.00	$0.00	$308,116.70	100%	$308,116.70	$1,049.78
Sub-total culvert projects			**0.00**	**$0.00**	**$13,195,241.47**		**$9,697,603.23**	**$33,040.59**

DCP Project No.	Project	Infrastructure Category	Land Area Ha	Estimated Project Cost: Land	Estimated Project Cost: Construction	% Apportioned to DCP (Internal Use)	Total cost recovered by DCP	Residential - Contribution per NDHa
Community Facilities								
CI-01	Purchase of land for Level 2 Community Facility	Development	0.97	$2,185,000.00	$0.00	100%	$2,185,000.00	$7,444.49
CI-01c	Construction of Level 2 Community Facility	Development	0.00	$0.00	$12,334,649.00	80%	$9,867,719.20	$33,620.19
CI-02	Purchase of land for Level 1 Community Facility	Development	0.80	$2,000,000.00	$0.00	100%	$2,000,000.00	$6,814.18
CI-02c	Construction of Level 1 Community Facility	Development	0.00	$0.00	$10,508,215.00	100%	$10,508,215.00	$35,802.42
Sub-total community facilities			**1.77**	**$4,185,000.00**	**$22,842,864.00**		**$24,560,934.20**	**$83,681.28**
Sports reserves								
SR-01	Purchase of land for Sports Reserve (Northwest)	Development	9.66	$16,715,000.00	$0.00	100%	$16,715,000.00	$56,949.48
SR-01c	Construction of Sports Reserve (Northwest)	Development	0.00	$0.00	$14,306,148.00	50%	$7,153,074.00	$24,371.16
SR-02	Purchase of land for Sports Reserve (Southeast)	Development	9.26	$13,895,000.00	$0.00	100%	$13,895,000.00	$47,341.49
SR-02c	Construction of Sports Reserve (Southeast)	Development	0.00	$0.00	$14,306,148.00	100%	$14,306,148.00	$48,742.31
Sub-total sports reserves			**18.92**	**$30,610,000.00**	**$28,612,296.00**		**$52,069,222.00**	**$177,404.45**
Drainage								
WL-01	Purchase of land for Wetland & Retarding Basin (NWN)	Development	6.75	$5,390,121.00	$0.00	100%	$5,390,121.00	$18,364.62
WL-01c	Construction of Wetland & Retarding Basin (NWN)	Development	0.00	$0.00	$12,537,314.33	100%	$12,537,314.33	$42,715.74
WL-03	Purchase of land for Wetland & Retarding Basin (CS)	Development	6.31	$2,409,886.21	$0.00	100%	$2,409,886.21	$8,210.70
WL-03c	Construction of Wetland & Retarding Basin (CS)	Development	0.00	$0.00	$16,391,888.25	100%	$16,391,888.25	$55,848.61
WL-04	Purchase of land for Wetland & Retarding Basin (SEN)	Development	1.72	$2,036,152.25	$0.00	100%	$2,036,152.25	$6,937.35
WL-04c	Construction of Wetland & Retarding Basin (SEN)	Development	0.00	$0.00	$5,158,656.81	100%	$5,158,656.81	$17,576.00
WL-05	Purchase of land for Wetland & Retarding Basin (SES)	Development	1.14	$1,143,986.50	$0.00	100%	$1,143,986.50	$3,897.66
WL-05c	Construction of Wetland & Retarding Basin (SES)	Development	0.00	$0.00	$6,056,789.72	100%	$6,056,789.72	$20,636.02
DR-01c	Construction of Constructed waterway (CW1)	Development	0.00	$0.00	$2,464,044.48	100%	$2,464,044.48	$8,395.22
A 3-4	Construction of Drainage Pipe A 3-4	Development	0.00	$0.00	$1,165,730.89	100%	$1,165,730.89	$3,971.75
A 4-5	Construction of Drainage Pipe A 4-5	Development	0.00	$0.00	$726,890.79	100%	$726,890.79	$2,476.58
B 2-3	Construction of Drainage Pipe B 2-3	Development	0.00	$0.00	$199,207.18	100%	$199,207.18	$678.72
B 3-6	Construction of Drainage Pipe B 3-6	Development	0.00	$0.00	$93,317.06	100%	$93,317.06	$317.94
B 5-6	Construction of Drainage Pipe B 5-6	Development	0.00	$0.00	$298,996.11	100%	$298,996.11	$1,018.71
B 6-7	Construction of Drainage Pipe B 6-7	Development	0.00	$0.00	$711,243.41	100%	$711,243.41	$2,423.27

DCP Project No.	Project	Infrastructure Category	Land Area Ha	Estimated Project Cost: Land	Estimated Project Cost: Construction	% Apportioned to DCP (Internal Use)	Total cost recovered by DCP	Residential - Contribution per NDHa
C 3-4	Construction of Drainage Pipe C 3-4	Development	0.00	$0.00	$120,870.77	100%	$120,870.77	$411.82
C 4-7	Construction of Drainage Pipe C 4-7	Development	0.00	$0.00	$122,475.52	100%	$122,475.52	$417.28
C 6-7	Construction of Drainage Pipe C 6-7	Development	0.00	$0.00	$109,175.19	100%	$109,175.19	$371.97
C 7-8	Construction of Drainage Pipe C 7-8	Development	0.00	$0.00	$145,705.59	100%	$145,705.59	$496.43
C 8-11	Construction of Drainage Pipe C 8-11	Development	0.00	$0.00	$291,411.17	100%	$291,411.17	$992.86
D 2-4	Construction of Drainage Pipe D 2-4	Development	0.00	$0.00	$690,038.77	100%	$690,038.77	$2,351.02
D 4-8	Construction of Drainage Pipe D 4-8	Development	0.00	$0.00	$957,807.59	100%	$957,807.59	$3,263.34
D 6-7	Construction of Drainage Pipe D 6-7	Development	0.00	$0.00	$398,231.93	100%	$398,231.93	$1,356.81
D 7-8	Construction of Drainage Pipe D 7-8	Development	0.00	$0.00	$375,544.27	100%	$375,544.27	$1,279.51
D 10-11	Construction of Drainage Pipe D 10-11	Development	0.00	$0.00	$421,910.58	100%	$421,910.58	$1,437.49
Sub-total drainage infrastructure projects			15.92	$10,980,145.96	$49,437,250.39		$60,417,396.35	$205,847.42
Summary								
Total cost all projects							**$195,680,602.18**	
Total Development Infrastructure Levy per NDA								**$666,701.13**

Note: Minor discrepancies in numbers due to rounding.

5.3.7 Calculation of Costs – CIL

Table 9 – Calculation of costs – Community infrastructure levy (CIL)

DCP Project No.	Project	Infrastructure Category	Estimated Project Cost: Construction	% Apportioned to DCP (Internal Use)	Total cost attributed to DCP
SP-01	Construction of Sports Pavilion in Sports Reserve (Northwest)	Community	$2,287,878.00	100%	$2,287,878.00
SP-02	Construction of Sports Pavilion in Sports Reserve (Southeast)	Community	$2,287,878.00	100%	$2,287,878.00
Sub-total active recreation (community infrastructure levy)			$4,575,756.00		$4,575,756.00
Summary					
Total Community Infrastructure Levy per Dwelling (As of July 2026)					**$783**
Total Community Infrastructure Levy Estimated raised via Ballarat North DCP					**$4,577,418.00**

Note: Minor discrepancies in numbers due to rounding.

6.0 ADMINISTRATION

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

- The timing of payment
- Provision of works in kind 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 (DIL) applies to subdivision and/or development of land.

The community infrastructure levy (CIL) applies to the construction of dwellings.

City of Ballarat 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 Development infrastructure levy (DIL)

For subdivision of land

A DIL must be paid to the collecting agency for the land after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of 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 development infrastructure levy for each stage may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance. A Schedule of Development Contributions will be prepared by the collecting agency in consultation with a development proponent for each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for that 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 a development 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 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 development infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act.

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.

6.1.2 Works-in-kind

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

- The works constitute projects funded by the 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.

6.1.3 Credit for over-provision

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

Where credit for works-in-kind can't be offset against future levy payments the developer will be reimbursed by City of Ballarat for any excess credit. The details of any reimbursement must be negotiated with and agreed to by the collecting agency and development agency.

6.1.4 Exemptions to requirement to pay a DIL and CIL

Subject to the Ministerial Direction on the Preparation and Content of Development Contributions Plans, a DCP must not impose a DIL or CIL in respect of land for:

a. a non-government school; or
b. housing provided by or on behalf of the Chief Executive Officer of Homes Victoria; or
c. a small second dwelling.

Where land is subdivided or developed for the purpose of an exempt use, and the use of that land is subsequently for a purpose other than that exempt use, the owner of that land must pay to the collecting agency development contributions in accordance with the provision of the DCP. The DIL must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

6.1.5 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 2026/2027 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 on 1 July each year according to the following method:

- **Transport and drainage 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.

Other than for parcels valued on a site specific basis, estimates of land value will be revised annually by a registered valuer based on a broad hectare methodology; this exercise may be required for each respective land use category within the DCP. Revisions may occur more frequently if market conditions warrant. Land for site specific parcels and land required to be acquired through a Public Acquisition Overlay will be valued individually on an annual basis.

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 Ballarat 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 Ballarat Planning Scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). Where the review results in changes to the DCP, a planning scheme amendment to the Ballarat Planning Scheme will be required 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, 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 material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In these cases, there should be no negative impact on the DCP by requirement for the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where 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 responsible for the provision of all designated infrastructure projects which are funded under the DCP and the timing of these 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 3 to the Urban Growth Zone in the Ballarat Planning Scheme for the PSP requires an application for subdivision to be accompanied by an 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 report or 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, which generally occurs under a section 173 agreement, Council (acting as 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.

8.0 APPENDICES

Appendix A: Property Specific Land Budget

Appendix B: Project Cost Estimates and Concept Designs

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.

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE						CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Proposed Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage (DCP land)	Encumbered Open Space	Potential Heritage Reserve	Local Sports Reserve (non DCP)	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 53.01)	Municipal Open Space (council funded)	Existing Developed Land		
37	4.77	-	-	-	-	-	-	-	-	4.77	-	-	-	-	-	-	-	0.00	0.00%
38	2.50	-	-	-	-	-	-	-	-	2.50	-	-	-	-	-	-	-	0.00	0.00%
39	0.41	-	-	-	-	-	-	-	-	0.21	-	-	-	-	-	-	-	0.19	47.15%
40	9.11	-	-	-	-	-	-	-	4.90	1.57	-	-	-	-	-	-	-	2.64	28.95%
41	9.45	-	-	-	-	-	-	-	1.83	7.62	-	-	-	-	-	-	-	0.00	0.00%
42	41.00	-	-	-	11.82	-	0.97	-	-	-	-	-	-	0.11	1.10	-	-	27.00	65.86%
43	63.03	-	-	-	0.13	-	-	2.57	-	0.09	-	-	-	9.55	-	-	-	50.69	80.42%
44	52.59	-	0.49	-	-	-	-	1.34	-	6.12	10.35	-	-	-	2.34	-	-	31.95	60.76%
45	87.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87.90	-	0.00	0.00%
46	25.68	0.00	0.03	0.01	-	-	-	-	-	-	-	-	5.42	-	0.70	-	-	19.53	76.06%
47	5.49	-	-	-	-	-	-	-	-	-	-	-	4.86	-	-	-	-	0.64	11.61%
48	0.25	-	-	-	-	-	-	-	-	-	-	-	0.25	-	-	-	-	0.00	0.00%
49	24.61	-	0.02	-	-	-	-	-	-	-	-	-	8.99	-	0.80	-	-	14.80	60.12%
50	4.28	0.79	-	3.48	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51	50.70	-	0.19	-	-	11.78	-	-	-	-	-	-	-	9.26	-	-	-	29.46	58.12%
52	3.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.80	100.00%
53	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	0.91	-	-	1.12	55.16%
54	8.85	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	8.77	99.02%
55	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE						CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Proposed Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage (DCP land)	Encumbered Open Space	Potential Heritage Reserve	Local Sports Reserve (non DCP)	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 53.01)	Municipal Open Space (council funded)	Existing Developed Land		
56	7.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.63	100.00%
57	10.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.80	-	-	9.21	92.01%
58	22.57	-	-	-	-	-	-	-	0.24	0.67	-	-	-	-	0.76	-	-	20.90	92.60%
59	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%
60	7.32	-	-	-	-	-	-	-	1.48	3.02	-	-	-	-	-	-	-	2.81	38.46%
61	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.11	100.00%
62	2.01	-	-	-	-	-	-	-	1.52	0.48	-	-	-	-	-	-	-	0.00	0.00%
63	2.02	-	-	-	-	-	-	-	1.88	0.14	-	-	-	-	-	-	-	0.01	0.33%
64	1.18	-	-	-	-	-	-	-	0.41	0.73	-	-	-	-	-	-	-	0.04	3.56%
65	0.87	-	-	-	-	-	-	-	0.59	-	-	-	-	-	-	-	-	0.28	32.50%
66	1.14	-	-	-	-	-	-	-	0.19	-	-	-	-	-	-	-	-	0.94	83.18%
67	1.99	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.99	100.00%
68	2.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.04	100.00%
69	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.03	100.00%
70	7.74	-	-	-	2.92	-	0.80	-	-	-	-	-	-	-	-	-	-	4.02	51.93%
71	7.74	-	-	-	0.58	-	-	-	-	-	-	-	-	-	0.67	-	-	6.50	83.92%
72	5.40	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	-	-	5.32	98.61%
73	2.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.33	100.00%
74	3.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25	100.00%
75	2.50	-	-	-	-	-	-	-	-	1.43	-	-	-	-	-	-	-	1.07	42.73%
76	1.22	-	-	-	-	-	-	-	-	1.22	-	-	-	-	-	-	-	0.00	0.00%
77	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.81	0.00	0.00%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE						CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
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78	2.03	-	-	-	-	-	-	-	0.04	1.99	-	-	-	-	-	-	-	0.00	0.00%
79	0.87	-	-	-	-	-	-	-	0.85	0.03	-	-	-	-	-	-	-	0.00	0.00%
80	1.13	-	-	-	-	-	-	-	0.80	-	-	-	-	-	-	-	-	0.33	29.09%
81	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	100.00%
82	0.88	-	-	-	-	-	-	-	0.02	0.85	-	-	-	-	-	-	-	0.00	0.00%
83	1.13	-	-	-	-	-	-	-	0.02	0.97	-	-	-	-	-	-	-	0.15	12.84%
84	1.97	-	-	-	-	-	-	-	-	1.20	-	-	-	-	-	-	-	0.77	39.21%
85	0.49	-	-	-	-	-	-	-	-	0.49	-	-	-	-	-	-	-	0.00	0.00%
86	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.02	100.00%
87	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.02	100.00%
88	1.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.11	0.00	0.00%
89	0.40	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	0.00	0.00%
90	2.03	-	-	-	-	-	-	-	-	2.03	-	-	-	-	-	-	-	0.00	0.00%
91	0.39	-	-	-	-	-	-	-	-	0.39	-	-	-	-	-	-	-	0.00	0.00%
92	1.97	-	-	-	-	-	-	-	-	1.97	-	-	-	-	-	-	-	0.00	0.00%
93	2.00	-	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	0.00	0.00%
94	2.02	-	-	-	-	-	-	-	-	1.52	-	-	-	-	-	-	-	0.50	24.92%
95	2.02	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	1.27	62.86%
96	18.06	-	-	-	-	-	-	-	0.90	3.02	-	-	-	-	0.36	-	-	13.77	76.28%
97	7.13	-	-	-	-	-	-	-	0.24	2.21	-	-	-	-	-	-	-	4.68	65.61%
98	0.28	-	-	-	-	-	-	-	-	0.28	-	-	-	-	-	-	-	0.00	0.00%
99	0.77	-	-	-	-	-	-	-	-	0.77	-	-	-	-	-	-	-	0.00	0.00%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE						CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
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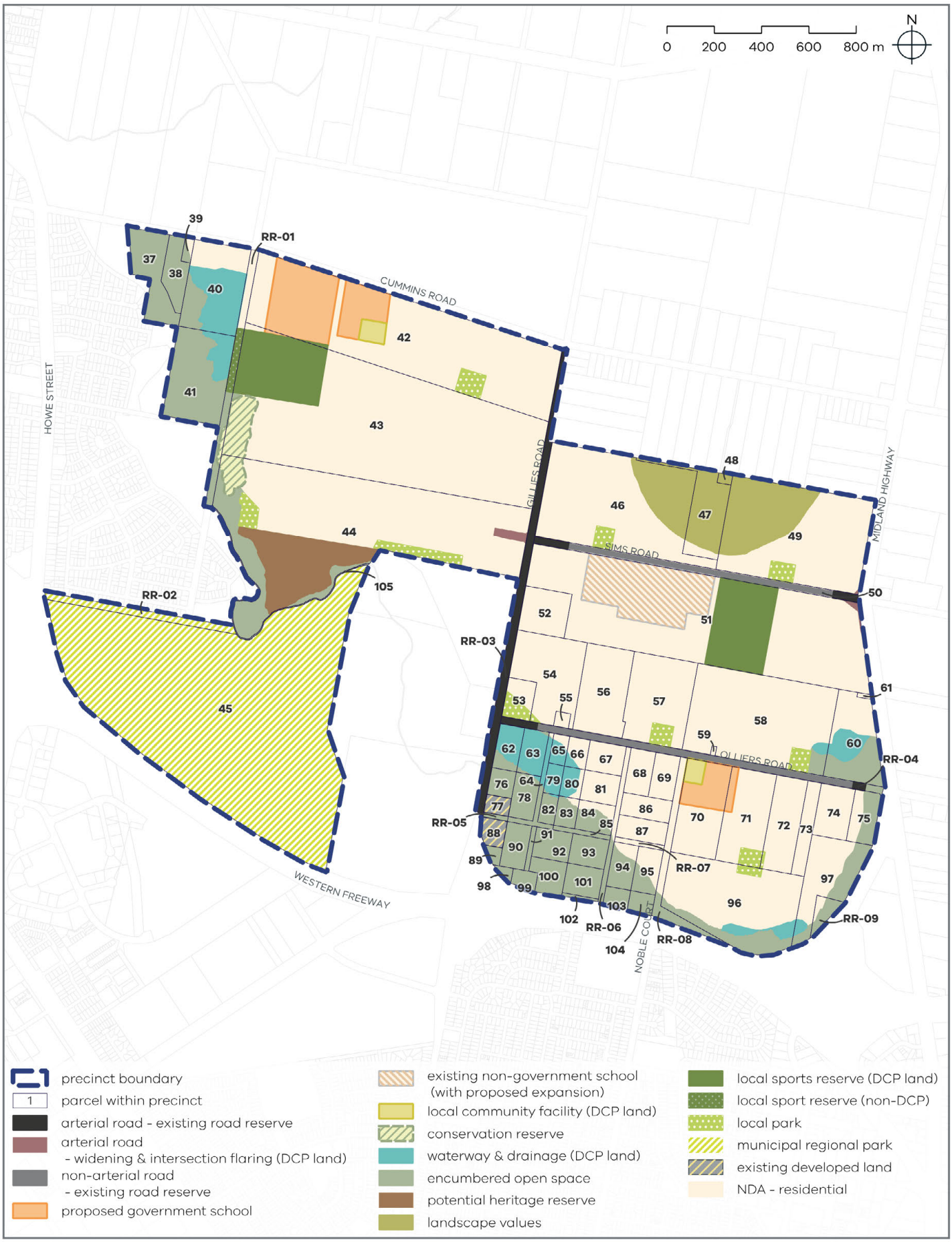
100	1.92	-	-	-	-	-	-	-	-	1.92	-	-	-	-	-	-	-	0.00	0.00%
101	1.99	-	-	-	-	-	-	-	-	1.99	-	-	-	-	-	-	-	0.00	0.00%
102	0.19	-	-	-	-	-	-	-	-	0.19	-	-	-	-	-	-	-	0.00	0.00%
103	0.82	-	-	-	-	-	-	-	-	0.82	-	-	-	-	-	-	-	0.00	0.00%
104	0.90	-	-	-	-	-	-	-	-	0.90	-	-	-	-	-	-	-	0.00	0.00%
105	0.56	-	-	-	-	-	-	-	-	0.53	0.03	-	-	-	-	-	-	0.00	0.00%
SUB-TOTAL	547.94	0.79	0.73	3.49	15.45	11.78	1.77	3.92	15.91	57.78	10.38	-	19.52	18.92	8.60	87.90	1.92	289.08	52.76%
Road Reserve																			
RR-01	3.46	-	-	-	-	-	-	0.25	0.02	1.26	-	0.85	-	-	-	-	-	1.09	31.43%
RR-02	2.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.45	-	0.00	0.00%
RR-03	5.74	5.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
RR-04	4.96	0.62	-	4.10	-	-	-	-	-	0.23	-	-	-	-	-	-	-	0.00	0.00%
RR-05	0.22	-	-	-	-	-	-	-	-	0.22	-	-	-	-	-	-	-	0.00	0.00%
RR-06	1.39	-	-	-	-	-	-	-	-	0.58	-	-	-	-	-	-	-	0.82	58.58%
RR-07	0.46	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.46	100.00%
RR-08	2.91	-	-	0.0013	-	-	-	-	-	1.15	-	-	-	-	-	-	-	1.75	60.37%
RR-09	1.09	-	-	-	-	-	-	-	-	0.78	-	-	-	-	-	-	-	0.31	28.30%
SUB-TOTAL	22.68	6.36	-	4.11	-	-	-	0.25	0.02	4.22	-	0.85	-	-	-	2.45	-	4.42	19.50%
TOTAL	570.62	7.15	0.73	7.60	15.45	11.78	1.77	4.17	15.92	62.00	10.38	0.85	19.52	18.92	8.60	90.35	1.92	293.51	51.44%

Note: Minor discrepancies in numbers due to rounding.

Plan 6 - Land Use Budget

Ballarat North Development Contributions Plan



Appendix B – Project Cost Estimates & Concept Designs

Community infrastructure costs utilise high benchmarks (P90) based on *Benchmark Infrastructure and Costs Guide* (VPA, 2019). Typical designs of level 1 and 2 community facilities are also based on the VPA Benchmark Infrastructure Costs. Typical designs of sports reserves are based on City of Ballarat's typical District Level Sports Facilities shown in the *Recreation Infrastructure Plan 2024-2039*. These designs are included in the following sections of Appendix B.

See *Benchmark Infrastructure and Costs Guide* (VPA, 2019) here:
https://vpa.vic.gov.au/work_program/infrastructure-contributions-plans/benchmark-costings/

Transport and culvert infrastructure costings have been determined through functional designs, which are included in the following section of Appendix B.

Drainage infrastructure costings have been determined through functional designs, which are included in the following section of Appendix B.

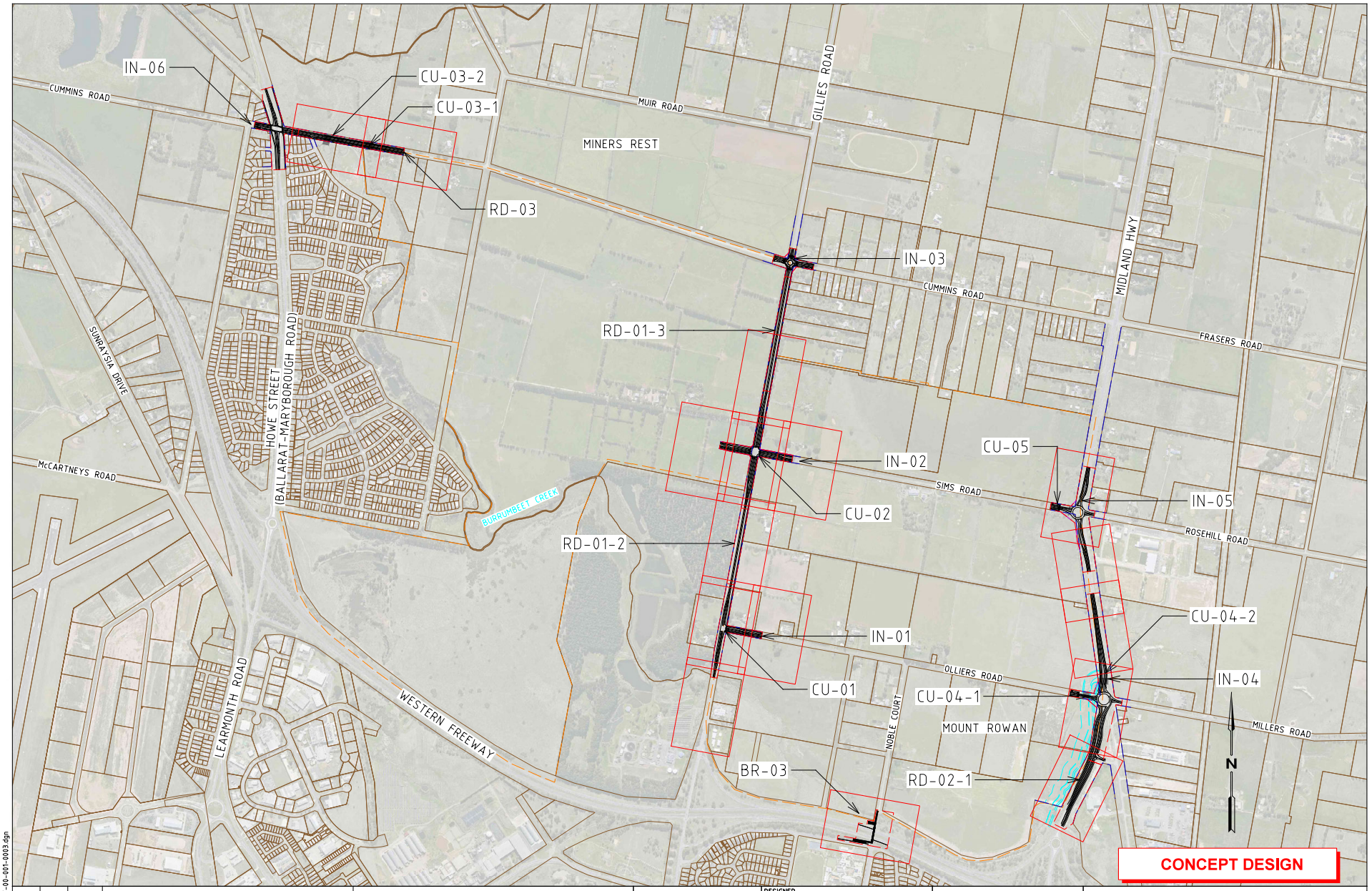
All projects will be subject to detailed design prior to delivery.

Appendix B1
Transport and culvert projects

Appendix B1.1 Transport and culvert functional designs and costs per project

Transport and culvert costs have been refined through functional design and costings prepared by SMEC. For further details, see: "*Ballarat North PSP – Transport Infrastructure Designs and Costs – Functional Design Report* (SMEC, September 2026)".

For further details on culvert designs, see "*Ballarat North PSP – Stormwater Drainage – Functional Design Report* (SMEC, September 2026)."



ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.27	DRAFT CONCEPT DESIGN

GENERAL NOTES

smec an AECOM company

DESIGNED L. VLASNOVIC –
APPROVED T. WITTINGSLOW –
CAT: GENERAL
PROJ: ...30043587T/110_CADD/CAD/DGN/DRAWINGS
FILE: 30043587T-00-001-0003.dgn

VICTORIA State Government — Department of Transport and Planning

SCALE OF METRES HOR 0 150 300 VER

BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
PSP KEY PLAN

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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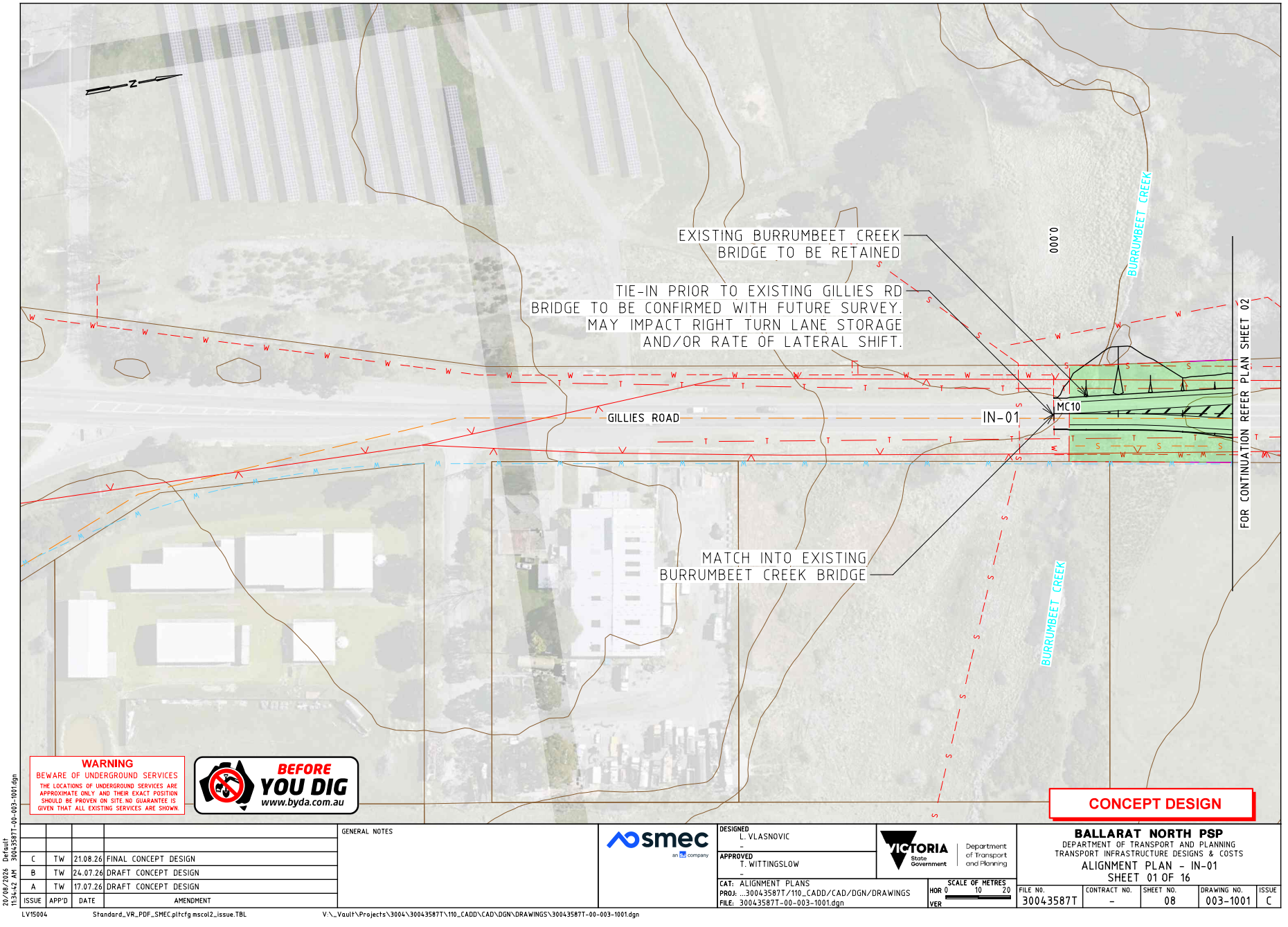
EXISTING BURRUMBEET CREEK
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BRIDGE TO BE CONFIRMED WITH FUTURE SURVEY.
MAY IMPACT RIGHT TURN LANE STORAGE
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BURRUMBEET CREEK BRIDGE
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BURRUMBEET CREEK
BURRUMBEET CREEK
FOR CONTINUATION REFER PLAN SHEET 02
WARNING
BEWARE OF UNDERGROUND SERVICES
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CONCEPT DESIGN
GENERAL NOTES
C TW 21.08.26 FINAL CONCEPT DESIGN
B TW 24.07.26 DRAFT CONCEPT DESIGN
A TW 17.07.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
DESIGNED L. VLASNOVIC
APPROVED T. WITTINGSLOW
CAT: ALIGNMENT PLANS
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VICTORIA State Government
Department of Transport and Planning
BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-01
SHEET 01 OF 16
FILE NO. 30043587T
CONTRACT NO. -
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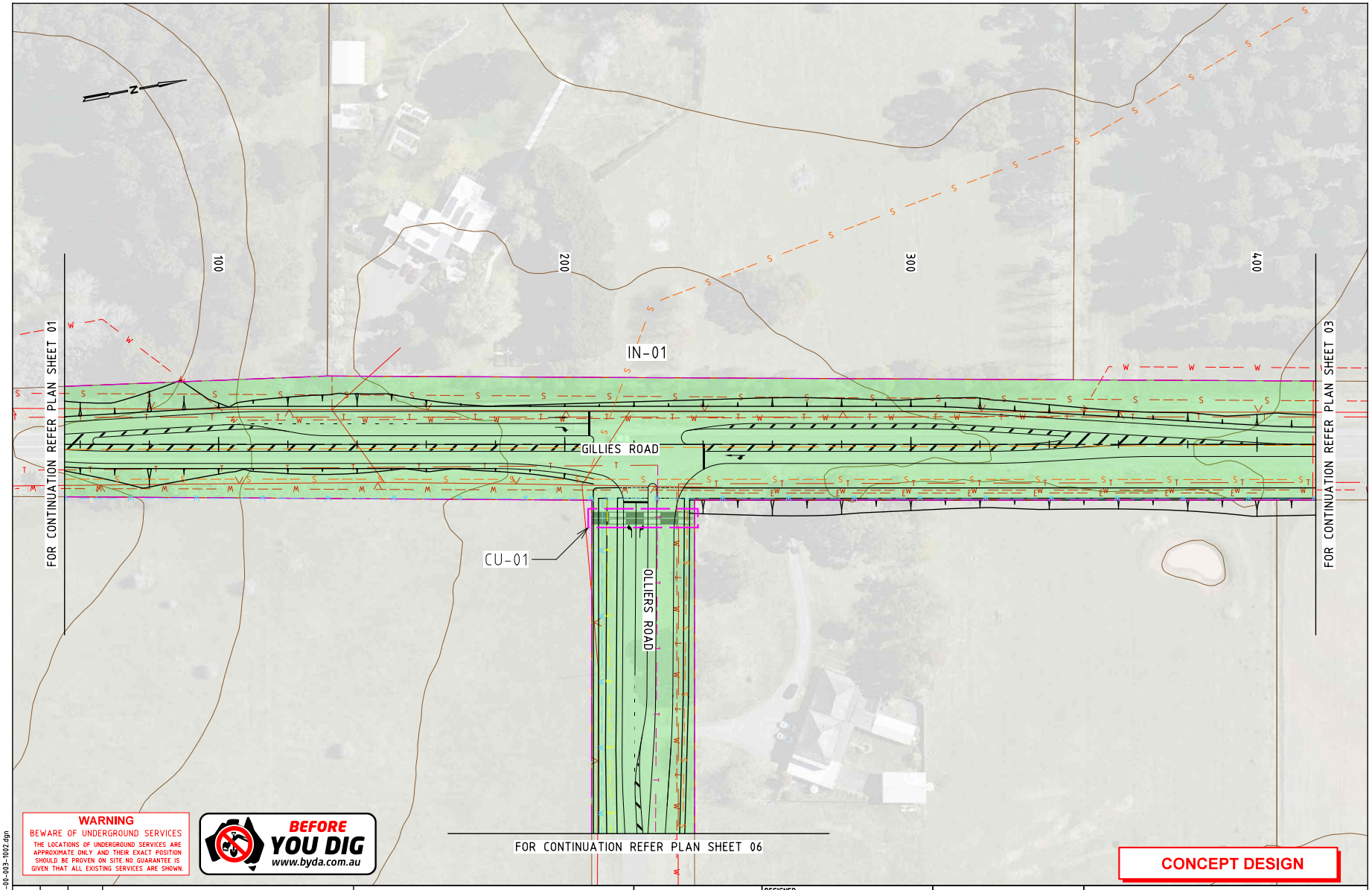

ISSUE	APP'D	DATE	AMENDMENT
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B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-01
SHEET 02 OF 16

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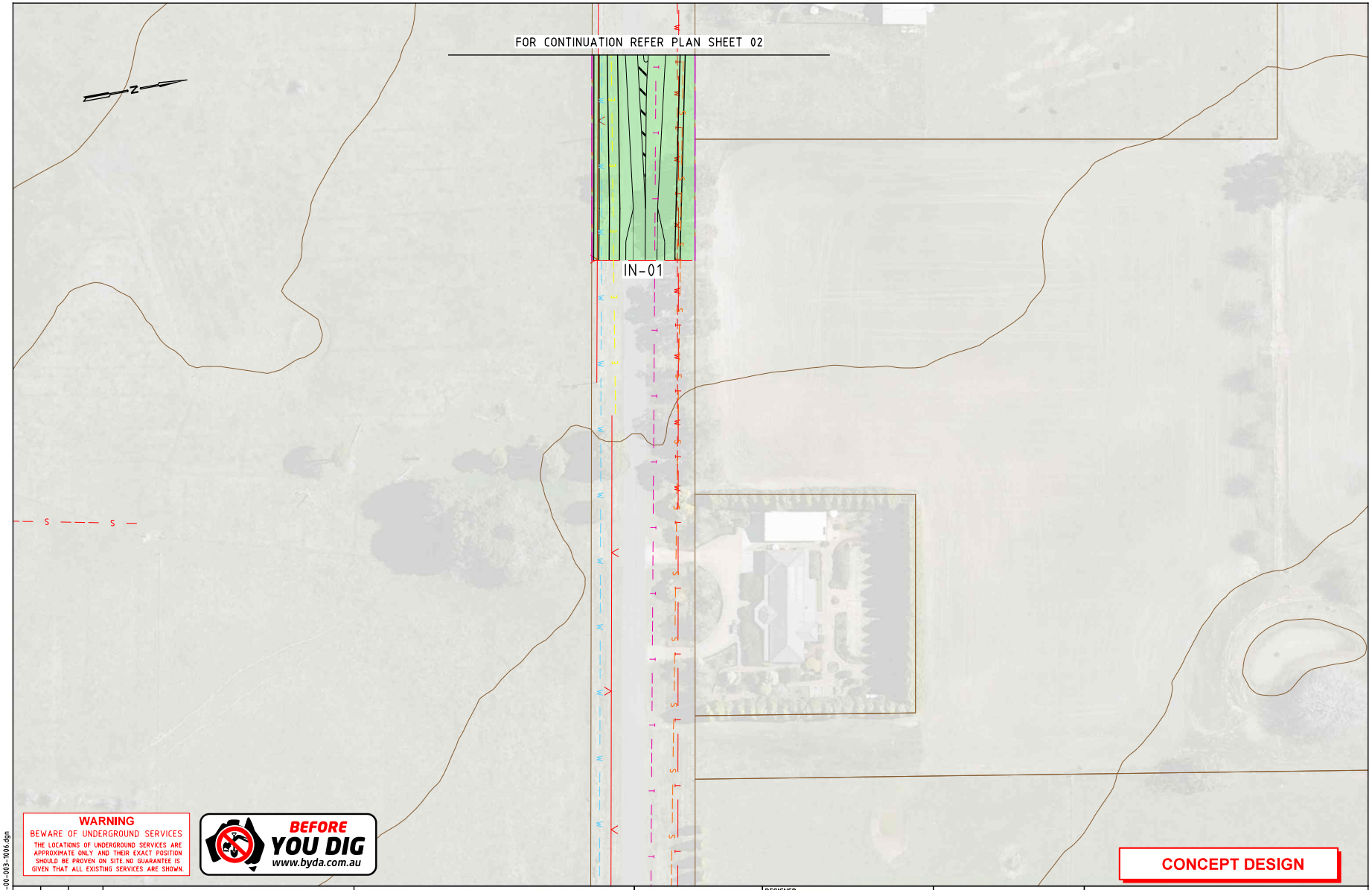

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A	TW	17.07.26	DRAFT CONCEPT DESIGN

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BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-01
SHEET 06 OF 16

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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IN-01 - Gillies Road and Olliers Road

Rev 2 - 27/08/26

Intersection - Arterial - Connector Signalised T-Intersection (Modified Benchmark Item 12)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	17419	m2	4.96	1.36	$ 117,502.65
	1.2	Earthworks	3237	m3	40.52	1.36	$ 178,370.21
Road Pavement	2.1	Primary Arterial Pavement	3332	m2	186.26	1.36	$ 844,040.92
	2.2	Collector Arterial Pavement	1103	m2	112.44	1.36	$ 168,680.98
	2.3	Subgrade Preparation	1116	m2	16.16	1.36	$ 24,529.65
	2.4	Pavement Rehab / Resheeting	1923	m2	59.32	1.36	$ 155,138.41
Concrete Works	3.1	Kerb and Channel	1871	m	60.9	1.36	$ 154,999.80
	3.2	Traffic Island	1146	m2	84.07	1.36	$ 130,973.82
	3.3	SUP/footpath/ Cycle Path	1509	m2	91.94	1.36	$ 188,629.17
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	630	m	282.96	1.36	$ 242,440.13
	4.3	Drainage Pipe 450mm CR Bfilled	320	m	334.33	1.36	$ 145,500.42
	4.4	Drainage Pipe 600mm CR Bfilled	320	m	550	1.36	$ 239,360.00
	4.5	Drainage - Pits	29	No.	2806.1	1.36	$ 110,672.58
	4.6	Drainage - Subsoil Drainage	2550	m	43.4	1.36	$ 150,488.89
Traffic	5.1	Traffic Signals	3	Item/ per leg	128786.34	1.36	$ 525,448.27
Landscape	6.1	Trees	72	No.	363.01	1.36	$ 35,545.94
	6.2	Landscaping	10330	m2	25.16	1.36	$ 353,467.15
	6.3	Topsoil Seeding	10330	m2	8.44	1.36	$ 118,571.65
Street Lighting	7.1	Street Lighting	3	Item/ per leg	55617.74	1.36	$ 226,920.38
Miscellaneous	8.1	Linemarking	7867	m2 of pavement	4.09	1.36	$ 43,757.44
	8.2	Regulatory Signage	31	Item	380.39	1.36	$ 16,213.13
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.36	$ 119,858.74
	8.4	Tactile Pavers (Hazard only)	18	Item	319.78	1.36	$ 7,828.21
	8.5	Guard Rails/ Balustrade	28	m	224.54	1.36	$ 8,699.11
	8.6	Off structure barrier	0	Item	2,311.95	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.36	$ -
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	887	m3	116.53	1.36	$ 140,574.95
	9.3	Redundant pavement demolition	189	m3	206	1.36	$ 53,032.71
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	692	m	900	1	$ 622,800.00
	10.3	Relocate existing electricity (Underground)	0	m	900	1	$ -
	10.5	Relocate existing electricity poles (Included in item 10.4)	5	Item	25000	1	$ 125,000.00
	10.6	Relocate existing watermains	452	m	350	1	$ 158,200.00
	10.7	Relocate existing gas	95	m	350	1	$ 33,250.00
	10.8	Relocate existing sewer	0	m	500	1	$ -
Delivery	10.1	Council Fees	1	%	3.25	1	$ 176,816.10
	10.2	VicRoads Fees	1	%	1	1	$ 54,404.95
	10.3	Traffic Management	1	%	5	1	$ 272,024.77
	10.4	Environmental Management	1	%	0.5	1	$ 27,202.48
	10.5	Survey/Design	1	%	5	1	$ 272,024.77
	10.6	Supervision and Project Management	1	%	9	1	$ 489,644.58
	10.7	Site Establishment	1	%	2.5	1	$ 136,012.38
	10.8	Contingency	1	%	15	1	$ 816,074.30
Total		Excluding Delivery					$ 5,440,495.32
		Including Delivery					$ 7,684,699.64

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Infrastructure Contributions Plan. Rates are based on VPA Benchmark Infrastructure Report 11 April 2019 unless otherwise noted. No allowance has been included for utility relocation works, geotechnical testing or WSUD. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

CU-01 - Olliers Road

Rev 5 -10/09/26

Culvert Option 2 (Modified Benchmark Item 32)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	347	m2	4.23	1.36	$ 1,996.22
	1.2	Diversion works	1	Item	11500.00	1.36	$ 15,640.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	694	m2	4.49	1.36	$ 4,237.84
	1.5	Excavation	1290	m3	42.55	1.36	$ 74,649.72
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Circular Pipes 1500 dia (m)	26	No.	1967.22	1.36	$ 69,561.06
	2.3	Foundation slab 1500 dia (250mm)	300	m2	243.80	1.36	$ 99,470.40
	2.4	Granular Bedding 150 mm thick crushed	347	m2	19.84	1.36	$ 9,362.89
	2.5	Apron slab (m2)	47	m2	253.29	1.36	$ 16,190.30
	2.6	Wing wall (m2)	19	m2	805.00	1.36	$ 20,801.20
	2.7	End wall (m2)	20	m2	805.00	1.36	$ 22,434.16
On Structure	3.1	Structural Fill (m3)	330	m3	86.25	1.36	$ 38,709.00
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	60	m3	116.53	1.36	$ 9,508.85
Delivery	5.1	Council Fees	1	%	3.25	1	$ 12,825.91
	5.2	VicRoads Fees	1	%	1	1	$ 3,946.44
	5.3	Traffic Management	1	%	5	1	$ 19,732.18
	5.4	Environmental Management	1	%	0.5	1	$ 1,973.22
	5.5	Survey/Design	1	%	5	1	$ 19,732.18
	5.6	Supervision and Project Management	1	%	9	1	$ 35,517.92
	5.7	Site Establishment	1	%	2.5	1	$ 9,866.09
	5.8	Contingency	1	%	15	1	$ 59,196.53
		Excluding Delivery					$ 394,643.54
		Including Delivery					$ 557,434.00

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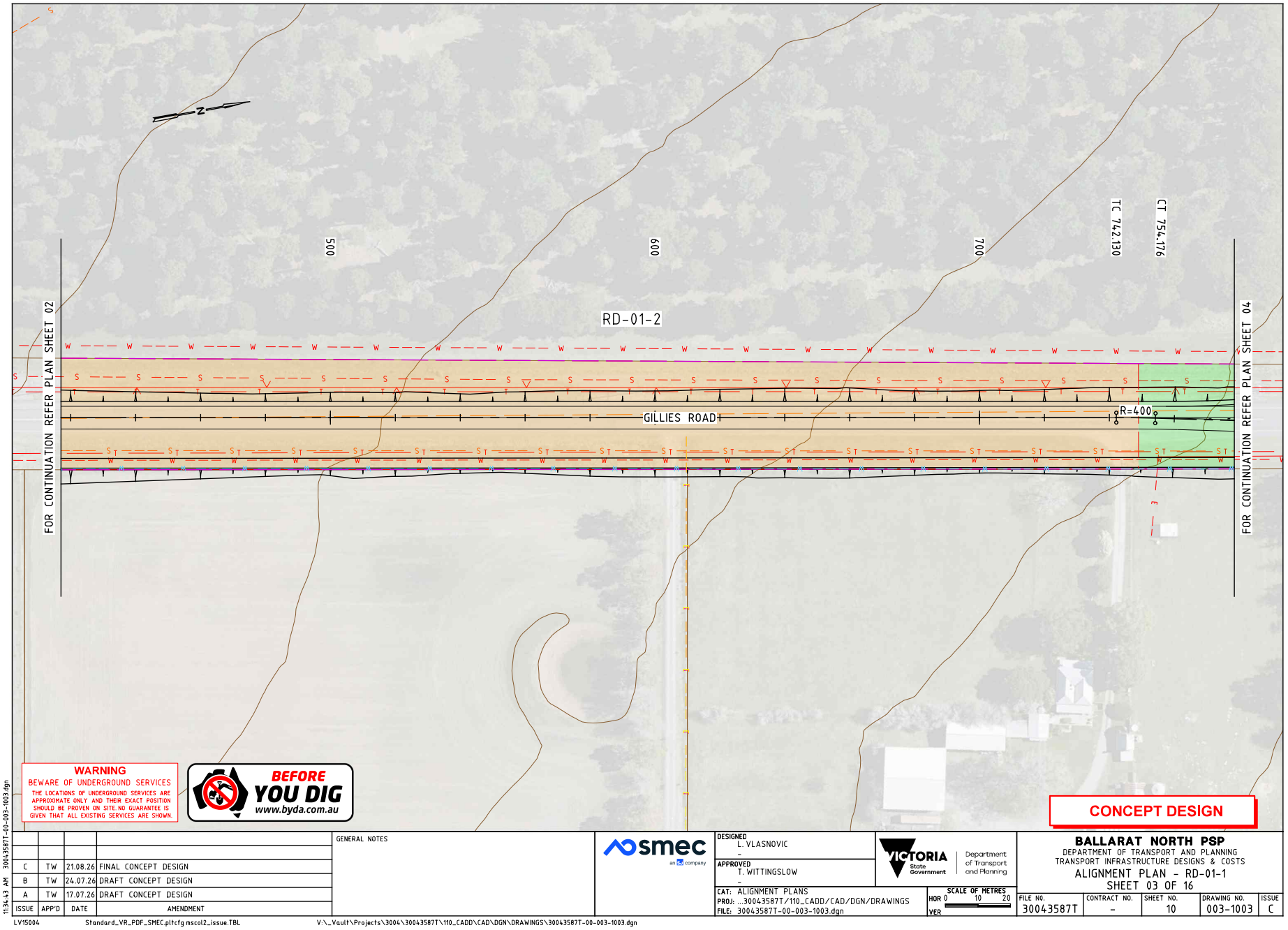
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CL 754.176
RD-01-2
GILLIES ROAD
R=400
FOR CONTINUATION REFER PLAN SHEET 02
FOR CONTINUATION REFER PLAN SHEET 04
WARNING
BEWARE OF UNDERGROUND SERVICES
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CONCEPT DESIGN
GENERAL NOTES
C TW 21.08.26 FINAL CONCEPT DESIGN
B TW 24.07.26 DRAFT CONCEPT DESIGN
A TW 17.07.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
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APPROVED T. WITTINGSLOW
CAT: ALIGNMENT PLANS
PROJ: ...30043587T/110_CADD/CAD/DGN/DRAWINGS
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DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - RD-01-1
SHEET 03 OF 16
FILE NO. 30043587T
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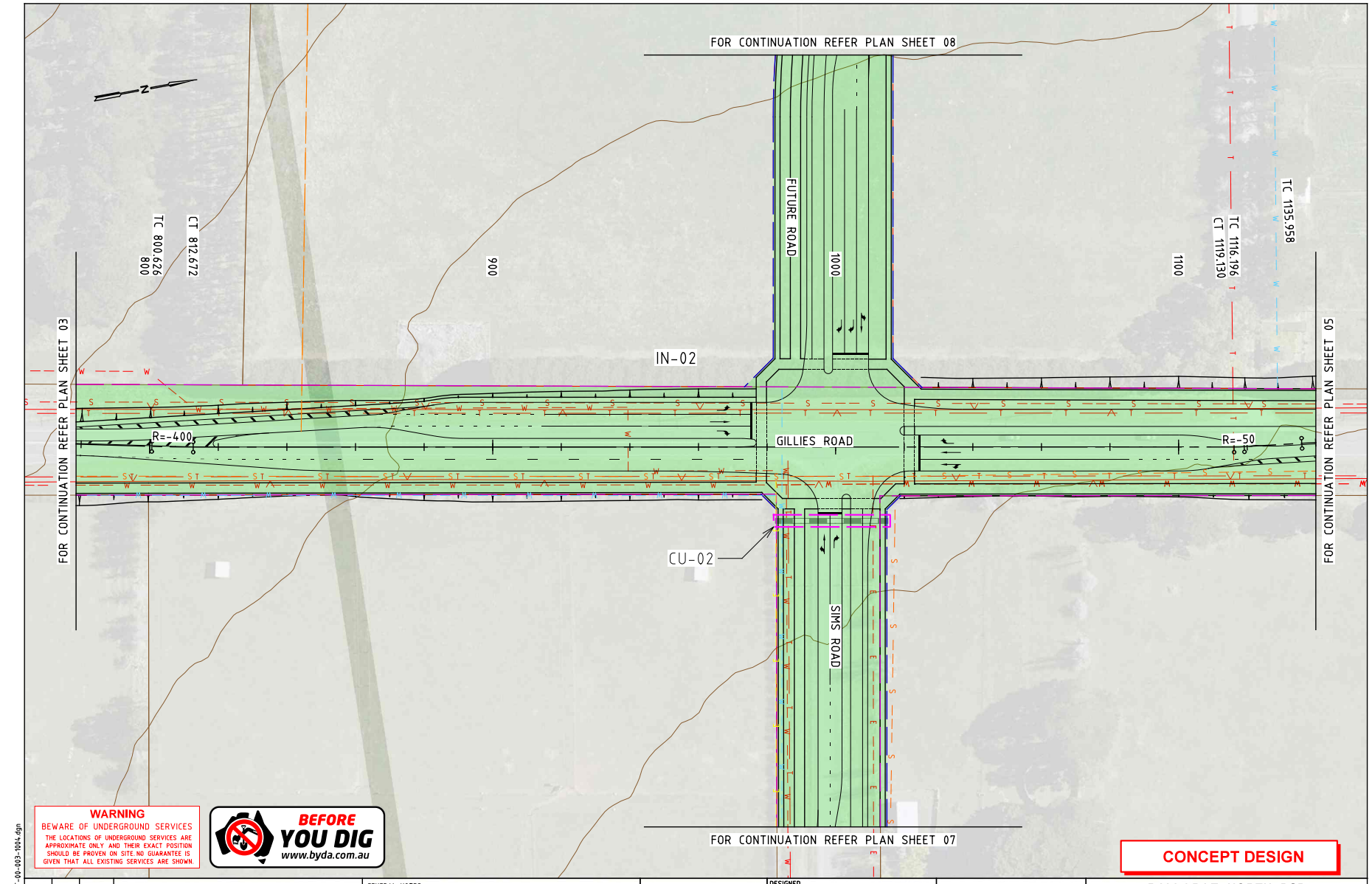

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B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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ALIGNMENT PLAN - IN-02
SHEET 04 OF 16

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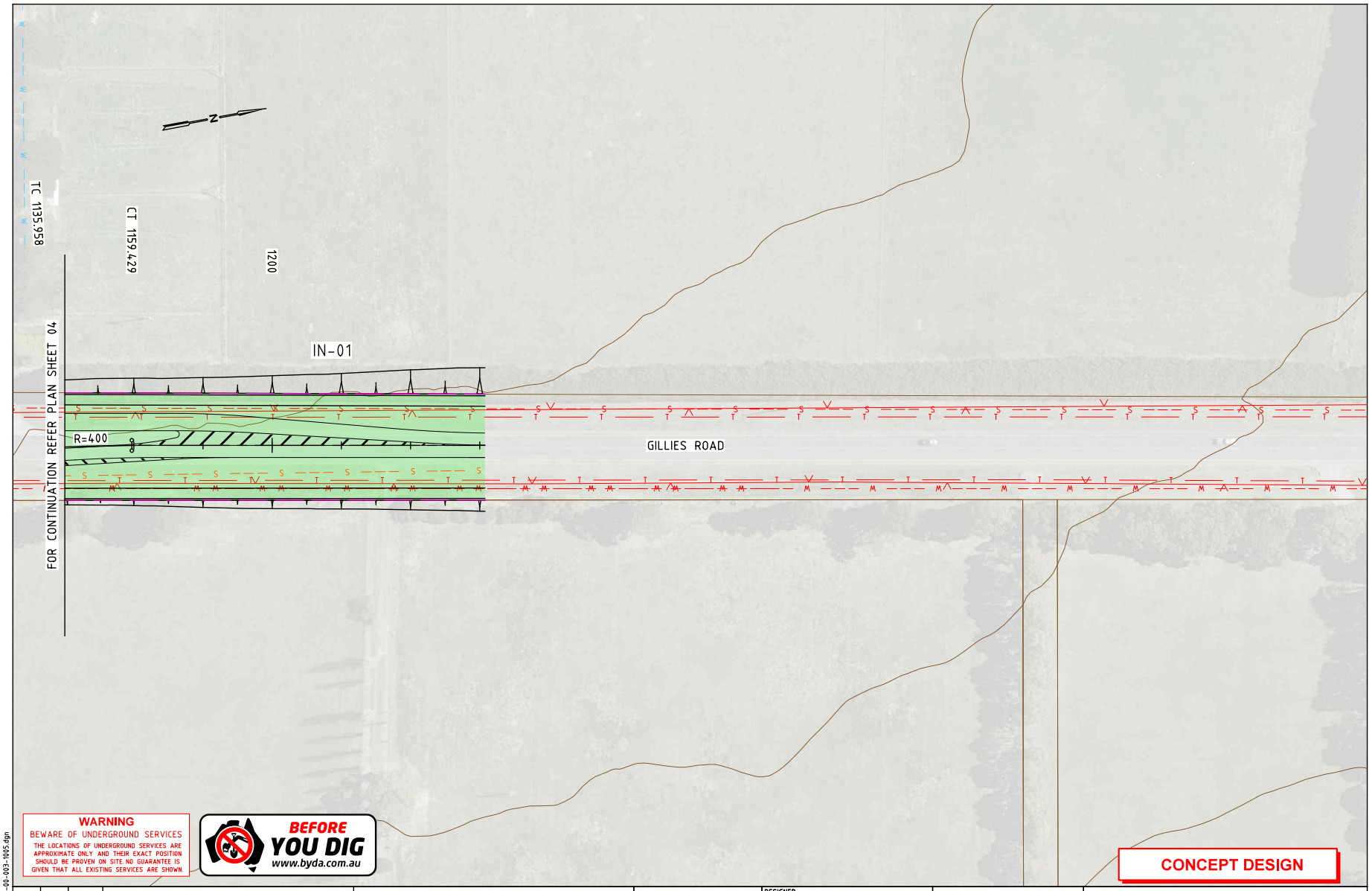
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FOR CONTINUATION REFER PLAN SHEET 04
GILLIES ROAD
WARNING
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ALIGNMENT PLAN - IN-02
SHEET 05 OF 16
FILE NO. 30043587T
CONTRACT NO. -
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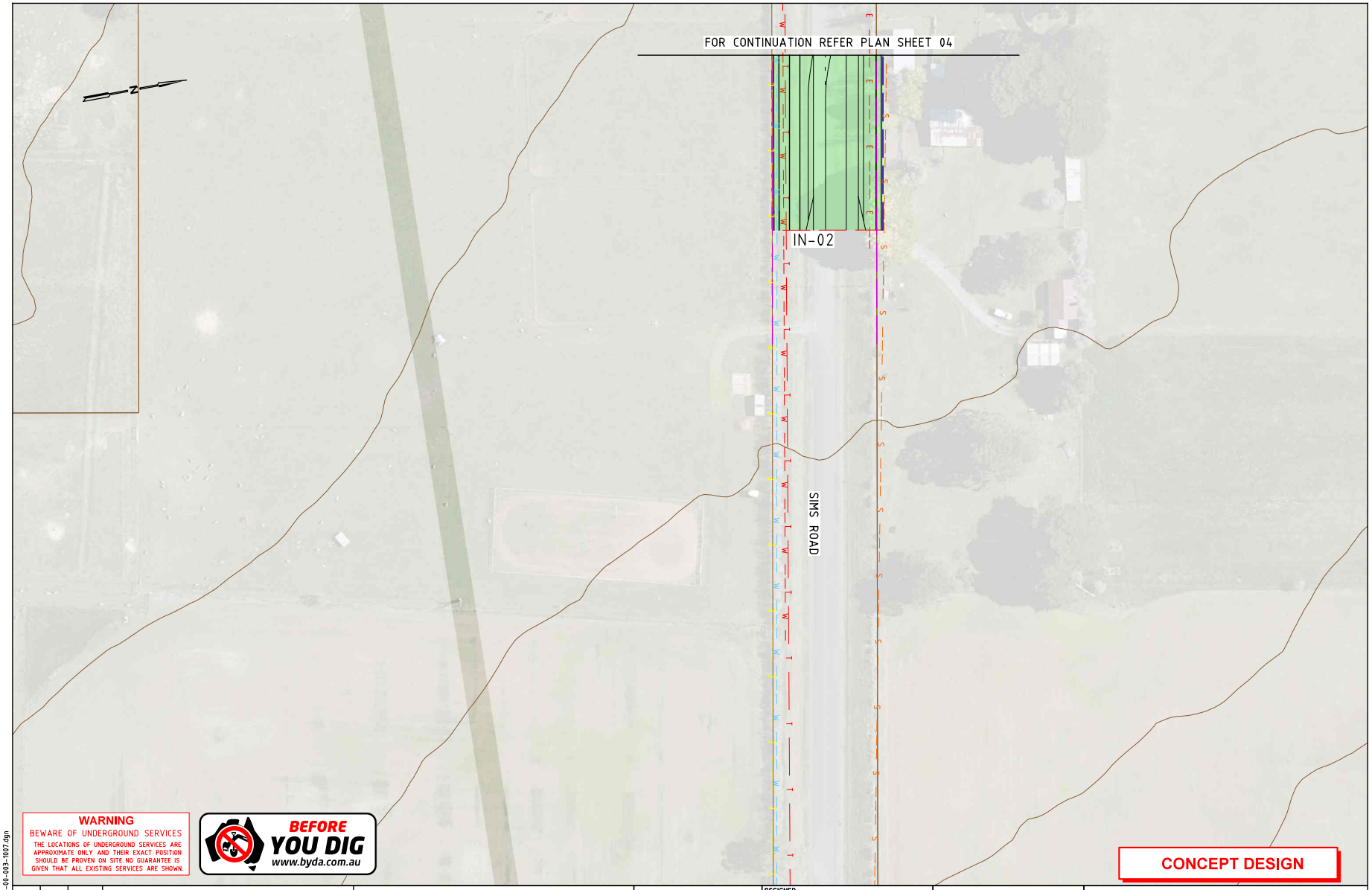

ISSUE	APP'D	DATE	AMENDMENT
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A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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ALIGNMENT PLAN - IN-02
SHEET 07 OF 16

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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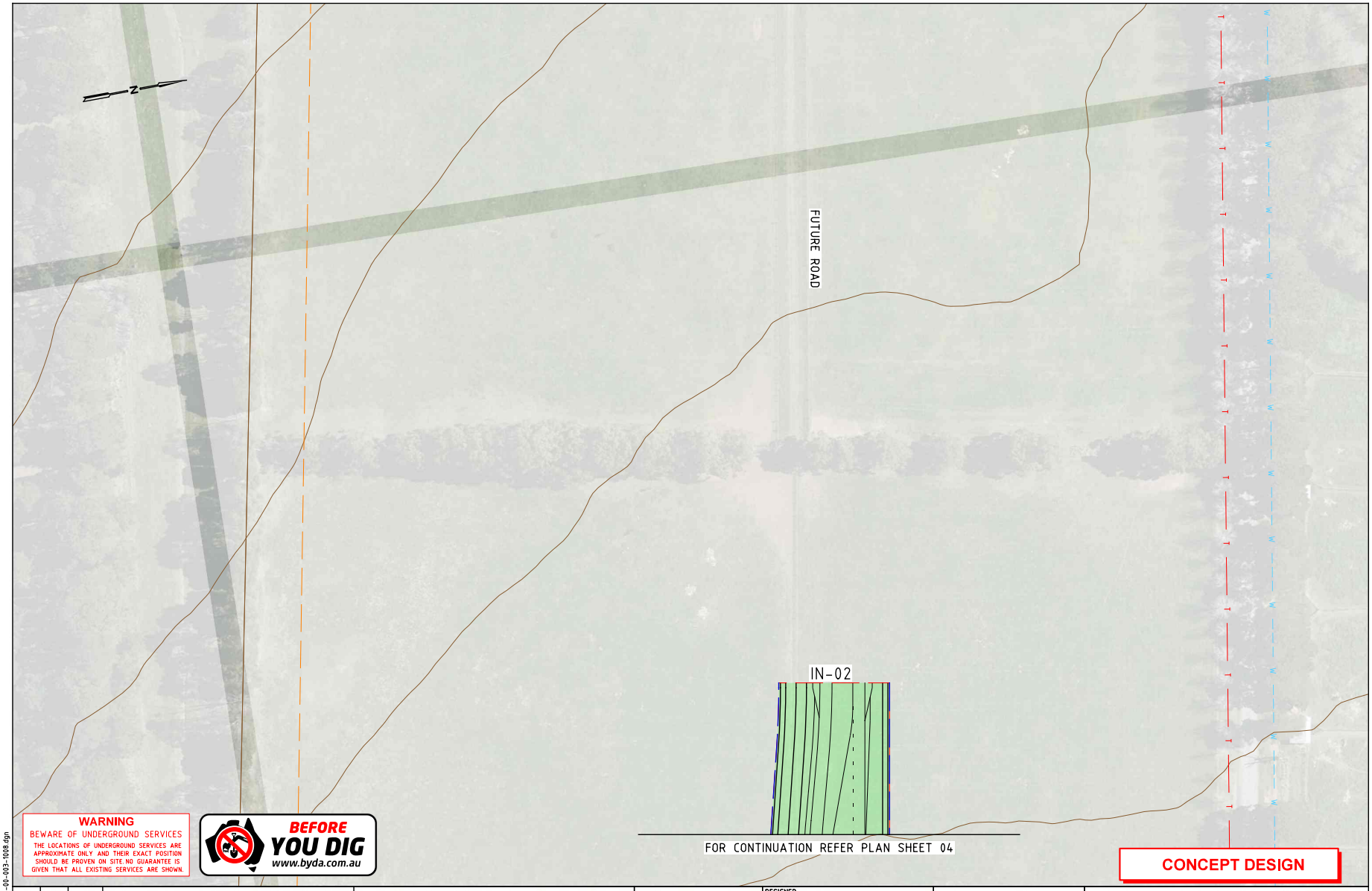
FUTURE ROAD
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FOR CONTINUATION REFER PLAN SHEET 04
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ALIGNMENT PLAN - IN-02
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IN-02 - Gillies Road and Sims Road

Rev 3 - 27/08/26

Intersection - Arterial - Connector Intersection (Modified Benchmark Item 9)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	25582	m2	4.96	1.36	$ 172,564.48
	1.2	Earthworks	6304	m3	40.52	1.36	$ 347,372.34
Road Pavement	2.1	Primary Arterial Pavement	5602	m2	186.26	1.36	$ 1,419,025.68
	2.2	Collector Arterial Pavement	3303	m2	112.44	1.36	$ 505,130.12
	2.3	Subgrade Preparation	1781	m2	16.16	1.36	$ 39,142.63
	2.4	Pavement Rehab / Resheeting	2023	m2	59.32	1.36	$ 163,170.92
Concrete Works	3.1	Kerb and Channel	2789	m	60.9	1.36	$ 230,996.14
	3.2	Traffic Island	841	m2	84.07	1.36	$ 96,135.61
	3.3	SUP/footpath/ Cycle Path	4055	m2	91.94	1.36	$ 507,021.87
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	890	m	282.96	1.36	$ 342,494.78
	4.3	Drainage Pipe 450mm CR Bfilled	450	m	334.33	1.36	$ 204,609.96
	4.4	Drainage Pipe 600mm CR Bfilled	450	m	550	1.36	$ 336,600.00
	4.5	Drainage - Pits	41	No.	2806.1	1.36	$ 156,468.14
	4.6	Drainage - Subsoil Drainage	3452	m	43.4	1.36	$ 203,765.14
Traffic	5.1	Traffic Signals	4	Item/ per leg	128786.34	1.36	$ 700,597.69
Landscape	6.1	Trees	41	No.	363.01	1.36	$ 20,241.44
	6.2	Landscaping	11781	m2	25.16	1.36	$ 403,114.58
	6.3	Topsoil Seeding	11781	m2	8.44	1.36	$ 135,226.03
Street Lighting	7.1	Street Lighting	4	Item/ per leg	55617.74	1.36	$ 302,560.51
Miscellaneous	8.1	Linemarking	14983	m2 of pavement	4.09	1.36	$ 83,339.30
	8.2	Regulatory Signage	36	Item	380.39	1.36	$ 18,727.36
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.36	$ 119,858.74
	8.4	Tactile Pavers (Hazard only)	24	Item	319.78	1.36	$ 10,437.62
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.36	$ -
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	1781	m3	116.53	1.36	$ 282,258.09
	9.3	Redundant pavement demolition	199	m3	206	1.36	$ 55,611.76
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	760	m	900	1	$ 684,000.00
	10.3	Relocate existing electricity (Underground)	30	m	900	1	$ 27,000.00
	10.5	Relocate existing electricity poles (Included in item 10.4)	6	Item	25000	1	$ 150,000.00
	10.6	Relocate existing watermains	236	m	350	1	$ 82,600.00
	10.7	Relocate existing gas	344	m	350	1	$ 120,400.00
	10.8	Relocate existing sewer	331	m	500	1	$ 165,500.00
Delivery	10.1	Council Fees	1	%	3.25	1	$ 262,794.05
	10.2	VicRoads Fees	1	%	1	1	$ 80,859.71
	10.3	Traffic Management	1	%	5	1	$ 404,298.55
	10.4	Environmental Management	1	%	0.5	1	$ 40,429.85
	10.5	Survey/Design	1	%	5	1	$ 404,298.55
	10.6	Supervision and Project Management	1	%	9	1	$ 727,737.38
	10.7	Site Establishment	1	%	2.5	1	$ 202,149.27
	10.8	Contingency	1	%	15	1	$ 1,212,895.64
Total		Excluding Delivery					$ 8,085,970.92
		Including Delivery					$ 11,421,433.93

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CU-02 - Sims Road

Rev 2 - 27/08/26

Culvert Option 2 (Modified Benchmark Item 32)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	138	m2	4.23	1.36	$ 793.89
	1.2	Diversion works	1	Item	11500.00	1.36	$ 15,640.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	276	m2	4.49	1.36	$ 1,685.37
	1.5	Excavation	830	m3	42.55	1.36	$ 48,030.44
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Circular Pipes 1350 dia (m)	13	No.	1881.69	1.36	$ 33,268.33
	2.3	Foundation slab 1350 dia (250mm)	119	m2	243.80	1.36	$ 39,456.59
	2.4	Granular Bedding 150 mm thick crushed	138	m2	19.84	1.36	$ 3,723.57
	2.5	Apron slab (m2)	19	m2	253.29	1.36	$ 6,545.01
	2.6	Wing wall (m2)	19	m2	805.00	1.36	$ 20,801.20
	2.7	End wall (m2)	19	m2	805.00	1.36	$ 21,187.82
On Structure	3.1	Structural Fill (m3)	131	m3	86.25	1.36	$ 15,366.30
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	24	m3	116.53	1.36	$ 3,803.54
Delivery	5.1	Council Fees	1	%	3.25	1	$ 7,227.48
	5.2	VicRoads Fees	1	%	1	1	$ 2,223.84
	5.3	Traffic Management	1	%	5	1	$ 11,119.20
	5.4	Environmental Management	1	%	0.5	1	$ 1,111.92
	5.5	Survey/Design	1	%	5	1	$ 11,119.20
	5.6	Supervision and Project Management	1	%	9	1	$ 20,014.56
	5.7	Site Establishment	1	%	2.5	1	$ 5,559.60
	5.8	Contingency	1	%	15	1	$ 33,357.59
		Excluding Delivery					$ 222,383.96
		Including Delivery					$ 314,117.34

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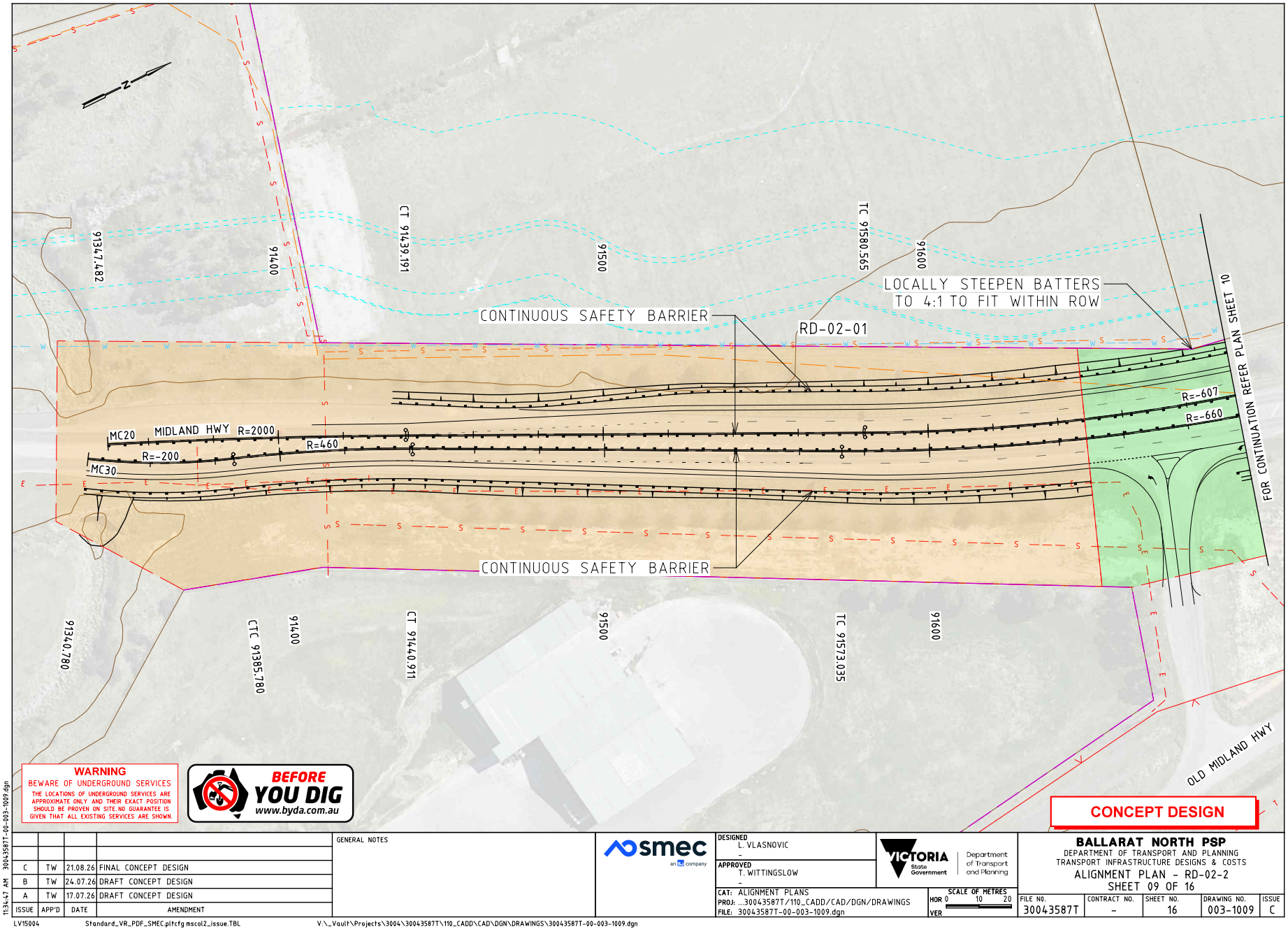

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B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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APPROVED T. WITTINGSLOW –
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VICTORIA State Government — Department of Transport and Planning

BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - RD-02-2
SHEET 09 OF 16

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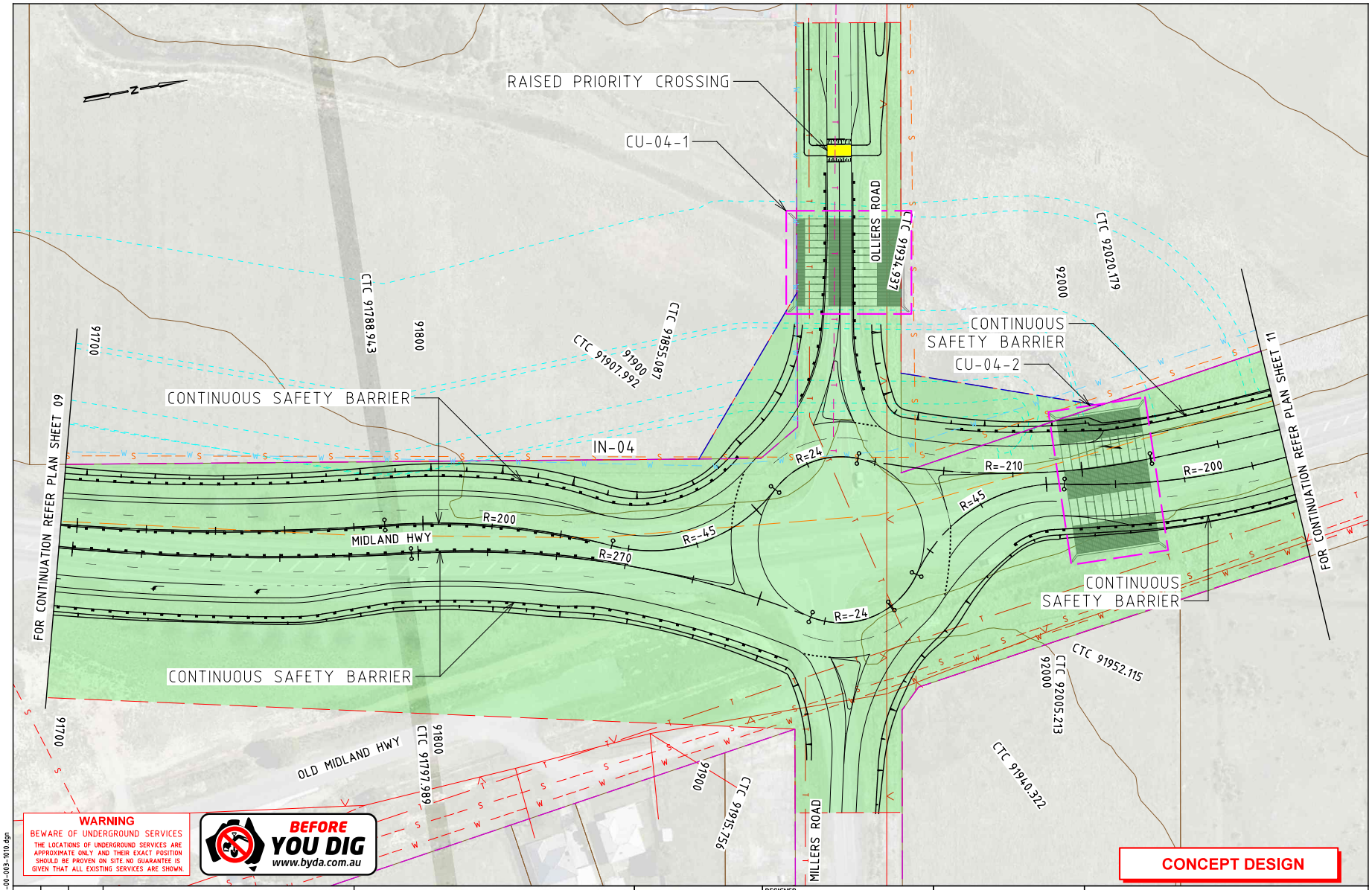
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CONTINUOUS SAFETY BARRIER
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CTC 91788.943
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CONTINUOUS SAFETY BARRIER
IN-04
FOR CONTINUATION REFER PLAN SHEET 09
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R=24
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CONTINUOUS SAFETY BARRIER
CONTINUOUS SAFETY BARRIER
CTC 91952.115
CTC 92005.213
92000
CTC 91940.322
91700
OLD MIDLAND HWY
91800
CTC 91797.689
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CTC 91915.756
MILLERS ROAD
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
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APPROVED T. WITTINGSLOW
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DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-04
SHEET 10 OF 16
FILE NO. 30043587T
CONTRACT NO. -
SHEET NO. 17
DRAWING NO. 003-1010
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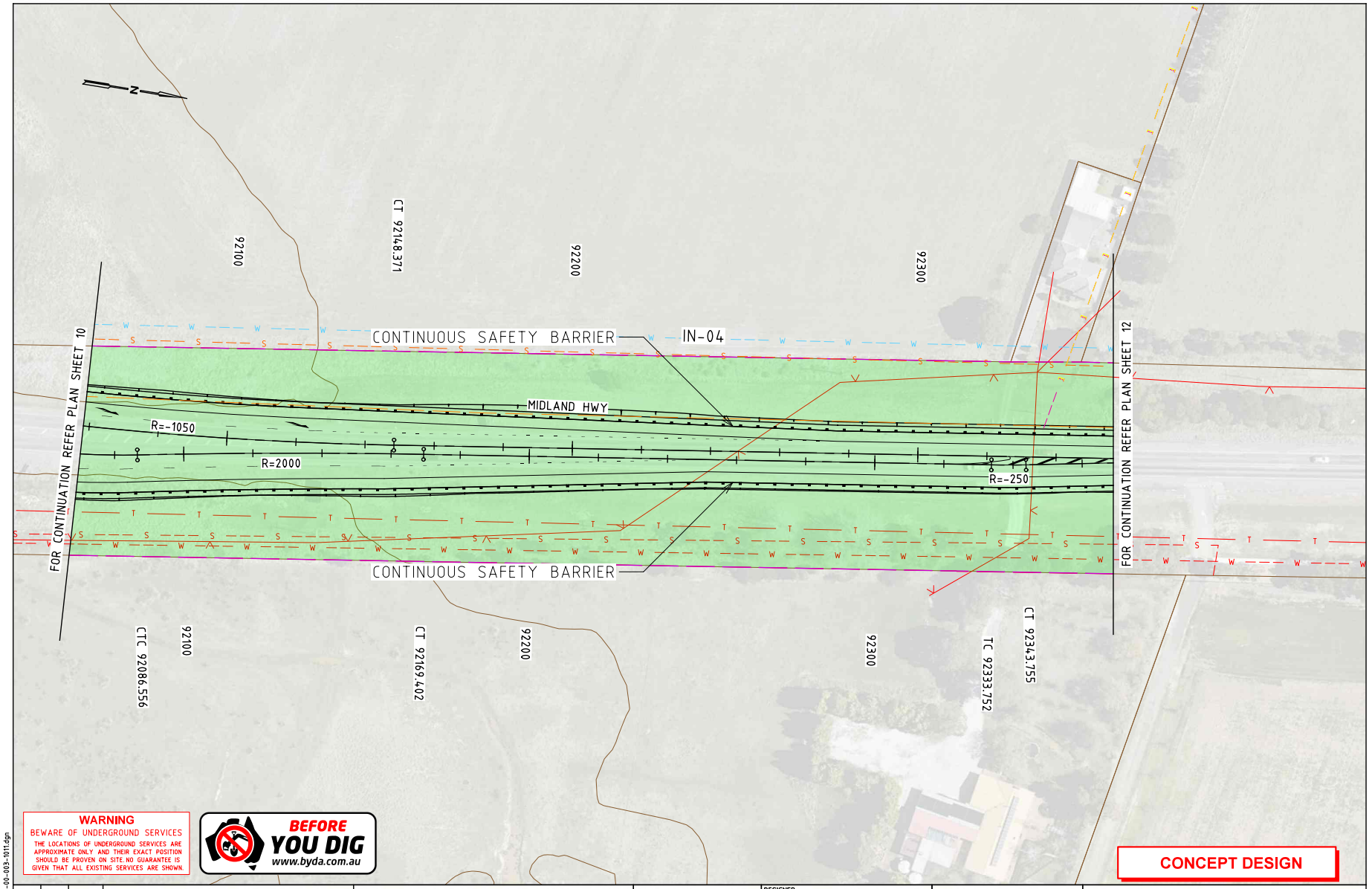

ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-04 / IN-05
SHEET 11 OF 16

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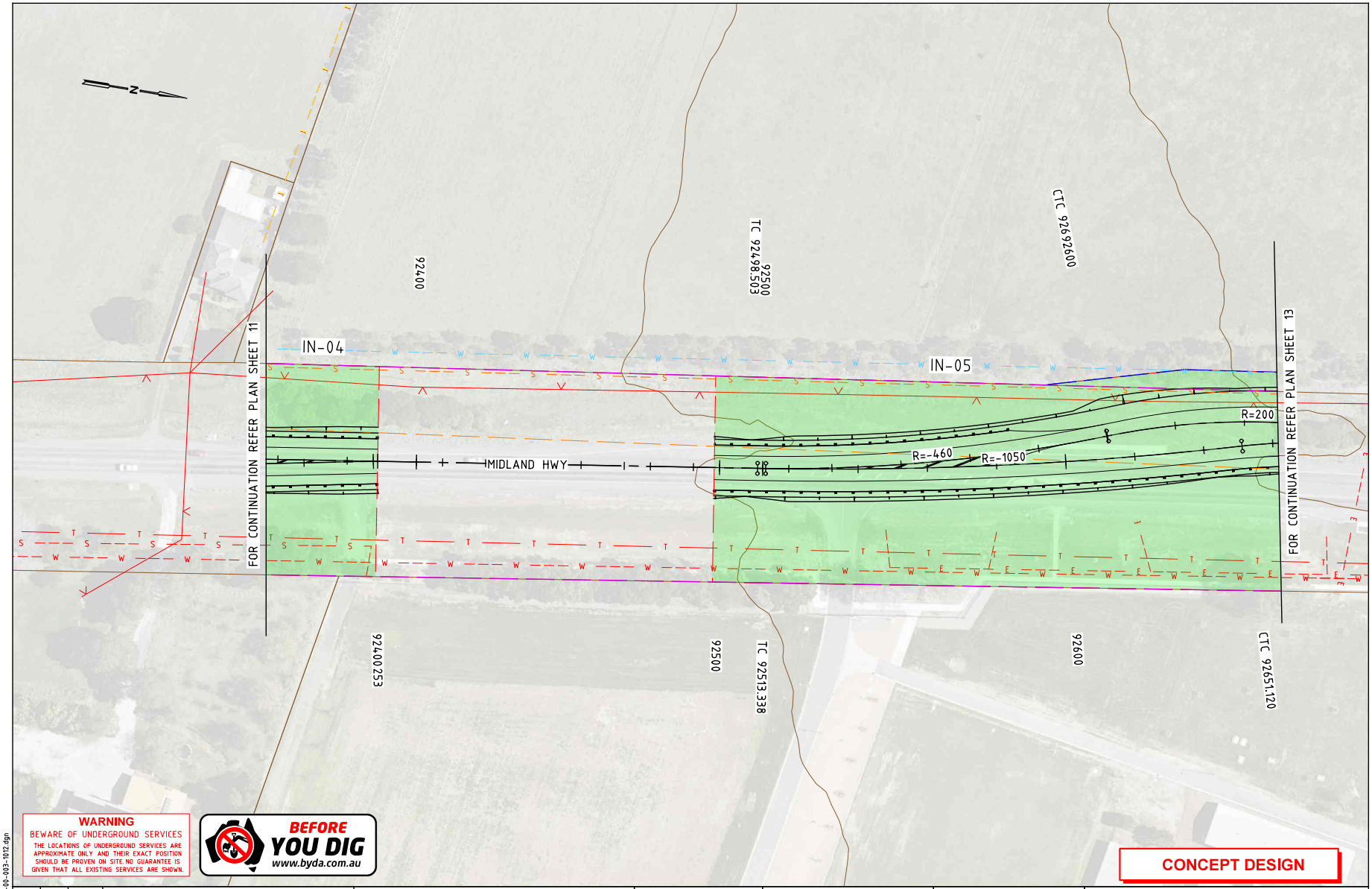

ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-05
SHEET 12 OF 16

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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IN-04 - Midland Hwy and Olliers / Millers Road
Intersection - Arterial - Connector Roundabout (Modified Benchmark Item 7)

Rev 2 - 27/08/26

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	27832	m2	4.96	1.36	$ 187,740.22
	1.2	Earthworks	9341	m3	40.52	1.36	$ 514,783.74
Road Pavement	2.1	Primary Arterial Pavement	11796	m2	186.26	1.36	$ 2,988,087.23
	2.2	Collector Arterial Pavement	1254	m2	112.44	1.36	$ 191,741.11
	2.3	Subgrade Preparation	2610	m2	16.16	1.36	$ 57,361.00
	2.4	Pavement Rehab / Resheeting	3028	m2	59.32	1.36	$ 244,284.51
Concrete Works	3.1	Kerb and Channel	2587	m	60.9	1.36	$ 214,253.02
	3.2	Traffic Island	925	m2	84.07	1.36	$ 105,760.06
	3.3	SUP/footpath/ Cycle Path	258	m2	91.94	1.36	$ 32,217.27
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	1050	m	282.96	1.36	$ 404,066.88
	4.3	Drainage Pipe 450mm CR Bfilled	530	m	334.33	1.36	$ 240,985.06
	4.4	Drainage Pipe 600mm CR Bfilled	530	m	550	1.36	$ 396,440.00
	4.5	Drainage - Pits	48	No.	2806.1	1.36	$ 183,182.21
	4.6	Drainage - Subsoil Drainage	3651	m	43.4	1.36	$ 215,517.31
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	51	No.	363.01	1.36	$ 25,178.37
	6.2	Landscaping	13599	m2	25.16	1.36	$ 465,324.14
	6.3	Topsoil Seeding	13599	m2	8.44	1.36	$ 156,094.43
Street Lighting	7.1	Street Lighting	4	Item/ per leg	55617.74	1.36	$ 302,560.51
Miscellaneous	8.1	Linemarking	16336	m2 of pavement	4.09	1.36	$ 90,864.79
	8.2	Regulatory Signage	39	Item	380.39	1.36	$ 20,188.90
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.36	$ 119,858.74
	8.4	Tactile Pavers (Hazard only)	24	Item	319.78	1.36	$ 10,437.62
	8.5	Guard Rails/ Balustrade	1860	m	224.54	1.36	$ 567,996.38
	8.6	Off structure barrier	0	Item	2,311.95	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	192	m3	206	1.36	$ 53,769.20
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	2610	m3	116.53	1.36	$ 413,631.04
	9.3	Redundant pavement demolition	928	m3	206	1.36	$ 259,848.40
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	311	m	900	1	$ 279,900.00
	10.3	Relocate existing electricity (Underground)	0	m	900	1	$ -
	10.5	Relocate existing electricity poles (Included in item 10.4)	1	Item	25000	1	$ 25,000.00
	10.6	Relocate existing watermains	129	m	350	1	$ 45,150.00
	10.7	Relocate existing gas	0	m	350	1	$ -
	10.8	Relocate existing sewer	145	m	500	1	$ 72,500.00
Delivery	10.1	Council Fees	1	%	3.25	1	$ 288,753.47
	10.2	VicRoads Fees	1	%	1	1	$ 88,847.22
	10.3	Traffic Management	1	%	5	1	$ 444,236.11
	10.4	Environmental Management	1	%	0.5	1	$ 44,423.61
	10.5	Survey/Design	1	%	5	1	$ 444,236.11
	10.6	Supervision and Project Management	1	%	9	1	$ 799,624.99
	10.7	Site Establishment	1	%	2.5	1	$ 222,118.05
	10.8	Contingency	1	%	15	1	$ 1,332,708.32
Total		Excluding Delivery					$ 8,884,722.14
		Including Delivery					$ 12,549,670.02

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CU-04-1 - Midland Highway - Olliers Road
Culvert Option 1 (Modified Benchmark Item 26)

Rev 2 - 27/08/26

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	1149	m2	4.23	1.36	$ 6,609.97
	1.2	Diversion works	1	Item	13225.00	1.36	$ 17,986.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	2298	m2	4.49	1.36	$ 14,032.51
	1.5	Excavation	4696	m3	42.55	1.36	$ 271,748.13
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Box culvert units 1200 x 2100 (No.)	144	No.	2754.83	1.36	$ 539,505.91
	2.2	Link slab 1200 x 2100 (No.)	0	No.	1682.45	1.36	$ -
	2.3	Foundation slab 1200 x 2100 (200mm)	985	m2	243.80	1.36	$ 326,594.48
	2.4	Granular Bedding 150 mm thick crushed	1149	m2	19.84	1.36	$ 31,002.78
	2.5	Apron slab (m2)	164	m2	253.29	1.36	$ 56,493.80
	2.6	Wing wall (m2)	19	m2	805.00	1.36	$ 20,273.83
	2.7	End wall (m2)	89	m2	805.00	1.36	$ 97,743.74
On Structure	3.1	Structural Fill (m3)	1801	m3	86.25	1.36	$ 211,257.30
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	263	m3	116.53	1.36	$ 41,680.45
Delivery	5.1	Council Fees	1	%	3.25	1	$ 53,527.85
	5.2	VicRoads Fees	1	%	1.00	1	$ 16,470.11
	5.3	Traffic Management	1	%	5.00	1	$ 82,350.54
	5.4	Environmental Management	1	%	0.50	1	$ 8,235.05
	5.5	Survey/Design	1	%	5.00	1	$ 82,350.54
	5.6	Supervision and Project Management	1	%	9.00	1	$ 148,230.97
	5.7	Site Establishment	1	%	2.50	1	$ 41,175.27
	5.8	Contingency	1	%	15.00	1	$ 247,051.62
		Excluding Delivery					$ 1,647,010.80
		Including Delivery					$ 2,326,402.75

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CU-04-2 - Midland Highway

Rev 2 - 27/08/26

Culvert Option 1 (Modified Benchmark Item 26)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	1382	m2	4.23	1.36	$ 7,950.37
	1.2	Diversion works	1	Item	13225.00	1.36	$ 17,986.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	2764	m2	4.49	1.36	$ 16,878.09
	1.5	Excavation	5221	m3	42.55	1.36	$ 302,128.83
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Box culvert units 1200 x 2400 (No.)	160	No.	3030.31	1.36	$ 659,396.11
	2.2	Link slab 1200 x 2400 (No.)	0	No.	1682.45	1.36	$ -
	2.3	Foundation slab 1200 x 2400 (200mm)	1228	m2	243.80	1.36	$ 407,165.50
	2.4	Granular Bedding 150 mm thick crushed	1382	m2	19.84	1.36	$ 37,289.68
	2.5	Apron slab (m2)	154	m2	253.29	1.36	$ 53,049.06
	2.6	Wing wall (m2)	19	m2	805.00	1.36	$ 20,273.83
	2.7	End wall (m2)	82	m2	805.00	1.36	$ 89,335.68
On Structure	3.1	Structural Fill (m3)	2002	m3	86.25	1.36	$ 234,834.60
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	308	m3	116.53	1.36	$ 48,812.09
Delivery	5.1	Council Fees	1	%	3.25	1	$ 61,983.41
	5.2	VicRoads Fees	1	%	1.00	1	$ 19,071.82
	5.3	Traffic Management	1	%	5.00	1	$ 95,359.09
	5.4	Environmental Management	1	%	0.50	1	$ 9,535.91
	5.5	Survey/Design	1	%	5.00	1	$ 95,359.09
	5.6	Supervision and Project Management	1	%	9.00	1	$ 171,646.36
	5.7	Site Establishment	1	%	2.50	1	$ 47,679.54
	5.8	Contingency	1	%	15.00	1	$ 286,077.26
		Excluding Delivery					$ 1,907,181.73
		Including Delivery					$ 2,693,894.20

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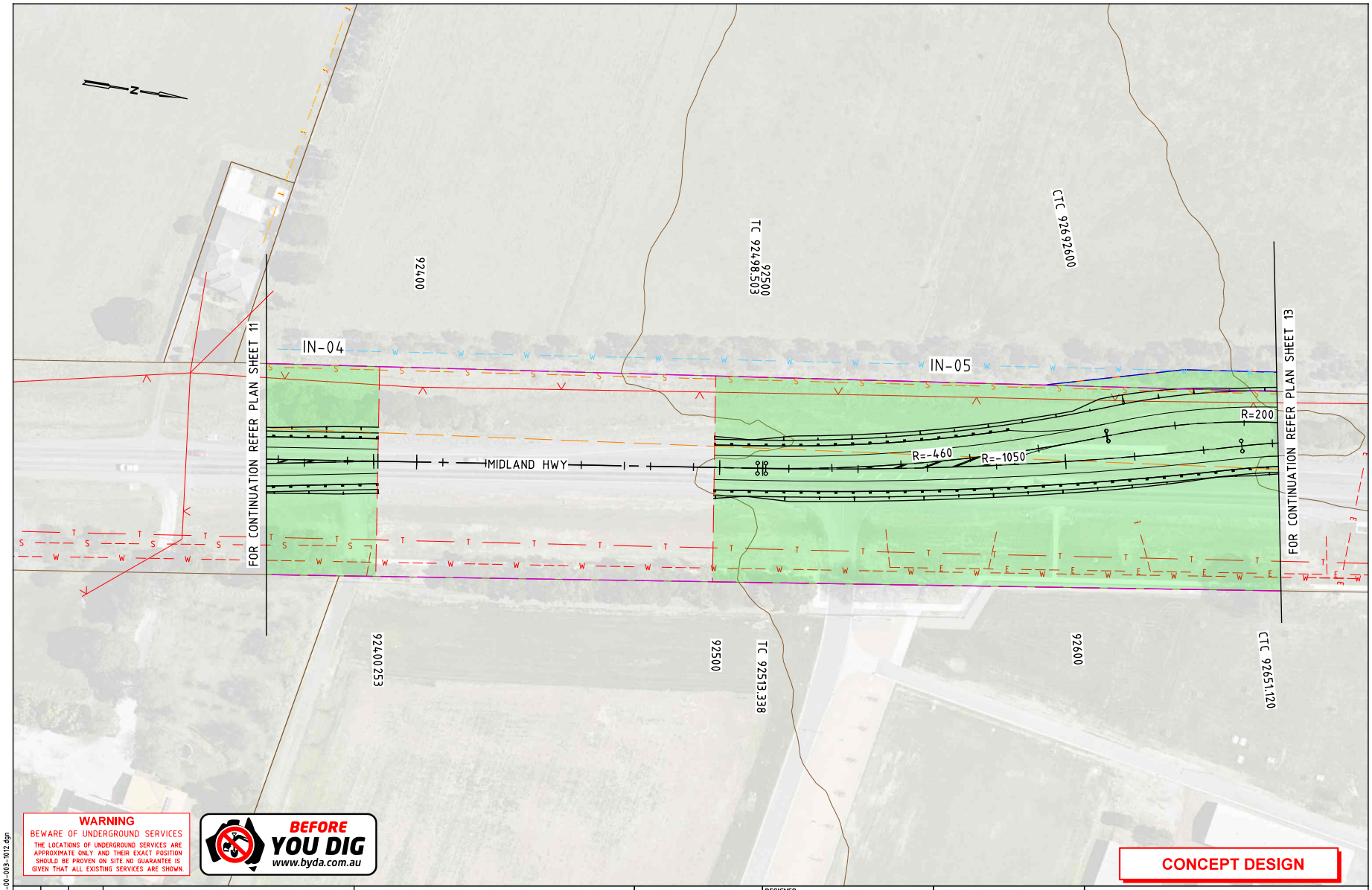

ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

smec an AECOM company

DESIGNED L. VLASNOVIC
APPROVED T. WITTINGSLOW

VICTORIA State Government | Department of Transport and Planning

CAT: ALIGNMENT PLANS
PROJ: ...30043587T/110_CADD/CAD/DGN/DRAWINGS
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BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-05
SHEET 12 OF 16

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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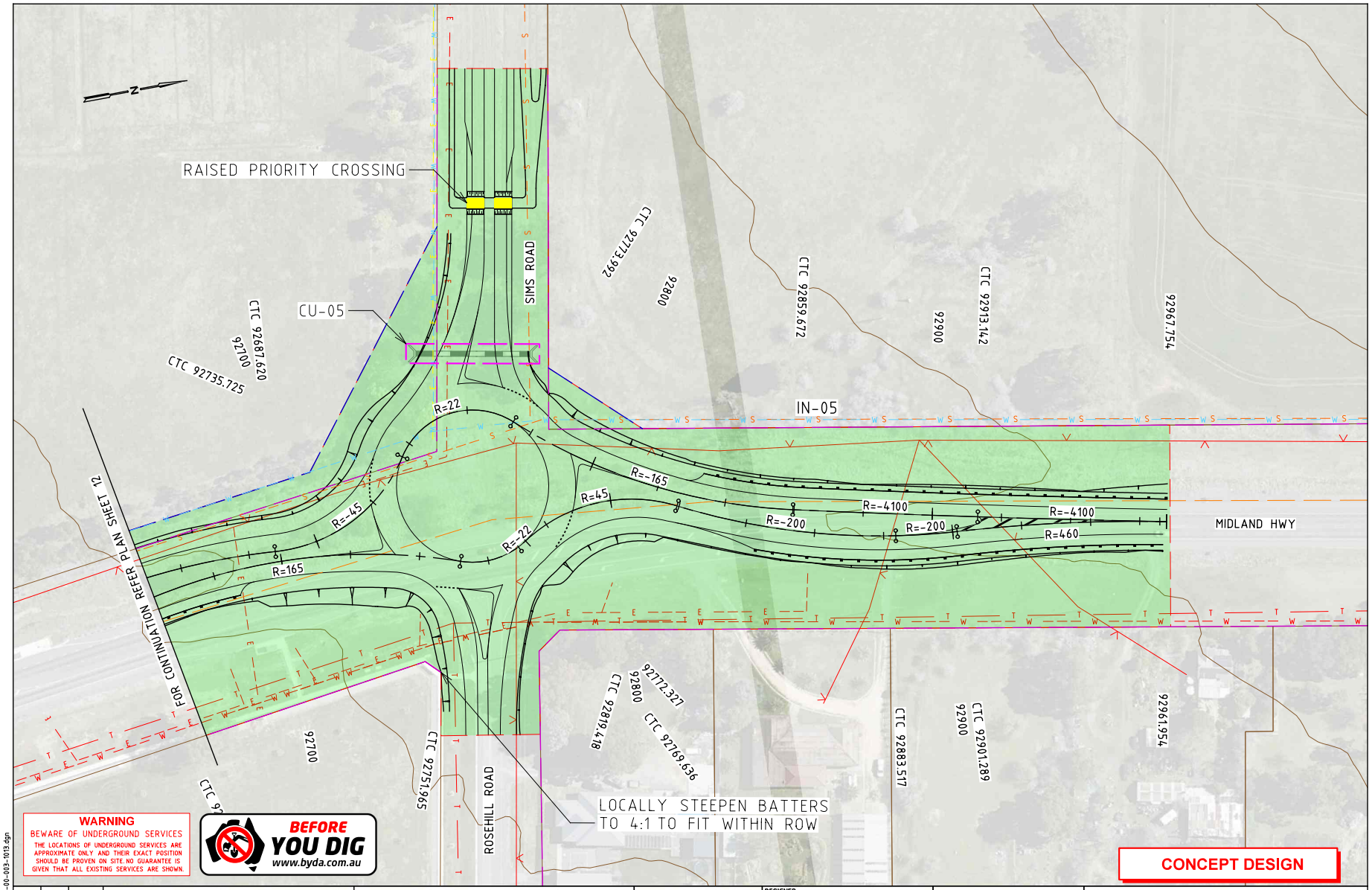
RAISED PRIORITY CROSSING
CU-05
SIMS ROAD
IN-05
MIDLAND HWY
ROSEHILL ROAD
FOR CONTINUATION REFER PLAN SHEET 12
LOCALLY STEEPEN BATTERS TO 4:1 TO FIT WITHIN ROW
R=22
R=-45
R=165
R=45
R=-165
R=-200
R=-4100
R=460
CTC 92735.725
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CTC 92769.636
CTC 92883.517
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WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
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CONCEPT DESIGN
GENERAL NOTES
C TW 21.08.26 FINAL CONCEPT DESIGN
B TW 24.07.26 DRAFT CONCEPT DESIGN
A TW 17.07.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
DESIGNED L. VLASNOVIC
APPROVED T. WITTINGSLOW
CAT: ALIGNMENT PLANS
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FILE: 30043587T-00-003-1013.dgn
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BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - IN-05
SHEET 13 OF 16
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CONTRACT NO. -
SHEET NO. 20
DRAWING NO. 003-1013
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IN-05 - Midland Hwy / Sims Road / Rosehill Road

Rev 2 - 27/08/26

Intersection - Arterial - Connector Roundabout (Modified Benchmark Item 7)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	18604	m2	4.96	1.36	$ 125,498.50
	1.2	Earthworks	5306	m3	40.52	1.36	$ 292,398.32
Road Pavement	2.1	Primary Arterial Pavement	6131	m2	186.26	1.36	$ 1,553,065.68
	2.2	Collector Arterial Pavement	1421	m2	112.44	1.36	$ 217,340.87
	2.3	Subgrade Preparation	1510	m2	16.16	1.36	$ 33,196.23
	2.4	Pavement Rehab / Resheeting	1972	m2	59.32	1.36	$ 159,091.49
Concrete Works	3.1	Kerb and Channel	1710	m	60.9	1.36	$ 141,610.71
	3.2	Traffic Island	552	m2	84.07	1.36	$ 63,158.80
	3.3	SUP/footpath/ Cycle Path	257	m2	91.94	1.36	$ 32,171.08
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	730	m	282.96	1.36	$ 280,922.69
	4.3	Drainage Pipe 450mm CR Bfilled	370	m	334.33	1.36	$ 168,234.86
	4.4	Drainage Pipe 600mm CR Bfilled	370	m	550	1.36	$ 276,760.00
	4.5	Drainage - Pits	33	No.	2806.1	1.36	$ 125,937.77
	4.6	Drainage - Subsoil Drainage	2073	m	43.4	1.36	$ 122,362.39
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	51	No.	363.01	1.36	$ 25,178.37
	6.2	Landscaping	10243	m2	25.16	1.36	$ 350,474.51
	6.3	Topsoil Seeding	10243	m2	8.44	1.36	$ 117,567.76
Street Lighting	7.1	Street Lighting	4	Item/ per leg	55617.74	1.36	$ 302,560.51
Miscellaneous	8.1	Linemarking	9782	m2 of pavement	4.09	1.36	$ 54,409.04
	8.2	Regulatory Signage	33	Item	380.39	1.36	$ 17,162.61
	8.3	Landscape Maintenance (intersections)	1.00	Item	88131.43	1.36	$ 119,858.74
	8.4	Tactile Pavers (Hazard only)	24	Item	319.78	1.36	$ 10,437.62
	8.5	Guard Rails/ Balustrade	525	m	224.54	1.36	$ 160,220.27
	8.6	Off structure barrier	0	Item	2,311.95	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.36	$ -
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	1510	m3	116.53	1.36	$ 239,378.48
	9.3	Redundant pavement demolition	966	m3	206	1.36	$ 270,494.48
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	88	m	900	1	$ 79,200.00
	10.3	Relocate existing electricity (Underground)	202	m	900	1	$ 181,800.00
	10.5	Relocate existing electricity poles (Included in item 10.4)	4	Item	25000	1	$ 100,000.00
	10.6	Relocate existing watermains	50	m	350	1	$ 17,500.00
	10.7	Relocate existing gas	0	m	350	1	$ -
	10.7	Relocate existing sewer	0	m	500	1	$ -
Delivery	10.1	Council Fees	1	%	3.25	1	$ 183,234.73
	10.2	VicRoads Fees	1	%	1	1	$ 56,379.92
	10.3	Traffic Management	1	%	5	1	$ 281,899.59
	10.4	Environmental Management	1	%	0.5	1	$ 28,189.96
	10.5	Survey/Design	1	%	5	1	$ 281,899.59
	10.6	Supervision and Project Management	1	%	9	1	$ 507,419.26
	10.7	Site Establishment	1	%	2.5	1	$ 140,949.79
	10.8	Contingency	1	%	15	1	$ 845,698.77
Total		Excluding Delivery					$ 5,637,991.79
		Including Delivery					$ 7,963,663.40

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CU-05 - Sims Road

Rev 5 - 10/09/26

Culvert Option 2 (Modified Benchmark Item 32)

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	135	m2	4.23	1.36	$ 776.63
	1.2	Diversion works	1	Item	11500.00	1.36	$ 15,640.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	270	m2	4.49	1.36	$ 1,648.73
	1.5	Excavation	890	m3	42.55	1.36	$ 51,502.52
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Circular Pipes 1050 dia (m)	14	No.	1539.57	1.36	$ 29,313.36
	2.3	Foundation slab 1050 dia (250mm)	118	m2	243.80	1.36	$ 39,125.02
	2.4	Granular Bedding 150 mm thick crushed	135	m2	19.84	1.36	$ 3,642.62
	2.5	Apron slab (m2)	17	m2	253.29	1.36	$ 5,856.06
	2.6	Wing wall (m2)	19	m2	805.00	1.36	$ 20,801.20
	2.7	End wall (m2)	17	m2	805.00	1.36	$ 18,695.13
On Structure	3.1	Structural Fill (m3)	130	m3	86.25	1.36	$ 15,249.00
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	24	m3	116.53	1.36	$ 3,803.54
Delivery	5.1	Council Fees	1	%	3.25	1	$ 7,089.41
	5.2	VicRoads Fees	1	%	1	1	$ 2,181.36
	5.3	Traffic Management	1	%	5	1	$ 10,906.79
	5.4	Environmental Management	1	%	0.5	1	$ 1,090.68
	5.5	Survey/Design	1	%	5	1	$ 10,906.79
	5.6	Supervision and Project Management	1	%	9	1	$ 19,632.21
	5.7	Site Establishment	1	%	2.5	1	$ 5,453.39
	5.8	Contingency	1	%	15	1	$ 32,720.36
		Excluding Delivery					$ 218,135.72
		Including Delivery					$ 308,116.70

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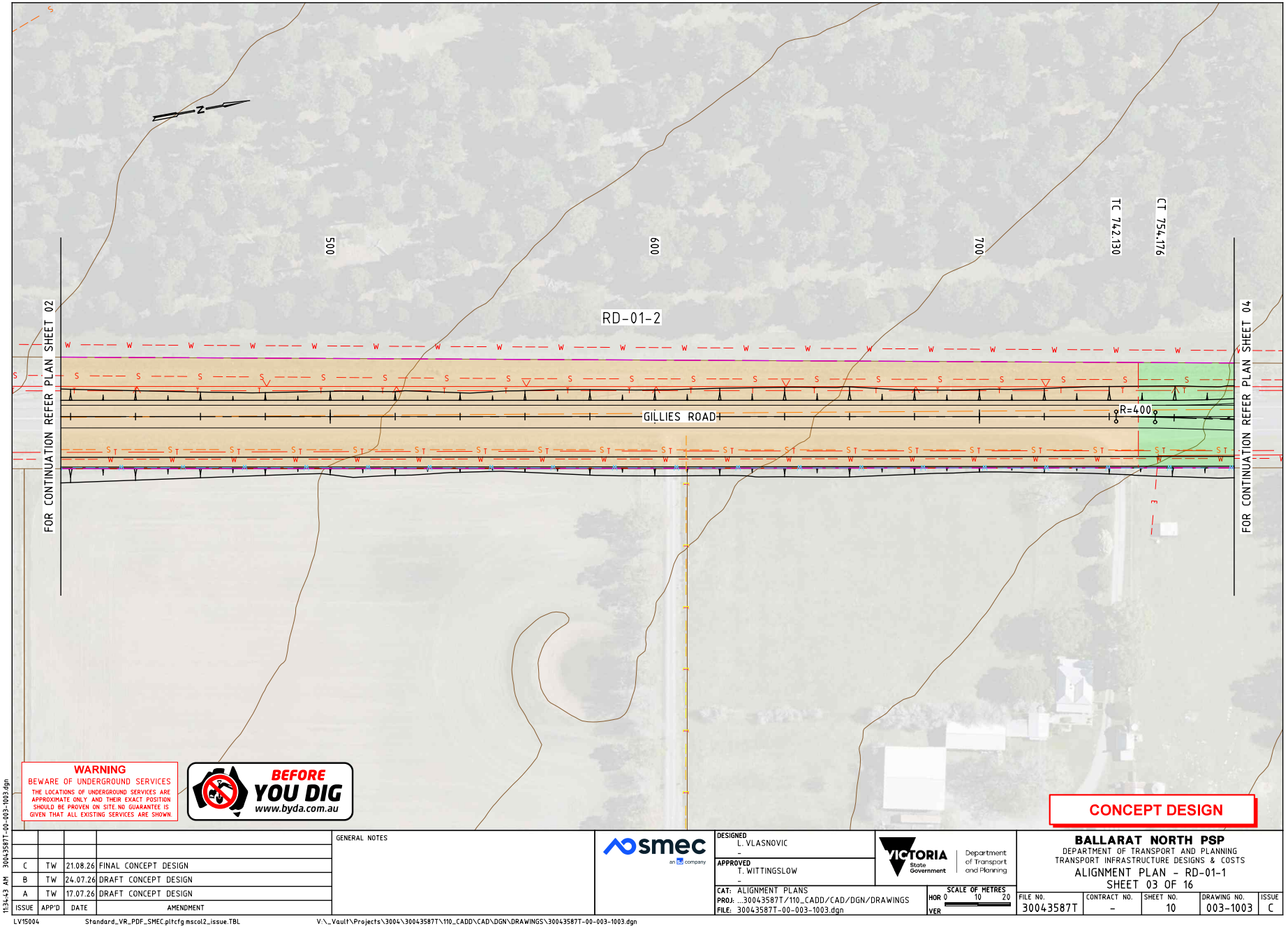
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R=400
FOR CONTINUATION REFER PLAN SHEET 02
FOR CONTINUATION REFER PLAN SHEET 04
WARNING
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GENERAL NOTES
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A TW 17.07.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
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DESIGNED L. VLASNOVIC
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RD-01-02 - Gillies Road (IN-01 to IN-02)
Road - Arterial (Modified Benchmark Item 2)

Rev 3 - 27/08/26

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	9517	m2	4.96	1.36	$ 64,200.84
	1.2	Earthworks	200	m3	40.52	1.36	$ 11,006.21
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.36	$ -
	2.2	Collector Arterial Pavement	0	m2	112.44	1.36	$ -
	2.3	Subgrade Preparation	0	m2	16.16	1.36	$ -
	2.4	Pavement Rehab / Resheeting	2329	m2	59.32	1.36	$ 187,931.82
Concrete Works	3.1	Kerb and Channel	666	m	60.9	1.36	$ 55,126.19
	3.2	Traffic Island	0	m2	84.07	1.36	$ -
	3.3	SUP/footpath/ Cycle Path	999	m2	91.94	1.36	$ 124,865.67
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	370	m	282.96	1.36	$ 142,385.47
	4.3	Drainage Pipe 450mm CR Bfilled	190	m	334.33	1.36	$ 86,390.87
	4.4	Drainage Pipe 900mm CR Bfilled	190	m	904.79	1.36	$ 233,798.94
	4.5	Drainage - Pits	17	No.	2806.1	1.36	$ 64,877.03
	4.6	Drainage - Subsoil Drainage	666	m	43.4	1.36	$ 39,285.33
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	45	No.	363.01	1.36	$ 22,216.21
	6.2	Landscaping	8519	m2	25.16	1.36	$ 291,493.62
	6.3	Topsoil Seeding	8519	m2	8.44	1.36	$ 97,782.44
Street Lighting	7.1	Street Lighting	7	m	225.67	1.36	$ 2,056.31
Miscellaneous	8.1	Linemarking	3328	m2 of pavement	4.09	1.36	$ 18,512.25
	8.2	Regulatory Signage	7	Item	380.39	1.36	$ 3,466.11
	8.3	Landscape Maintenance (road)	8519	m2	2.96	1.36	$ 34,293.37
	8.4	Tactile Pavers (Hazard only)	0	Item	319.78	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	0	m3	206	1.36	$ -
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	0	m3	116.53	1.36	$ -
	9.3	Redundant pavement demolition	853	m3	206	1.36	$ 239,046.24
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	0	m	900	1	$ -
	10.3	Relocate existing electricity (Underground)	0	m	900	1	$ -
	10.5	Relocate existing electricity poles (Included in item 10.4)	0	Item	25000	1	$ -
	10.6	Relocate existing watermains	0	m	350	1	$ -
	10.7	Relocate existing gas	0	m	350	1	$ -
	10.7	Relocate existing sewer	0	m	500	1	$ -
Delivery	10.1	Council Fees	1	%	3.25	1	$ 55,858.89
	10.2	VicRoads Fees	1	%	1	1	$ 17,187.35
	10.3	Traffic Management	1	%	5	1	$ 85,936.75
	10.4	Environmental Management	1	%	0.5	1	$ 8,593.67
	10.5	Survey/Design	1	%	5	1	$ 85,936.75
	10.6	Supervision and Project Management	1	%	9	1	$ 154,686.14
	10.7	Site Establishment	1	%	2.5	1	$ 42,968.37
	10.8	Contingency	1	%	15	1	$ 257,810.24
Total		Excluding Delivery					$ 1,718,734.94
		Including Delivery					$ 2,427,713.10

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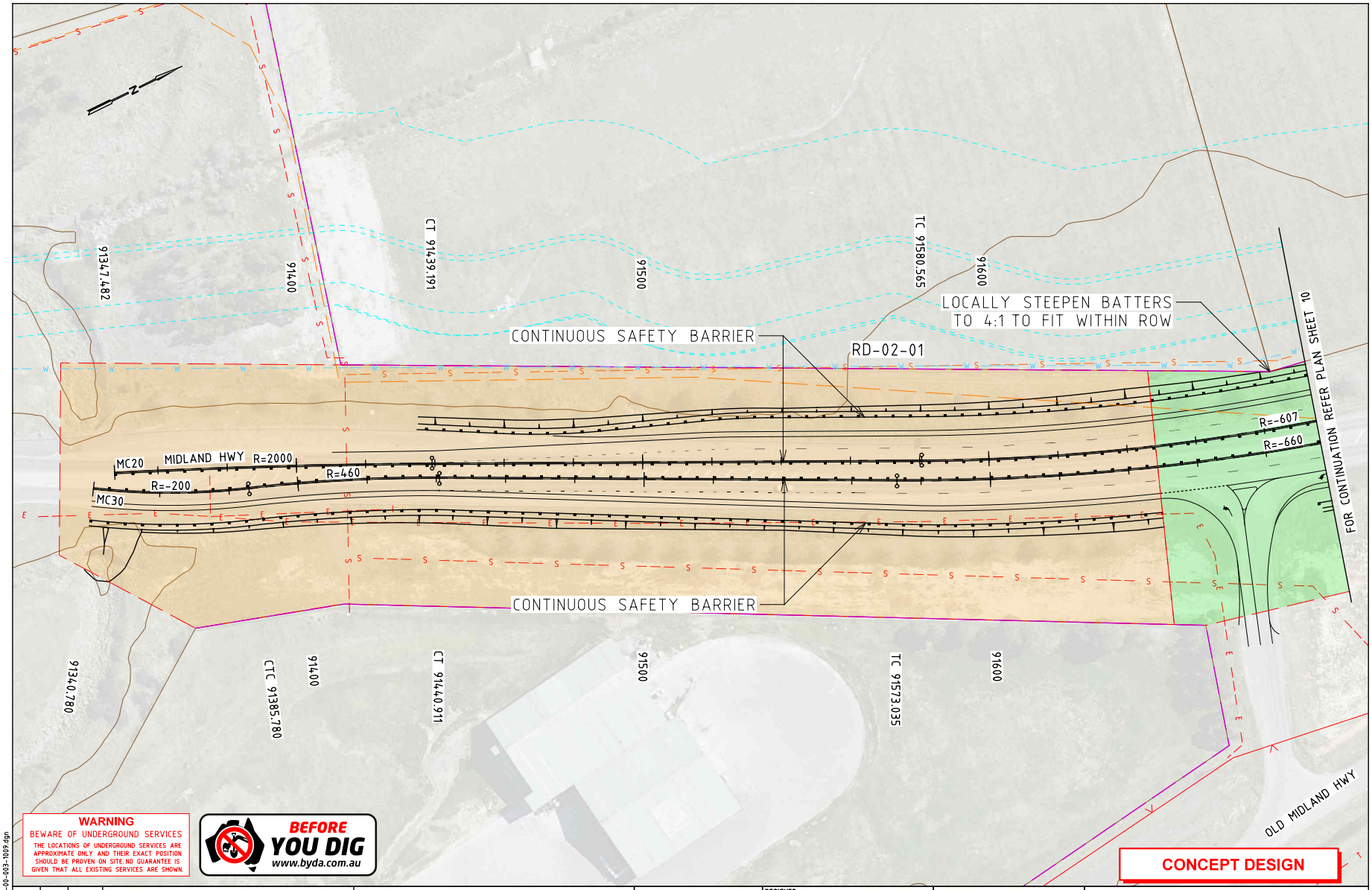

ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

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TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - RD-02-2
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RD-02 - Midland Hwy (Western Fwy to IN-04)
Road - Arterial (Modified Benchmark Item 1)

Rev 3 - 27/08/26

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	8104	m2	4.96	1.36	$ 54,667.58
	1.2	Earthworks	1700	m3	40.52	1.36	$ 93,668.81
Road Pavement	2.1	Primary Arterial Pavement	2315	m2	186.26	1.36	$ 586,467.52
	2.2	Collector Arterial Pavement	0	m2	112.44	1.36	$ -
	2.3	Subgrade Preparation	463	m2	16.16	1.36	$ 10,176.44
	2.4	Pavement Rehab / Resheeting	1178	m2	59.32	1.36	$ 95,039.03
Concrete Works	3.1	Kerb and Channel	1091	m	60.9	1.36	$ 90,366.41
	3.2	Traffic Island	222	m2	84.07	1.36	$ 25,382.41
	3.3	SUP/footpath/ Cycle Path	0	m2	91.94	1.36	$ -
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	360	m	282.96	1.36	$ 138,537.22
	4.3	Drainage Pipe 450mm CR Bfilled	180	m	334.33	1.36	$ 81,843.98
	4.4	Drainage Pipe 900mm CR Bfilled	180	m	904.79	1.36	$ 221,493.73
	4.5	Drainage - Pits	17	No.	2806.1	1.36	$ 64,877.03
	4.6	Drainage - Subsoil Drainage	1444	m	43.4	1.36	$ 85,260.03
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	65	No. m2	363.01	1.36	$ 31,851.40
	6.2	Landscaping	5567	m2	25.16	1.36	$ 190,489.38
	6.3	Topsoil Seeding	5567	m2	8.44	1.36	$ 63,900.25
Street Lighting	7.1	Street Lighting	7	m	225.67	1.36	$ 2,148.38
Miscellaneous	8.1	Linemarking	3493	m2 of pavement	4.09	1.36	$ 19,430.74
	8.2	Regulatory Signage	7	Item	380.39	1.36	$ 3,362.65
	8.3	Landscape Maintenance (road)	5567	m2	2.96	1.36	$ 22,409.77
	8.4	Tactile Pavers (Hazard only)	0	Item	319.78	1.36	$ -
	8.5	Guard Rails/ Balustrade	1131	m	224.54	1.36	$ 345,338.53
	8.6	Off structure barrier	0	Item	2,311.95	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	11	m3	206	1.36	$ 2,992.11
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	463	m3	116.53	1.36	$ 73,382.43
	9.3	Redundant pavement demolition	517	m3	206	1.36	$ 144,779.49
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	0	m	900	1	$ -
	10.3	Relocate existing electricity (Underground)	375	m	900	1	$ 337,500.00
	10.5	Relocate existing electricity poles (Included in item 10.4)	0	Item	25000	1	$ -
	10.6	Relocate existing watermains	0	m	350	1	$ -
	10.7	Relocate existing gas	0	m	350	1	$ -
	10.8	Relocate existing sewer	58	m	500	1	$ 29,000.00
Delivery	10.1	Council Fees	1	%	3.25	1	$ 91,466.87
	10.2	VicRoads Fees	1	%	1	1	$ 28,143.65
	10.3	Traffic Management	1	%	5	1	$ 140,718.27
	10.4	Environmental Management	1	%	0.5	1	$ 14,071.83
	10.5	Survey/Design	1	%	5	1	$ 140,718.27
	10.6	Supervision and Project Management	1	%	9	1	$ 253,292.88
	10.7	Site Establishment	1	%	2.5	1	$ 70,359.13
	10.8	Contingency	1	%	15	1	$ 422,154.80
		Excluding Delivery					$ 2,814,365.33
		Including Delivery					$ 3,975,291.03

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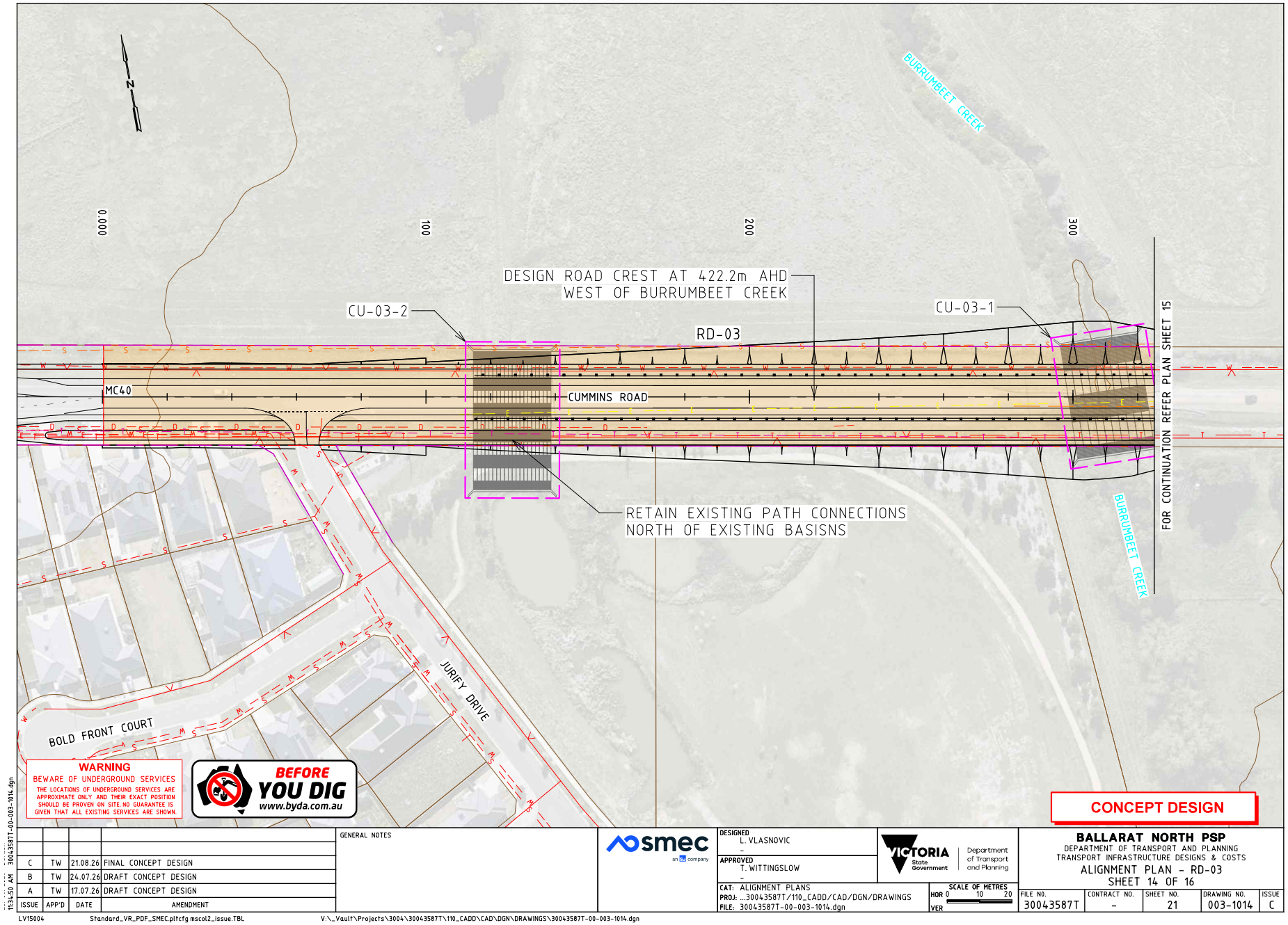
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200
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BURRUMBEET CREEK
DESIGN ROAD CREST AT 422.2m AHD
WEST OF BURRUMBEET CREEK
CU-03-2
CU-03-1
RD-03
MC40
CUMMINS ROAD
RETAIN EXISTING PATH CONNECTIONS
NORTH OF EXISTING BASISNS
FOR CONTINUATION REFER PLAN SHEET 15
BURRUMBEET CREEK
JURIFY DRIVE
BOLD FRONT COURT
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN
BEFORE YOU DIG
www.byda.com.au
CONCEPT DESIGN
GENERAL NOTES
C TW 21.08.26 FINAL CONCEPT DESIGN
B TW 24.07.26 DRAFT CONCEPT DESIGN
A TW 17.07.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
DESIGNED L. VLASNOVIC
APPROVED T. WITTINGSLOW
VICTORIA State Government
Department of Transport and Planning
CAT: ALIGNMENT PLANS
PROJ: ...30043587T/110_CADD/CAD/DGN/DRAWINGS
FILE: 30043587T-00-003-1014.dgn
SCALE OF METRES
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VER
BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - RD-03
SHEET 14 OF 16
FILE NO. 30043587T
CONTRACT NO. -
SHEET NO. 21
DRAWING NO. 003-1014
ISSUE C
11:34:50 AM 30043587T-00-003-1014.dgn
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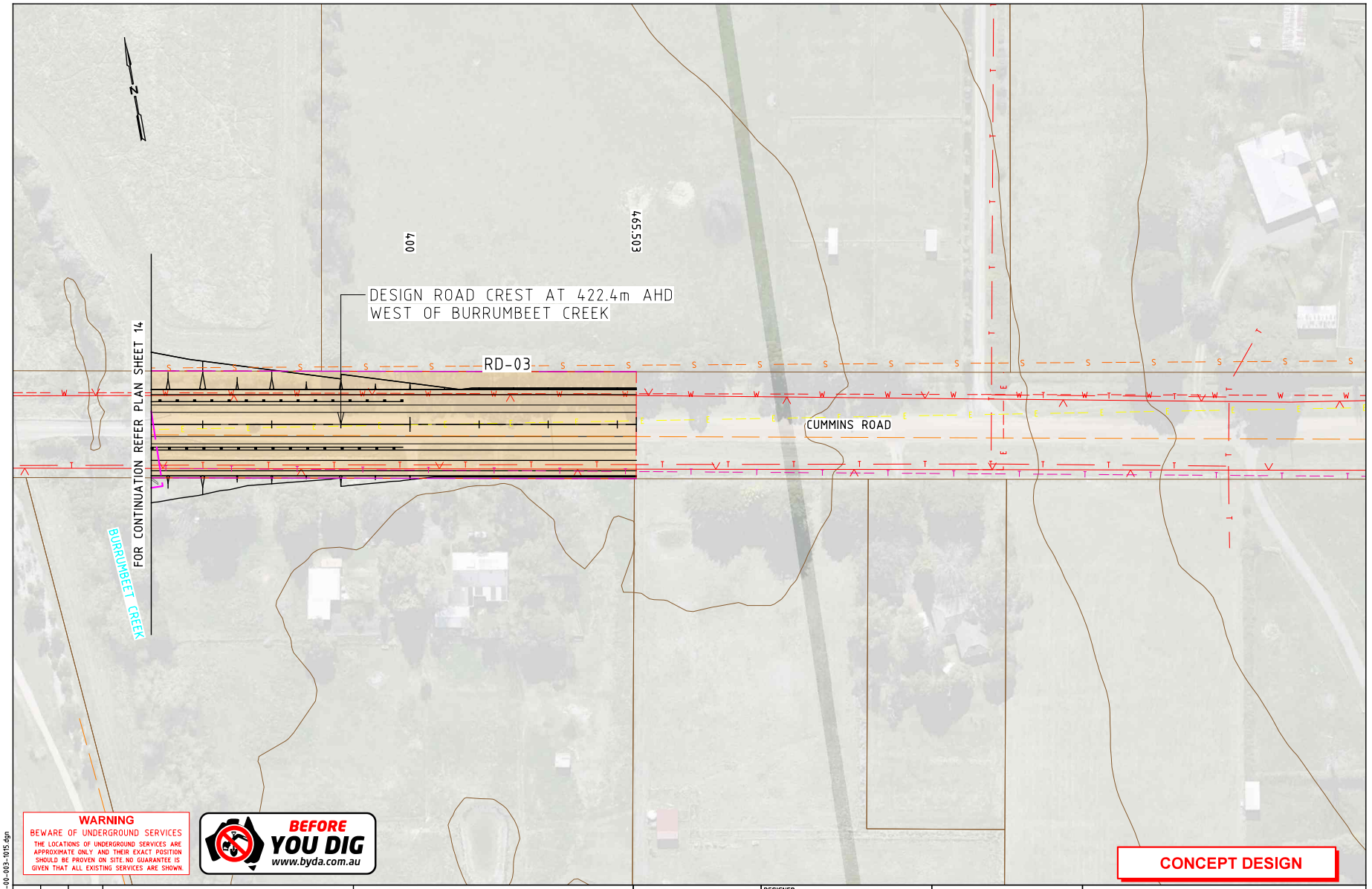

ISSUE	APP'D	DATE	AMENDMENT
C	TW	21.08.26	FINAL CONCEPT DESIGN
B	TW	24.07.26	DRAFT CONCEPT DESIGN
A	TW	17.07.26	DRAFT CONCEPT DESIGN

GENERAL NOTES

smec an ALS company

DESIGNED L. VLASNOVIC –
APPROVED T. WITTINGSLOW –
CAT: ALIGNMENT PLANS
PROJ: ...30043587T/110_CADD/CAD/DGN/DRAWINGS
FILE: 30043587T-00-003-1015.dgn

VICTORIA State Government | Department of Transport and Planning

SCALE OF METRES HOR 0 10 20 VER

BALLARAT NORTH PSP
DEPARTMENT OF TRANSPORT AND PLANNING
TRANSPORT INFRASTRUCTURE DESIGNS & COSTS
ALIGNMENT PLAN - RD-03
SHEET 15 OF 16

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043587T	–	22	003-1015	C

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RD-03 - Cummins Road (Western Approach to BR-01)
Road - Connector (Modified Benchmark Item 3)

Rev 3 - 27/08/26

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	12561	m2	4.96	1.36	$ 84,728.44
	1.2	Earthworks	2267	m3	40.52	1.36	$ 124,928.01
Road Pavement	2.1	Primary Arterial Pavement	0	m2	186.26	1.36	$ -
	2.2	Collector Arterial Pavement	3211	m2	112.44	1.36	$ 491,066.72
	2.3	Subgrade Preparation	642	m2	16.16	1.36	$ 14,115.33
	2.4	Pavement Rehab / Resheeting	2806	m2	59.32	1.36	$ 226,414.01
Concrete Works	3.1	Kerb and Channel	934	m	60.9	1.36	$ 77,368.49
	3.2	Traffic Island	0	m2	84.07	1.36	$ -
	3.3	SUP/footpath/ Cycle Path	2745	m2	91.94	1.36	$ 343,202.15
	3.4	Cycle Path	0	m2	91.94	1.36	$ -
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	520	m	282.96	1.36	$ 200,109.31
	4.3	Drainage Pipe 450mm CR Bfilled	260	m	334.33	1.36	$ 118,219.09
	4.4	Drainage Pipe 900mm CR Bfilled	260	m	904.79	1.36	$ 319,935.39
	4.5	Drainage - Pits	24	No.	2806.1	1.36	$ 91,591.10
	4.6	Drainage - Subsoil Drainage	1446	m	43.4	1.36	$ 85,335.05
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	112	No.	363.01	1.36	$ 55,096.21
	6.2	Landscaping	6604	m2	25.16	1.36	$ 225,989.33
	6.3	Topsoil Seeding	6604	m2	8.44	1.36	$ 75,808.82
Street Lighting	7.1	Street Lighting	10	m	225.67	1.36	$ 3,069.11
Miscellaneous	8.1	Linemarking	8763	m2 of pavement	4.09	1.36	$ 48,740.87
	8.2	Regulatory Signage	9	Item	380.39	1.36	$ 4,811.17
	8.3	Landscape Maintenance (road)	6604	m2	2.96	1.36	$ 26,586.98
	8.4	Tactile Pavers (Hazard only)	0	Item	319.78	1.36	$ -
	8.5	Guard Rails/ Balustrade	450	m	224.54	1.36	$ 137,275.08
	8.6	Off structure barrier	0	Item	2,311.95	1.36	$ -
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	47.682	m3	206	1.36	$ 13,358.59
	9.2	Rock excavation and removal / sodic soil treatment (capping layer)	642	m3	116.53	1.36	$ 101,785.85
	9.3	Redundant pavement demolition	659	m3	206	1.36	$ 184,670.43
Utility Relocations	10.1	Relocate Existing Drainage	0	m	500	1	$ -
	10.2	Relocate Existing Telecomm	120	m	900	1	$ 108,000.00
	10.3	Relocate existing electricity (Underground)	0	m	900	1	$ -
	10.5	Relocate existing electricity poles (Included in item 10.4)	1	Item	25000	1	$ 25,000.00
	10.6	Relocate existing watermains	95	m	350	1	$ 33,250.00
	10.7	Relocate existing gas	27	m	350	1	$ 9,450.00
	10.8	Relocate existing sewer	0	m	500	1	$ -
Delivery	10.1	Council Fees	1	%	3.25	1	$ 104,971.93
	10.2	VicRoads Fees	1	%	1	1	$ 32,299.06
	10.3	Traffic Management	1	%	5	1	$ 161,495.28
	10.4	Environmental Management	1	%	0.5	1	$ 16,149.53
	10.5	Survey/Design	1	%	5	1	$ 161,495.28
	10.6	Supervision and Project Management	1	%	9	1	$ 290,691.50
	10.7	Site Establishment	1	%	2.5	1	$ 80,747.64
	10.8	Contingency	1	%	15	1	$ 484,485.83
		Excluding Delivery					$ 3,229,905.55
		Including Delivery					$ 4,562,241.58

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CU-03-1 - Cummins Road (Eastern Culvert)
Culvert Option 1 (Modified Benchmark Item 29)

Rev 5 - 10/09/26

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	1304	m2	4.23	1.36	$ 7,501.65
	1.2	Diversion works	1	Item	23000.00	1.36	$ 31,280.00
	1.3	Waterway re-shaping	1	Item	4600.00	1.36	$ 6,256.00
	1.4	Stripping of topsoil	2608	m2	4.49	1.36	$ 15,925.49
	1.5	Excavation	5375	m3	42.55	1.36	$ 311,040.50
	1.6	Formation of batters	250	m3	17.25	1.36	$ 5,865.00
Drainage Structure	2.1	Box culvert units 2100 x 2400 (No.)	150	No.	4309.05	1.36	$ 879,046.20
	2.2	Link slab 2100 x 2400 (No.)	0	No.	1682.45	1.36	$ -
	2.3	Foundation slab 2100 x 2400 (200mm)	1150	m2	243.80	1.36	$ 381,303.20
	2.4	Granular Bedding 150 mm thick crushed	1304	m2	19.84	1.36	$ 35,185.05
	2.5	Apron slab (m2)	154	m2	253.29	1.36	$ 53,049.06
	2.6	Wing wall (m2)	25	m2	805.00	1.36	$ 27,876.52
	2.7	End wall (m2)	91	m2	805.00	1.36	$ 99,188.88
On Structure	3.1	Structural Fill (m3)	1388	m3	86.25	1.36	$ 162,812.40
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2645.00	1.36	$ 3,597.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	292	m3	116.53	1.36	$ 46,276.39
Delivery	5.1	Council Fees	1	%	3.25	1	$ 67,151.62
	5.2	VicRoads Fees	1	%	1.00	1	$ 20,662.04
	5.3	Traffic Management	1	%	5.00	1	$ 103,310.18
	5.4	Environmental Management	1	%	0.50	1	$ 10,331.02
	5.5	Survey/Design	1	%	5.00	1	$ 103,310.18
	5.6	Supervision and Project Management	1	%	9.00	1	$ 185,958.32
	5.7	Site Establishment	1	%	2.50	1	$ 51,655.09
	5.8	Contingency	1	%	15.00	1	$ 309,930.53
		Excluding Delivery					$ 2,066,203.54
		Including Delivery					$ 2,918,512.50

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CU-03-2 - Cummins Road (Western Culvert)
Culvert Option 1 (Modified Benchmark Item 26)

Rev 2 - 27/08/26

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark Cost Index	Amount ($) (With Benchmark Cost Index)
Siteworks and Earthworks	1.1	Site Preparation	1689	m2	4.23	1.36	$ 9,716.48
	1.2	Diversion works	1	Item	13225.00	1.36	$ 17,986.00
	1.3	Waterway re-shaping	1	Item	3450.00	1.36	$ 4,692.00
	1.4	Stripping of topsoil	3378	m2	4.49	1.36	$ 20,627.42
	1.5	Excavation	11086	m3	42.55	1.36	$ 641,524.65
	1.6	Formation of batters	195	m3	17.25	1.36	$ 4,574.70
Drainage Structure	2.1	Box culvert units 900 x 1200 (No.)	340	No.	1928.38	1.36	$ 891,683.37
	2.2	Link slab 900 x 1200 (No.)	0	No.	1682.45	1.36	$ -
	2.3	Foundation slab 900 x 1200 (200mm)	1511	m2	243.80	1.36	$ 500,999.25
	2.4	Granular Bedding 150 mm thick crushed	1689	m2	19.84	1.36	$ 45,573.27
	2.5	Apron slab (m2)	178	m2	253.29	1.36	$ 61,316.44
	2.6	Wing wall (m2)	16	m2	805.00	1.36	$ 17,739.60
	2.7	End wall (m2)	100	m2	805.00	1.36	$ 109,042.08
On Structure	3.1	Structural Fill (m3)	4251	m3	86.25	1.36	$ 498,642.30
	3.2	Vehicle Barrier	0	lm	284.63	1.36	$ -
	3.3	Signs (Item)	1	Item	2070.00	1.36	$ 2,815.20
Other	4.1	Rock excavation and removal / sodic soil treatment (capping layer)	374	m3	116.53	1.36	$ 59,271.82
Delivery	5.1	Council Fees	1	%	3.25	1	$ 93,801.65
	5.2	VicRoads Fees	1	%	1.00	1	$ 28,862.05
	5.3	Traffic Management	1	%	5.00	1	$ 144,310.23
	5.4	Environmental Management	1	%	0.50	1	$ 14,431.02
	5.5	Survey/Design	1	%	5.00	1	$ 144,310.23
	5.6	Supervision and Project Management	1	%	9.00	1	$ 259,758.41
	5.7	Site Establishment	1	%	2.50	1	$ 72,155.11
	5.8	Contingency	1	%	15.00	1	$ 432,930.69
		Excluding Delivery					$ 2,886,204.59
		Including Delivery					$ 4,076,763.98

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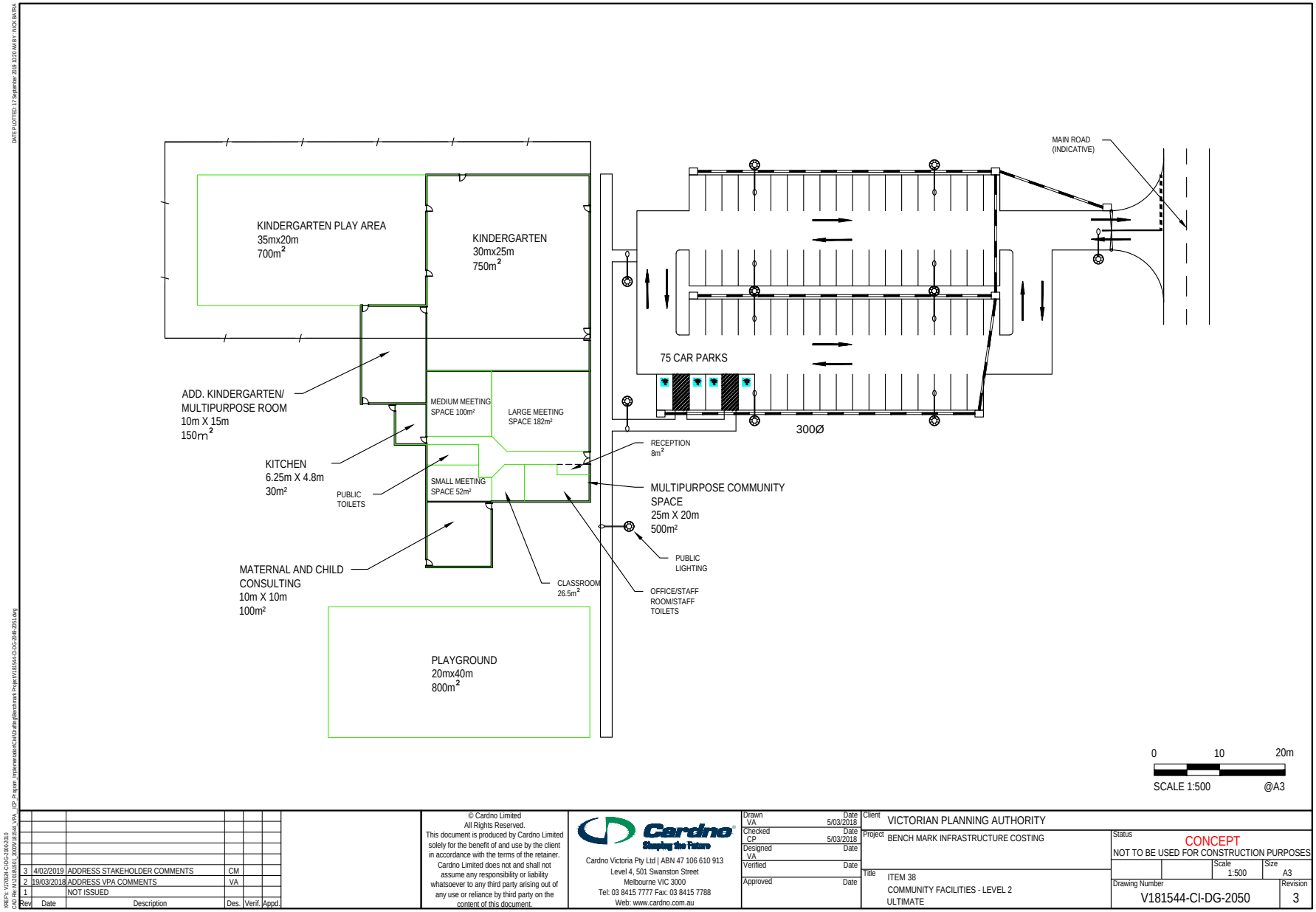
Appendix B2
Community and recreation projects

Community infrastructure projects utilise high benchmarks (P90) based on Benchmark Infrastructure and Costs Guide (VPA, 2019) – see here: **https://vpa.vic.gov.au/work_program/infrastructure-contributions-plans/benchmark-costings/**

For the DCP, the following items are excluded in the costs for community projects:

- GST
- Furniture, fittings, and IT
- Irrigation for turf playing fields.

Typical designs for community facilities from the VPA Benchmark Infrastructure Costs and designs of City of Ballarat's sports reserves are shown below.



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

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Level 4, 501 Swanston Street
Melbourne VIC 3000
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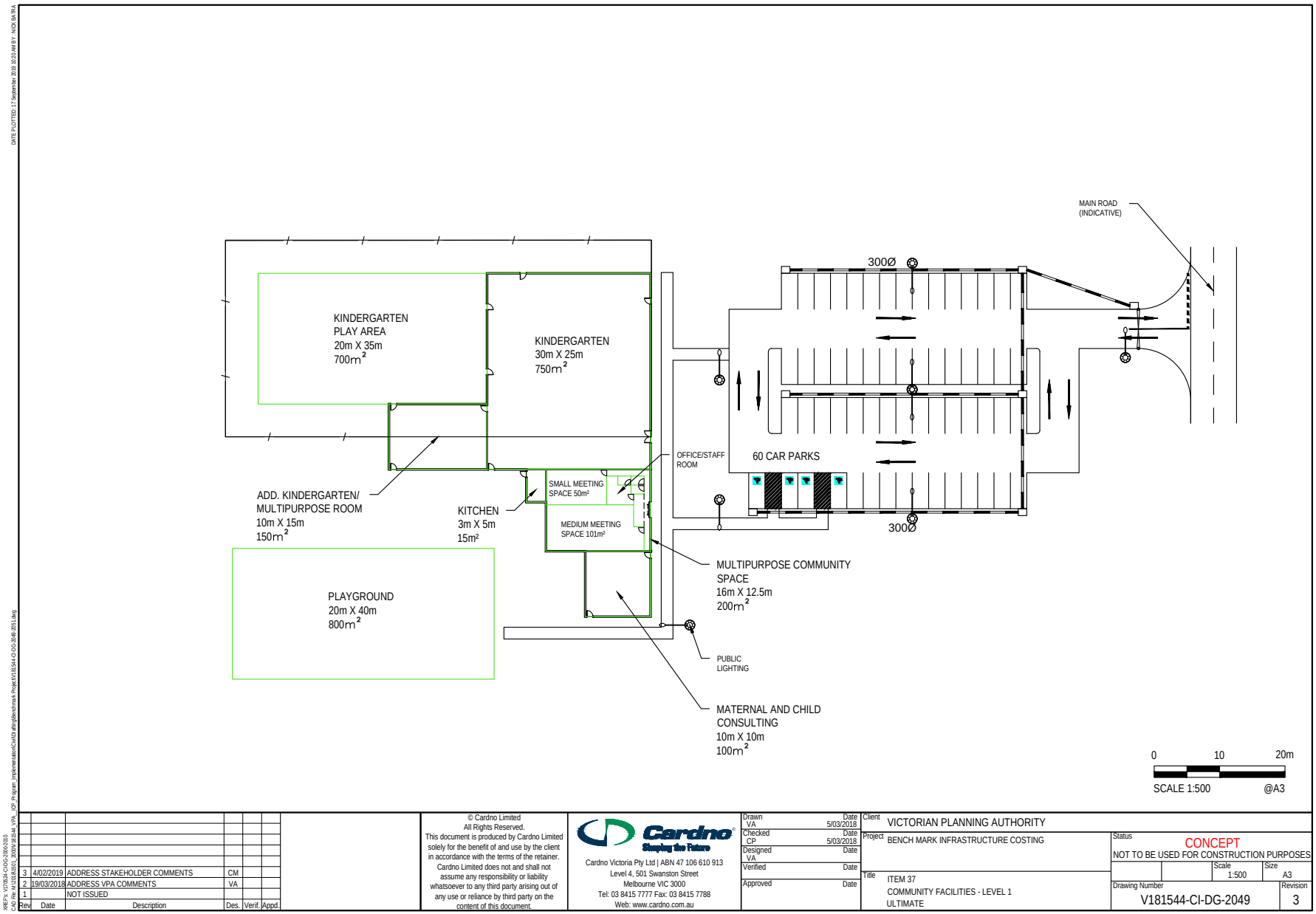
Web: www.cardno.com.au

Drawn	VA	Date 5/03/2018
Checked	CP	Date 5/03/2018
Designed	VA	Date
Verified		Date
Approved		Date

Client: VICTORIAN PLANNING AUTHORITY
Project: BENCH MARK INFRASTRUCTURE COSTING
Title: ITEM 38
COMMUNITY FACILITIES - LEVEL 2
ULTIMATE
Status: CONCEPT
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Scale: 1:500
Size: A3
Drawing Number: V181544-CI-DG-2050
Revision: 3



Rev	Date	Description	Des.	Verif.	Appd.
3	4/02/2019	ADDRESS STAKEHOLDER COMMENTS	CM		
2	19/03/2018	ADDRESS VPA COMMENTS	VA		
1		NOT ISSUED			

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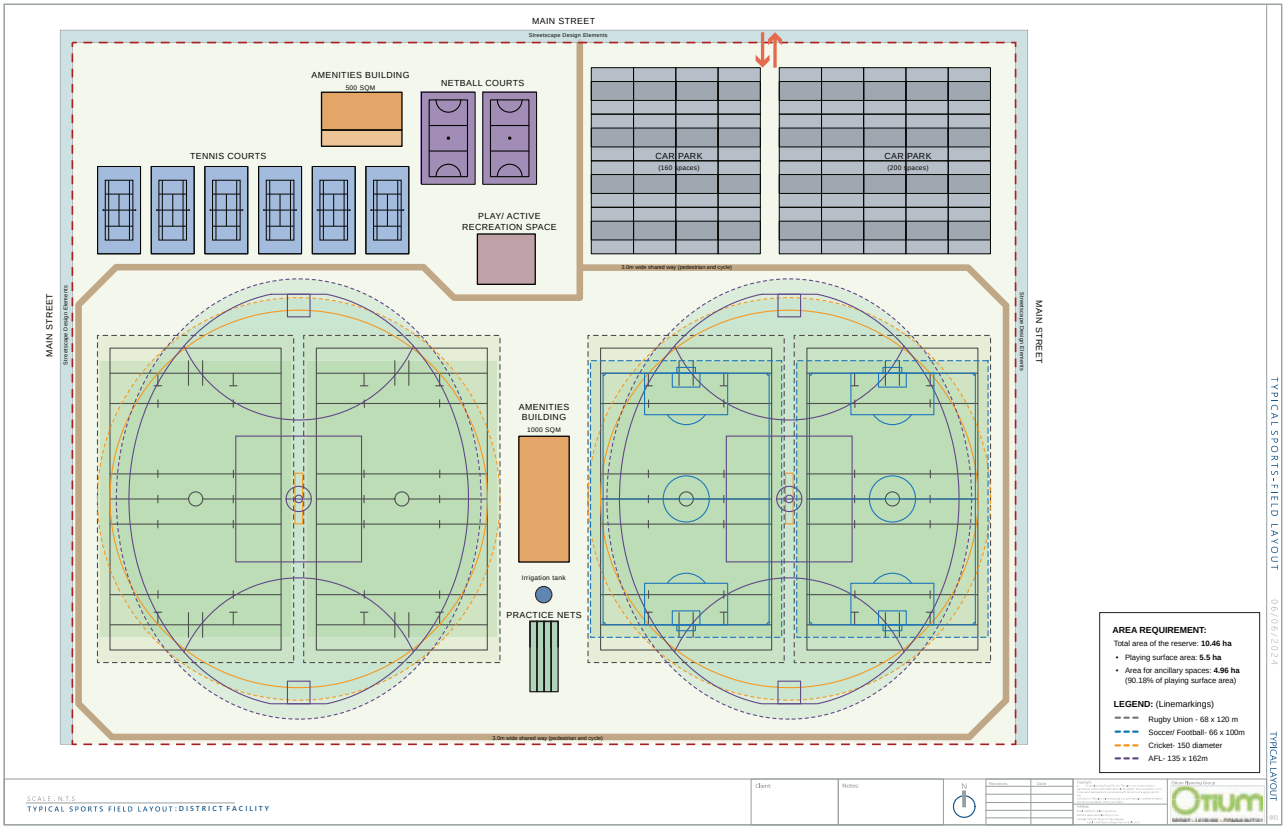
Web: www.cardno.com.au

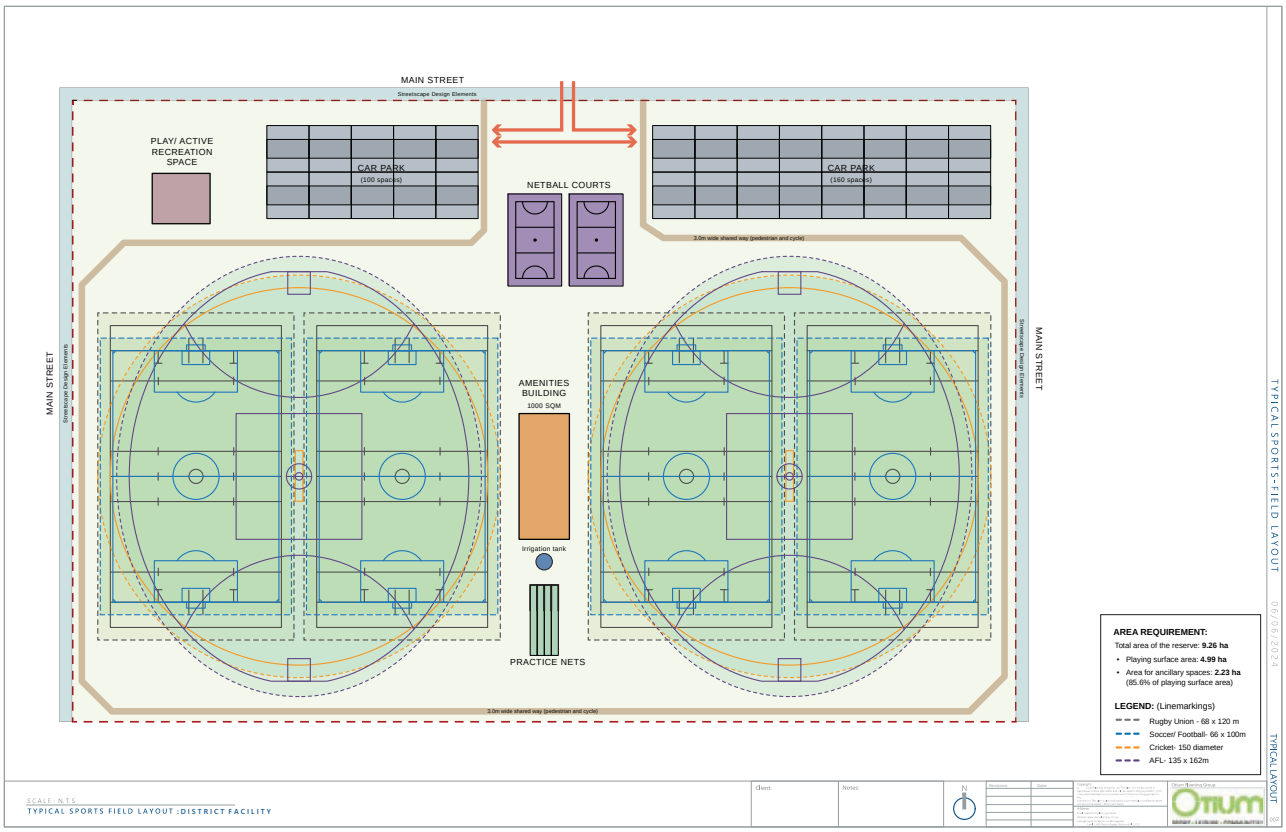
Drawn	VA	Date 5/03/2018
Checked	CP	Date 5/03/2018
Designed	VA	Date
Verified		Date
Approved		Date

Client: VICTORIAN PLANNING AUTHORITY
Project: BENCH MARK INFRASTRUCTURE COSTING
Title: ITEM 37
COMMUNITY FACILITIES - LEVEL 1
ULTIMATE
Status: CONCEPT
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Scale: 1:500
Size: A3
Drawing Number: V181544-CI-DG-2049
Revision: 3

District Typical Layout A



District Typical Layout B



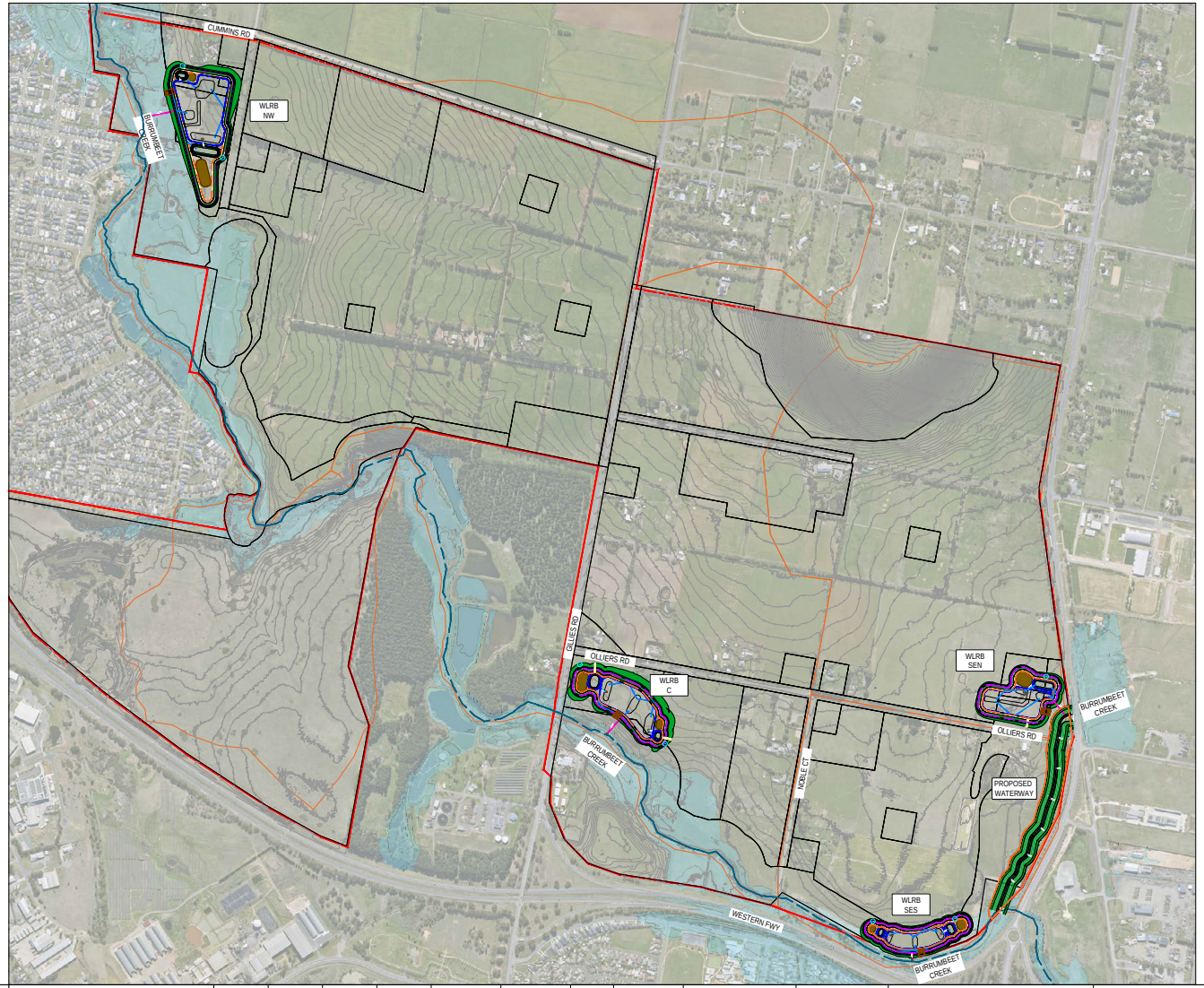
Source: Recreation Infrastructure Plan 2024-2039.pdf.
https://mysay.ballarat.vic.gov.au/draft-recreation-infrastructure-plan-2024-2039)

Appendix B3
Drainage projects

Appendix B3.1 Drainage functional designs and costs summary per project

Drainage infrastructure costs have been refined through functional design and costings prepared by SMEC. For further details, see: "Ballarat North PSP – Stormwater Drainage – Functional Design (SMEC, September 2026).

Ballarat North PSP Functional Design



REGISTERED PROFESSIONAL ENGINEER APPROVAL:

DRAWING INDEX

REV	DRAWING NO.	DRAWING TITLE
B	9251E-001-101	Cover Plan & General Notes
B	9251E-001-111	WLRB NW Layout Plan
B	9251E-001-112	WLRB C Layout Plan
B	9251E-001-113	WLRB SES Layout Plan
B	9251E-001-114	WLRB SEN Layout Plan
B	9251E-001-115	Waterway Layout Plan
B	9251E-001-201	WLRB NW, C & SES Long Sections
B	9251E-001-202	WLRB SEN & Waterway Long Sections
B	9251E-001-251	Cross Sections: WLRB NW
B	9251E-001-252	Cross Sections: WLRB C
B	9251E-001-253	Cross Sections: WLRB SES
B	9251E-001-254	Cross Sections: WLRB SEN
B	9251E-001-255	Cross Sections: Waterway

LEGEND
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY

- STORMWATER DRAIN & PIT
- RB DRAINAGE OUTLET
- GROSS POLLUTANT TRAP (GPT)
- NWL
- TEDD
- Q100 SSP 2-4.5
- MAINTENANCE TRACK
- DRYING OUT AREA
- ROCK BEACHING
- WATERWAY CENTRELINE
- DEVELOPED 1% AEP FLOOD EXTENT SSP 5-8.5 (LSIO)
- MAJOR CATCHMENT BOUNDARY
- PSP BOUNDARY
- 60-75m CONSTRUCTED WATERWAY CORRIDOR

NOTES:
1. THE FUNCTIONAL DESIGN HAS BEEN PREPARED FOR THE PURPOSES OF THE PSP LAND USE PLANNING AND DCP COSTING PURPOSES. THE DESIGN HAS BEEN DEVELOPED WITH A NUMBER OF ASSUMPTIONS. REFER TO THE BALLARAT NORTH STORMWATER FUNCTIONAL DESIGN REPORT (SMEC, 2026)
2. THE ADOPTED NORMAL WATER LEVEL (NWL) ARE SUBJECT TO CHANGE AS THE DEVELOPMENT PROGRESS IN THE FUTURE. FOR THE PURPOSES OF THIS DRAWING, THE SEDIMENT POND ARE SHOWN TO BE THE SAME IN THE FUNCTIONAL DESIGN DRAWINGS. THE ACTUAL DESIGN LEVELS MAY VARY BETWEEN SEDIMENT POND AND WETLAND MACROPHYTE ZONE AS SHOWN IN THE FUNCTIONAL DESIGN REPORT.

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	22.07.26	ISSUED FOR INFORMATION ONLY	D.SCHMID	D.SCHMID	K.VELASCO	K.VELASCO
B	28.08.26	ISSUED FOR INFORMATION ONLY	D.SCHMID	D.SCHMID	K.VELASCO	K.VELASCO

PERMIT REF. NO. | PLAN OF SUB. NO. | RP ENG: K. Velasco | RP ENG NO.: PE0006835 | DATE: 22.07.26

INFORMATION ONLY

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smec an ARCADIS company
East 5, Federal Mills - 33 Mackey Street
North Geelong, VIC 3215
Ph 03 5228 3100
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VICTORIA State Government | Department of Transport and Planning

Ballarat North PSP - Functional Design
Department of Transport & Planning (Formerly VPA)
Road and Drainage
Cover Plan & General Notes

MELWAYS REF	PROJECT / DRAWING No.	SHEET No.	REVISION
	9251E-001-101	01 of 13	B

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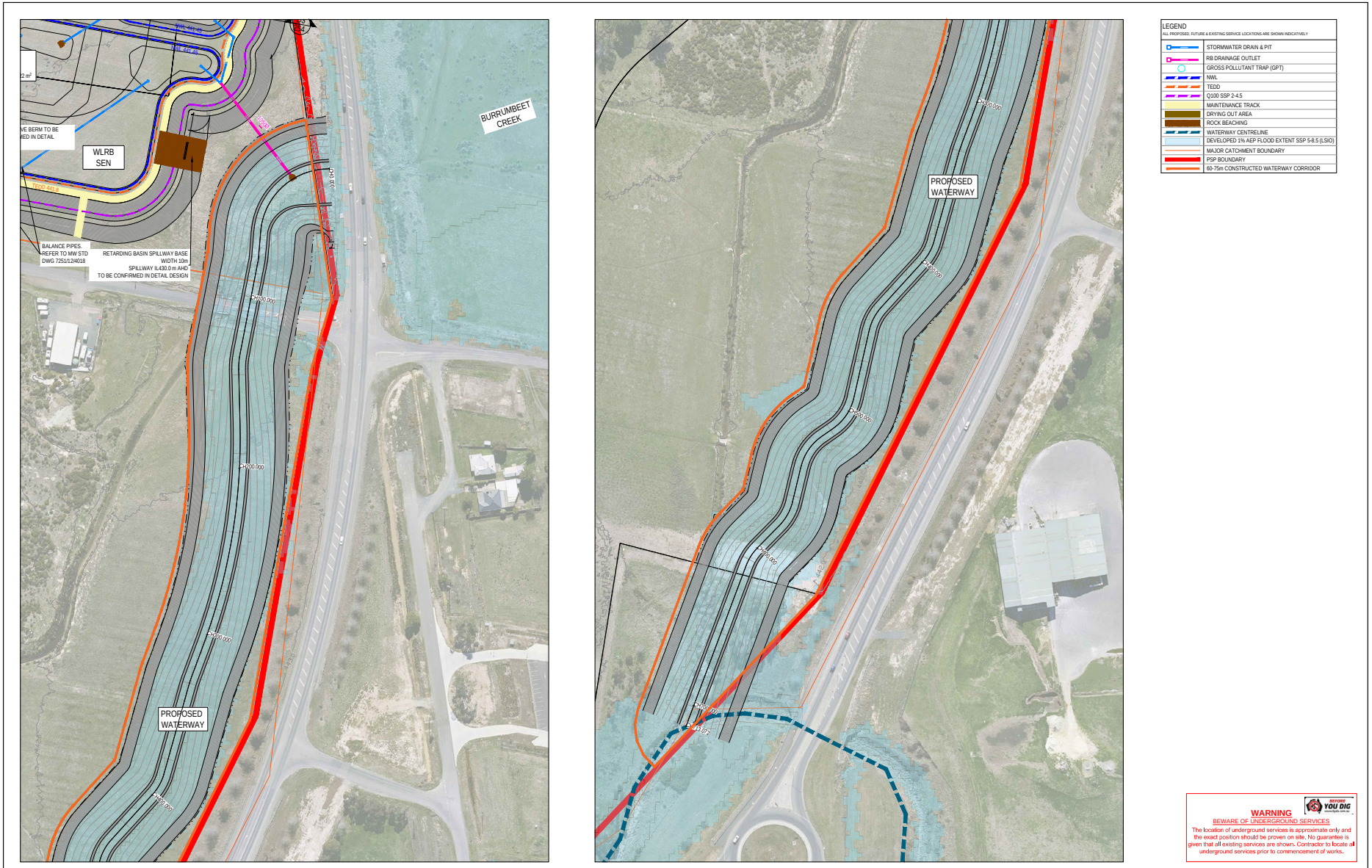
SUMMARY

11/09/2026

Item	Description	Amount $
1.1	DRAINAGE WORKS COST ESTIMATE	$ 6,828,556.81
1.2	CONSTRUCTED WATERWAY WORKS COST ESTIMATE	$ 2,464,044.48
1.3	WETLAND NWN COST ESTIMATE	$ 12,537,314.33
1.4	WETLAND CS COST ESTIMATE	$ 16,391,888.25
1.5	WETLAND SEN COST ESTIMATE	$ 5,158,656.81
1.6	WETLAND SES COST ESTIMATE	$ 6,056,789.72
	TOTAL ESTIMATED COST	**$ 49,437,250.39**

NOTES

1	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.
2	Does not include land acquisition or land filling
3	Exclude investigations fee
4	Does not include costs associated with uncertainties such as contaminated soil disposal or clay liner imporation (with the exception of Wetland C including 5% soil contamination contingency)
5	RB/WL costs are highly variable cost items and dependent on soil conditions of the site. Without further information appropriate contingency should be applied.
6	Pipe Cost estimates above are based on the Melbourne Water Drainage Works Reimbursement Rates for the West Region, 2024-2025. A CPI of 2.8% was appled to the rates as an estimation of the rates in 2026.



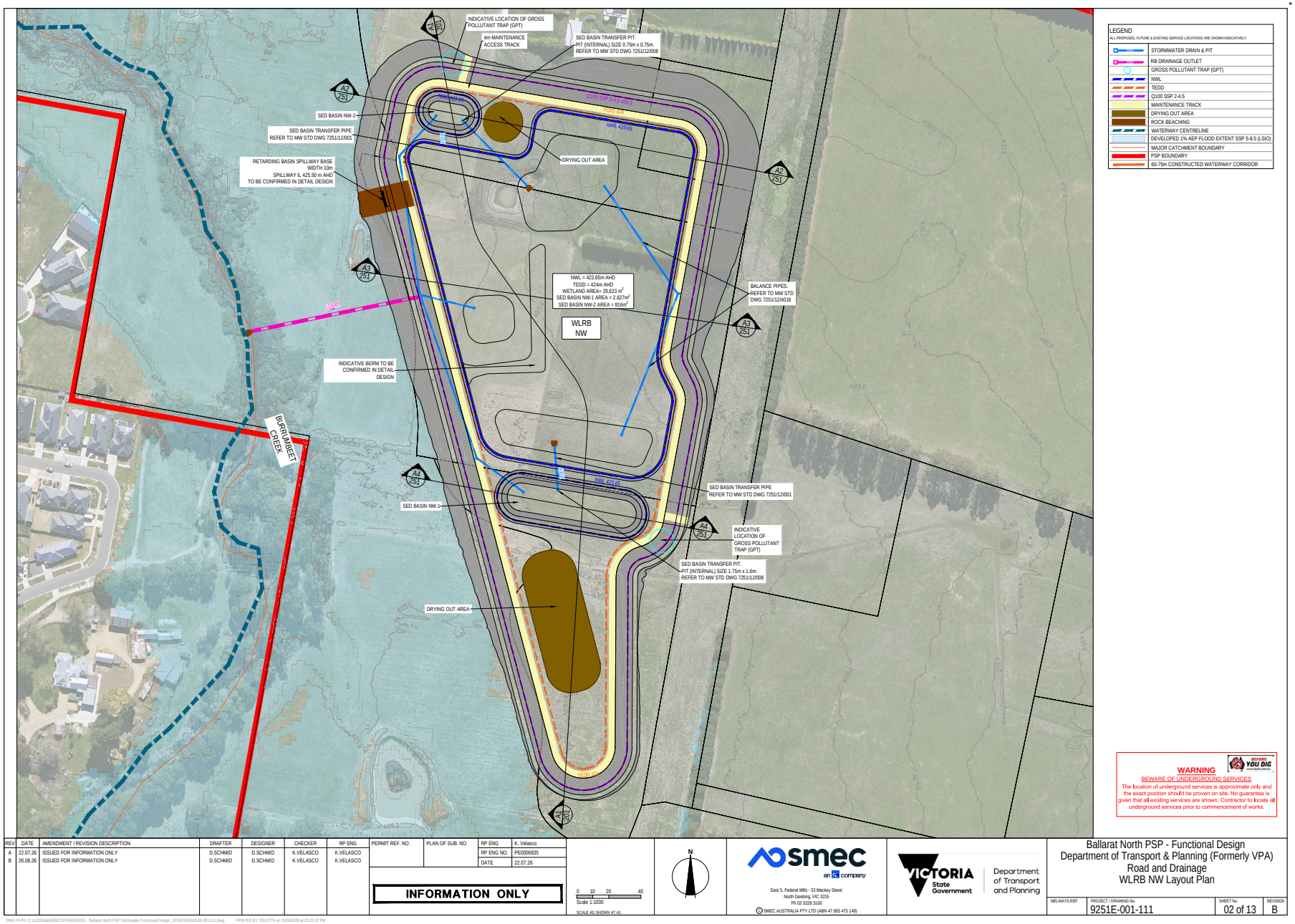
REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	22.07.26	ISSUED FOR INFORMATION ONLY	D.SCHMID	D.SCHMID	K.VELASCO	K.VELASCO
B	26.08.26	ISSUED FOR INFORMATION ONLY	D.SCHMID	D.SCHMID	K.VELASCO	K.VELASCO

PERMIT REF. NO.	PLAN OF SUB. NO.	RP ENG	K. Velasco
		RP ENG NO.	PE0006835
		DATE	22.07.26

CONSTRUCTED WATERWAY WORKS COST ESTIMATE **25/08/2026**

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	$ 20,000.00	$ 20,000.00	
1.3	Waterway connection	1	Item	5000	$ 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	Pools and Riffle	1535	m2	$ 250.00	$ 383,750.00	
2.2	EARTHWORKS					
2.2.1	WATERWAY DIVERSION CW1					
	Stripping of topsoil & stockpiling	7069.4	m3	$ 7.50	$ 53,020.50	Assumed 200mm topsoil
	Spread topsoil	7069.4	m3	$ 12.50	$ 88,367.50	Assumed 200mm topsoil
	Cut	25930.6	m3	$ 40.00	$ 1,037,224.00	Assumed cut to onsite stockpile
	Fill	2907	m3	$ 10.00	$ 29,070.00	Spread and compact, no import
	SUB-TOTAL WORKS				$ 1,626,432.00	
3	**DELIVERY**					
3.1	Council Fees	3.25	%		$ 52,859.04	
3.2	Authority Fees	1	%		$ 16,264.32	
3.3	Traffic Management	5	%		$ 81,321.60	
3.4	Environmental Management	0.5	%		$ 8,132.16	
3.5	Survey & Design	5	%		$ 81,321.60	
3.6	Supervision & Project Management	9	%		$ 146,378.88	
3.7	Site Establishment	2.5	%		$ 40,660.80	
3.8	Contingency	20	%		$ 410,674.08	
	SUB-TOTAL DELIVERY				$ 837,612.48	
4	**TOTAL ESTIMATED COST**				$ 2,464,044.48	

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.


INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
4m MAINTENANCE ACCESS TRACK
SED BASIN TRANSFER PIT. PIT (INTERNAL) SIZE 0.75m x 0.75m. REFER TO MW STD DWG 7251/12/008
SED BASIN NW-2
SED BASIN TRANSFER PIPE REFER TO MW STD DWG 7251/12/001
RETARDING BASIN SPILLWAY BASE WIDTH 10m
SPILLWAY IL 425.50 m AHD TO BE CONFIRMED IN DETAIL DESIGN
DRYING OUT AREA
NWL = 423.65m AHD
TEDD = 424m AHD
WETLAND AREA= 29,623 m²
SED BASIN NW-1 AREA = 2,827m²
SED BASIN NW-2 AREA = 816m²
WLRB NW
BALANCE PIPES. REFER TO MW STD DWG 7251/12/4018
INDICATIVE BERM TO BE CONFIRMED IN DETAIL DESIGN
BURNUMBEET CREEK
SED BASIN TRANSFER PIPE REFER TO MW STD DWG 7251/12/001
SED BASIN NW-1
INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
SED BASIN TRANSFER PIT. PIT (INTERNAL) SIZE 1.75m x 1.6m. REFER TO MW STD DWG 7251/12/008
DRYING OUT AREA
LEGEND
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY
STORMWATER DRAIN & PIT
RB DRAINAGE OUTLET
GROSS POLLUTANT TRAP (GPT)
NWL
TEDD
Q100 SSP 2-4.5
MAINTENANCE TRACK
DRYING OUT AREA
ROCK BEACHING
WATERWAY CENTRELINE
DEVELOPED 1% AEP FLOOD EXTENT SSP 5-8.5 (LSIO)
MAJOR CATCHMENT BOUNDARY
PSP BOUNDARY
60-75m CONSTRUCTED WATERWAY CORRIDOR
WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.
REV DATE AMENDMENT / REVISION DESCRIPTION DRAFTER DESIGNER CHECKER RP ENG
A 22.07.26 ISSUED FOR INFORMATION ONLY D.SCHMID D.SCHMID K.VELASCO K.VELASCO
B 26.08.26 ISSUED FOR INFORMATION ONLY D.SCHMID D.SCHMID K.VELASCO K.VELASCO
PERMIT REF. NO.
PLAN OF SUB. NO.
RP ENG K. Velasco
RP ENG NO. PE0006835
DATE 22.07.26
INFORMATION ONLY
Scale 1:1000
SCALE AS SHOWN AT A1
N
smec an ALS company
East 5, Federal Mills - 33 Mackey Street North Geelong, VIC 3215 Ph 03 5228 3100
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VICTORIA State Government
Department of Transport and Planning
Ballarat North PSP - Functional Design
Department of Transport & Planning (Formerly VPA)
Road and Drainage
WLRB NW Layout Plan
MELWAYS REF
PROJECT / DRAWING No. 9251E-001-111
SHEET No. 02 of 13
REVISION B

WETLAND NWN COST ESTIMATE **25/08/2026**

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 NW	3443	m2	$ 250.00	$ 860,750.00	Recently received a $250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	123	LM	$ 1,080.00	$ 132,840.00	1200mm pipe
2.3.2	Balance Pipes	178	LM	$ 336.00	$ 59,808.00	300mm pipe
2.3.3	Transfer Pipe	27	LM	$ 883.00	$ 23,841.00	900mm pipe
2.3.4	Transfer Pipe	64	LM	$ 538.00	$ 34,432.00	450mm pipe
2.3.5	Outlet Pipe from wetland	32	LM	$ 617.00	$ 19,744.00	525mm pipe
2.3.6	High Flow Bypass	268	LM	$ 1,080.00	$ 289,440.00	1200mm pipe
2.3.7	Control Structures	7	Item	$ 20,000.00	$ 140,000.00	estimated rate for a large pit
2.3.8	Junction Pits	4	Item	$ 2,500.00	$ 10,000.00	small junction pits
2.3.9	Outfall Pit Structure	3	Item	$ 4,000.00	$ 12,000.00	Rock outlet
2.3.10	Litter Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB NW					
	Stripping of topsoil & stockpiling	14980.4	m3	$ 7.50	$ 112,353.00	Assumed 200mm topsoil
	Spread topsoil	14980.4	m3	$ 12.50	$ 187,255.00	Assumed 200mm topsoil
	Cut	109096.6	m3	$ 40.00	$ 4,363,864.00	Assumed cut to onsite stockpile
	Fill	13429	m3	$ 10.00	$ 134,290.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	545	m2	$ 140.00	$ 76,300.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	3443	m2	$ 19.50	$ 67,138.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	29623	m2	$ 19.50	$ 577,648.50	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	23698.4	m2	$ 10.00	$ 236,984.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	7527	m2	$ 10.00	$ 75,270.00	
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	13226.4	m2	$ 10.00	$ 132,264.00	
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	4394	m2	$ 100.00	$ 439,400.00	
2.8.3	Supply & install trees (tubestock)	100	No.	$ 6.00	$ 600.00	
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	33066	m2	$ 0.50	$ 16,533.00	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	$ 2,500.00	$ 2,500.00	
4.3	3 month Plant Establisment Maintenance period of all soft landscape work including waterof plants and trees during establisment, 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		
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	1295	LM	$ 120.00	$ 155,400.00	
	SUB-TOTAL WORKS				$ 8,275,455.00	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 268,952.29	
5.2	Authority Fees	1	%		$ 82,754.55	
5.3	Traffic Management	5	%		$ 413,772.75	
5.4	Environmental Management	0.5	%		$ 41,377.28	
5.5	Survey & Design	5	%		$ 413,772.75	
5.6	Supervision & Project Management	9	%		$ 744,790.95	
5.7	Site Establishment	2.5	%		$ 206,886.38	
5.8	Contingency	20	%		$ 2,089,552.39	
	SUB-TOTAL DELIVERY				$ 4,261,859.33	
6	**TOTAL ESTIMATED COST**				$ 12,537,314.33	

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.

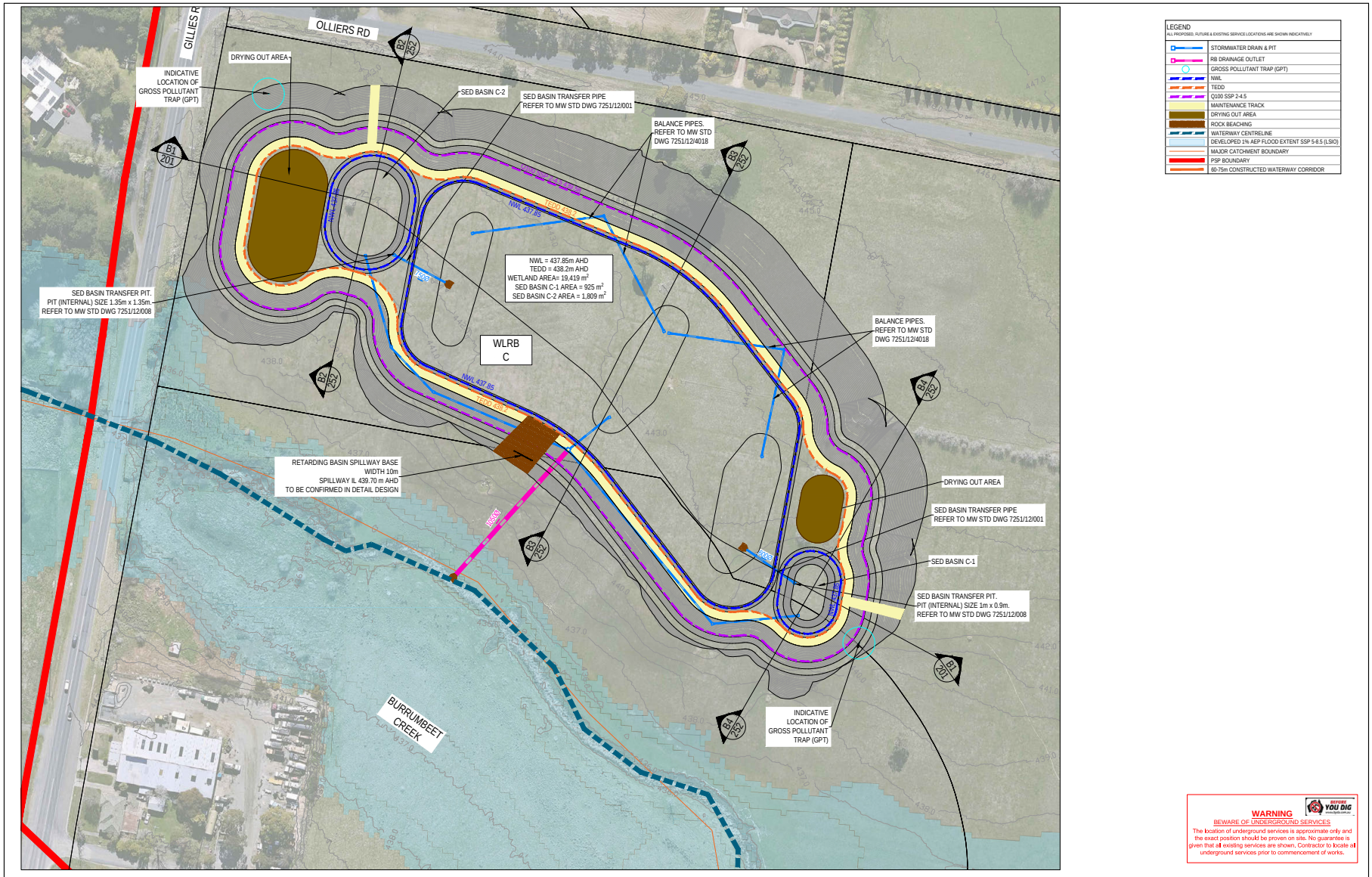
Does not include land acquisition or land filling

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.

Pipe Cost estimates above are based on the Melbourne Water Drainage Works Reimbursement Rates for the West Region, 2024-2025. A CPI of 2.8% was appled to the rates as an estimation of the rates in 2026.


GILLIES R
OLLIERS RD
DRYING OUT AREA
INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
SED BASIN C-2
SED BASIN TRANSFER PIPE REFER TO MW STD DWG 7251/12/001
BALANCE PIPES. REFER TO MW STD DWG 7251/12/4018
NWL 437.85
TEDD 438.2
NWL = 437.85m AHD
TEDD = 438.2m AHD
WETLAND AREA= 19,419 m²
SED BASIN C-1 AREA = 925 m²
SED BASIN C-2 AREA = 1,809 m²
SED BASIN TRANSFER PIT. PIT (INTERNAL) SIZE 1.35m x 1.35m. REFER TO MW STD DWG 7251/12/008
WLRB C
BALANCE PIPES. REFER TO MW STD DWG 7251/12/4018
RETARDING BASIN SPILLWAY BASE WIDTH 10m SPILLWAY IL 439.70 m AHD TO BE CONFIRMED IN DETAIL DESIGN
DRYING OUT AREA
SED BASIN TRANSFER PIPE REFER TO MW STD DWG 7251/12/001
SED BASIN C-1
SED BASIN TRANSFER PIT. PIT (INTERNAL) SIZE 1m x 0.9m. REFER TO MW STD DWG 7251/12/008
INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
BURRUMBEET CREEK
LEGEND
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY
STORMWATER DRAIN & PIT
RB DRAINAGE OUTLET
GROSS POLLUTANT TRAP (GPT)
NWL
TEDD
Q100 SSP 2-4.5
MAINTENANCE TRACK
DRYING OUT AREA
ROCK BEACHING
WATERWAY CENTRELINE
DEVELOPED 1% AEP FLOOD EXTENT SSP 5-8.5 (LSIO)
MAJOR CATCHMENT BOUNDARY
PSP BOUNDARY
60-75m CONSTRUCTED WATERWAY CORRIDOR
WARNING
BEWARE OF UNDERGROUND SERVICES
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A 22.07.26 ISSUED FOR INFORMATION ONLY D.SCHMID D.SCHMID K.VELASCO K.VELASCO
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SCALE AS SHOWN AT A1
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smec an ALS company
East 5, Federal Mills - 33 Mackey Street North Geelong, VIC 3215 Ph 03 5226 3100
SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
VICTORIA State Government
Department of Transport and Planning
Ballarat North PSP - Functional Design
Department of Transport & Planning (Formerly VPA)
Road and Drainage
WLRB C Layout Plan
MELWAYS REF
PROJECT / DRAWING No. 9251E-001-112
SHEET No. 03 of 13
REVISION B

WETLAND CS COST ESTIMATE **25/08/2026**

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	3197	m2	$ 250.00	$ 799,250.00	Recently received a $250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	88	LM	$ 974.00	$ 85,712.00	1050mm pipe
2.3.2	Balance Pipes	221	LM	$ 336.00	$ 74,256.00	300mm pipe
2.3.3	Transfer Pipe	30	LM	$ 792.00	$ 23,760.00	750mm pipe
2.3.4	Transfer Pipe	34	LM	$ 683.00	$ 23,222.00	600mm pipe
2.3.5	Outlet Pipe from wetland	22	LM	$ 617.00	$ 13,574.00	525mm pipe
2.3.6	High Flow Bypass	269	LM	$ 1,080.00	$ 290,520.00	1200mm pipe
2.3.7	Control Structures	7	Item	$ 20,000.00	$ 140,000.00	estimated rate for a large pit
2.3.8	Junction Pits	7	Item	$ 2,500.00	$ 17,500.00	small junction pits
2.3.9	Outfall Pit Structure	3	Item	$ 4,000.00	$ 12,000.00	Rock outlet
2.3.10	Litter Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB C					
2.4.2	Stripping of topsoil & stockpiling	10865	m3	$ 7.50	$ 81,490.50	Assumed 200mm topsoil
2.4.3	Spread topsoil	10865	m3	$ 12.50	$ 135,817.50	Assumed 200mm topsoil
2.4.4	Cut	182014	m3	$ 40.00	$ 7,280,544.00	Assumed cut to onsite stockpile
2.4.5	Fill	2314	m3	$ 10.00	$ 23,140.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	770	m2	$ 140.00	$ 107,800.00	Includes Spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	3197	m2	$ 19.50	$ 62,341.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	20468	m2	$ 19.50	$ 399,126.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	16374	m2	$ 10.00	$ 163,744.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	3564	m2	$ 10.00	$ 35,640.00	
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	9466	m2	$ 10.00	$ 94,660.00	
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	3659	m2	$ 100.00	$ 365,900.00	
2.8.3	Supply & install trees (tubestock)	100	No.	$ 6.00	$ 600.00	
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	23665	m2	$ 0.50	$ 11,832.50	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	$ 2,500.00	$ 2,500.00	
4.3	3 month Plant Establisment Maintenance period of all soft landscape work including waterof plants and trees during establisment, 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	911	LM	$ 120.00	$ 109,320.00	
	SUB-TOTAL WORKS				$ 10,474,050.00	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 340,406.63	
5.2	Authority Fees	1	%		$ 104,740.50	
5.3	Traffic Management	5	%		$ 523,702.50	
5.4	Environmental Management	0.5	%		$ 52,370.25	
5.5	Survey & Design	5	%		$ 523,702.50	
5.6	Supervision & Project Management	9	%		$ 942,664.50	
5.7	Site Establishment	2.5	%		$ 261,851.25	
5.8	Contingency	20	%		$ 2,644,697.63	
6.8	Contingency Soil Contamination	5	%		$ 523,702.50	Soil contamination disposal
	SUB-TOTAL DELIVERY				$ 5,917,838.25	
6	**TOTAL ESTIMATED COST**				$ 16,391,888.25	

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Does not include land acquisition or land filling
Exclude investigations fee
Does not include costs associated with uncertainties such as clay liner imporation
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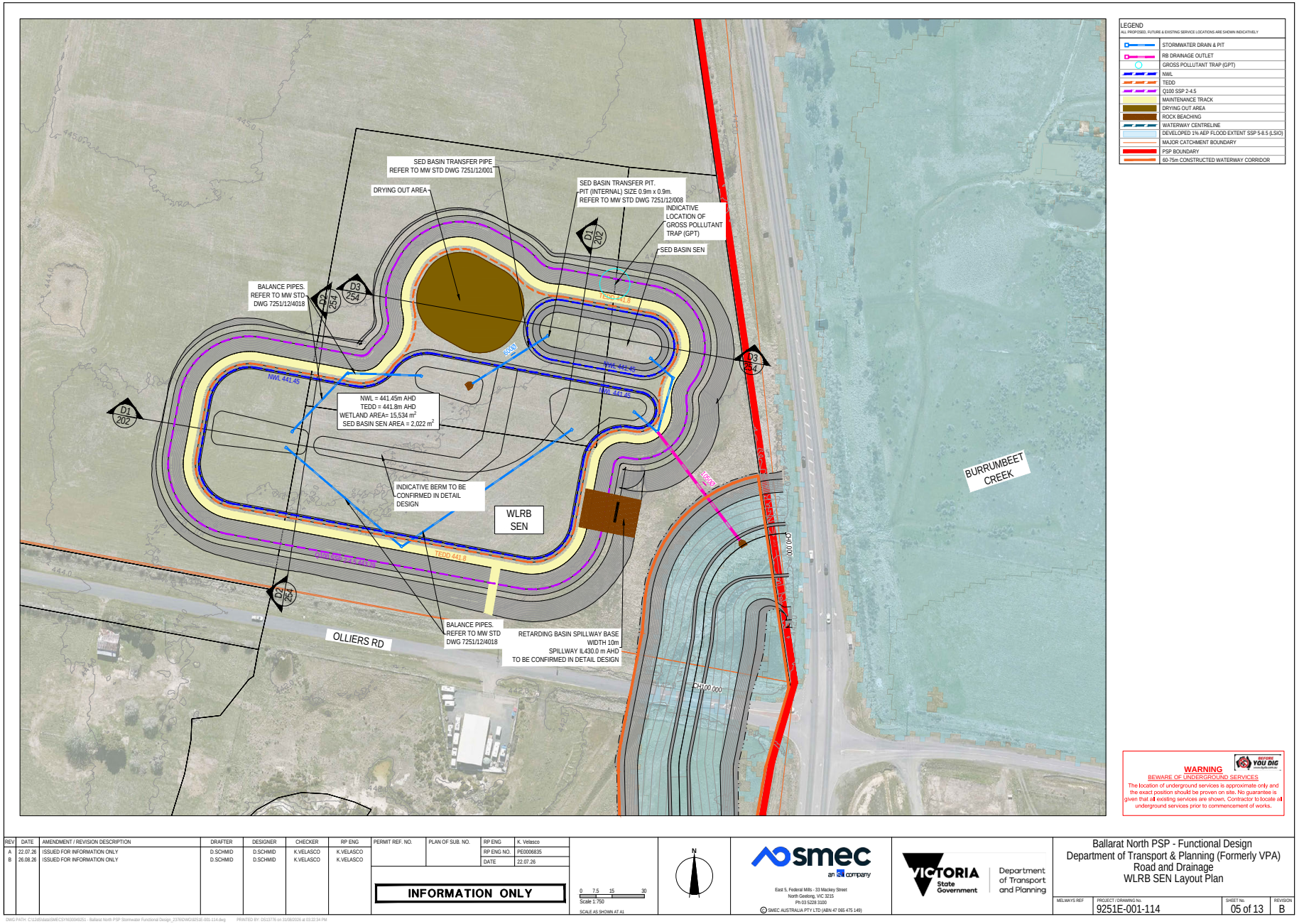

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		DATE	22.07.26

WETLAND SEN COST ESTIMATE **25/08/2026**

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 SEN	1843	m2	$ 250.00	$ 460,750.00	Recently received a $250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	71	LM	$ 974.00	$ 69,154.00	1050mm pipe
2.3.2	Balance Pipes	268	LM	$ 336.00	$ 90,048.00	300mm pipe
2.3.3	Transfer Pipe	45	LM	$ 683.00		600mm pipe
2.3.4	Outlet Pipe from wetland	14	LM	$ 617.00		525mm pipe
2.3.5	High Flow Bypass	60	LM	$ 1,080.00	$ 64,800.00	1200mm pipe
2.3.6	Control Structures	6	Item	$ 20,000.00	$ 120,000.00	estimated rate for a large pit
2.3.7	Junction Pits	7	Item	$ 2,500.00	$ 17,500.00	small junction pits
2.3.8	Outfall Pit Structure	2	Item	$ 4,000.00	$ 8,000.00	Rock outlet
2.3.9	Litter Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB SEN					
	Stripping of topsoil & stockpiling	6725	m3	$ 7.50	$ 50,436.00	Assumed 200mm topsoil
	Spread topsoil	6725	m3	$ 12.50	$ 84,060.00	Assumed 200mm topsoil
	Cut	35918	m3	$ 40.00	$ 1,436,728.00	Assumed cut to onsite stockpile
	Fill	4676	m3	$ 10.00	$ 46,760.00	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	1843	m2	$ 19.50	$ 35,938.50	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	9563	m2	$ 19.50	$ 186,478.50	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	7650.4	m2	$ 10.00	$ 76,504.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	2448	m2	$ 10.00	$ 24,480.00	
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	4570.4	m2	$ 10.00	$ 45,704.00	
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	3139	m2	$ 100.00	$ 313,900.00	
2.8.3	Supply & install trees (tubestock)	100	No.	$ 6.00	$ 600.00	
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	11426	m2	$ 0.50	$ 5,713.00	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	$ 2,500.00	$ 2,500.00	
4.3	3 month Plant Establisment Maintenance period of all soft landscape work including waterof plants and trees during establisment, 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	909	LM	$ 120.00	$ 109,080.00	
	SUB-TOTAL WORKS				$ 3,405,054.00	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 110,664.26	
5.2	Authority Fees	1	%		$ 34,050.54	
5.3	Traffic Management	5	%		$ 170,252.70	
5.4	Environmental Management	0.5	%		$ 17,025.27	
5.5	Survey & Design	5	%		$ 170,252.70	
5.6	Supervision & Project Management	9	%		$ 306,454.86	
5.7	Site Establishment	2.5	%		$ 85,126.35	
5.8	Contingency	20	%		$ 859,776.14	
	SUB-TOTAL DELIVERY				$ 1,753,602.81	
6	**TOTAL ESTIMATED COST**				$ 5,158,656.81	

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.

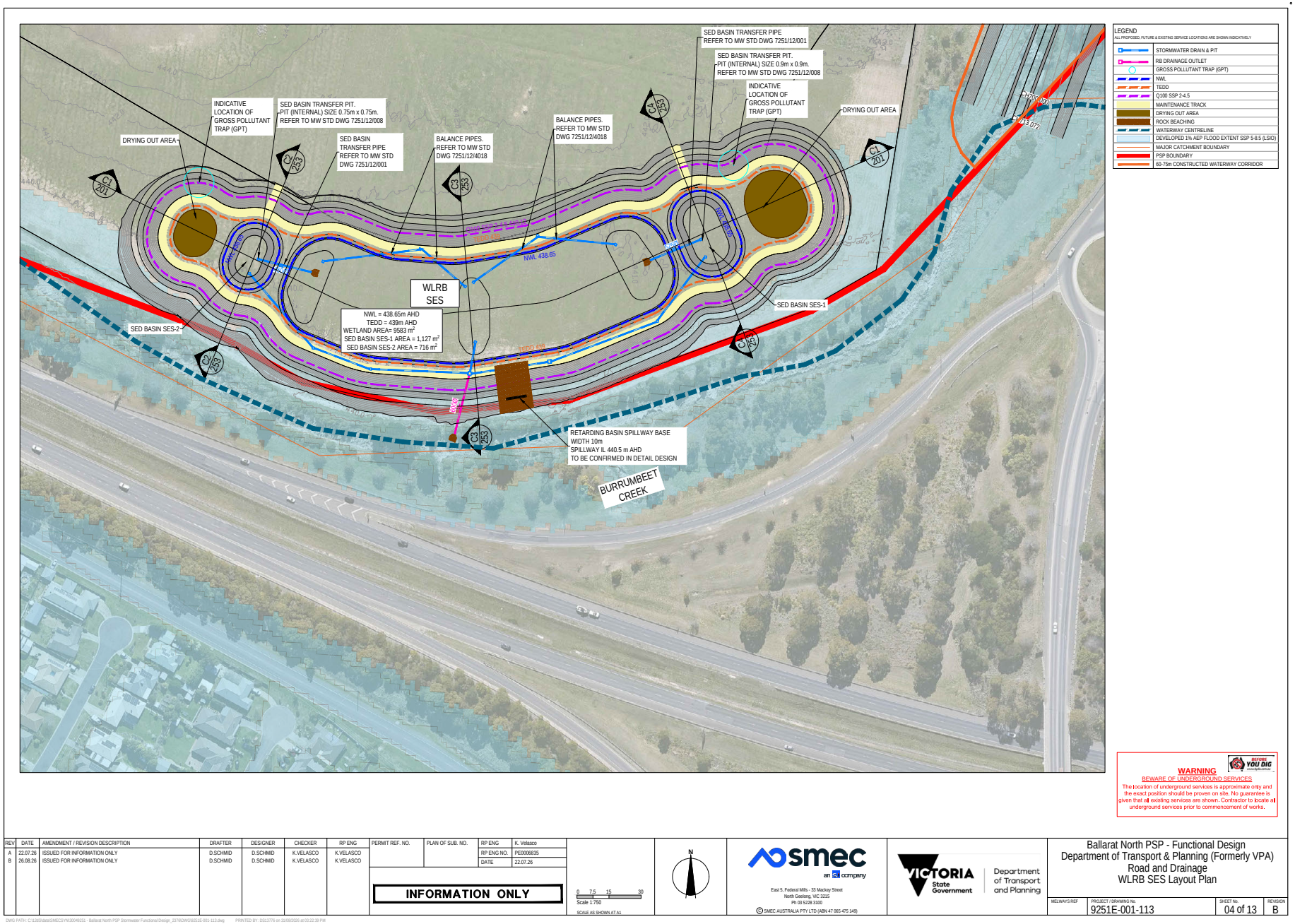
Does not include land acquisition or land filling

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.

Pipe Cost estimates above are based on the Melbourne Water Drainage Works Reimbursement Rates for the West Region, 2024-2025. A CPI of 2.8% was appled to the rates as an estimation of the rates in 2026.


SED BASIN TRANSFER PIPE
REFER TO MW STD DWG 7251/12/001
SED BASIN TRANSFER PIT.
PIT (INTERNAL) SIZE 0.9m x 0.9m.
REFER TO MW STD DWG 7251/12/008
INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
DRYING OUT AREA
INDICATIVE LOCATION OF GROSS POLLUTANT TRAP (GPT)
SED BASIN TRANSFER PIT.
PIT (INTERNAL) SIZE 0.75m x 0.75m.
REFER TO MW STD DWG 7251/12/008
SED BASIN TRANSFER PIPE
REFER TO MW STD DWG 7251/12/001
BALANCE PIPES.
REFER TO MW STD
DWG 7251/12/4018
BALANCE PIPES.
REFER TO MW STD
DWG 7251/12/4018
DRYING OUT AREA
WLRB
SES
NWL = 438.65m AHD
TEDD = 439m AHD
WETLAND AREA= 9583 m²
SED BASIN SES-1 AREA = 1,127 m²
SED BASIN SES-2 AREA = 716 m²
NWL 438.65
SED BASIN SES-1
SED BASIN SES-2
RETARDING BASIN SPILLWAY BASE
WIDTH 10m
SPILLWAY IL 440.5 m AHD
TO BE CONFIRMED IN DETAIL DESIGN
BURRUMBEET
CREEK
LEGEND
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY
STORMWATER DRAIN & PIT
RB DRAINAGE OUTLET
GROSS POLLUTANT TRAP (GPT)
NWL
TEDD
Q100 SSP 2-4.5
MAINTENANCE TRACK
DRYING OUT AREA
ROCK BEACHING
WATERWAY CENTRELINE
DEVELOPED 1% AEP FLOOD EXTENT SSP 5-8.5 (LSIO)
MAJOR CATCHMENT BOUNDARY
PSP BOUNDARY
60-75m CONSTRUCTED WATERWAY CORRIDOR
WARNING
BEWARE OF UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.
REV
DATE
AMENDMENT / REVISION DESCRIPTION
DRAFTER
DESIGNER
CHECKER
RP ENG
A 22.07.26 ISSUED FOR INFORMATION ONLY D.SCHMID D.SCHMID K.VELASCO K.VELASCO
B 26.08.26 ISSUED FOR INFORMATION ONLY D.SCHMID D.SCHMID K.VELASCO K.VELASCO
PERMIT REF. NO.
PLAN OF SUB. NO.
RP ENG K. Velasco
RP ENG NO. PE0006835
DATE 22.07.26
INFORMATION ONLY
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SCALE AS SHOWN AT A1
N
smec an ALS company
East 5, Federal Mills - 33 Mackey Street North Geelong, VIC 3215 Ph 03 5228 3100
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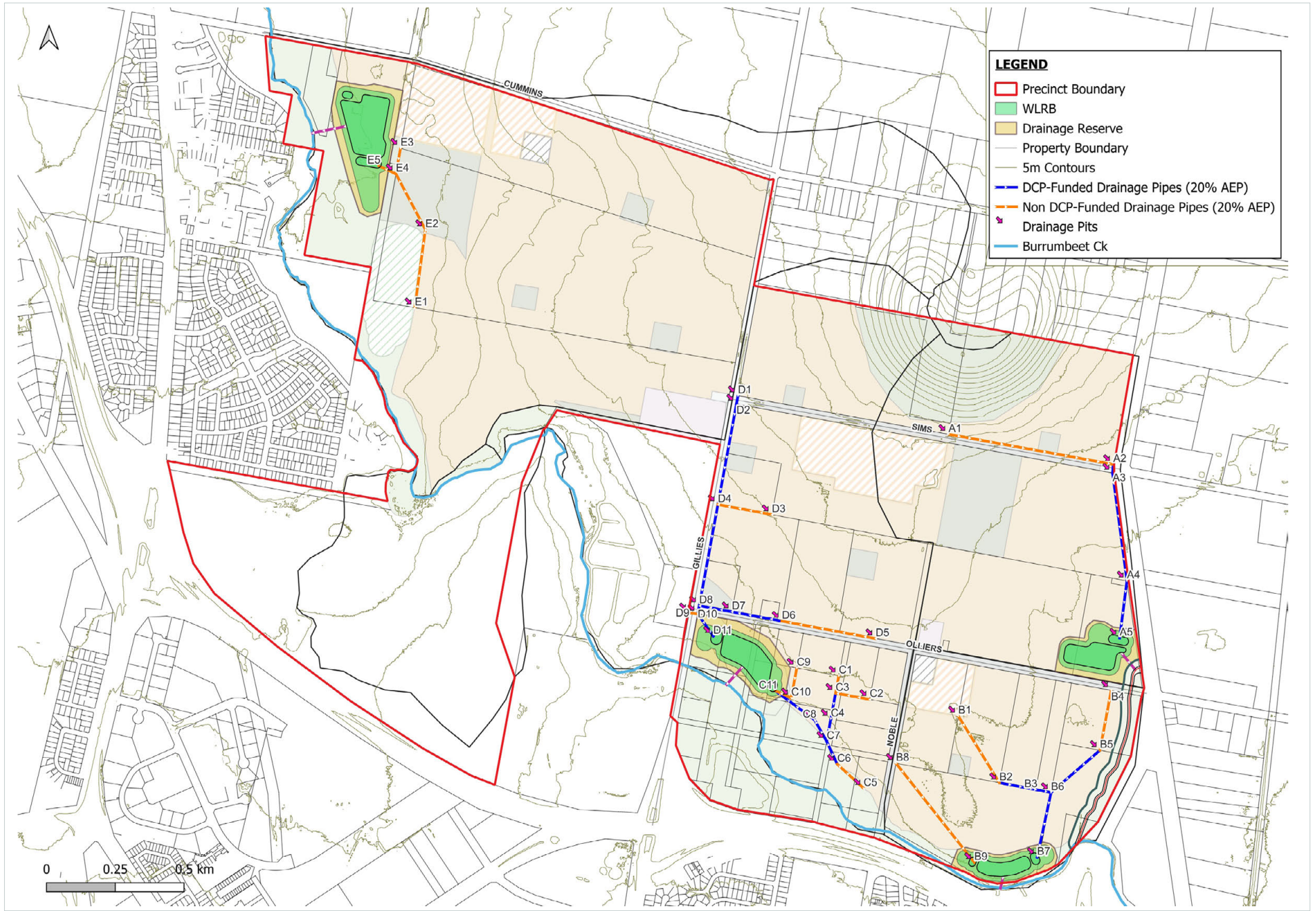
VICTORIA State Government
Department of Transport and Planning
Ballarat North PSP - Functional Design
Department of Transport & Planning (Formerly VPA)
Road and Drainage
WLRB SES Layout Plan
MELWAYS REF
PROJECT / DRAWING No. 9251E-001-113
SHEET No. 04 of 13
REVISION B

WETLAND SES COST ESTIMATE **25/08/2026**

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 SES	2022	m2	$ 250.00	$ 505,500.00	Recently received a $250/sq.m rate
2.3	DRAINAGE PIPES/PITS					
2.3.1	Outlet Pipes	34	LM	$ 683.00	$ 23,222.00	600mm pipe
2.3.2	Balance Pipes	154	LM	$ 336.00	$ 51,744.00	300mm pipe
2.3.3	Transfer Pipe	22	LM	$ 617.00	$ 13,574.00	525mm pipe
2.3.4	Transfer Pipe	17	LM	$ 538.00	$ 9,146.00	450mm pipe
2.3.5	Outlet Pipe from wetland	19	LM	$ 617.00	$ 11,723.00	525mm pipe
2.3.6	High Flow Bypass	258	LM	$ 1,080.00	$ 278,640.00	1200mm pipe
2.3.7	Control Structures	9	Item	$ 20,000.00	$ 180,000.00	estimated rate for a large pit
2.3.8	Junction Pits	7	Item	$ 2,500.00	$ 17,500.00	small junction pits
2.3.9	Outfall Pit Structure	3	Item	$ 4,000.00	$ 12,000.00	Rock outlet
2.3.10	Litter Traps / GPT	1	Item	$ 32,200.00	$ 32,200.00	CDS Unit
2.4	EARTHWORKS					
2.4.1	Wetland / RB SES					
	Stripping of topsoil & stockpiling	8049.2	m3	$ 7.50	$ 60,369.00	Assumed 200mm topsoil
	Spread topsoil	8049.2	m3	$ 12.50	$ 100,615.00	Assumed 200mm topsoil
	Cut	37957.8	m3	$ 40.00	$ 1,518,312.00	Assumed cut to onsite stockpile
	Fill	7431	m3	$ 10.00	$ 74,310.00	Spread and compact, no import
2.5	ROCKWORKS					
2.5.1	Supply and installation of rockwork at sediment basin and wetland pipes	414	m2	$ 140.00	$ 57,960.00	Includes spillway
2.6	CLAY LINER					
2.6.1	Sediment basin: placement of 300mm compacted clay liners for sediment basin	2022	m2	$ 19.50	$ 39,429.00	Assumed in-situ material is used
2.6.2	Wetland : placement of 300mm compacted clay liners for wetland	15534	m2	$ 19.50	$ 302,913.00	
2.7	AQUATIC PLANTING					
2.7.1	Supply & install aquatic plants	12427.2	m2	$ 10.00	$ 124,272.00	wetland area at NWL x 80%
2.7.2	Supply & install terrestrial planting	2409	m2	$ 10.00	$ 24,090.00	
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	7022.4	m2	$ 10.00	$ 70,224.00	
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	2865	m2	$ 100.00	$ 286,500.00	
2.8.3	Supply & install trees (tubestock)	100	No.	$ 6.00	$ 600.00	
4	**MISCELLANEOUS**					
4.1	Works maintenance – 1 year	17556	m2	$ 0.50	$ 8,778.00	
4.2	Civil Works Defect Maintenance inclu pits, pipes and rockwork	1	month	$ 2,500.00	$ 2,500.00	
4.3	3 month Plant Establisment Maintenance period of all soft landscape work including water of plants and trees during establisment, 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	868	LM	$ 120.00	$ 104,160.00	
	SUB-TOTAL WORKS				$ 3,997,881.00	
5	**DELIVERY**					
5.1	Council Fees	3.25	%		$ 129,931.13	
5.2	Authority Fees	1	%		$ 39,978.81	
5.3	Traffic Management	5	%		$ 199,894.05	
5.4	Environmental Management	0.5	%		$ 19,989.41	
5.5	Survey & Design	5	%		$ 199,894.05	
5.6	Supervision & Project Management	9	%		$ 359,809.29	
5.7	Site Establishment	2.5	%		$ 99,947.03	
5.8	Contingency	20	%		$ 1,009,464.95	
	SUB-TOTAL DELIVERY				$ 2,058,908.72	
6	**TOTAL ESTIMATED COST**				$ 6,056,789.72	

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.
Pipe Cost estimates above are based on the Melbourne Water Drainage Works Reimbursement Rates for the West Region, 2024-2025. A CPI of 2.8% was appled to the rates as an estimation of the rates in 2026.

Drainage pipes



DRAINAGE WORKS COST ESTIMATE **11/09/2026**

Item	Pipe Reference	Length	Pipe Diameter	Pipe Type/Backfill	No. of pipes	Rate	Amount	Delivery Allowance	20% Contingency	Total
		m	mm			$	$	$	$	$
	WORKS									
1	**DRAINAGE WORKS**									
1.1	A 2-3 (PC5) (Costed in Transport Items)	32	1050	RRJ-100% FCR	2		$ -	$ -	$ -	$ -
1.2	A 3-4	395	1050	RRJ-100% FCR	2	$ 974.00	$ 769,459.34	$ 201,983.08	$ 194,288.48	$ 1,165,730.89
1.3	A 4-5	148	1200	RRJ-100% FCR	3	$ 1,080.62	$ 479,795.90	$ 125,946.42	$ 121,148.46	$ 726,890.79
1.4	B 2-3	135	1050	RRJ-100% FCR	1	$ 974.00	$ 131,489.89	$ 34,516.10	$ 33,201.20	$ 199,207.18
1.5	B 3-6	57	1200	RRJ-100% FCR	1	$ 1,080.62	$ 61,595.42	$ 16,168.80	$ 15,552.84	$ 93,317.06
1.6	B 5-6	235	825	RRJ-100% FCR	1	$ 839.82	$ 197,357.17	$ 51,806.26	$ 49,832.68	$ 298,996.11
1.7	B 6-7	241	1050	RRJ-100% FCR	2	$ 974.00	$ 469,467.60	$ 123,235.24	$ 118,540.57	$ 711,243.41
1.8	C 3-4	95	825	RRJ-100% FCR	1	$ 839.82	$ 79,782.68	$ 20,942.95	$ 20,145.13	$ 120,870.77
1.9	C 4-7	83	1050	RRJ-100% FCR	1	$ 974.00	$ 80,841.93	$ 21,221.01	$ 20,412.59	$ 122,475.52
1.10	C 6-7	91	750	RRJ-100% FCR	1	$ 791.90	$ 72,062.83	$ 18,916.49	$ 18,195.86	$ 109,175.19
1.11	C 7-8	89	1200	RRJ-100% FCR	1	$ 1,080.62	$ 96,175.30	$ 25,246.02	$ 24,284.26	$ 145,705.59
1.12	C 8-11	178	1200	RRJ-100% FCR	1	$ 1,080.62	$ 192,350.61	$ 50,492.03	$ 48,568.53	$ 291,411.17
1.13	D1-2 (PC2) (Costed in Transport Items)	30	1350	RRJ-100% FCR	1		$ -	$ -	$ -	$ -
1.14	D 2-4	372	1350	RRJ-100% FCR	1	$ 1,224.38	$ 455,471.14	$ 119,561.17	$ 115,006.46	$ 690,038.77
1.15	D 4-8	374	1650	RRJ-100% FCR	1	$ 1,690.42	$ 632,216.23	$ 165,956.76	$ 159,634.60	$ 957,807.59
1.16	D 6-7	185	1500	RRJ-100% FCR	1	$ 1,420.86	$ 262,859.36	$ 69,000.58	$ 66,371.99	$ 398,231.93
1.17	D 7-8	121	1800	RRJ-100% FCR	1	$ 2,048.63	$ 247,884.01	$ 65,069.55	$ 62,590.71	$ 375,544.27
1.18	D 8-10 (PC1) (Costed in Transport Items)	31	1500	RRJ-100% FCR	2		$ -	$ -	$ -	$ -
1.19	D 10-11	98	1500	RRJ-100% FCR	2	$ 1,420.86	$ 278,488.83	$ 73,103.32	$ 70,318.43	$ 421,910.58
	SUB-TOTAL DELIVERY						$ 4,507,298.23	**$ 1,183,165.78**	**$ 1,138,092.80**	**$ 6,828,556.81**
2	**DELIVERY**									
2.1	Council Fees	3.25	%				$ 146,487.19			
2.2	Authority Fees	1	%				$ 45,072.98			
2.3	Traffic Management	5	%				$ 225,364.91			
2.4	Environmental Management	0.5	%				$ 22,536.49			
2.5	Survey & Design	5	%				$ 225,364.91			
2.6	Supervision & Project Management	9	%				$ 405,656.84			
2.7	Site Establishment	2.5	%				$ 112,682.46			
2.8	Contingency	20	%				$ 1,138,092.80			
	SUB-TOTAL DELIVERY	26.25					$ 2,321,258.59			
3	**TOTAL ESTIMATED COST**						$ 6,828,556.81			

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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.

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