Bannockburn South East

Development Contributions Plan



July 2026

Victorian Planning Authority

VICTORIA State Government | Department of Transport and Planning

ACKNOWLEDGEMENT OF COUNTRY

The Bannockburn East Precinct Structure Plan area is the traditional Country of the Wadawurrung People. We acknowledge the Wadawurrung People as the Traditional Owners and custodians of Wadawurrung Country, and pay our respects to their Elders past and present.

We acknowledge their continuing connection to and care for this land, waters and skies, and recognise their inherent right to speak and make decisions for Country.

We recognise the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession, and that the impacts of these continue today. In the past planning for this precinct has not been undertaken with the input of First Peoples, and through this Plan we seek to build genuine partnership with the Wadawurrung People to support self-determination and better outcomes for First Peoples.

We also acknowledge the diversity of First Peoples' communities associated with this Country, and the hard work of many generations of First Peoples who have fought for their rights to be recognised.

First Peoples' self-determination is a human right enshrined in the United Nations' *Declaration on the Rights of Indigenous Peoples*. Victoria's early land use planning and development laws and processes disregarded the input, interests, rights, and perspectives of First Peoples. During the implementation of this Plan, we encourage the responsible authority to work in partnership with Traditional Owners to acknowledge this.



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

Table 1: Summary of charges 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 contribution	Contribution per net developable hectare (NDHa)
Residential	$226,019,704	$591,409

Summary – development infrastructure levy

Charge area	Total cost of projects	Contribution per net developable hectare (NDHa)
Transport	$45,230,691	$118,352
Community	$38,363,000	$100,382
Recreation	$53,507,000	$140,008
Drainage	$88,919,014	$232,668
TOTAL	**$226,019,704**	**$591,409**

Summary – breakdown of development infrastructure levy

Projects	Total cost of projects	Contribution per net developable hectare (NDHa)
Land	$59,072,488	$154,571
Construction	$166,947,217	$436,839
TOTAL	**$226,019,704**	**$591,409**

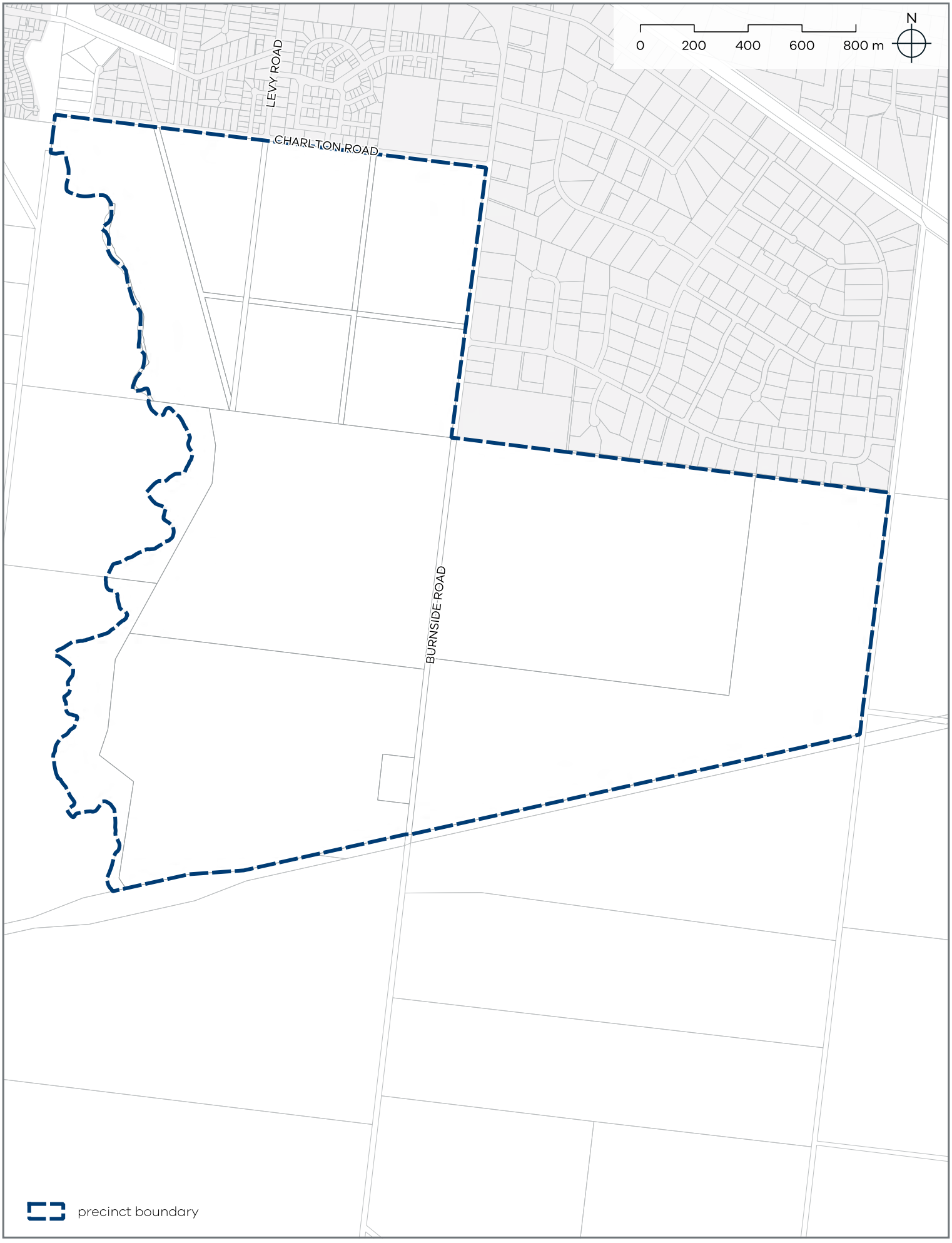
Summary – community infrastructure levy

	Estimated dwellings	Estimated total contribution
Capped at $1,590 per dwelling	**5,677**	**$9,026,430**

Note: All costs are rounded to the nearest dollar.

Plan 1 – Main Catchment Area

Bannockburn South East Development Contributions Plan



2.0 INTRODUCTION

The Bannockburn South East Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Golden Plains Shire Council and with the assistance of government agencies, service authorities and major 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 five parts:

Section 1.0 Summary and
Section 2.0 Introduction

- Summarises key details and describes the strategic basis for this DCP.

Section 3.0 Infrastructure project justification

- Provides justification for the various infrastructure projects included in the DCP.

Section 4.0 Summary land use budget

- Sets out the summary land use budget.

Section 5.0 Calculation of contributions

- Details the calculation of projects costs in this DCP.

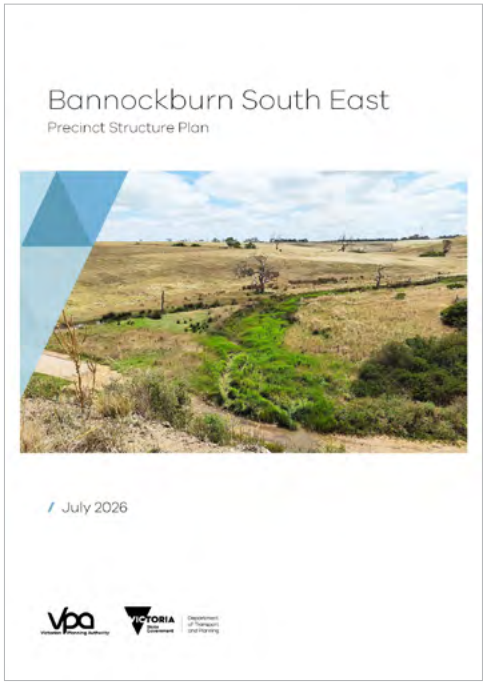
Section 6.0 Administration and
Section 7.0 Implementation strategy

- 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 *Golden Plains Planning Scheme*
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association)
- *Bannockburn South East Precinct Structure Plan* and supporting documents.

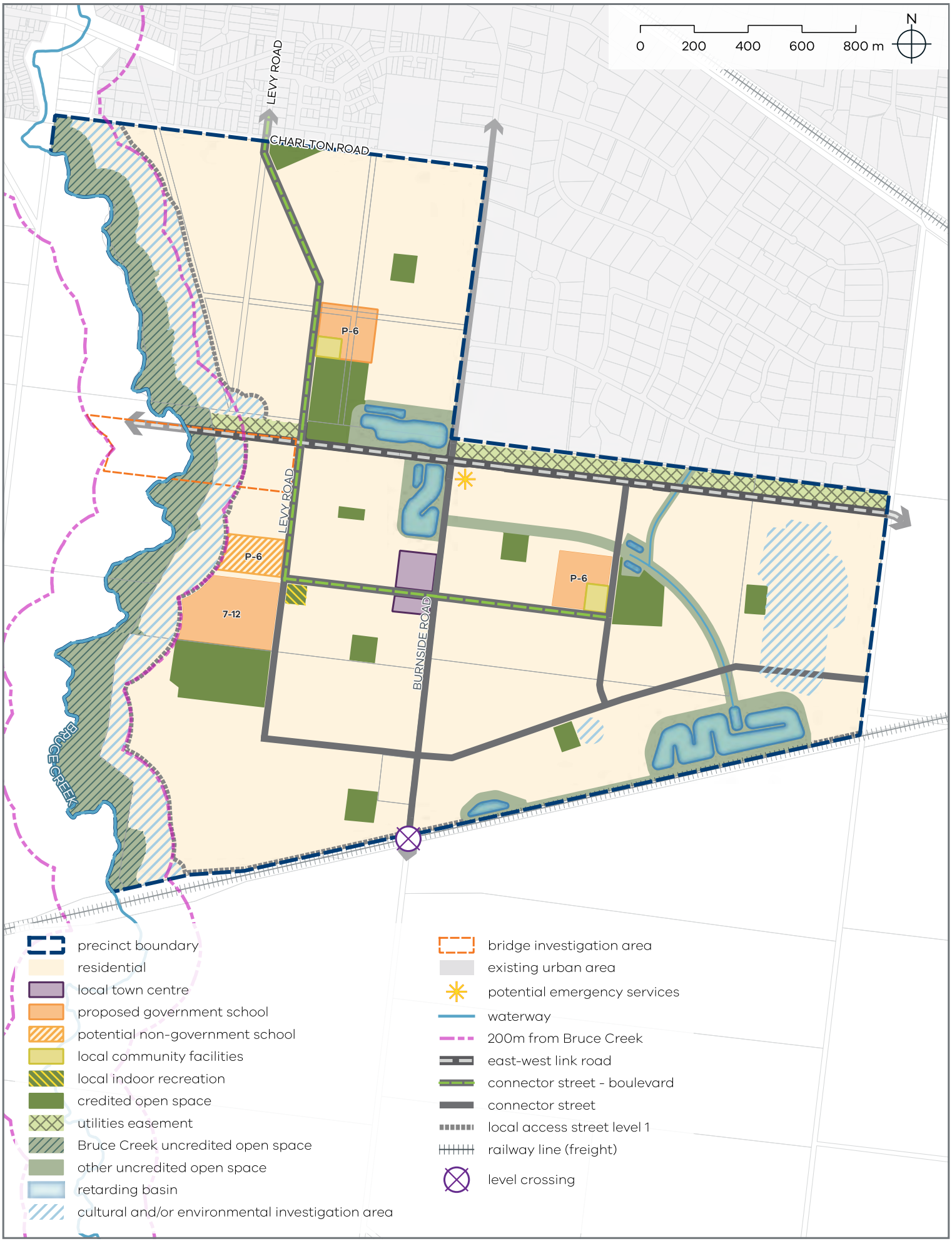
These documents set out a broad, long-term vision for the sustainable development of the precinct and its surrounds.



◀ *Bannockburn South East Precinct Structure Plan*

Plan 2 – Place Based Plan

Bannockburn South East 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 *Golden Plains Planning Scheme*. It is consistent with the *Ministerial Direction on the Preparation and Content of Development Contributions Plans* made under section 46M(1) of the Act and has regard to the Victorian Government's *Development Contributions Plan Guidelines*.

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

The DCP forms part of the *Golden Plains Planning Scheme* pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the *Golden Plains Planning Scheme*. The DCP is implemented into the *Golden Plains Planning Scheme* through Schedule 1 to the Development Contributions Plan Overlay (DCPO1) that applies to the 'main catchment area' illustrated on **Plan 2 – Place Based Plan**.

2.2 Bannockburn South East Precinct Structure Plan

The *Bannockburn South East Precinct Structure Plan* (PSP) is located to the south east of the existing Bannockburn township and was identified as a priority growth corridor for Bannockburn in the *Bannockburn Growth Plan* (2021).

The PSP identifies 524 hectares of land for urban development as illustrated on **Plan 2 – Place Based Plan**. 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 land illustrated on **Plan 1 – Main Catchment Area** and **Plan 2 – Place Based Plan**; this area is known as the main catchment area. The area is identified as DCPO1 in the *Golden Plains 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.

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 parks, which are different from sports reserves, masterplans and any agreed associated works required by the PSP for local parks. The schedule to clause 53.01 will be used by the collecting agency to manage the public open space contributions associated with local parks.
- Local street or path crossings of Bruce Creek and constructed waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP
- Any landscaping in local parks in addition to what is already provided for in the DCP
- 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.

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
- **BR** – Bridge projects
- **PED** – Pedestrian crossing projects

Community projects

- **CI** – Community centre projects
- **SR** – Sports reserve projects
- **IR** – Indoor recreation projects

Drainage projects

- **RBWL** – Retarding basin projects
- **RBSB** – Sediment basin projects
- **WW** – Constructed waterway projects
- **CU** – Drainage culverts
- **DR** – Land acquisition for drainage.

3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in the following tables:

- Table 2: Transport projects
- Table 3: Community projects – Development infrastructure levy (DIL)
- Table 4: Community projects – Community infrastructure levy (CIL)
- Table 5: Drainage projects

The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

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

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

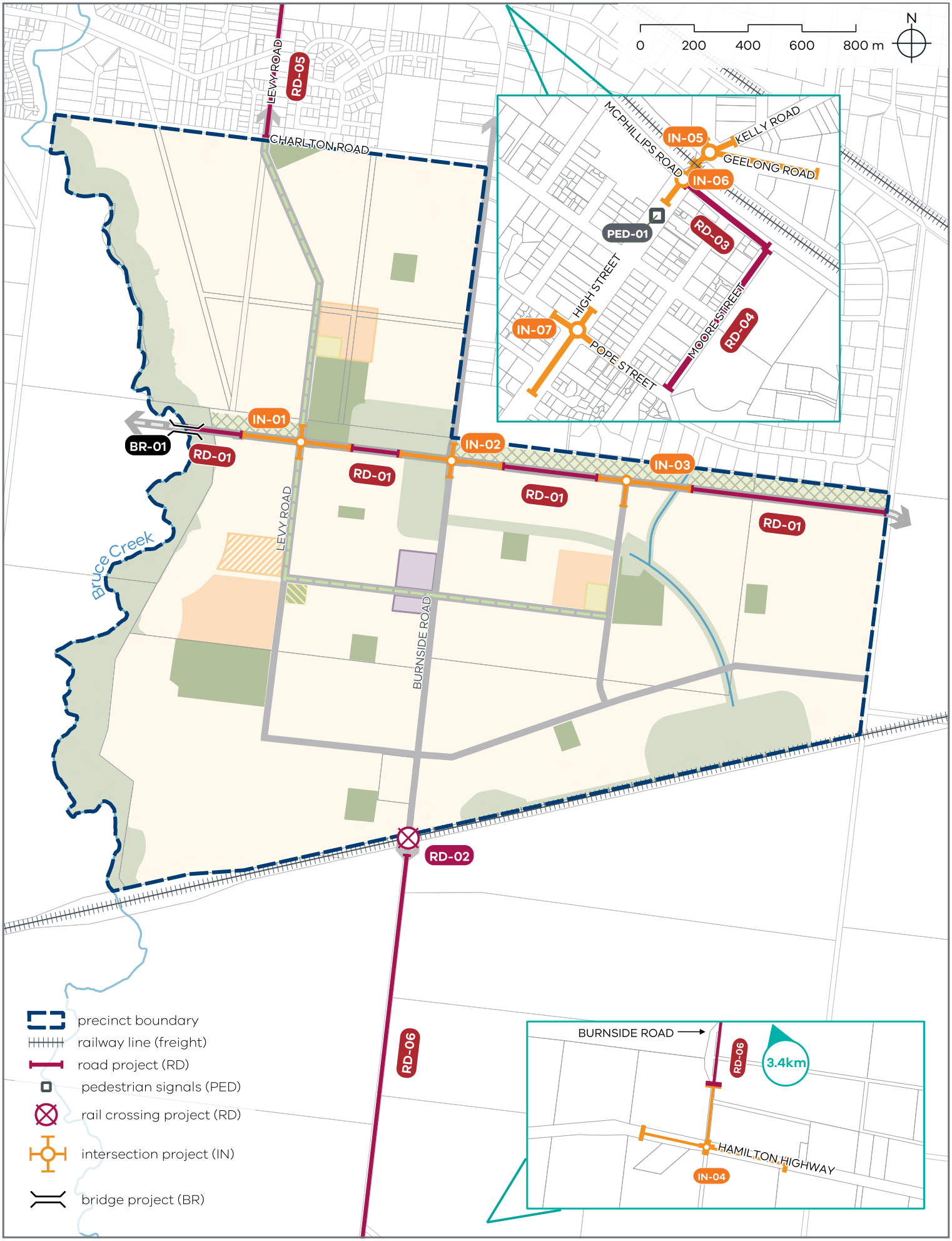
- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency.
- Network priorities require the delivery of works or land to facilitate broader road network connections.
- Community needs determine the delivery of works or land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

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with **Section 6.1 Payment of contributions and payment timing** and acknowledging the development agency's capacity 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 Projects

Bannockburn South East Development Contributions Plan



3.3 Transport projects

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

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

- Construction of controlled intersections with the existing road network and associated works
- Roads, bridges and culverts
- Safety upgrades for the existing level crossing at Burnside Road
- Land for the above.

The above projects are shown on **Plan 3** and described in **Table 2**.

Table 2: Transport projects

DCP project ID	Project title & description	Indicative provision timing
Road projects		
RD-01	**East–west link road – Iinterim** Purchase of land for ultimate (4 lane) east–west link road	Medium to Long
RD-02	**Burnside Road level crossing upgrade** Upgrades to Burnside Road rail level crossing	Short to Long
RD-03	**McPhillips Road upgrade** Upgrades to McPhillips Road between High Street and Moore Street	Short to Long
RD-04	**Moore Street upgrade** Upgrades to Moore Street between McPhillips Road and Pope Street	Short to Long
RD-05	**Levy Road upgrade** Upgrades to Levy Road between Charlton Road and Burnside Road	Short to Long
RD-06	**Burnside Road upgrades (south)** Upgrades to Burnside Road between RD-02 and IN-04	Short to Medium
PED-01	**Signalised pedestrian crossing at High Street** Construction of a pedestrian operated signal across High Street between McPhillips Road and Milton Street	Short to Long
Intersection projects		
IN-01	**Levy Road/future east–west link road intersection** Purchase of land for ultimate 4-way intersection (Levy Road/future east–west link road)	Medium to Long
IN-02	**Burnside Road/future east–west link road intersection** Purchase of land for ultimate 4-way intersection (Burnside Road/future east–west link road)	Medium to Long

DCP project ID	Project title & description	Indicative provision timing
IN-03	**Future connector/future east–west link road intersection** Purchase of land for ultimate 3-way intersection (future connector/ future east–west link road)	Medium to Long
IN-04	**Burnside Road/Hamilton Highway intersection** Construction of roundabout (Burnside Road/Hamilton Highway)	Short to Long
IN-05	**High Street/Geelong Road/Kelly Road intersection** Construction to upgrade the existing roundabout at High Street/ Geelong Road/Kelly Road and to widen the High Street railway crossing	Short to Long
IN-06	**McPhillips Road/High Street intersection** Construction of a left-in left-out intersection (McPhillips Road/High Street)	Short to Long
IN-07	**Pope Street/High Street intersection** Construction of 4-way signalised intersection (Pope Street/High Street)	Short to Long
Bridge project		
BR-01	**East–west link road bridge** Land acquisition subject to PAO for DR-04.	Long

Plan 4 – Community Projects

Bannockburn South East Development Contributions Plan



3.4 Community projects

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

Community projects have been identified based upon recommendations of the *Bannockburn South East Community Infrastructure Needs Assessment* (ASR, 2023).

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 – Community Projects** and described in **Table 3: Community projects – Development infrastructure levy (DIL)** and **Table 4: Community projects – Community infrastructure levy (CIL)**.

Apportionment has been applied to the indoor recreation facility, project IR-01c:

- Apportionment has been determined based on the *Bannockburn South East Community Infrastructure Needs Assessment* (ASR, 2023).
- Benchmarking for community infrastructure determined an apportionment of 75 per cent for the construction of indoor recreation courts.

Table 3: Community projects – Development infrastructure levy (DIL)

DCP project ID	Project title & description	Indicative provision timing
Community facility projects		
CI-01	**Level 2 community facility** Purchase of land for level 2 community facility	Medium
CI-01c	**Level 2 community facility** Construction of level 2 community facility	Medium
CI-02	**Level 1 community facility** Purchase of land for level 1 community facility	Medium
CI-02c	**Level 1 community facility** Construction of level 1 community facility	Medium
IR-01	**Indoor recreation centre (2 court)** Purchase of land for 2 court indoor recreation facility	Medium
Sports reserve projects		
SR-01	**Sports reserve (partially within transmission easement)** Purchase of land and construction of sports reserve	Medium
SR-02	**Sports reserve** Purchase of land and construction of sports reserve	Medium
SR-03	**Sports reserve** Purchase of land and construction of sports reserve	Medium

Table 4: Community projects – Community infrastructure levy (CIL)

DCP Project ID	Project title & description	Indicative provision timing
Sports reserve projects		
SR-01p	**Sports reserve** Construction of pavilion within sports reserve SR-01	Medium
SR-02p	**Sports reserve** Construction of pavilion within sports reserve SR-02	Medium
SR-03p	**Sports reserve** Construction of pavilion within sports reserve SR-03	Medium
IR-01c	**Sports reserve** Construction of indoor recreation centre (2 court)	Medium

Plan 5 – Drainage Projects

Bannockburn South East Development Contributions Plan



3.5 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. Waterway corridors and land required for flood mitigation identified in the DCP are encumbered land and represent the minimum width when a suitable frontage road is provided.

The drainage infrastructure has been identified through hydraulic modelling undertaken as part of the *Bannockburn South East PSP Stormwater Drainage Design – Concept Design Report* (Alluvium September 2025).

The stormwater drainage infrastructure is required to appropriately retard and treat stormwater flows from new urban development, in accordance with best practice principles and prior to discharge into rural areas at pre-development rates to the satisfaction of Corangamite Catchment Management Authority.

The drainage projects include:

- Land and construction of stormwater drainage projects including culverts
- Land and construction of constructed waterway projects

The drainage infrastructure projects funded by the DCP are shown on **Plan 5 – Drainage Projects** and described in **Table 5: Drainage projects**.

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

All drainage infrastructure in the DCP is completely apportioned to the Bannockburn South East PSP. There is no external apportionment.

Table 5: Drainage projects

DCP Project ID	Project title & description	Indicative provision timing
RBWL1A	**Retarding basin/wetland** Purchase of land for wetland/retarding basin	Short
RBWL1Ac	**Retarding basin/wetland** Construction of wetland/retarding basin	Short
RBWL1B	**Retarding basin/wetland** Purchase of land for wetland/retarding basin	Short to Medium
RBWL1Bc	**Retarding basin/wetland** Construction of wetland/retarding basin	Short to Medium
RBWL2	**Retarding basin/wetland** Purchase of land for wetland/retarding basin	Short to Medium
RBWL2c	**Retarding basin/wetland** Construction of wetland/retarding basin	Short to Medium
RBSB3	**Sediment basin** Purchase of land for sediment basin	Short to Medium
RBSB3c	**Sediment basin** Construction of sediment basin	Short to Medium
RBSB4	**Sediment basin** Purchase of land for sediment basin	Short to Medium

DCP Project ID	Project title & description	Indicative provision timing
RBSB4c	**Sediment basin** Construction of sediment basin	Short to Medium
RBSB5	**Sediment basin** Purchase of land for sediment basin	Short to Medium
RBSB5c	**Sediment basin** Construction of sediment basin	Short to Medium
RBSB6	**Sediment basin** Purchase of land for sediment basin	Medium to Long
RBSB6c	**Sediment basin** Construction of sediment basin	Medium to Long
WW-01	**Constructed waterway** Purchase of land for constructed waterway	Short to Medium
WW-01c	**Constructed waterway** Construction of constructed waterway	Short to Medium
WW-02	**Constructed waterway** Purchase of land for constructed waterway	Short to Medium
WW-02c	**Constructed waterway** Construction of constructed waterway	Short to Medium
DR-01c	**Drainage pipe** Construction of underground pipe	Short
DR-02	**Drainage outfall** Purchase of land for drainage outfall south of precinct	Medium to Long
DR-03c	**Drainage pipe and floodway** Construction of underground pipe from bruce creek to RBSB6, floodway and underground drainage from RBSB6 to RBWL2	Medium to Long
DR-04	**Bruce Creek open space reserve** Purchase of land for open space and drainage	Medium to Long
CU-01c	**Culvert** Construction of culvert under new connector road	Short to Medium
CU-02c	**Culvert** Construction of culvert under new connector road	Short to Medium
CU-03c	**Culvert** Construction of culvert under east–west link road	Short to Medium

4.0 SUMMARY LAND USE BUDGET

The land use budget in **Table 6** 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 Bannockburn South East PSP is 524 hectares while the NDA is 382 hectares. This equates to approximately 73 per cent of the land within the Bannockburn South East PSP area being available for development.

NOTE: The summary land budget included in **Table 6: Summary land use budget** clearly sets out the NDA for the PSP and DCP.

For the purpose of applying the DIL, the NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process.

The land budget has been prepared to reflect current advice from council regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area.

As set out in the PSP, the land required for drainage assets may be subject to minor refinement through the subdivision process.

Table 6: Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**524.00**		
Transport			
Road – Widening/intersection flaring (DCP land)	7.36	1.40%	1.92%
Burnside Road – existing road reserve	3.05	0.58%	0.80%
Sub-total transport	**10.40**	**2.0%**	**2.72%**
Community & Education			
Proposed government school	15.40	2.94%	4.03%
Potential non-government school	3.00	0.57%	0.78%
Local community facility (DCP land)	1.46	0.28%	0.38%
Local indoor recreation (DCP land)	0.60	0.11%	0.16%
Sub-total education	**20.46**	**3.9%**	**5.4%**
Open space			
Uncredited open space	-	-%	-%
Waterway and drainage reserve	75.18	14.35%	19.67%
Utilities easements	11.33	2.16%	2.96%
Sub-total uncredited open space	**86.51**	**16.51%**	**22.64%**
Credited open space	-	-%	-%
Local sports reserve (DCP land)	16.76	3.2%	4.39%
Local network park (via Cl53.01)	7.70	1.5%	2.01%
Sub-total credited open space	**24.46**	**4.7%**	**6.40%**
Total all open space	**110.97**	**21.2%**	**29.04%**
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	**382.17**	**72.93%**	

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

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 – property-specific land budget**. Adjustments to the NDA for the purpose of applying a DIL liability may be altered as set out in the note to the table in **Section 4.0 Summary land use budget**.

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 6: Summary land use budget**. The contributions 'per net developable hectare' must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process, except as described in the note to **Section 4.0**. In other words, the DCP is permanently linked to the calculation of the NDA set out in **property-specific land budget**.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (**Table 6**) and the detailed property-specific land budget (**Appendix A**) and associated tables.

If the NDA for any specific parcel ID as set out in **Appendix A** is increased as a result of changes to the PSP design and/or land use variation, the responsible authority may require the land owner to enter into an agreement under section 173 of the *Planning and Environment Act 1987* for payment of the DIL for additional NDA at the rate applicable at the time.

5.2 Land budget & demand units

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 382 net developable hectares (NDHa or NDA).

5.3 Calculation of contributions charges

5.3.1 Calculation of costs

Each infrastructure project has been assigned a land and/or construction cost, as listed in **Table 7** and **Table 8**. The costs are expressed in 2026/27 dollars and will be adjusted annually in accordance with the method specified in **6.2 Construction and land value costs indexation**.

Infrastructure costings have been determined through concept designs as shown in the appendices.

5.3.2 Temporary works

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

5.3.3 Estimate of land value

The 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.

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, local indoor recreation 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 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 – Main Catchment Area** and **Plan 2 – Place Based Plan**. 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 6: Summary land use budget** and **Appendix A – property-specific land budget**.

5.3.5 Non-government schools

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

5.3.6 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 7** and **Table 8**. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100 per cent apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

5.3.7 Social and affordable housing

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

5.3.8 Calculations of costs – Development Infrastructure Levy

Table 7: Calculation of costs – Development Infrastructure Levy (DIL)

DCP project no.	Project	Infrastructure category	Land area (Ha)	Estimated project cost: land	Estimated project cost: construction	Total estimated project cost: land & construction	% apportioned to DCP (internal use)	Total cost recovered by DCP	Residential – contribution per NDHa
Road projects									
RD-01	East–west link road – interim	Development	3.04	$2,053,289	-	$2,053,289	100%	$2,053,289	$5,373
RD-02	Burnside Road level crossing upgrade	Development	0.00	–	$2,000,000	$2,000,000	100%	$2,000,000	$5,233
RD-03	McPhillips Road upgrade	Development	0.00	–	$1,354,714	$1,354,714	100%	$1,354,714	$3,545
RD-04	Moore Street upgrade	Development	0.00	–	$1,186,842	$1,186,842	100%	$1,186,842	$3,106
RD-05	Levy Road upgrade	Development	0.00	–	$3,027,975	$3,027,975	100%	$3,027,975	$7,923
RD-06	Burnside Road upgrades (south)	Development	0.00	–	$10,992,004	$10,992,004	100%	$10,992,004	$28,762
PED-01	Signalised pedestrian crossing at High Street	Development	0.00	–	$687,078	$687,078	100%	$687,078	$1,798
Sub-total road projects			**3.04**	**$2,053,289**	**$19,248,612**	**$21,301,902**		**$21,301,902**	**$55,739**
Intersection projects									
IN-01	Levy Road / Future East–west Link Road intersection	Development	1.51	$1,018,413	–	$1,018,413	100%	$1,018,413	$2,665
IN-02	Burnside Road / Future East–west Link Road intersection	Development	1.49	$1,006,103	–	$1,006,103	100%	$1,006,103	$2,633
IN-03	Future Connector / Future East–west Link Road intersection	Development	1.32	$887,652	–	$887,652	100%	$887,652	$2,323
IN-04	Burnside Road / Hamilton Highway Intersection	Development	0.39	$312,000	$9,013,539	$9,325,539	100%	$9,325,539	$24,401
IN-05	High Street / Geelong Road / Kelly Road intersection	Development	0.00	–	$6,701,638	$6,701,638	100%	$6,701,638	$17,536
IN-06	McPhillips Road / High Street intersection	Development	0.00	–	$578,480	$578,480	100%	$578,480	$1,514
IN-07	Pope Street / High Street intersection	Development	0.00	–	$4,410,964	$4,410,964	100%	$4,410,964	$11,542
Sub-total intersection projects			**4.71**	**$3,224,168**	**$20,704,621**	**$23,928,789**		**$23,928,789**	**$62,613**

DCP project no.	Project	Infrastructure category	Land area (Ha)	Estimated project cost: land	Estimated project cost: construction	Total estimated project cost: land & construction	% apportioned to DCP (internal use)	Total cost recovered by DCP	Residential – contribution per NDHa
Bridge projects									
BR-01	Purchase of land for ultimate (4 lane) east–west link road bridge on Bruce Creek. Land acquisition subject to PAO for DR-04.	Development	0.00	–	–	–	0%	–	–
Sub-total bridge projects			**0.00**	**–**	**–**	**–**		**–**	**–**
Community facilities									
CI-01	Purchase of land for level 2 community facility	Development	0.80	$1,710,000	–	$1,710,000	100%	$1,710,000	$4,474
CI-01c	Construction of level 2 community facility	Development	0.00	–	$18,653,000	$18,653,000	100%	$18,653,000	$48,808
CI-02	Purchase of land for level 1 community facility	Development	0.66	$1,450,000	–	$1,450,000	100%	$1,450,000	$3,794
CI-02c	Construction of level 1 community facility	Development	0.00	–	$15,220,000	$15,220,000	100%	$15,220,000	$39,825
IR-01	Purchase of land for 2 court indoor recreation facility	Development	0.60	$1,330,000	–	$1,330,000	100%	$1,330,000	$3,480
Sub-total community facilities			**2.06**	**$4,490,000**	**$33,873,000**	**$38,363,000**		**$38,363,000**	**$100,382**
Active recreation reserves									
SR-01	Purchase of land and construction of sports reserve	Development	5.62	$7,750,000	$8,835,000	$16,585,000	100%	$16,585,000	$43,397
SR-02	Purchase of land and construction of sports reserve	Development	3.53	$5,690,000	$6,118,000	$11,808,000	100%	$11,808,000	$30,897
SR-03	Purchase of land and construction of sports reserve	Development	7.61	$10,650,000	$14,464,000	$25,114,000	100%	$25,114,000	$65,714
Sub-total active recreation development infrastructure projects			**16.76**	**$24,090,000**	**$29,417,000**	**$53,507,000**		**$53,507,000**	**$140,008**

DCP project no.	Project	Infrastructure category	Land area (Ha)	Estimated project cost: land	Estimated project cost: construction	Total estimated project cost: land & construction	% apportioned to DCP (internal use)	Total cost recovered by DCP	Residential – contribution per NDHa
Drainage									
RBWL1A	Purchase of land for wetland/retarding basin	Development	6.53	$5,190,235	–	$5,190,235	100%	$5,190,235	$13,581
RBWL1Ac	Construction of wetland/retarding basin	Development	0.00	–	$11,489,107	$11,489,107	100%	$11,489,107	$30,063
RBWL1B	Purchase of land for wetland/retarding basin	Development	4.63	$3,127,896	–	$3,127,896	100%	$3,127,896	$8,185
RBWL1Bc	Construction of wetland/retarding basin	Development	0.00	–	$8,752,718	$8,752,718	100%	$8,752,718	$22,903
RBWL2	Purchase of land for wetland/retarding basin	Development	13.84	$9,340,495	–	$9,340,495	100%	$9,340,495	$24,441
RBWL2c	Construction of wetland/retarding basin	Development	0.00	–	$22,149,608	$22,149,608	100%	$22,149,608	$57,957
RBSB3	Purchase of land for sediment basin	Development	0.23	$155,021	–	$155,021	100%	$155,021	$406
RBSB3c	Construction of sediment basin	Development	0.00	–	$427,955	$427,955	100%	$427,955	$1,120
RBSB4	Purchase of land for sediment basin	Development	0.39	$266,031	–	$266,031	100%	$266,031	$696
RBSB4c	Construction of sediment basin	Development	0.00	–	$665,620	$665,620	100%	$665,620	$1,742
RBSB5	Purchase of land for sediment basin	Development	0.36	$242,453	–	$242,453	100%	$242,453	$634
RBSB5c	Construction of sediment basin	Development	0.00	–	$678,289	$678,289	100%	$678,289	$1,775
RBSB6	Purchase of land for sediment basin	Development	2.00	$1,351,870	–	$1,351,870	100%	$1,351,870	$3,537
RBSB6c	Construction of sediment basin	Development	0.00	–	$4,012,680	$4,012,680	100%	$4,012,680	$10,500
WW-01	Purchase of land for sediment basin	Development	5.72	$3,859,380	–	$3,859,380	100%	$3,859,380	$10,099
WW-01c	Construction of sediment basin	Development	0.00	–	$5,936,094	$5,936,094	100%	$5,936,094	$15,533
WW-02	Purchase of land for constructed waterway	Development	0.82	$551,651	–	$551,651	100%	$551,651	$1,443
WW-02c	Construction of constructed waterway	Development	0.00	–	$690,715	$690,715	100%	$690,715	$1,807
DR-01c	Construction of underground pipe	Development	0.00	–	$1,344,681	$1,344,681	100%	$1,344,681	$3,519
DR-02	Purchase of land drainage outfall south of precinct	Development	2.67	$60,000	–	$60,000	100%	$60,000	$157

DCP project no.	Project	Infrastructure category	Land area (Ha)	Estimated project cost: land	Estimated project cost: construction	Total estimated project cost: land & construction	% apportioned to DCP (internal use)	Total cost recovered by DCP	Residential – contribution per NDHa
DR-03c	Construction of underground pipe from Bruce Creek to RBSB6, floodway and underground drainage from RBSB6 to RBWL2	Development	0.00	–	$5,251,331	$5,251,331	100%	$5,251,331	$13,741
DR-04	Purchase of land for open space and drainage	Development	24.27	$1,070,000	–	$1,070,000	100%	$1,070,000	$2,800
CU-01c	Construction of culvert under new connector road	Development	0.00	–	$499,495	$499,495	100%	$499,495	$1,307
CU-02c	Construction of culvert under new connector road	Development	0.00	–	$1,026,726	$1,026,726	100%	$1,026,726	$2,687
CU-03c	Construction of culvert under east–west link road	Development	0.00	–	$778,964	$778,964	100%	$778,964	$2,038
Sub-total drainage development infrastructure projects			**61.46**	**$25,215,031**	**$63,703,983**	**$88,919,014**		**$88,919,014**	**$232,668**
Summary									
Total cost all projects			–	–	–	–	–	$226,019,704	–
Total Development Infrastructure Levy per NDA									**$591,409**

Note: Minor discrepancies in numbers due to rounding.

5.3.9 Calculation of costs – Community Infrastructure Levy

Table 8: Calculation of costs – Community Infrastructure Levy (CIL)

DCP project no.	Project	Total estimated project cost	% apportioned to DCP (internal use)	Total cost attributed to DCP
Active recreation				
SR-01p	Construction of pavilion within sports reserve SR-01	$2,287,878	100%	$2,287,878
SR-02p	Construction of pavilion within sports reserve SR-02	$2,287,878	100%	$2,287,878
SR-03p	Construction of pavilions within sports reserve SR-03	$3,803,460	100%	$3,803,460
IR-01c	Construction of indoor recreation centre (2 Court)	$16,096,000	75%	$12,072,000
Sub-total active recreation (Community Infrastructure Levy)		**$24,475,216**		**$20,451,217**
Summary				
Total Community Infrastructure Levy per dwelling				**$1,590**
Estimated total Community Infrastructure Levy raised				**$9,026,430**

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
- Provision of land in kind
- How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

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

The community infrastructure levy applies to the construction of dwellings.

Golden Plains Shire Council will be both the collecting agency and the development agency for the purposes of the DCP.

6.1 Payment of contributions and payment timing

6.1.1 Development infrastructure levy

For subdivision of land

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

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

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

For development of land where no subdivision is proposed

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

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

Where no planning permit is required

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met, unless some other arrangement has been agreed to by the 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 6.1 Payment of contributions and payment timing**.

6.1.4 Non-government schools

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

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

6.1.5 Social and affordable housing

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

6.1.6 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 according to the following method:

Intersection projects

- Indexed in line with the Australian Bureau of Statistics Producer Prices Indexes, Road and Bridge Construction Index, Victoria.

All other infrastructure items

- Indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Estimates of land value will be revised annually by a registered valuer based on the same methodology that was adopted when this DCP was first prepared.

A broad hectare methodology per property before and after method will be used for all land, except for recreation and community facility land, for which a site specific valuation will be used.

Revisions may occur more frequently if market conditions warrant.

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

6.3 Review period

This DCP adopts a long-term outlook for development. This DCP commenced on the date when it was first incorporated into the *Golden Plains 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 the DCP is removed from the planning scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all. Alternatively, this may require an amendment to the *Golden Plains Planning Scheme* to replace this document with a revised document. Any review will need to have regard to any arrangements (e.g. Section 173 agreements under the Act) for the implementation of the DCP.

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

7.0 IMPLEMENTATION STRATEGY

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

7.1 Rationale for the implementation strategy

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

This implementation strategy has been formulated by:

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

7.2 Implementation mechanism

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

To coordinate the provision of infrastructure, Schedule 1 to the Urban Growth Zone in the *Golden Plains 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 Public 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, 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.

APPENDIX A – PROPERTY-SPECIFIC LAND BUDGET

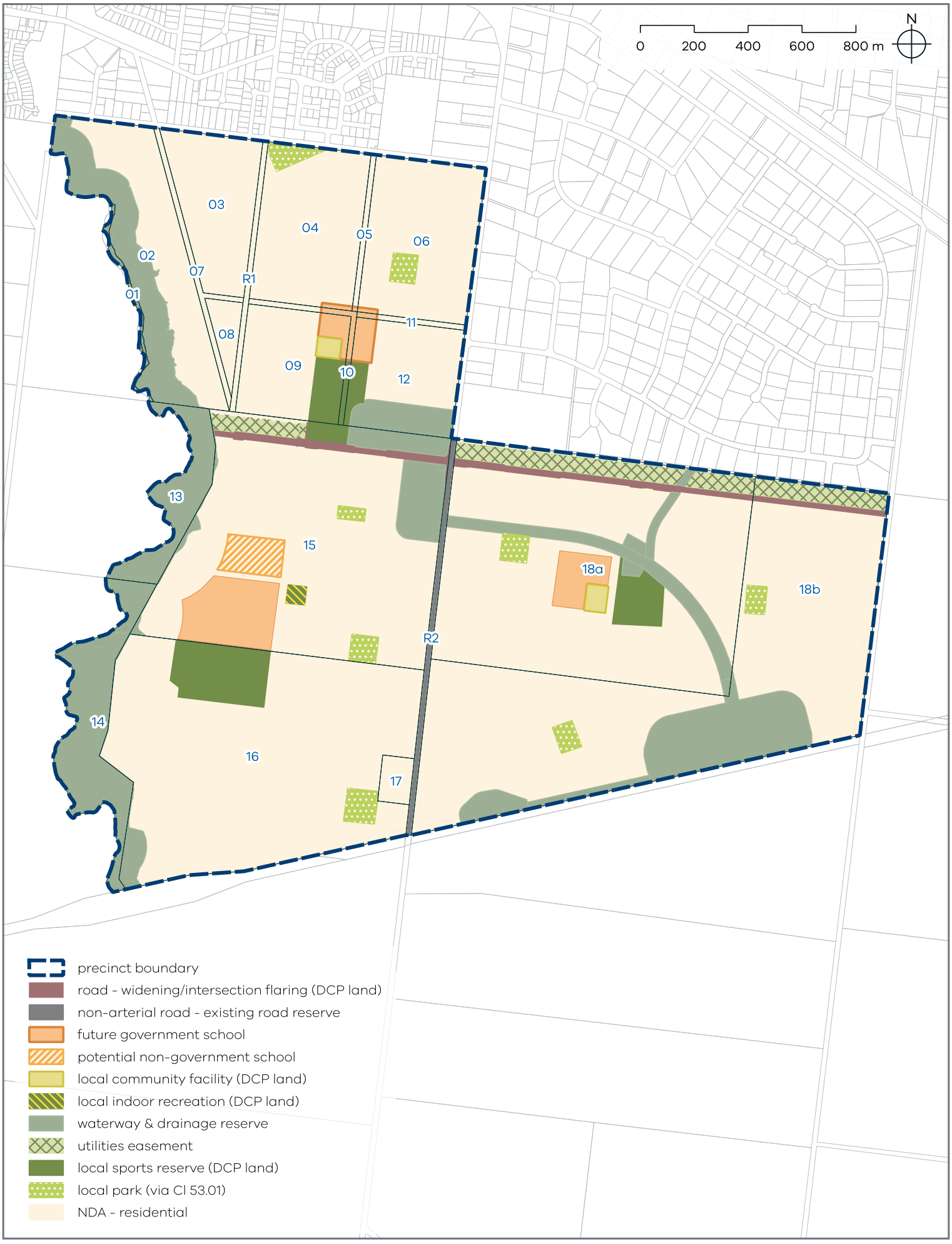
Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

Table 9: Property-specific land budget

		TRANSPORT	COMMUNITY & EDUCATION				OPEN SPACE						
Parcel ID	Total Area (ha)	Road widening/ intersection Fflaring (DCP land)	Proposed government school	Potential non-government school	DCP community facilities	Local indoor recreation (DCP land)	Waterway and drainage reserve	Utilities easements	Local sports reserve (DCP land)	Local network park (via Cl 53.01)	Total Net Developable Area (hectares)	Net Developable Area % of Property	Total Contribution Land (Hectares)
1	0.85	–	–	–	–	–	0.85	–	–	–	0.00	0.00%	0.85
2	30.26	–	–	–	–	–	12.72	–	–	–	17.54	57.97%	12.72
3	15.82	–	–	–	–	–	–	–	–	–	15.82	100.00%	0.00
4	22.53	–	0.19	–	–	–	–	–	–	1.24	21.10	93.65%	1.43
5	1.18	–	0.03	–	–	–	–	–	–	–	1.15	97.12%	0.03
6	23.96	–	0.13	–	–	–	–	–	–	1.00	22.83	95.30%	1.13
7	2.42	–	–	–	–	–	–	–	–	–	2.42	100.00%	0.00
8	2.54	–	–	–	–	–	–	–	–	–	2.54	100.00%	0.00
9	15.54	–	1.18	–	0.66	–	–	–	2.67	–	10.93	70.36%	4.61
10	1.63	–	0.60	–	–	–	–	–	0.49	–	0.54	33.43%	1.08
11	0.82	–	0.15	–	–	–	–	–	–	–	0.67	81.56%	0.15
12	16.37	0.00	1.22	–	–	–	3.91	–	1.30	–	9.94	60.70%	6.43
13	8.48	–	–	–	–	–	8.48	–	–	–	0.00	0.00%	8.48
14	15.17	–	–	–	–	–	15.17	–	–	–	0.00	0.00%	15.17
15	81.92	2.87	8.40	3.00	–	0.60	7.85	1.98	1.07	1.48	54.67	66.74%	25.27
16	84.84	-	-	-	-	-	1.69	-	7.61	1.41	74.13	87.38%	10.71
17	2.03	–	–	–	–	–	–	–	–	–	2.03	100.00%	0.00
18a	91.76	3.19	3.50	-	0.80	-	7.67	6.35	3.53	1.00	65.72	71.63%	19.69
18b	100.79	1.30	–	–	–	–	16.85	3.00	–	1.57	78.07	77.46%	19.72
R1	2.06	-	-	-	-	-	-	-	-	-	2.06	100.00%	0.00
R2	3.05	-	-	-	-	-	-	-	-	-	0.00	0.00%	0.00
Total PSP	**524.00**	**7.36**	**15.40**	**3.00**	**1.46**	**0.60**	**75.18**	**11.33**	**16.76**	**7.70**	**382.17**	**72.93%**	**127.46**

Plan 6 – Land Use Budget

Bannockburn South East Development Contributions Plan



APPENDIX B – PSP PROJECT COST ESTIMATES & CONCEPT DESIGNS

Community infrastructure costings have been determined using a mix of benchmarks and bespoke concept design, which are included in Appendix B.

The costs of the sports reserve pavilions are based on P90 of VPA Benchmark items 40 and 41 and indexed to 2026/2027. The sports reserves are based on the concept designs prepared by Taylors.

Transport costs are based on:

- Designs by SMEC from Bannockburn South East PSP – Transport Concept Design and Costs (SMEC, 2025) for east–west link road items.
- SMEC's designs and costs for projects outside of the precinct boundary based on 30043502T-DRAWINGS_COMBINED_D (SMEC, 2026) and Bannockburn SE PSP – Interim Works Cost (SMEC, 2026).
- Creo Civil's design and costs for RD-06 Burnside Road upgrades (south).
- Estimated $2 million for RD-02 (Burnside Road level crossing upgrade) which is likely to include boom gates. This is based on similar projects.

Drainage infrastructure costings have been determined through concept designs, which are included in Appendix B.

Designs are preliminary and not for construction. All projects will be subject to detailed design prior to delivery.

Land to facilitate IN-04, DR-02 and DR-04 are included in the DCP. The future acquisition and compensation for landowners impacted by these projects will be managed by the development agency.

B1 Transport projects

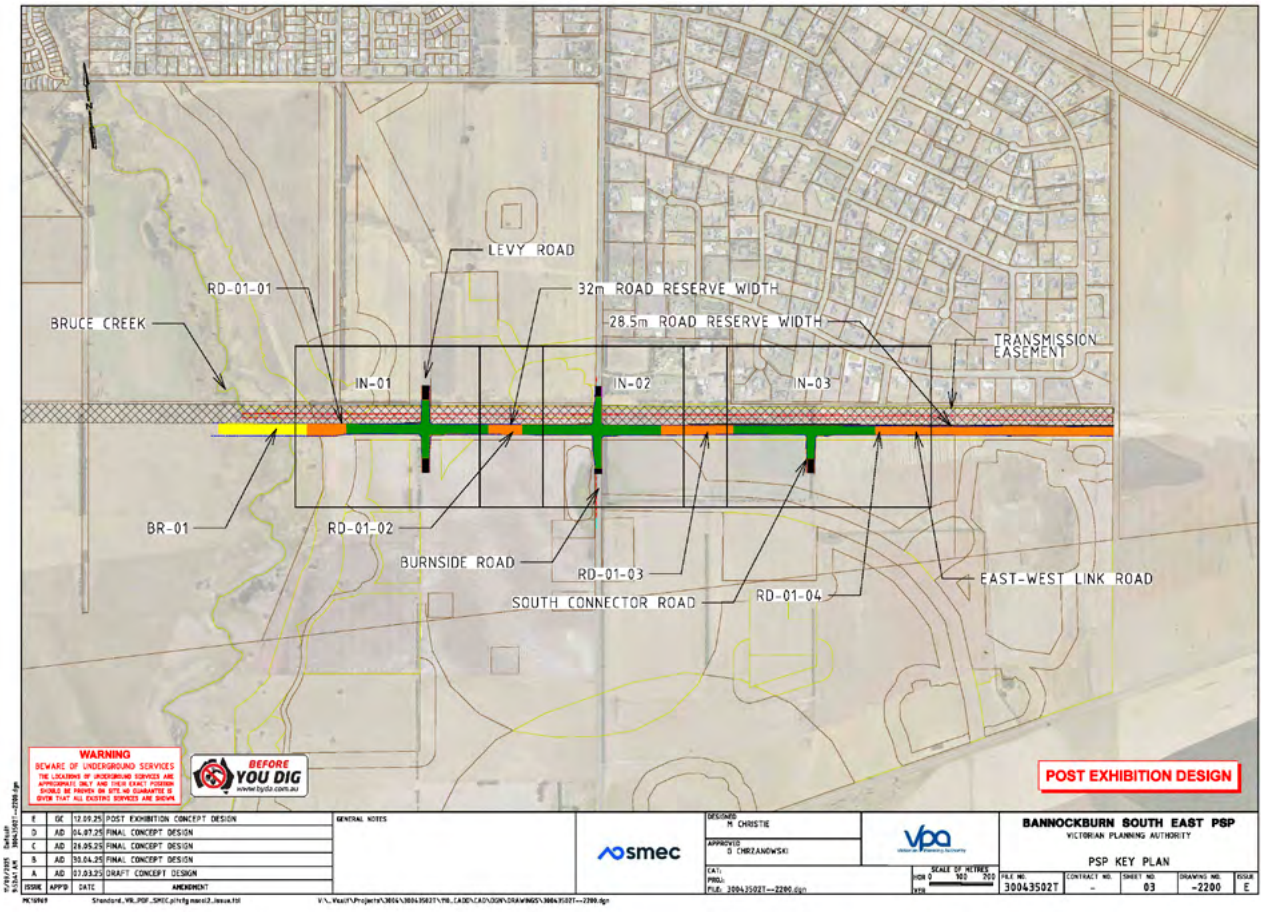
RD-01, IN-01, IN-02 and IN-03 (east–west link road)

No construction costs are included in this DCP for RD-01, IN-01, IN-02 and IN-03 and BR-01

SHEET NUMBER	DRAWING NUMBER	TITLE BLOCK
1	30043502T--2000	COVER SHEET
2	30043502T--2100	DRAWING INDEX
3	30043502T--2200	PSP KEY PLAN
4	30043502T--2201	NOTES AND LEGEND
5	30043502T--2301	TYPICAL SECTIONS SHEET 1
6	30043502T--2302	TYPICAL SECTIONS SHEET 2
7	30043502T--2303	TYPICAL SECTIONS SHEET 3
	ALIGNMENT PLANS-INTERSECTION	
8	30043502T--3001	GENERAL ALIGNMNET PLAN IN-01
9	30043502T--3002	GENERAL ALIGNMNET PLAN IN-02
10	30043502T--3003	GENERAL ALIGNMNET PLAN IN-03
	ALIGNMENT PLAN-ROADS	
11	30043502T--5001	GENERAL ALIGNMNET PLAN RD-01-01
12	30043502T--5002	GENERAL ALIGNMNET PLAN RD-01-02
13	30043502T--5003	GENERAL ALIGNMNET PLAN RD-01-03
14	30043502T--5004	GENERAL ALIGNMNET PLAN RD-01-04 SHEET 1
15	30043502T--5005	GENERAL ALIGNMNET PLAN RD-01-04 SHEET 2
	ALIGNMENT PLANS-BRIDGE	
16	30043502T--6001	GENERAL ALIGNMENT PLAN BR-01
	ALIGNMENT LONGSECTION	
17	30043502T--7001	LONG SECTION MC01 SHEET 01
18	30043502T--7002	LONG SECTION MC01 SHEET 02
19	30043502T--7003	LONG SECTION MC01 SHEET 03
20	30043502T--7004	LONG SECTION MC01 SHEET 04
21	30043502T--7005	LONG SECTION MC01 SHEET 05
	TYPICAL DETAILS	
22	30043502T--8001	PAVEMENT PROFILES
	STRUCTURAL DETAILS	
23	30043502T--9001	BRIDGE ELEVATION

POST EXHIBITION DESIGN

BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
DRAWING INDEX



BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
PSP KEY PLAN

GENERAL NOTES:

1. PROPOSED ROW BOUNDARY BASED ON TYPICAL CROSS SECTION AND TYPICAL INTERSECTION WIDTHS.
2. ROAD CROSS SECTIONS HAVE BEEN ADOPTED FROM THE VPA BENCHARK TYPICAL CROSS SECTIONS.
3. THE CO-ORDINATE SYSTEM USED IN ALL DRAWINGS IS MGA2020 (ZONE 55).
4. NO ASSESSMENT OF EXISTING OR PLANNED UTILITY SERVICES HAS BEEN UNDERTAKEN IN THE DEVELOPMENT OF THE INTERSECTIONS.
5. LINEMARKING IS INDICATIVE AND REPRESENTATIVE OF THE FUNCTIONALITY OF THE INTERSECTION ONLY.
6. TYPICAL TRAFFIC LANE WIDTHS ARE 3.5m
7. SQUARE METRE AREAS SHOWN ON PLANS IS EQUAL TO THE TOTAL PROJECT AREA UP TO THE PROPOSED RIGHT OF WAY (ROW). THESE AREAS ARE SUBJECT TO CHANGE PENDING THE ACCEPTANCE OF THE PROPOSED ROW BOUNDARIES.

LEGEND:

- INTERIM LAYOUT
- ULTIMATE LAYOUT
- PROPOSED ROW BOUNDARY
- EXISTING ROW BOUNDARY
- CADASTRAL BOUNDARY
- INTERSECTION LIMIT OF WORKS
- ROADS LIMIT OF WORKS
- BRIDGE LIMIT OF WORKS
- TRANSMISSION EASEMENT

POST EXHIBITION DESIGN

ISSUE	APPD	DATE	AMENDMENT
E	GC	12.09.25	POST EXHIBITION CONCEPT DESIGN
D	AD	04.07.25	FINAL CONCEPT DESIGN
C	AD	26.05.25	FINAL CONCEPT DESIGN
B	AD	30.04.25	FINAL CONCEPT DESIGN
A	AD	07.03.25	DRAFT CONCEPT DESIGN

GENERAL NOTES

smec

DESIGNED M CHRISTIE
APPROVED G CHRZANOWSKI
CAT:
PROJ:
FILE: 30043502T--2201.dgn

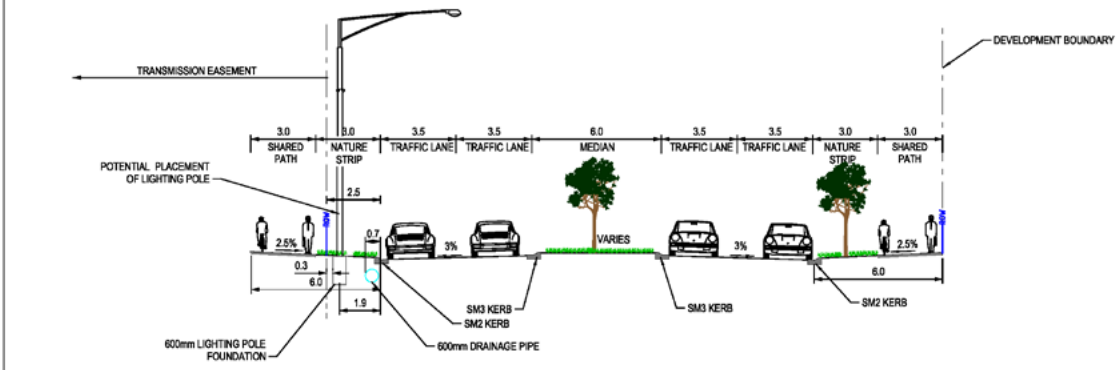
vpa Victorian Planning Authority

SCALE OF METRES
HOR 0 0.5 1
VER

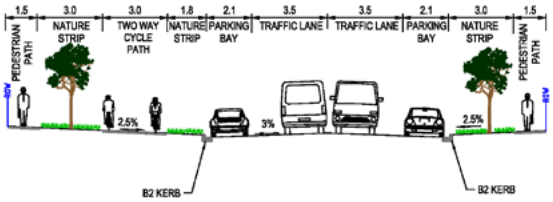
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY

NOTES AND LEGEND

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043502T	-	04	-2201	E



SECONDARY ARTERIAL 4 LANES
(EAST-WEST LINK ROAD)



CONNECTOR STREET
(LEVY ROAD, SOUTH CONNECTOR ROAD)

POST EXHIBITION DESIGN

ISSUE	APPD	DATE	AMENDMENT
E	GC	12.09.25	POST EXHIBITION CONCEPT DESIGN
D	AD	04.07.25	FINAL CONCEPT DESIGN
C	AD	26.05.25	FINAL CONCEPT DESIGN
B	AD	30.04.25	FINAL CONCEPT DESIGN
A	AD	07.03.25	DRAFT CONCEPT DESIGN

GENERAL NOTES

smec

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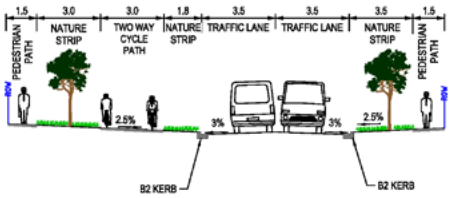
vpa Victorian Planning Authority

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VER

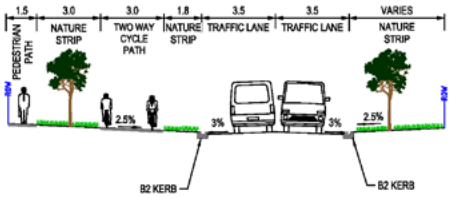
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY

TYPICAL SECTIONS SHEET 1

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
30043502T	-	05	-2301	E



BURNSIDE ROAD SOUTH OF INTERSECTION



BURNSIDE ROAD NORTH OF INTERSECTION

POST EXHIBITION DESIGN

D	GC	12.09.25	POST EXHIBITION CONCEPT DESIGN
C	AD	04.07.25	FINAL CONCEPT DESIGN
B	AD	26.05.25	FINAL CONCEPT DESIGN
A	AD	30.04.25	FINAL CONCEPT DESIGN
ISSUE	APP'D	DATE	AMENDMENT

GENERAL NOTES

smec

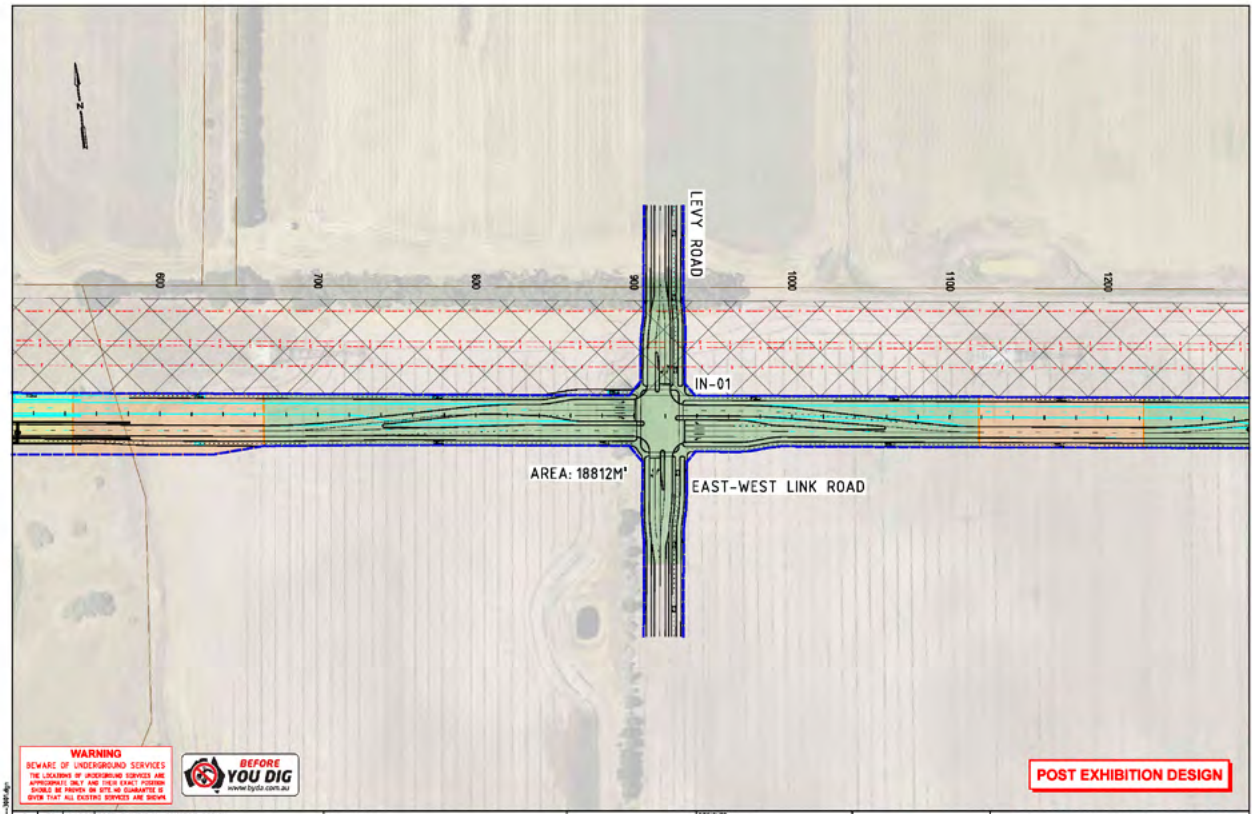
DESIGNED M CHRISTIE
APPROVED D CHRZANOWSKI
CAD: PROJ: FILE: 30043502T--Z303.dgn

vpa

SCALE OF METRES HOR 0 0.5 1 VERT

BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
TYPICAL SECTIONS SHEET 3

FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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POST EXHIBITION DESIGN

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D	AD	04.07.25	FINAL CONCEPT DESIGN
C	AD	26.05.25	FINAL CONCEPT DESIGN
B	AD	30.04.25	FINAL CONCEPT DESIGN
A	AD	07.03.25	DRAFT CONCEPT DESIGN
ISSUE	APP'D	DATE	AMENDMENT

GENERAL NOTES

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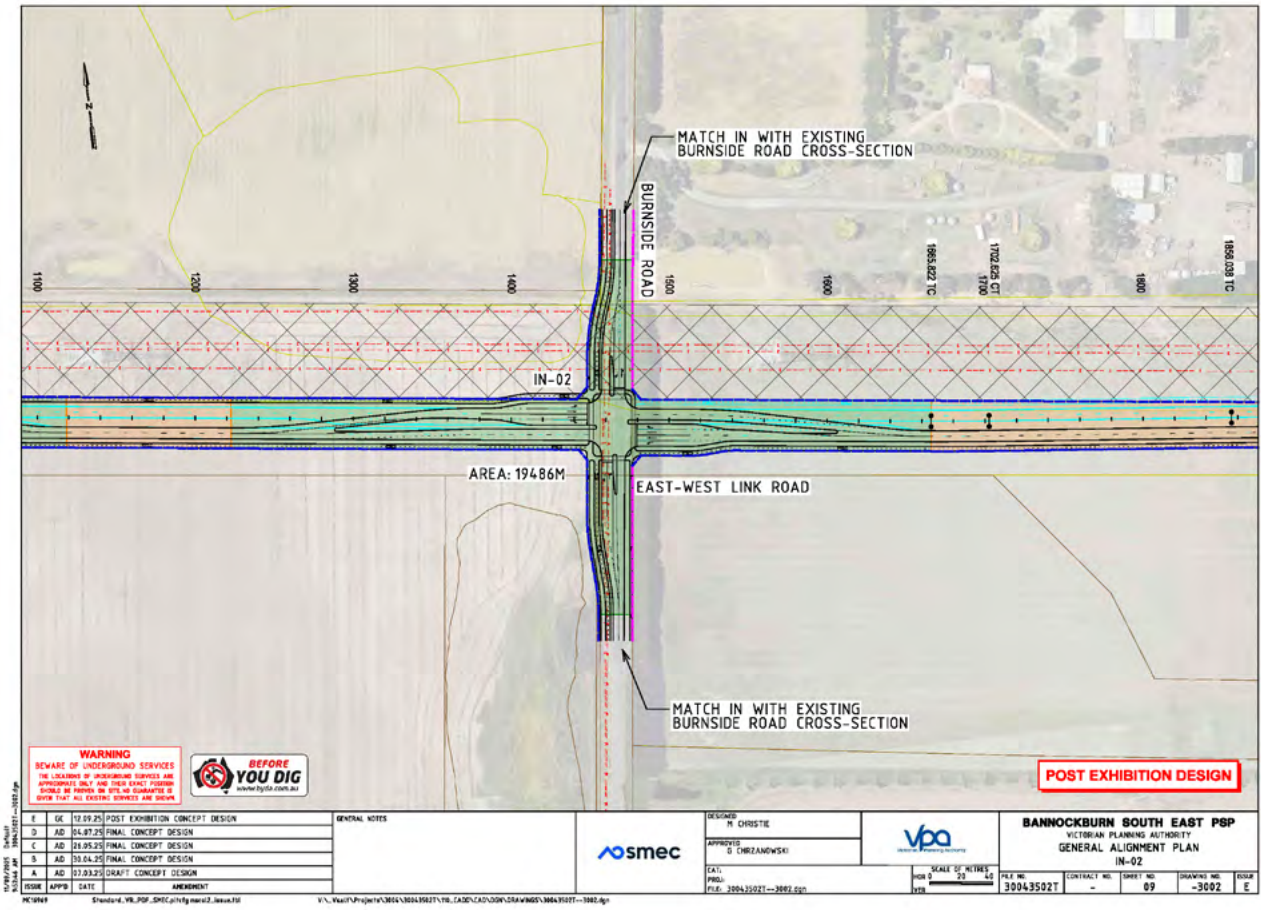
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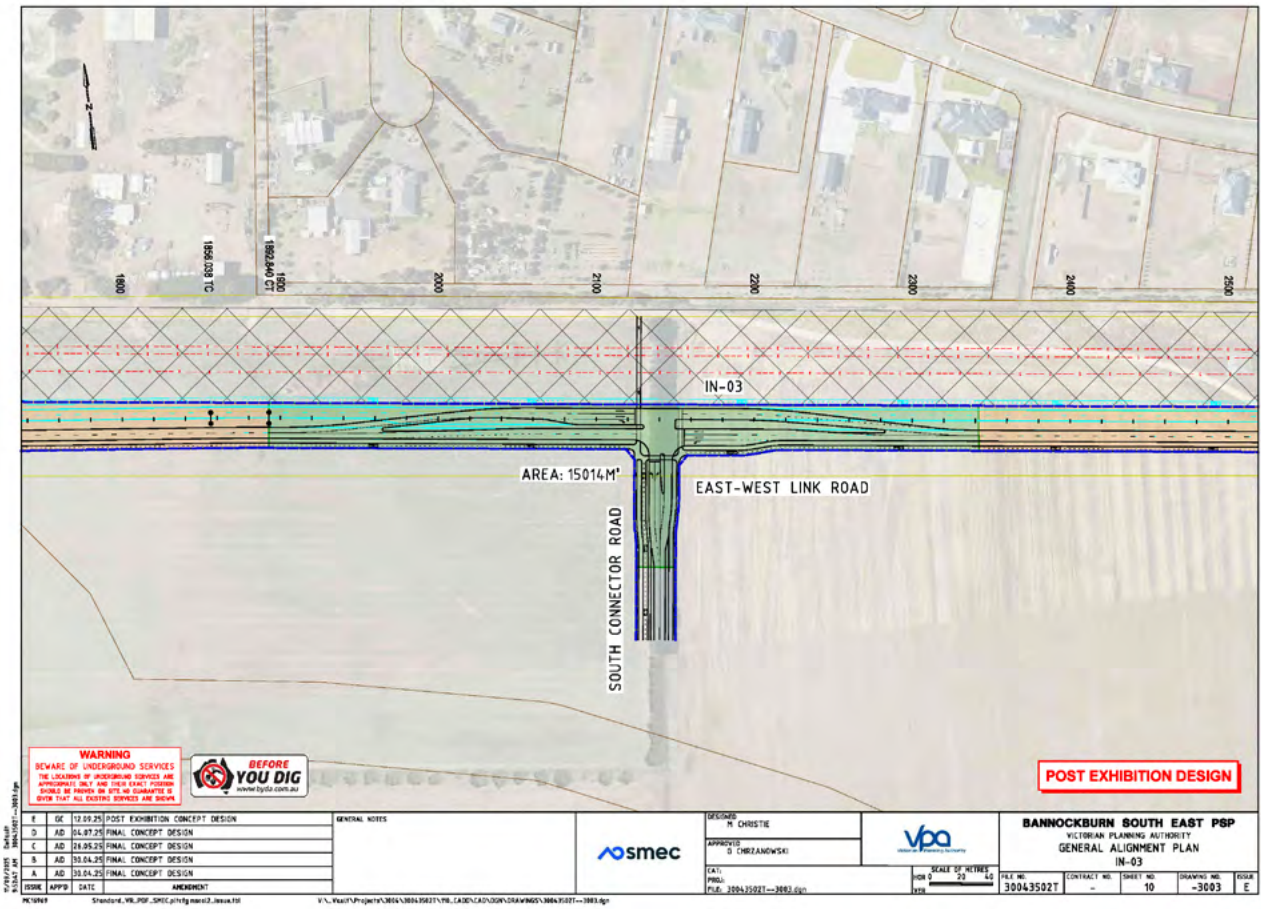
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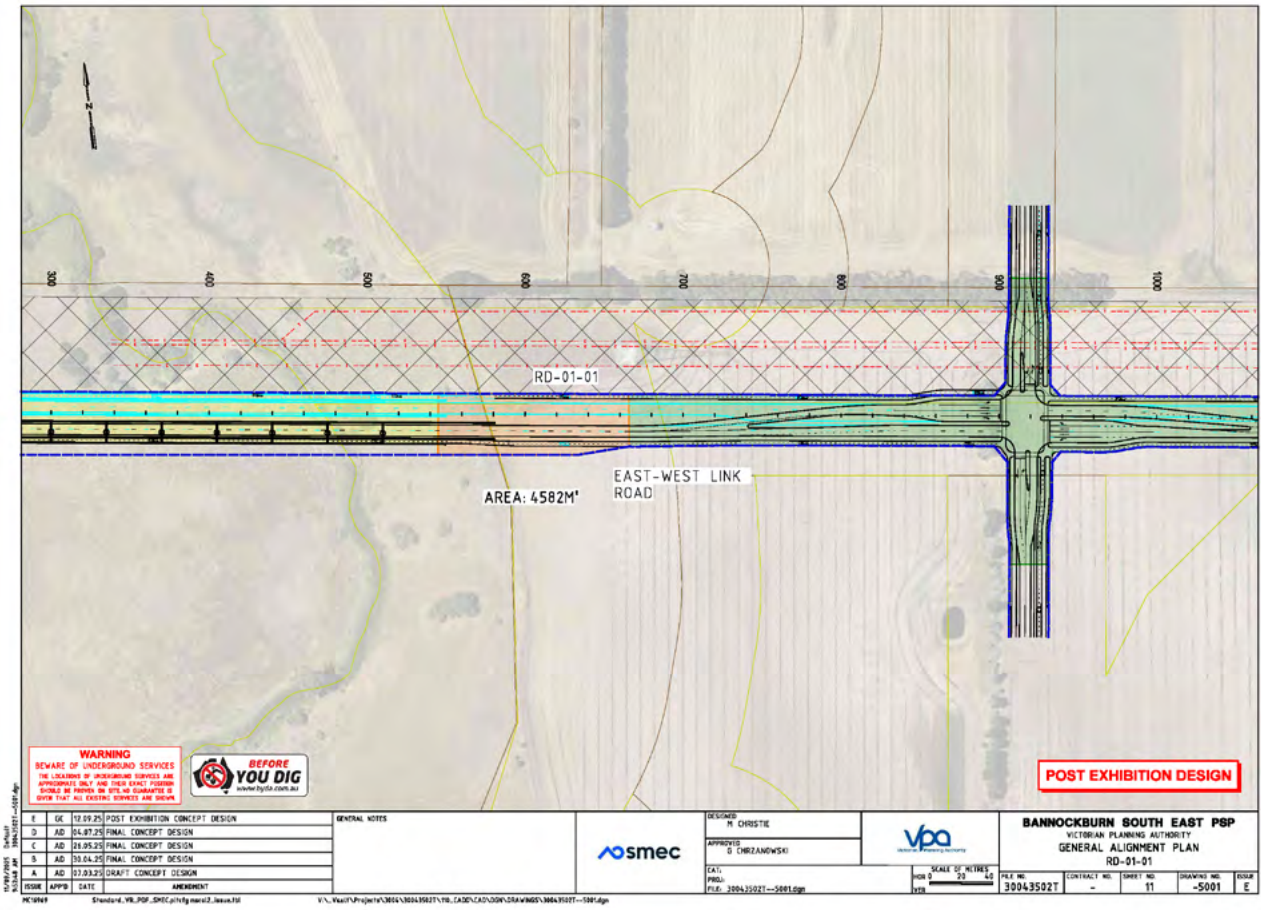
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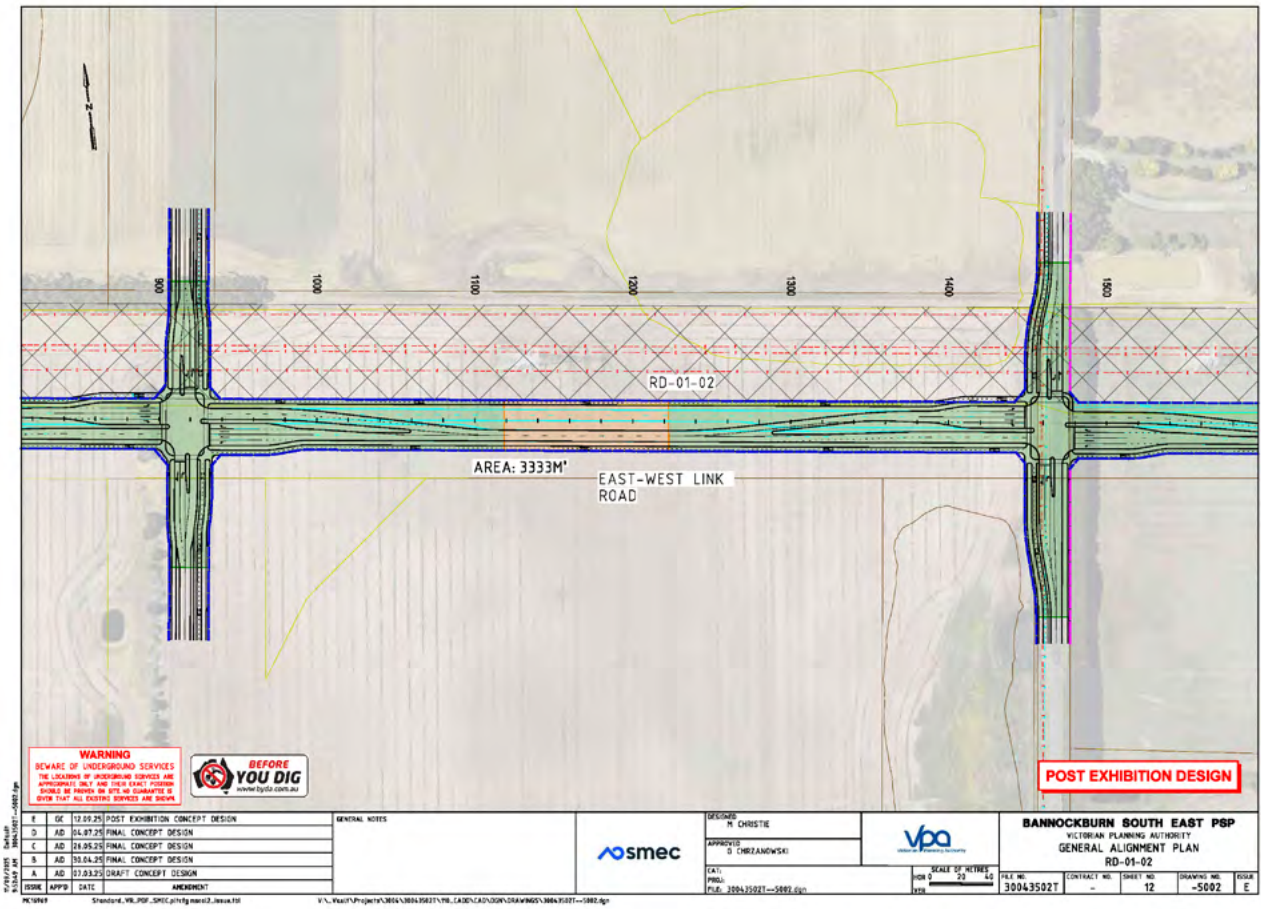
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VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-01

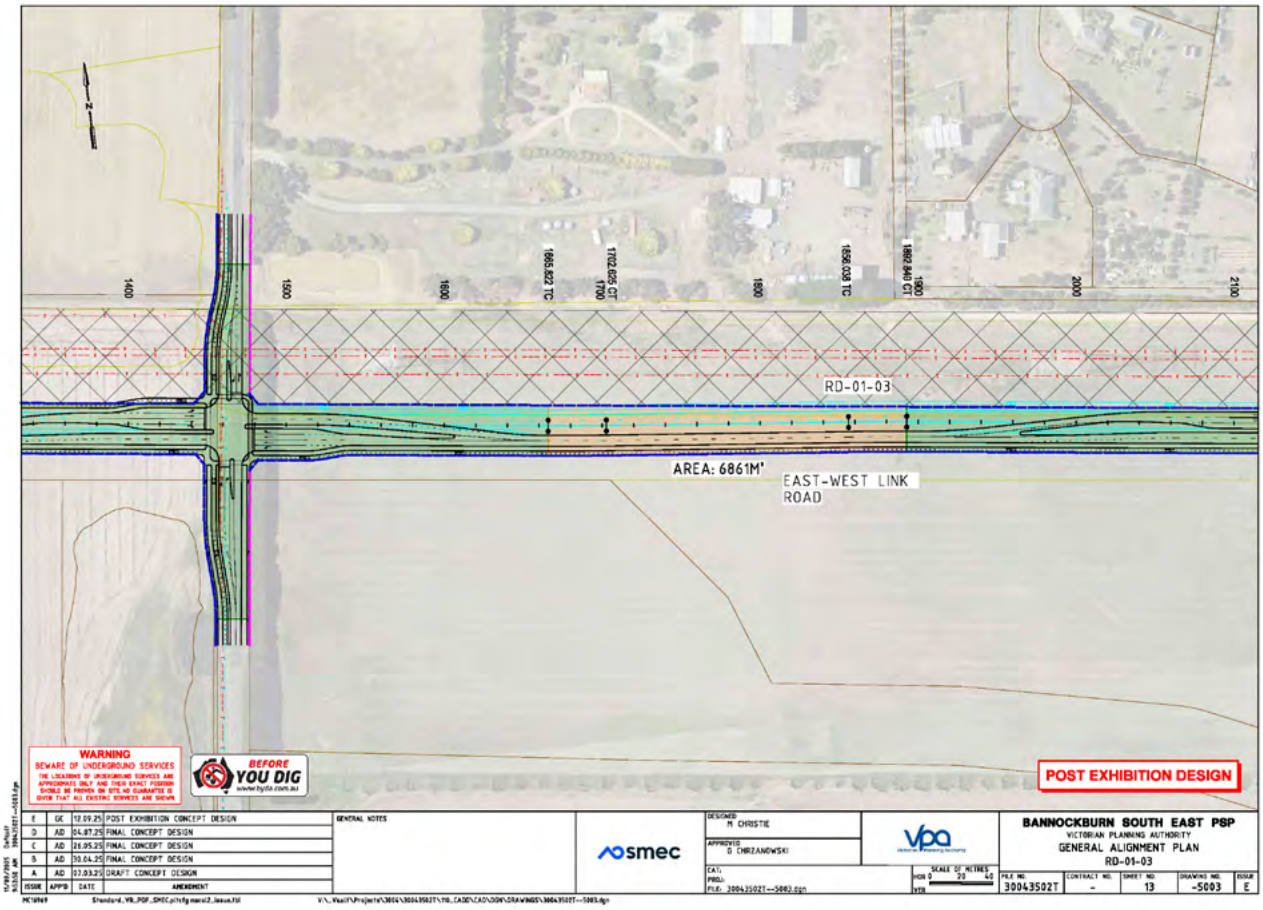
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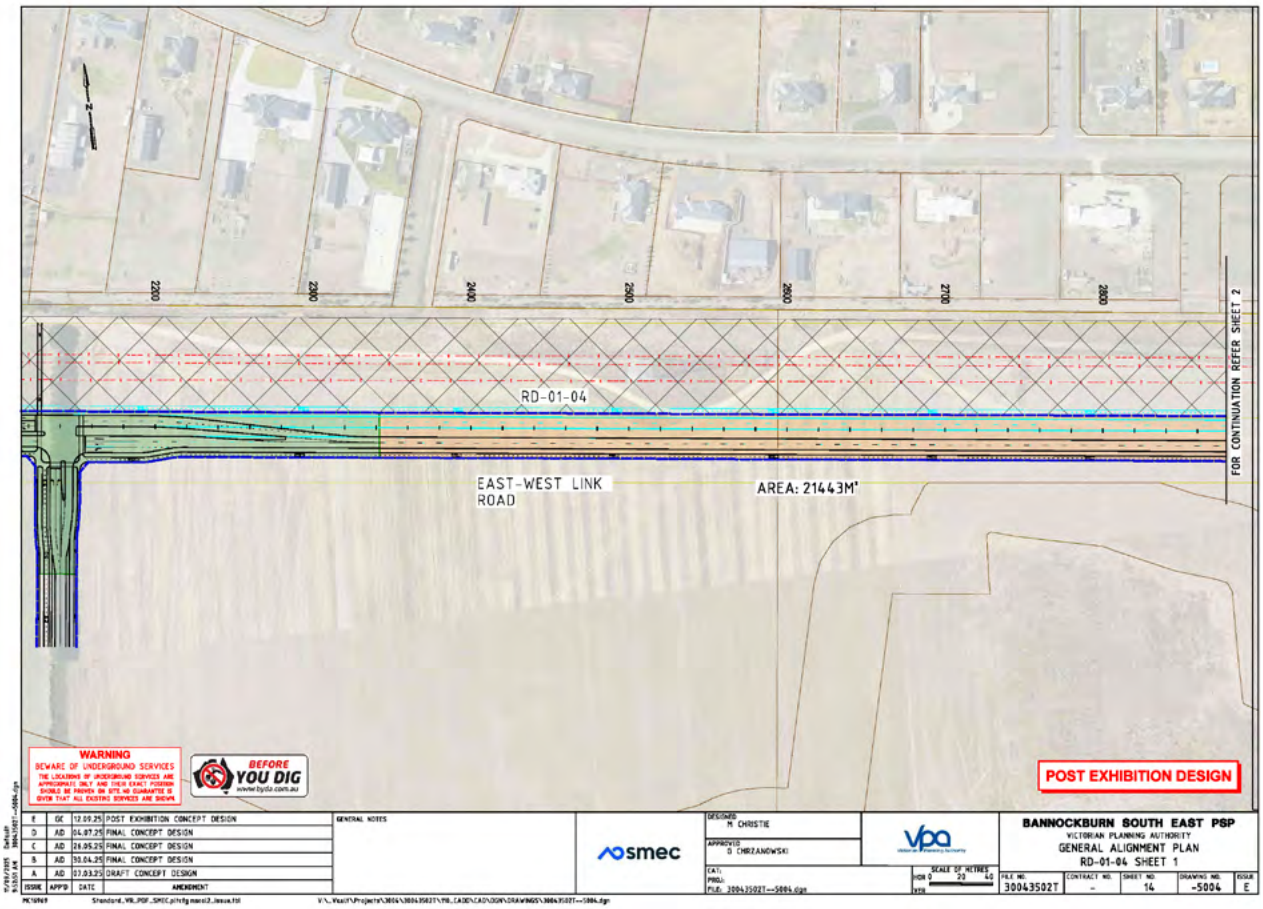

MATCH IN WITH EXISTING
BURNSIDE ROAD CROSS-SECTION
BURNSIDE ROAD
IN-02
AREA: 19486M
EAST-WEST LINK ROAD
MATCH IN WITH EXISTING
BURNSIDE ROAD CROSS-SECTION
POST EXHIBITION DESIGN
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-02

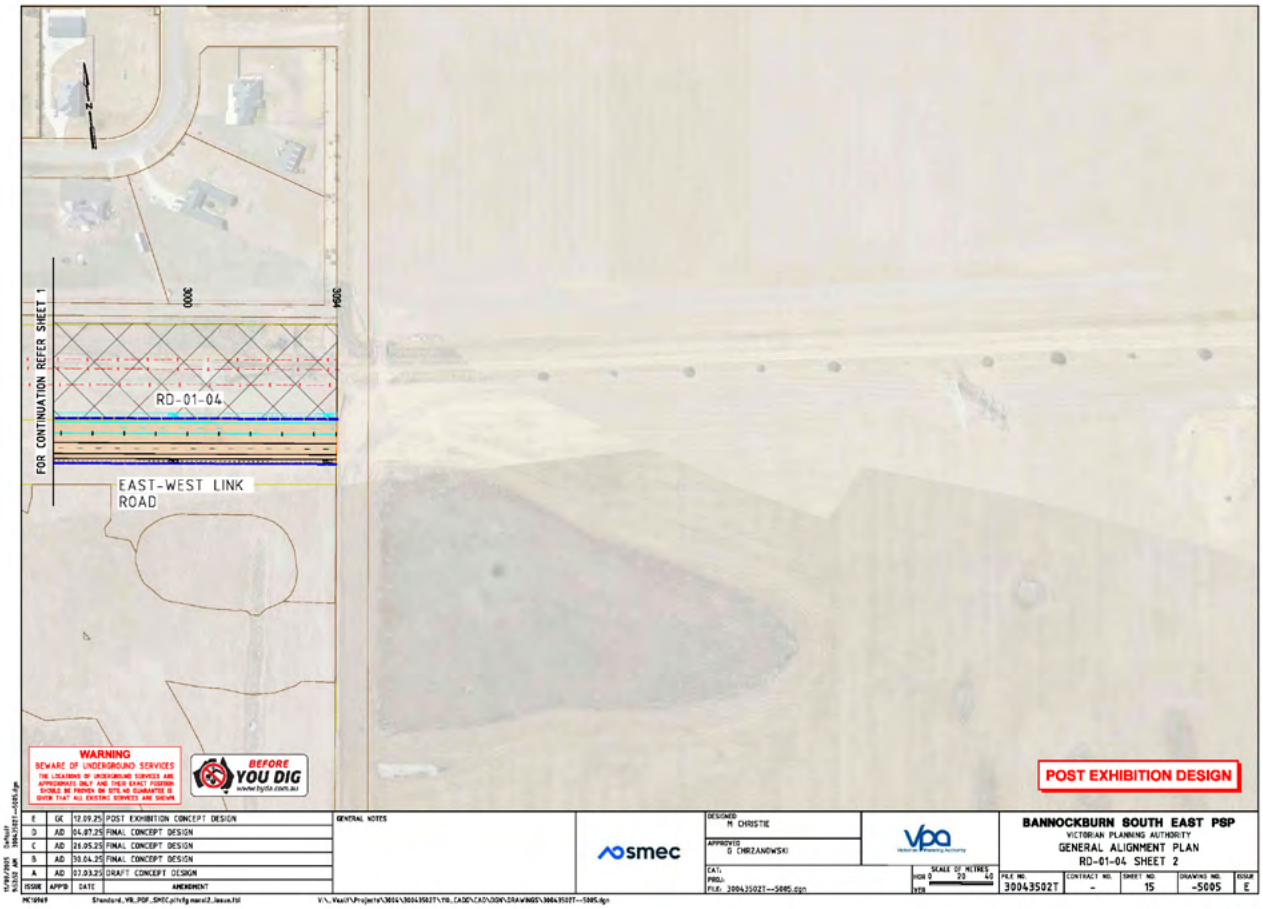

IN-03
AREA: 15014M²
EAST-WEST LINK ROAD
SOUTH CONNECTOR ROAD
POST EXHIBITION DESIGN
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-03

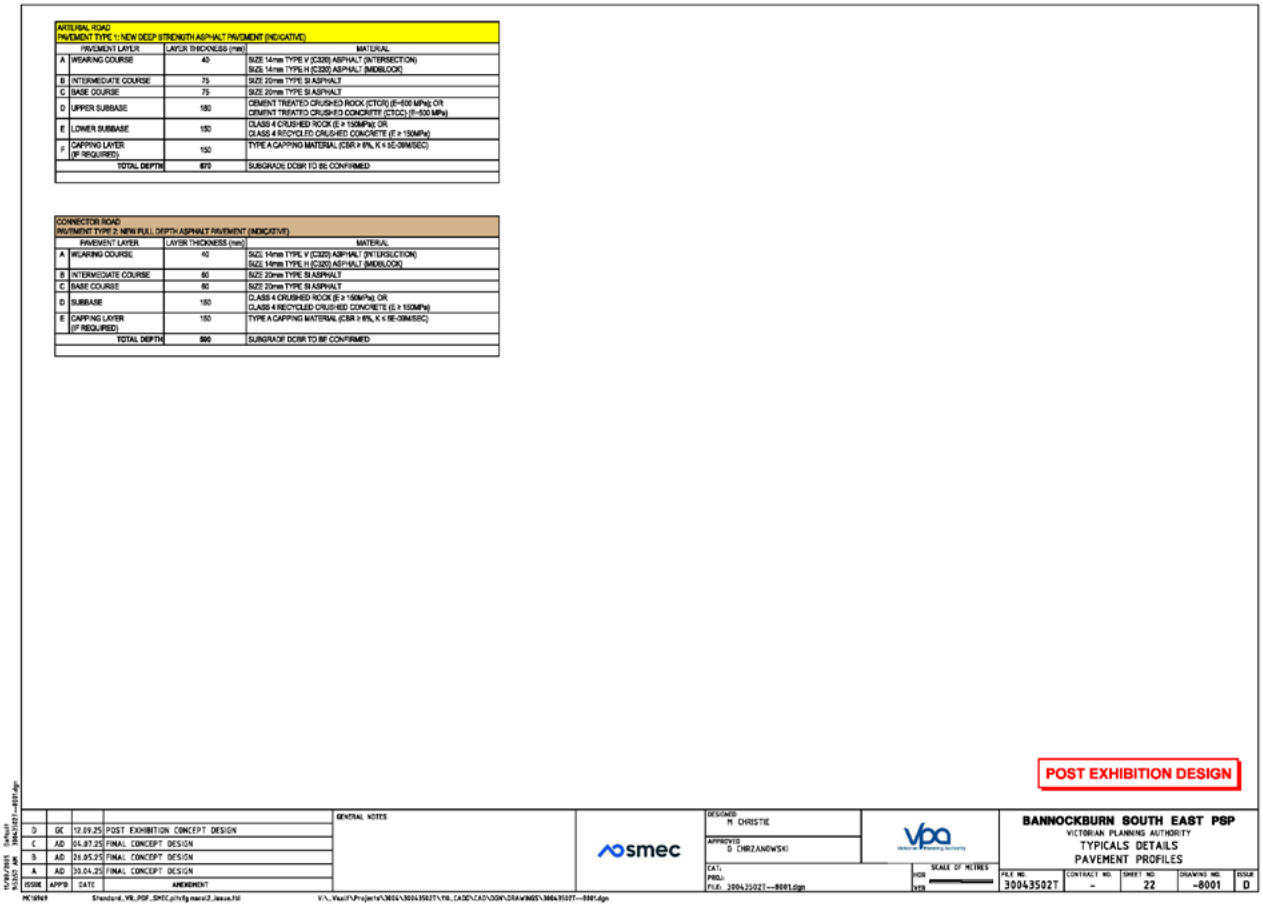

300
400
500
600
700
800
900
1000
RD-01-01
AREA: 4582M²
EAST-WEST LINK ROAD
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
POST EXHIBITION DESIGN
E GC 12.09.25 POST EXHIBITION CONCEPT DESIGN
D AD 04.07.25 FINAL CONCEPT DESIGN
C AD 26.05.25 FINAL CONCEPT DESIGN
B AD 30.04.25 FINAL CONCEPT DESIGN
A AD 07.03.25 DRAFT CONCEPT DESIGN
GENERAL NOTES
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M CHRISTIE
D CHRZANOWSKI
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-01-01
30043502T
11
-5001
E


900
1000
1100
1200
1300
1400
1500
RD-01-02
AREA: 3333M²
EAST-WEST LINK ROAD
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
POST EXHIBITION DESIGN
E GC 12.09.25 POST EXHIBITION CONCEPT DESIGN
D AD 04.07.25 FINAL CONCEPT DESIGN
C AD 26.05.25 FINAL CONCEPT DESIGN
B AD 30.04.25 FINAL CONCEPT DESIGN
A AD 07.03.25 DRAFT CONCEPT DESIGN
GENERAL NOTES
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M CHRISTIE
D CHRZANOWSKI
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GENERAL ALIGNMENT PLAN
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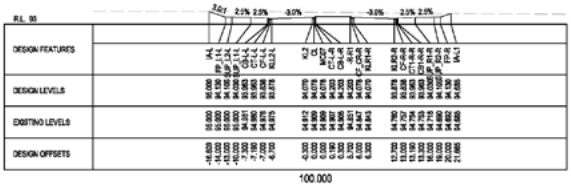

1400
1500
1600
1665.822 TC
1702.625 CT
1700
1800
1858.039 TC
1882.840 CT
1900
2000
2100
RD-01-03
AREA: 6861M²
EAST-WEST LINK ROAD
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
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POST EXHIBITION DESIGN
E GC 12.09.25 POST EXHIBITION CONCEPT DESIGN
D AD 04.07.25 FINAL CONCEPT DESIGN
C AD 26.05.25 FINAL CONCEPT DESIGN
B AD 30.04.25 FINAL CONCEPT DESIGN
A AD 07.03.25 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
GENERAL NOTES
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M CHRISTIE
O CHRZANOWSKI
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BANNOCKBURN SOUTH EAST PSP
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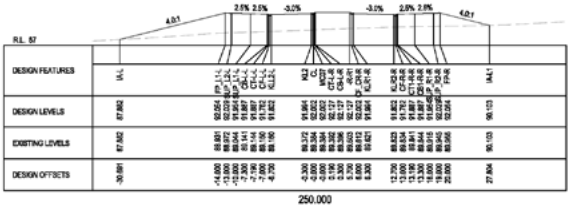

2200
2300
2400
2500
2600
2700
2800
RD-01-04
EAST-WEST LINK ROAD
AREA: 21443M²
FOR CONTINUATION REFER SHEET 2
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
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POST EXHIBITION DESIGN
E GC 12.09.25 POST EXHIBITION CONCEPT DESIGN
D AD 04.07.25 FINAL CONCEPT DESIGN
C AD 26.05.25 FINAL CONCEPT DESIGN
B AD 30.04.25 FINAL CONCEPT DESIGN
A AD 07.03.25 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
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O CHRZANOWSKI
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-01-04 SHEET 1
30043502T
14
-5004
E

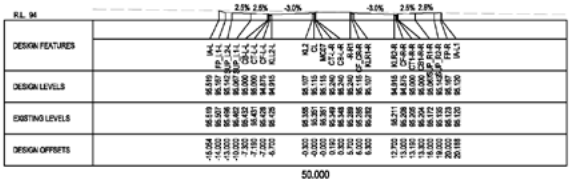

FOR CONTINUATION REFER SHEET 1
3000
3994
RD-01-04
EAST-WEST LINK ROAD
N
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN
BEFORE YOU DIG
www.byda.com.au
POST EXHIBITION DESIGN
E GK 12.09.25 POST EXHIBITION CONCEPT DESIGN
D AD 04.07.25 FINAL CONCEPT DESIGN
C AD 26.05.25 FINAL CONCEPT DESIGN
B AD 30.04.25 FINAL CONCEPT DESIGN
A AD 07.03.25 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
GENERAL NOTES
smec
DESIGNED M CHRISTIE
APPROVED G CHRZANOWSKI
CAT:
PROJ:
FILE: 30043502T--5005.dgn
SCALE OF METRES
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VER
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-01-04 SHEET 2
FILE NO. 30043502T
CONTRACT NO. -
SHEET NO. 15
DRAWING NO. -5005
ISSUE E

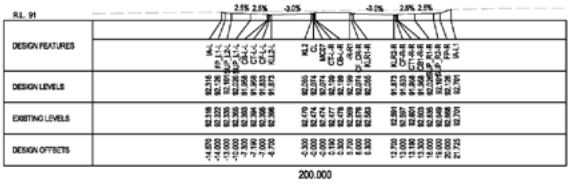

ARTERIAL ROAD
PAVEMENT TYPE 1: NEW DEEP STRENGTH ASPHALT PAVEMENT (INDICATIVE)
PAVEMENT LAYER | LAYER THICKNESS (mm) | MATERIAL
A WEARING COURSE | 40 | SIZE 14mm TYPE V (C320) ASPHALT (INTERSECTION) SIZE 14mm TYPE H (C320) ASPHALT (MIDBLOCK)
B INTERMEDIATE COURSE | 75 | SIZE 20mm TYPE SI ASPHALT
C BASE COURSE | 75 | SIZE 20mm TYPE SI ASPHALT
D UPPER SUBBASE | 180 | CEMENT TREATED CRUSHED ROCK (CTCR) (E=600 MPa); OR CEMENT TREATED CRUSHED CONCRETE (CTCC) (E=500 MPa)
E LOWER SUBBASE | 150 | CLASS 4 CRUSHED ROCK (E ≥ 150MPa); OR CLASS 4 RECYCLED CRUSHED CONCRETE (E ≥ 150MPa)
F CAPPING LAYER (IF REQUIRED) | 150 | TYPE A CAPPING MATERIAL (CBR ≥ 6%, K ≤ 5E-09M/SEC)
TOTAL DEPTH | 670 | SUBGRADE DCBR TO BE CONFIRMED
CONNECTOR ROAD
PAVEMENT TYPE 2: NEW FULL DEPTH ASPHALT PAVEMENT (INDICATIVE)
PAVEMENT LAYER | LAYER THICKNESS (mm) | MATERIAL
A WEARING COURSE | 40 | SIZE 14mm TYPE V (C320) ASPHALT (INTERSECTION) SIZE 14mm TYPE H (C320) ASPHALT (MIDBLOCK)
B INTERMEDIATE COURSE | 60 | SIZE 20mm TYPE SI ASPHALT
C BASE COURSE | 60 | SIZE 20mm TYPE SI ASPHALT
D SUBBASE | 150 | CLASS 4 CRUSHED ROCK (E ≥ 150MPa); OR CLASS 4 RECYCLED CRUSHED CONCRETE (E ≥ 150MPa)
E CAPPING LAYER (IF REQUIRED) | 150 | TYPE A CAPPING MATERIAL (CBR ≥ 6%, K ≤ 5E-09M/SEC)
TOTAL DEPTH | 560 | SUBGRADE DCBR TO BE CONFIRMED
POST EXHIBITION DESIGN
D GK 12.09.25 POST EXHIBITION CONCEPT DESIGN
C AD 04.07.25 FINAL CONCEPT DESIGN
B AD 26.05.25 FINAL CONCEPT DESIGN
A AD 30.04.25 FINAL CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
GENERAL NOTES
smec
DESIGNED M CHRISTIE
APPROVED G CHRZANOWSKI
CAT:
PROJ:
FILE: 30043502T--8001.dgn
SCALE OF METRES
HOR
VER
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
TYPICALS DETAILS
PAVEMENT PROFILES
FILE NO. 30043502T
CONTRACT NO. -
SHEET NO. 22
DRAWING NO. -8001
ISSUE D

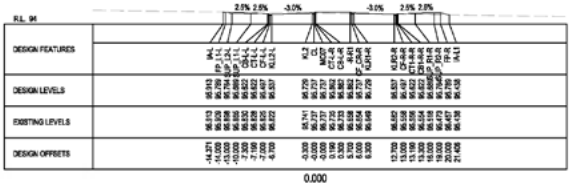
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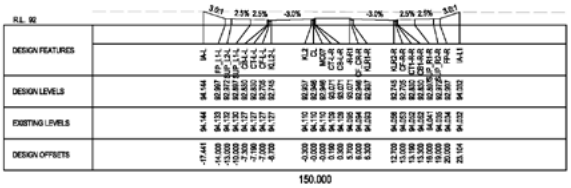


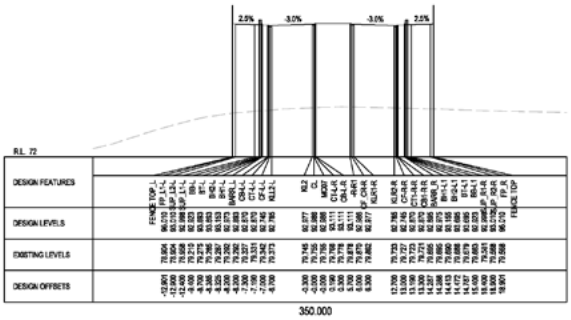


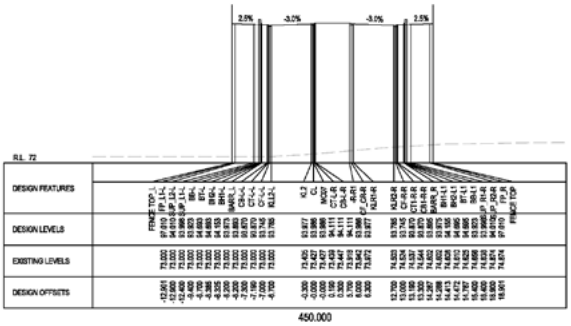


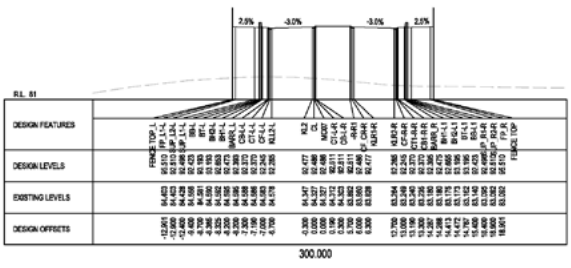


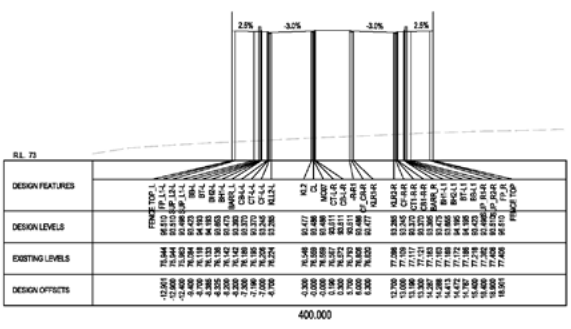


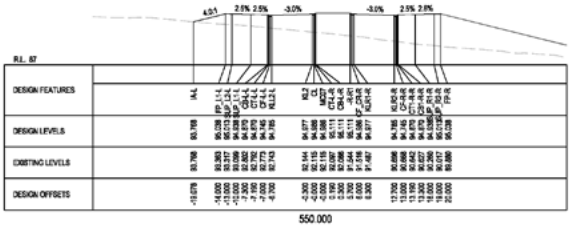




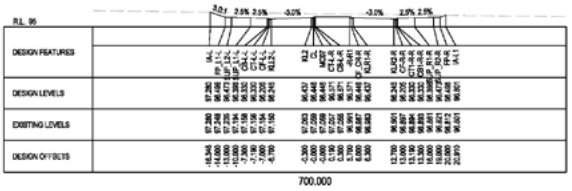




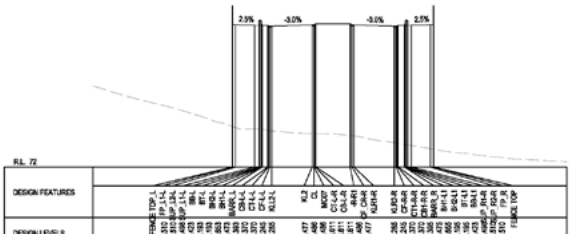




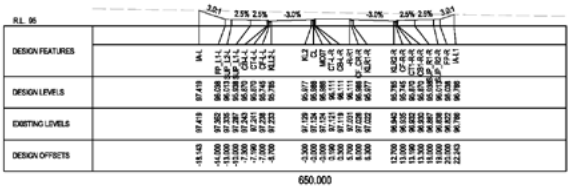
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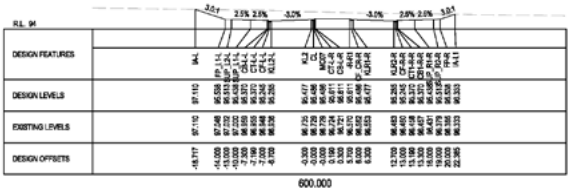
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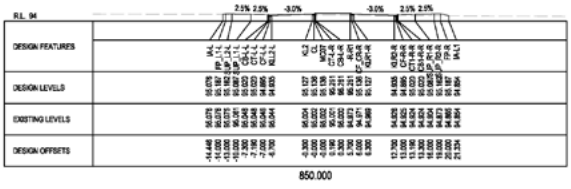
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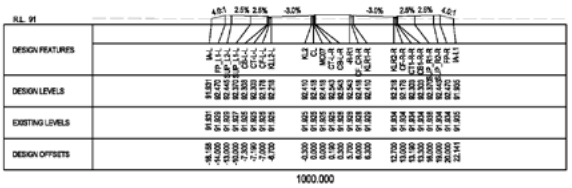
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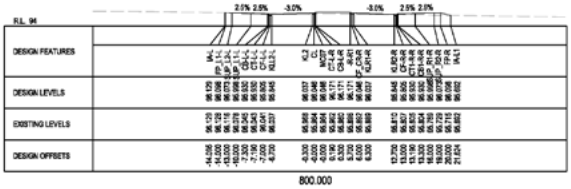
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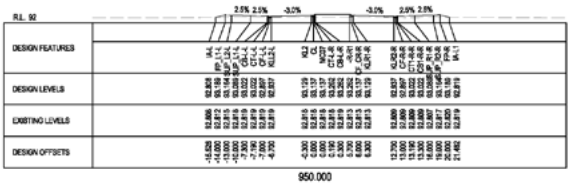
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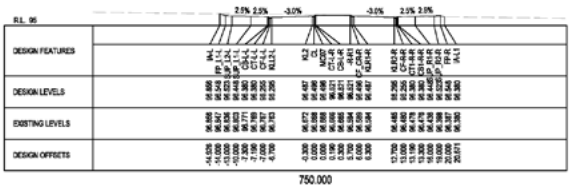
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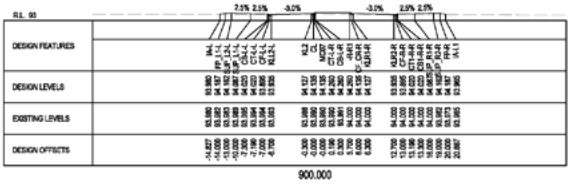
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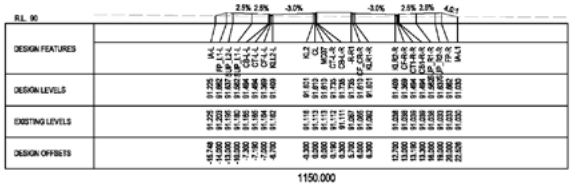
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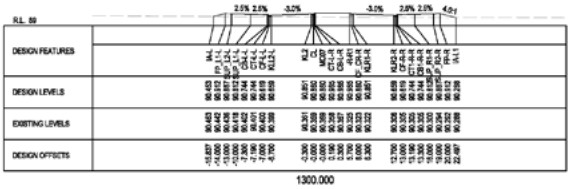


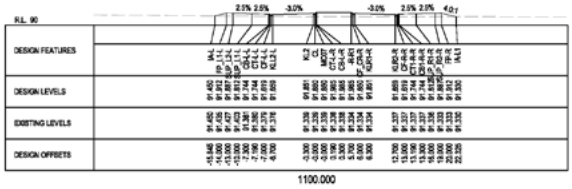
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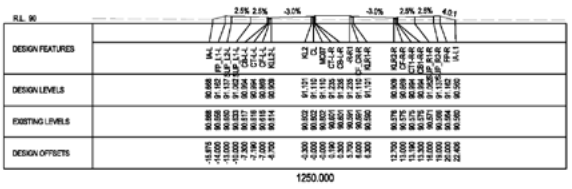


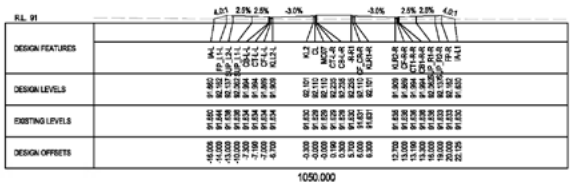
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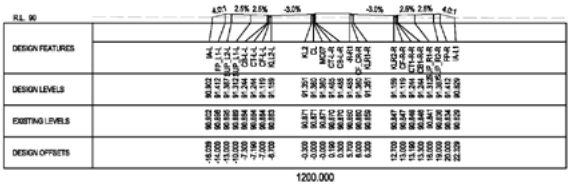

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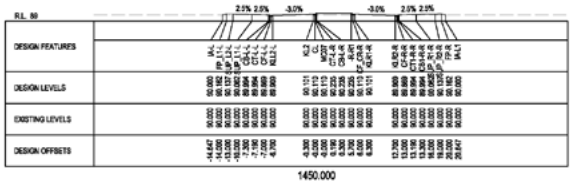

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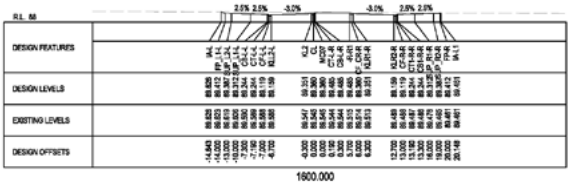

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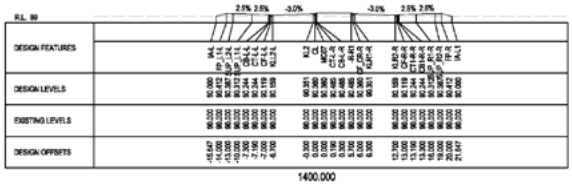

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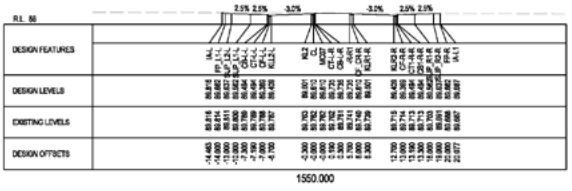

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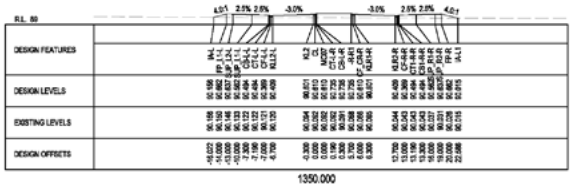

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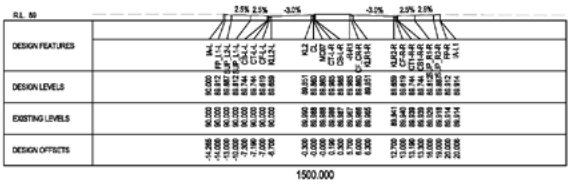

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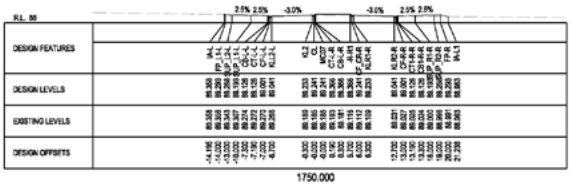

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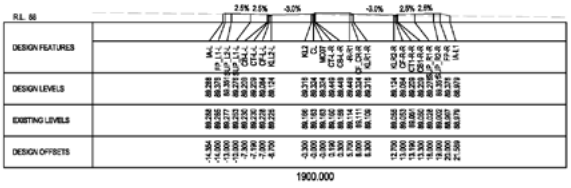

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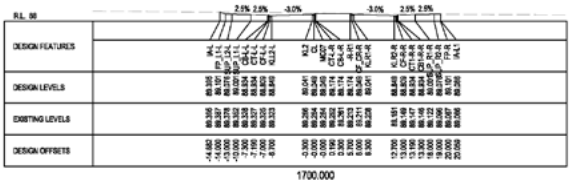

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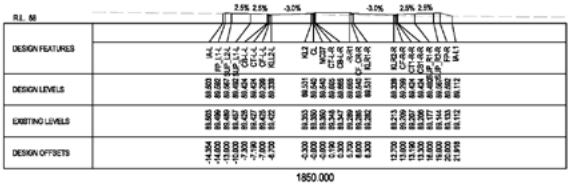

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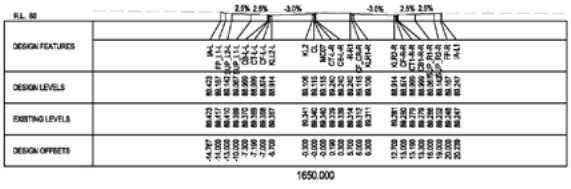

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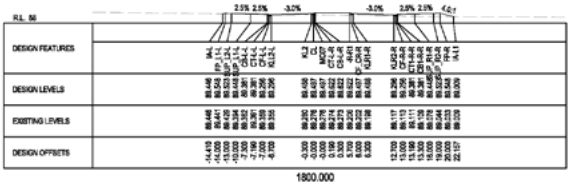

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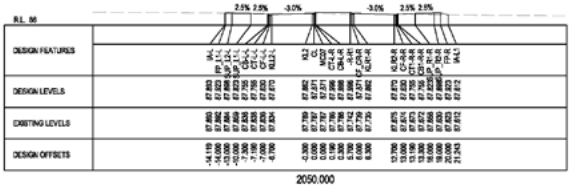

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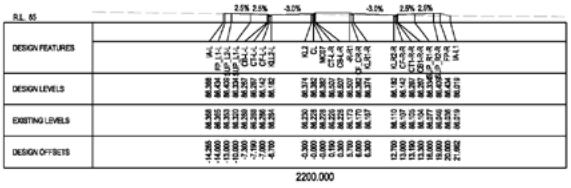

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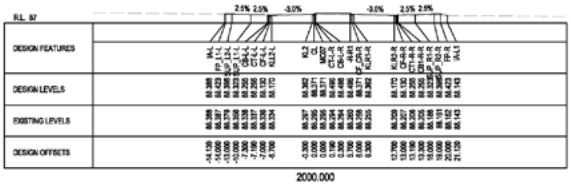

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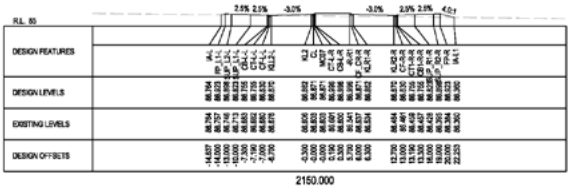

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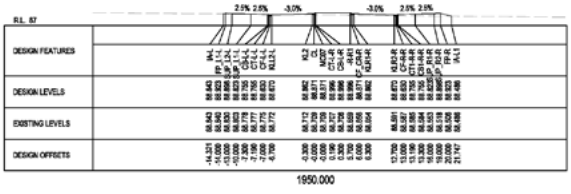

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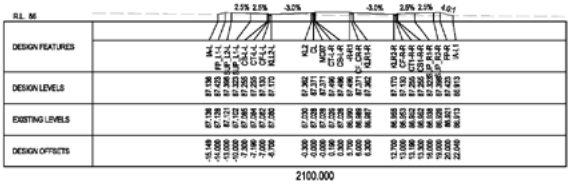

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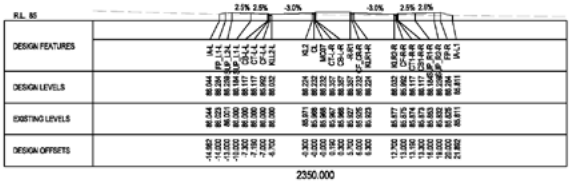

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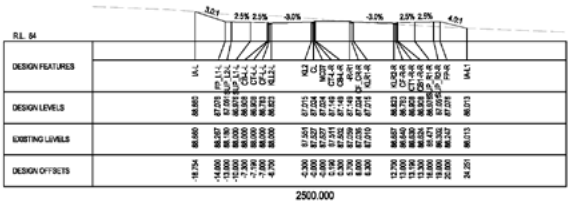

R.L. 57
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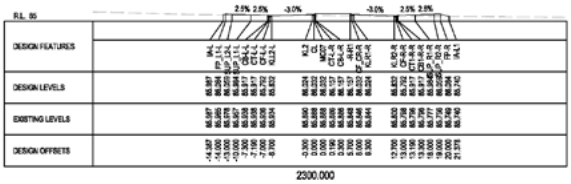

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DESIGN LEVELS
EXISTING LEVELS
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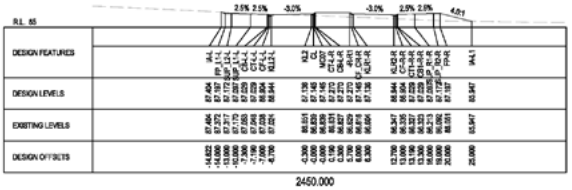

R.L. 57
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DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
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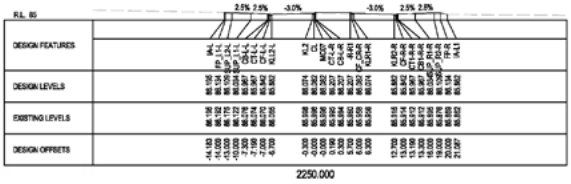

R.L. 56
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DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
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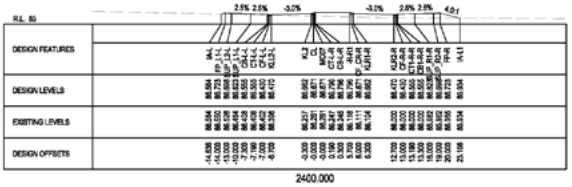

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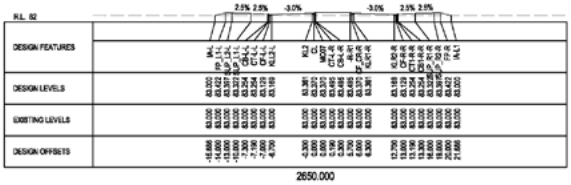

R.L. 84
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2500.000

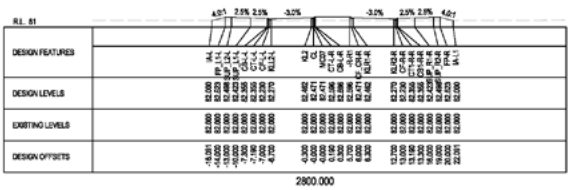

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DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
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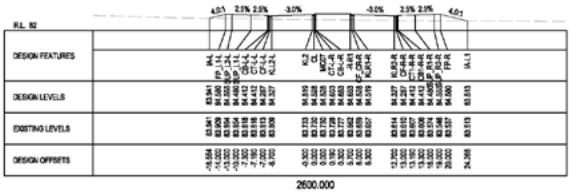

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EXISTING LEVELS
DESIGN OFFSETS
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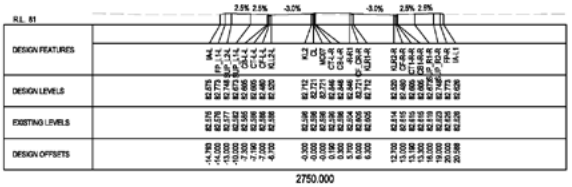

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EXISTING LEVELS
DESIGN OFFSETS
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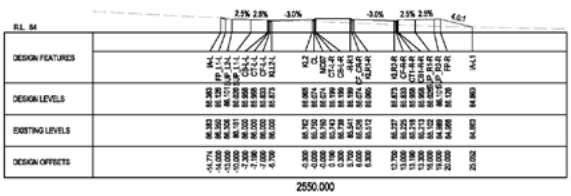

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DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
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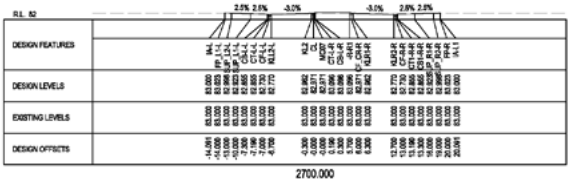

R.L. 82
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DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2650.000

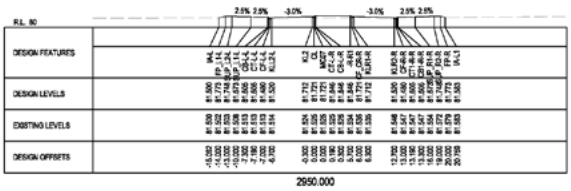

R.L. 81
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
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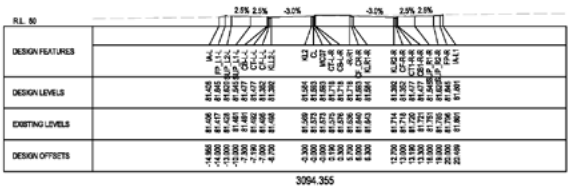

R.L. 82
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DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2600.000

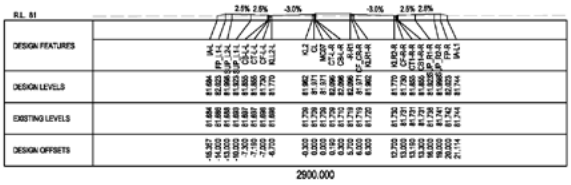

R.L. 81
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2750.000

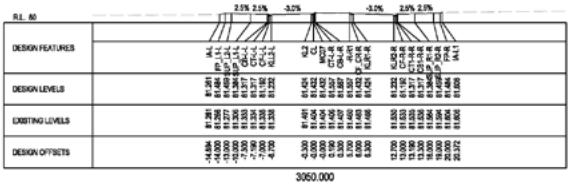

R.L. 84
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2550.000

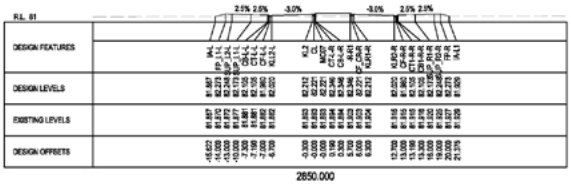

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DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2700.000

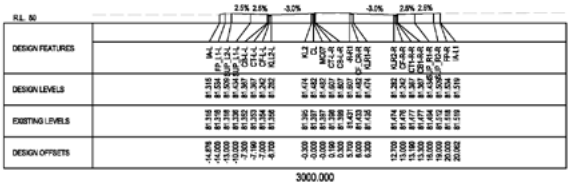

R.L. 80
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2950.000


R.L. 80
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
3094.355

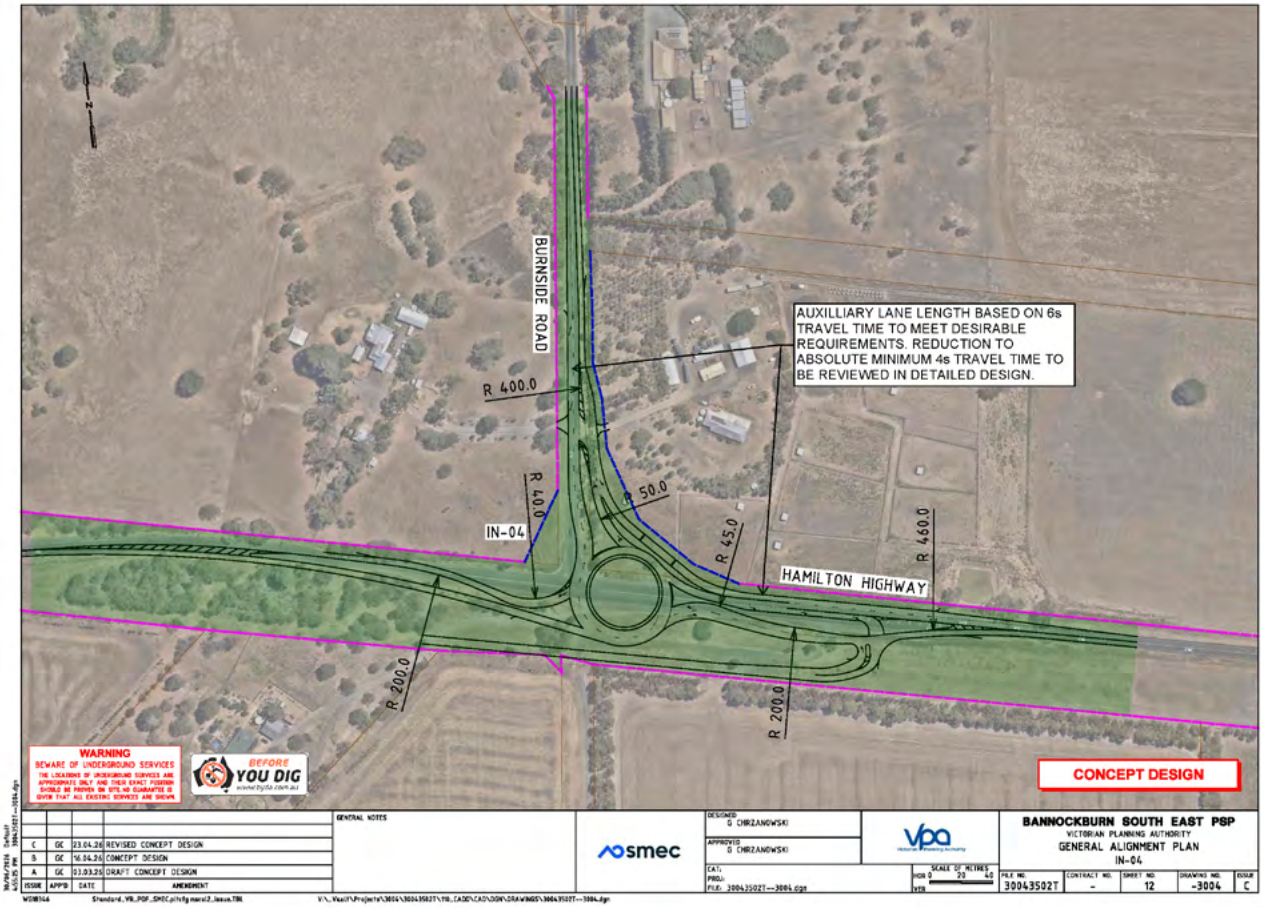

R.L. 81
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2900.000


R.L. 80
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
3050.000


R.L. 81
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
2850.000


R.L. 80
DESIGN FEATURES
DESIGN LEVELS
EXISTING LEVELS
DESIGN OFFSETS
3000.000

IN-04


BURNSIDE ROAD
AUXILLIARY LANE LENGTH BASED ON 6s TRAVEL TIME TO MEET DESIRABLE REQUIREMENTS. REDUCTION TO ABSOLUTE MINIMUM 4s TRAVEL TIME TO BE REVIEWED IN DETAILED DESIGN.
R 400.0
R 40.0
R 50.0
R 45.0
R 460.0
IN-04
HAMILTON HIGHWAY
R 200.0
R 200.0
WARNING
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GK 23.04.26 REVISED CONCEPT DESIGN
B GK 16.04.26 CONCEPT DESIGN
A GK 03.03.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
DESIGNED G CHRZANOWSKI
APPROVED G CHRZANOWSKI
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-04
SCALE OF METRES
HOR 0 20 40
VER
PLN NO. 30043502T
CONTRACT NO. -
SHEET NO. 12
DRAWING NO. -3004
ISSUE C

IN-04 - Hamilton Hwy and Burnside Rd

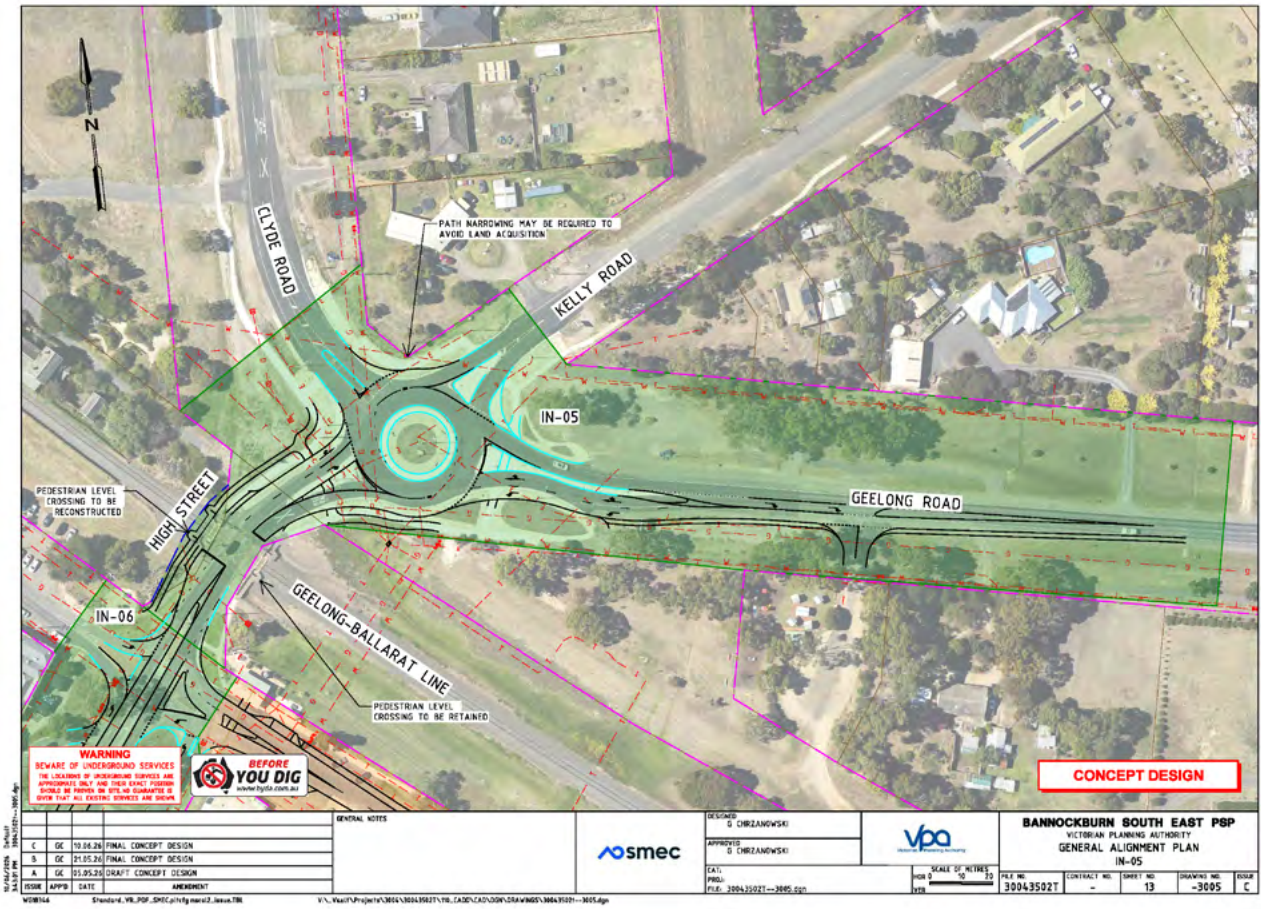
Intersection - Roundabout

Rev H - 3 July 2026

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	19970	m2	4.96	1.36	$ 134,709.63
	1.2	Earthworks	9691	m3	40.52	1.36	$ 534,056.27
	1.3	Erosion protection for 1:4 batters	2400	m2	4.29	1.36	$ 14,002.56
Road Pavement	2.1	Primary Arterial Pavement	8040	m2	186.26	1.29	$ 1,931,814.22
	2.2	Secondary Arterial Pavement	2975	m2	133.78	1.36	$ 541,273.88
	2.3	Subgrade Preparation	2203	m2	16.16	1.36	$ 48,416.65
	2.4	Lime stabilisation, 0.5m past BoK	6108	m2	54.22	1.36	$ 450,362.16
Concrete Works	3.1	Kerb and Channel	2400	m	60.9	1.36	$ 198,777.60
	3.2	Traffic Island	755	m2	84.07	1.36	$ 86,323.08
	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	460	m	282.96	1.36	$ 177,013.78
	4.3	Drainage Pipe 450mm CR Bfilled	120	m	334.33	1.36	$ 54,562.66
	4.4	Drainage Pipe 600mm CR Bfilled	120	m	550	1.36	$ 89,760.00
	4.5	Drainage - Pits	22	No.	2806.1	1.36	$ 83,958.51
	4.6	Drainage - Subsoil Drainage	2450	m	43.4	1.36	$ 145,199.04
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	30	No. m2 m2	363.01	1.36	$ 14,810.81
	6.2	Landscaping	6000	m2	25.16	1.36	$ 205,305.60
	6.3	Topsoil Seeding	6000	m2	8.44	1.36	$ 68,870.40
Street Lighting	7.1	Street Lighting (Intersections)	3	Item/ per leg	55617.74	1.36	$ 226,920.38
Miscellaneous	8.1	Linemarking	11015	m2 of pavement	4.09	1.36	$ 61,269.84
	8.2	Regulatory Signage	20	Item	380.39	1.36	$ 10,346.61
	8.3	Landscape Maintenance (Intersections)	1.00	Item	88131.43	1.36	$ 119,858.74
	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)	2203	m3	116.53	1.36	$ 349,133.20
	9.3	Redundant pavement demolition	2200	m3	206	1.36	$ 616,352.00
Delivery	10.1	Council Fees	1	%	3.25	1	$ 200,300.87
	10.2	VicRoads Fees	1	%	1	1	$ 61,631.04
	10.3	Traffic Management	1	%	5	1	$ 308,155.18
	10.4	Environmental Management	1	%	0.5	1	$ 30,815.52
	10.5	Survey/Design	1	%	5	1	$ 308,155.18
	10.6	Supervision and Project Management	1	%	9	1	$ 554,679.33
	10.7	Site Establishment	1	%	2.5	1	$ 154,077.59
	10.8	Contingency	1	%	20	1	$ 1,232,620.72
Total		Excluding Delivery				1	$ 6,163,103.62
		Including Delivery					$ 9,013,539.04

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IN-05


N
CLYDE ROAD
PATH NARROWING MAY BE REQUIRED TO AVOID LAND ACQUISITION
KELLY ROAD
IN-05
GEELONG ROAD
PEDESTRIAN LEVEL CROSSING TO BE RECONSTRUCTED
HIGH STREET
IN-06
GEELONG-BALLARAT LINE
PEDESTRIAN LEVEL CROSSING TO BE RETAINED
WARNING
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GC 10.06.26 FINAL CONCEPT DESIGN
B GC 21.05.26 FINAL CONCEPT DESIGN
A GC 05.05.26 DRAFT CONCEPT DESIGN
smec
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-05
30043502T
13
-3005
C

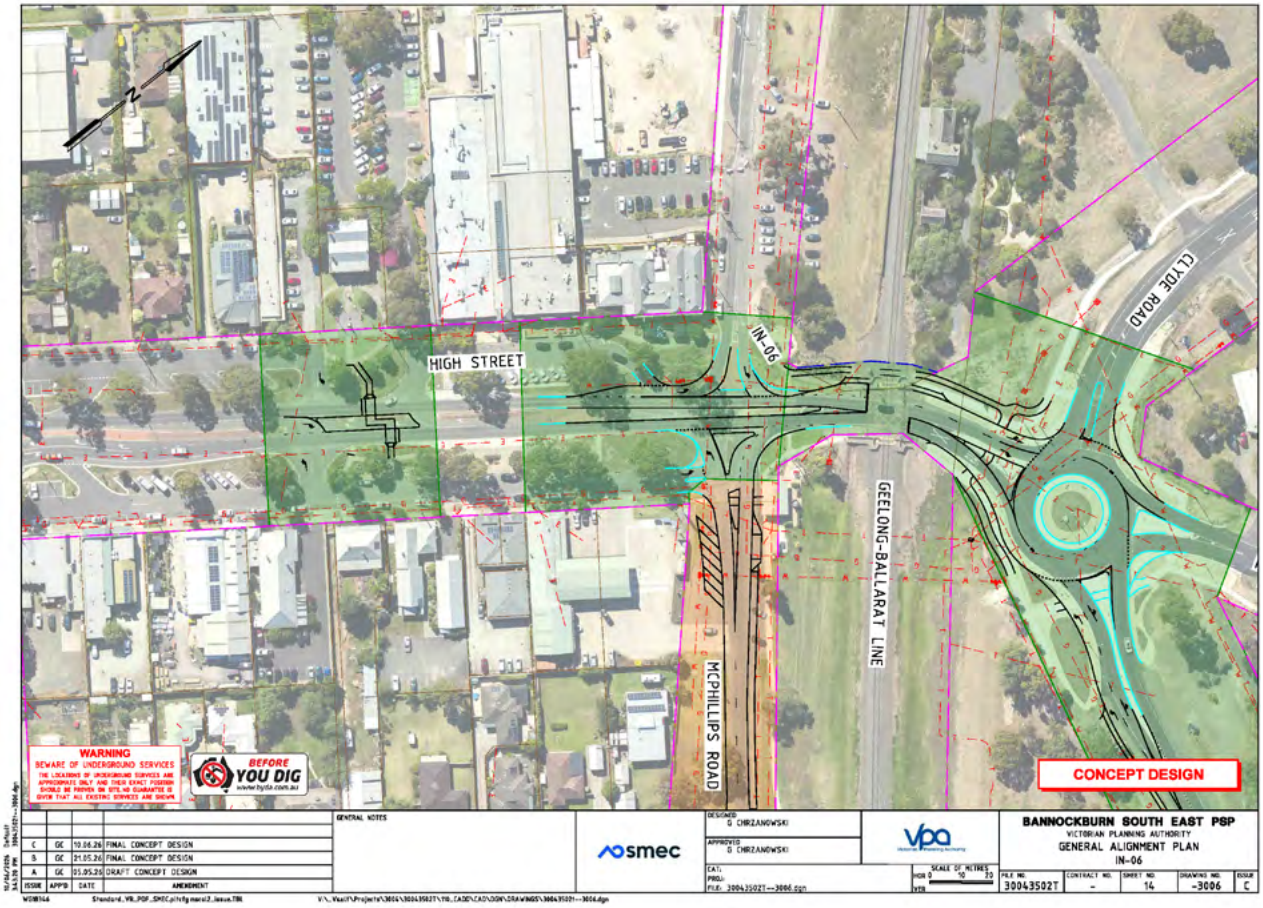
IN-05 - High Street and Geelong Road Roundabout

Rev B - 3 July 2026

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	2600	m2	4.96	1.36	$ 17,538.56
	1.2	Earthworks	1115	m3	40.52	1.36	$ 61,430.75
Road Pavement	2.1	Secondary Arterial Pavement	1450	m2	133.78	1.36	$ 263,814.16
	2.2	Collector Arterial Pavement	0	m2	112.44	1.36	$ -
	2.3	Subgrade Preparation	290	m2	16.16	1.36	$ 6,373.50
	2.4	Mill and Replace	2726	m2	54.22	1.36	$ 201,013.06
Concrete Works	3.1	Kerb and Channel	303	m	60.9	1.36	$ 25,112.24
	3.2	Traffic Island	170	m2	84.07	1.36	$ 19,436.98
	3.3	SUP/footpath/ Cycle Path	220	m2	91.94	1.36	$ 27,508.45
	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	0	m	282.96	1.36	$ -
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	4	No.	2806.1	1.36	$ 15,265.18
	4.6	Drainage - Subsoil Drainage	753	m	43.4	1.36	$ 44,456.88
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	6	No. m2 m2	363.01	1.36	$ 2,962.16
	6.2	Landscaping	760	m2	25.16	1.36	$ 26,005.38
	6.3	Topsoil Seeding	760	m2	8.44	1.36	$ 8,723.58
Street Lighting	7.1	Street Lighting (Intersections)	2	Item/ per leg	55617.74	1.36	$ 151,280.25
Miscellaneous	8.1	Linemarking	3833	m2 of pavement	4.09	1.36	$ 21,320.68
	8.2	Regulatory Signage	20	Item	380.39	1.36	$ 10,346.61
	8.4	Tactile Pavers (Hazard only)	5	Item	319.78	1.36	$ 2,174.50
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	450	m3	206	1.36	$ 126,072.00
	9.2	Level Crossing Costs - Active pedestrian level crossing with maze, path works, automatic gates, signalling and compliance	1	m3	1200000	1	$ 1,200,000.00
	9.3	Level Crossing Costs - Road level crossing with pavement, new boom gate, signalling modifications	1	m3	2200000	1	$ 2,200,000.00
Delivery	10.1	Council Fees	1	%	3.25	1	$ 144,002.14
	10.2	VicRoads Fees	1	%	1	1	$ 44,308.35
	10.3	Traffic Management	1	%	10	1	$ 443,083.49
	10.4	Environmental Management	1	%	0.5	1	$ 22,154.17
	10.5	Survey/Design	1	%	5	1	$ 221,541.75
	10.6	Supervision and Project Management	1	%	9	1	$ 398,775.14
	10.7	Site Establishment	1	%	2.5	1	$ 110,770.87
	10.8	Contingency	1	%	20	1	$ 886,166.99
Total		Excluding Delivery					$ 4,430,834.93
		Including Delivery					$ 6,701,637.83

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IN-06


HIGH STREET
IN-06
CLYDE ROAD
GEELONG-BALLARAT LINE
MCPHILLIPS ROAD
CONCEPT DESIGN
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
GENERAL NOTES
smec
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-06
30043502T
14
-3006
C

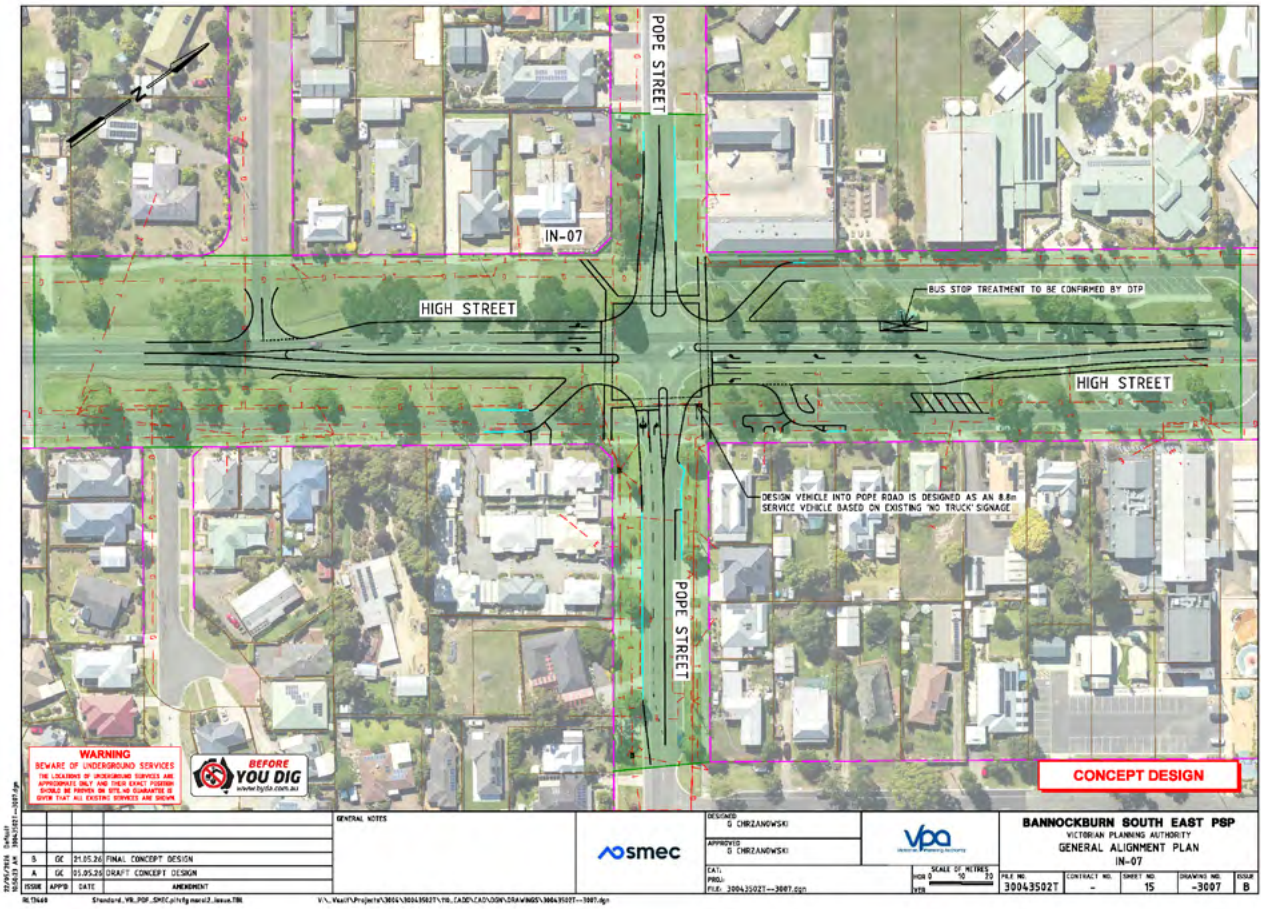
IN-06 - High Street and McPhillips Road

Rev B - 3 July 2026

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	765	m2	4.96	1.36	$ 5,160.38
	1.2	Earthworks	219	m3	40.52	1.36	$ 12,060.21
Road Pavement	2.1	Secondary Arterial Pavement	190	m2	133.78	1.36	$ 34,568.75
	2.2	Collector Arterial Pavement	0	m2	112.44	1.36	$ -
	2.3	Subgrade Preparation	38	m2	16.16	1.36	$ 835.15
	2.4	Mill and Replace	846	m2	54.22	1.36	$ 62,383.36
Concrete Works	3.1	Kerb and Channel	300	m	60.9	1.36	$ 24,847.20
	3.2	Traffic Island	375	m2	84.07	1.36	$ 42,875.70
	3.3	SUP/footpath/ Cycle Path	40	m2	91.94	1.36	$ 5,001.54
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	25	m	282.96	1.36	$ 9,620.64
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	3	No.	2806.1	1.36	$ 11,448.89
	4.6	Drainage - Subsoil Drainage	410	m	43.4	1.36	$ 24,199.84
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	4	No. m2 m2	363.01	1.36	$ 1,974.77
	6.2	Landscaping	160	m2	25.16	1.36	$ 5,474.82
	6.3	Topsoil Seeding	160	m2	8.44	1.36	$ 1,836.54
Street Lighting	7.1	Street Lighting (intersections)	1	Item/ per leg	55617.74	1.36	$ 75,640.13
Miscellaneous	8.1	Linemarking	1962	m2 of pavement	4.09	1.36	$ 10,913.43
	8.2	Regulatory Signage	15	Item	380.39	1.36	$ 7,759.96
	8.3	Tactile Pavers (Hazard only)	4	Item	319.78	1.36	$ 1,739.60
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	158	m3	206	1.36	$ 44,125.20
Delivery	10.1	Council Fees	1	%	3.25	1	$ 12,430.15
	10.2	VicRoads Fees	1	%	1	1	$ 3,824.66
	10.3	Traffic Management	1	%	10	1	$ 38,246.61
	10.4	Environmental Management	1	%	0.5	1	$ 1,912.33
	10.5	Survey/Design	1	%	5	1	$ 19,123.31
	10.6	Supervision and Project Management	1	%	9	1	$ 34,421.95
	10.7	Site Establishment	1	%	2.5	1	$ 9,561.65
	10.8	Contingency	1	%	20	1	$ 76,493.22
Total		Excluding Delivery				1	$ 382,466.11
		Including Delivery					$ 578,479.99

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IN-07


POPE STREET
IN-07
HIGH STREET
BUS STOP TREATMENT TO BE CONFIRMED BY DTP
HIGH STREET
DESIGN VEHICLE INTO POPE ROAD IS DESIGNED AS AN 8.8m SERVICE VEHICLE BASED ON EXISTING 'NO TRUCK' SIGNAGE
POPE STREET
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
smec
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
IN-07
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15
-3007
B

IN-07 - High Street and Pope Street

Rev B - 3 July 2026

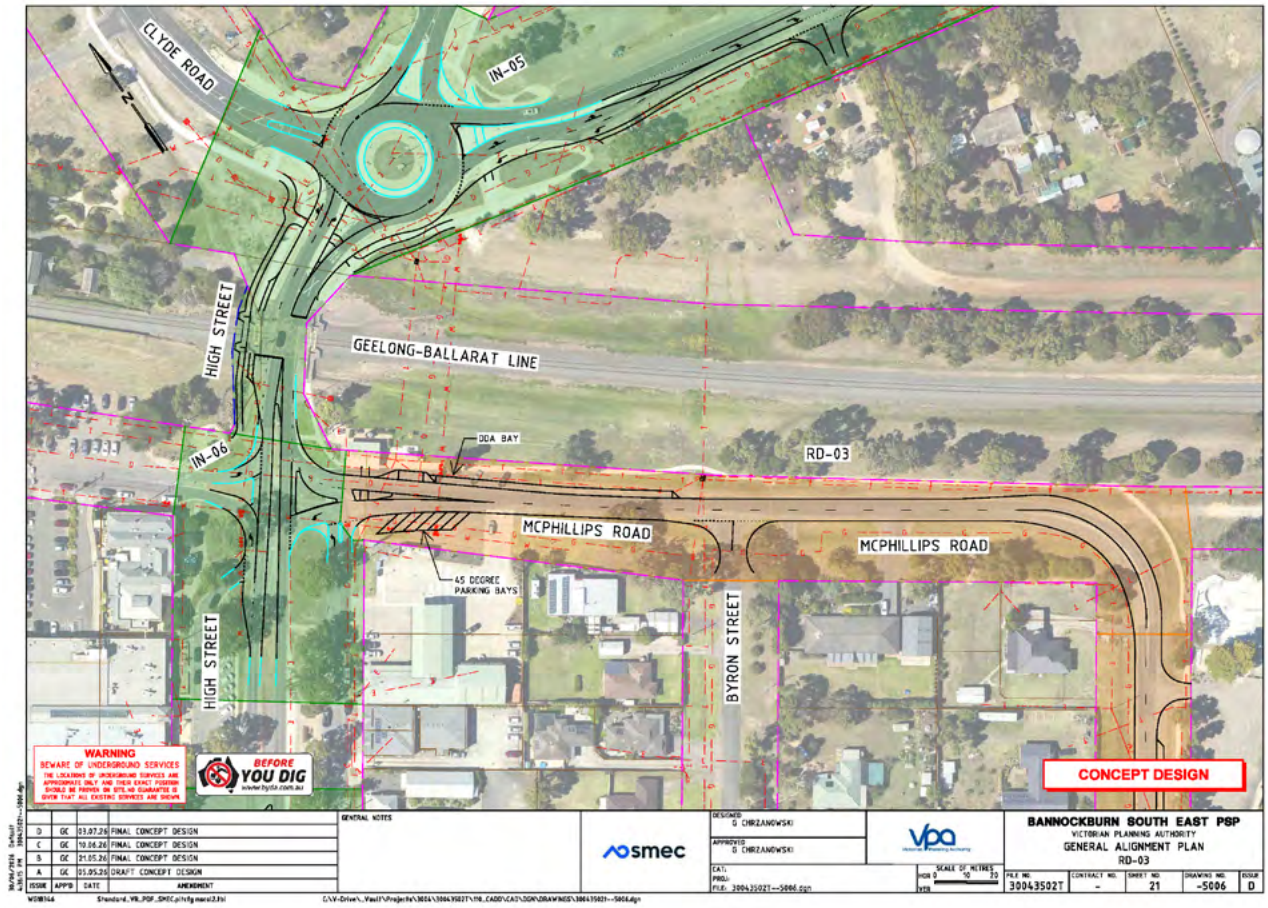
Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	6116	m2	4.96	1.36	$ 41,256.09
	1.2	Earthworks	2115	m3	40.52	1.36	$ 116,545.67
Road Pavement	2.1	Secondary Arterial Pavement	2156	m2	133.78	1.36	$ 392,264.36
	2.2	Collector Arterial Pavement	810	m2	112.44	1.36	$ 123,863.90
	2.3	Subgrade Preparation	593	m2	16.16	1.36	$ 13,037.11
	2.4	Mill and Replace	3144	m2	54.22	1.36	$ 231,836.04
Concrete Works	3.1	Kerb and Channel	1520	m	60.9	1.36	$ 125,892.48
	3.2	Traffic Island	375	m2	84.07	1.36	$ 42,875.70
	3.3	SUP/footpath/ Cycle Path	325	m2	91.94	1.36	$ 40,637.48
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	350	m	282.96	1.36	$ 134,688.96
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	18	No.	2806.1	1.36	$ 68,693.33
	4.6	Drainage - Subsoil Drainage	2240	m	43.4	1.36	$ 132,213.76
Traffic	5.1	Traffic Signals	4	Item/ per leg	128786.34	1.36	$ 700,597.69
Landscape	6.1	Trees	20	No. m2 m2	363.01	1.36	$ 9,873.87
	6.2	Landscaping	2450	m2	25.16	1.36	$ 83,833.12
	6.3	Topsoil Seeding	2450	m2	8.44	1.36	$ 28,122.08
Street Lighting	7.1	Street Lighting (intersections)	4	Item/ per leg	55617.74	1.36	$ 302,560.51
Miscellaneous	8.1	Linemarking	9904	m2 of pavement	4.09	1.36	$ 55,090.01
	8.2	Regulatory Signage	32	Item	380.39	1.36	$ 16,554.57
	8.3	Tactile Pavers (Hazard only)	8	Item	319.78	1.36	$ 3,479.21
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	507	m3	206	1.36	$ 142,041.12
	9.2	Redundant pavement demolition	394	m3	206	1.36	$ 110,383.04
Delivery	10.1	Council Fees	1	%	3.25	1	$ 94,781.05
	10.2	VicRoads Fees	1	%	1	1	$ 29,163.40
	10.3	Traffic Management	1	%	10	1	$ 291,634.01
	10.4	Environmental Management	1	%	0.5	1	$ 14,581.70
	10.5	Survey/Design	1	%	5	1	$ 145,817.01
	10.6	Supervision and Project Management	1	%	9	1	$ 262,470.61
	10.7	Site Establishment	1	%	2.5	1	$ 72,908.50
	10.8	Contingency	1	%	20	1	$ 583,268.02
Total		Excluding Delivery					$ 2,916,340.11
		Including Delivery					$ 4,410,964.41

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B2 RD-02

VPA has included $2 million in the Development Infrastructure Levy to enable upgrades, which are likely to include boom gates. This is based on high-level estimates from Victorian Infrastructure Delivery Authority based on similar projects with V/Line.

RD-03



RD-03 - McPhillips Road

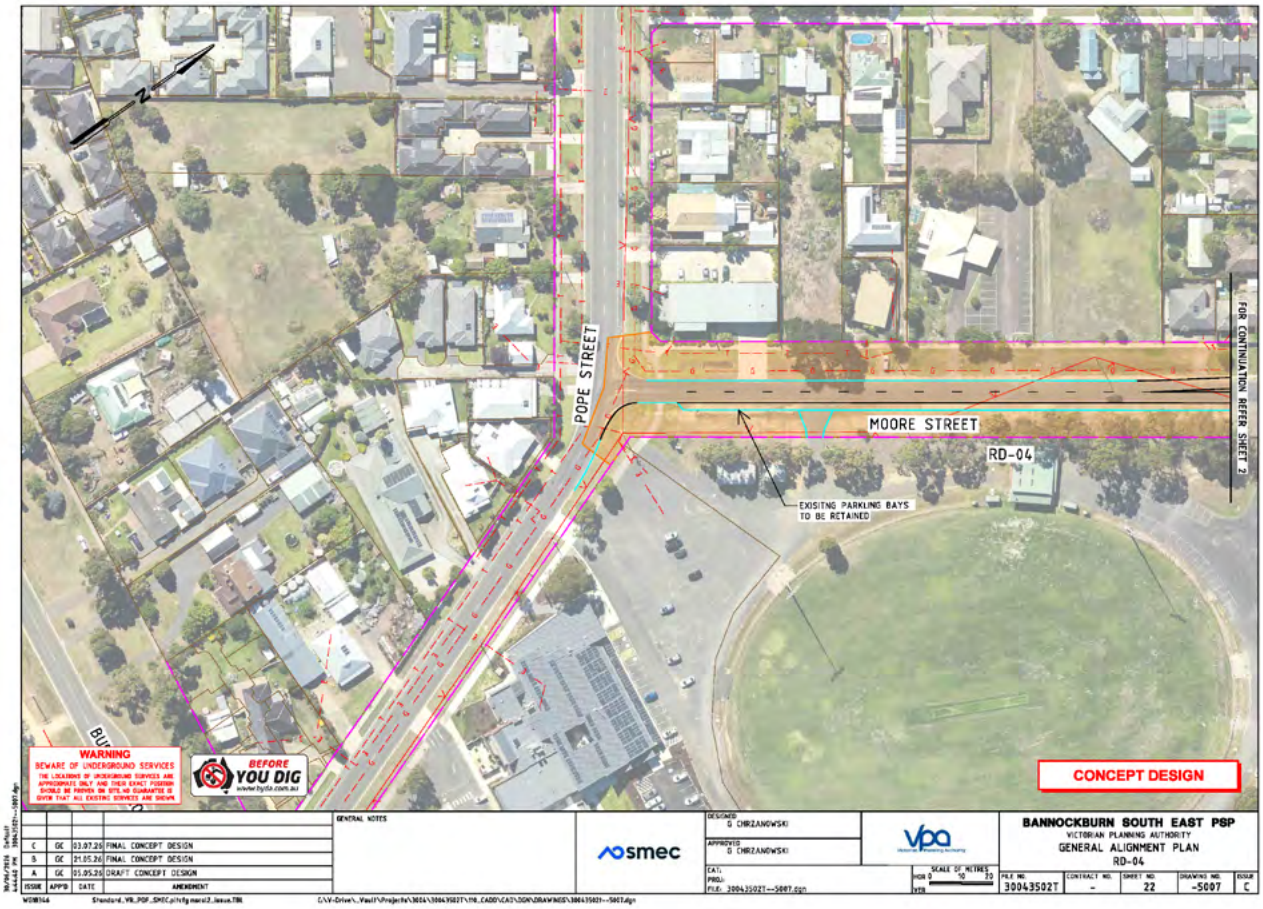
Road - Collector - 280m

Rev B - 3 July 2026

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	2527	m2	4.96	1.36	$ 17,046.13
	1.2	Earthworks	688	m3	40.52	1.36	$ 37,924.78
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.36	$ -
	2.2	Collector Arterial Pavement	1132	m2	112.44	1.36	$ 173,103.63
	2.3	Subgrade Preparation	226	m2	16.16	1.36	$ 4,975.73
	2.4	Pavement Rehab / Strengthening	1607	m2	59.32	1.36	$ 129,645.05
Concrete Works	3.1	Kerb and Channel	675	m	60.9	1.36	$ 55,906.20
	3.2	Traffic Island	25	m2	84.07	1.36	$ 2,858.38
	3.3	SUP/footpath/ Cycle Path	20	m2	91.94	1.36	$ 2,500.77
	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	470	m	282.96	1.36	$ 180,868.03
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	18	No.	2806.1	1.36	$ 68,693.33
	4.6	Drainage - Subsoil Drainage	1075	m	43.4	1.36	$ 63,450.80
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	10	No. m2 m2	363.01	1.36	$ 4,936.94
	6.2	Landscaping	1350	m2	25.16	1.36	$ 46,193.76
	6.3	Topsoil Seeding	1350	m2	8.44	1.36	$ 15,495.84
Street Lighting	7.1	Street Lighting (Road)	20	m	225.67	1.36	$ 6,138.22
Miscellaneous	8.1	Linemarking	4386	m2 of pavement	4.09	1.36	$ 24,396.69
	8.2	Regulatory Signage	10	Item	380.39	1.36	$ 5,173.30
	8.3	Tactile Pavers (Hazard only)	4	Item	319.78	1.36	$ 1,739.60
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	65	m3	206	1.36	$ 18,210.40
	9.2	Redundant pavement demolition	130	m3	206	1.36	$ 36,420.80
Delivery	10.1	Council Fees	1	%	3.25	1	$ 29,109.55
	10.2	VicRoads Fees	1	%	1	1	$ 8,956.78
	10.3	Traffic Management	1	%	10	1	$ 89,567.84
	10.4	Environmental Management	1	%	0.5	1	$ 4,478.39
	10.5	Survey/Design	1	%	5	1	$ 44,783.92
	10.6	Supervision and Project Management	1	%	9	1	$ 80,611.05
	10.7	Site Establishment	1	%	2.5	1	$ 22,391.96
	10.8	Contingency	1	%	20	1	$ 179,135.67
		Excluding Delivery					$ 895,678.37
		Including Delivery					$ 1,354,713.54

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RD-04


POPE STREET
MOORE STREET
RD-04
EXISTING PARKING BAYS TO BE RETAINED
FOR CONTINUATION REFER SHEET 2
WARNING
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GE 03.07.26 FINAL CONCEPT DESIGN
B GE 21.05.26 FINAL CONCEPT DESIGN
A GE 05.05.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-04
30043502T
22
-5007
C


MILTON STREET
MCPHILLIPS ROAD
RD-03
MOORE STREET
RD-04
WOMBAT CROSSING AND PEDESTRIAN REFUGE LOCATION SUBJECT TO COUNCIL APPROVAL
FOR CONTINUATION REFER SHEET 1
WARNING
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GE 03.07.26 FINAL CONCEPT DESIGN
B GE 21.05.26 FINAL CONCEPT DESIGN
A GE 05.05.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-04
30043502T
23
-5008
C

RD-04 - Moore Street

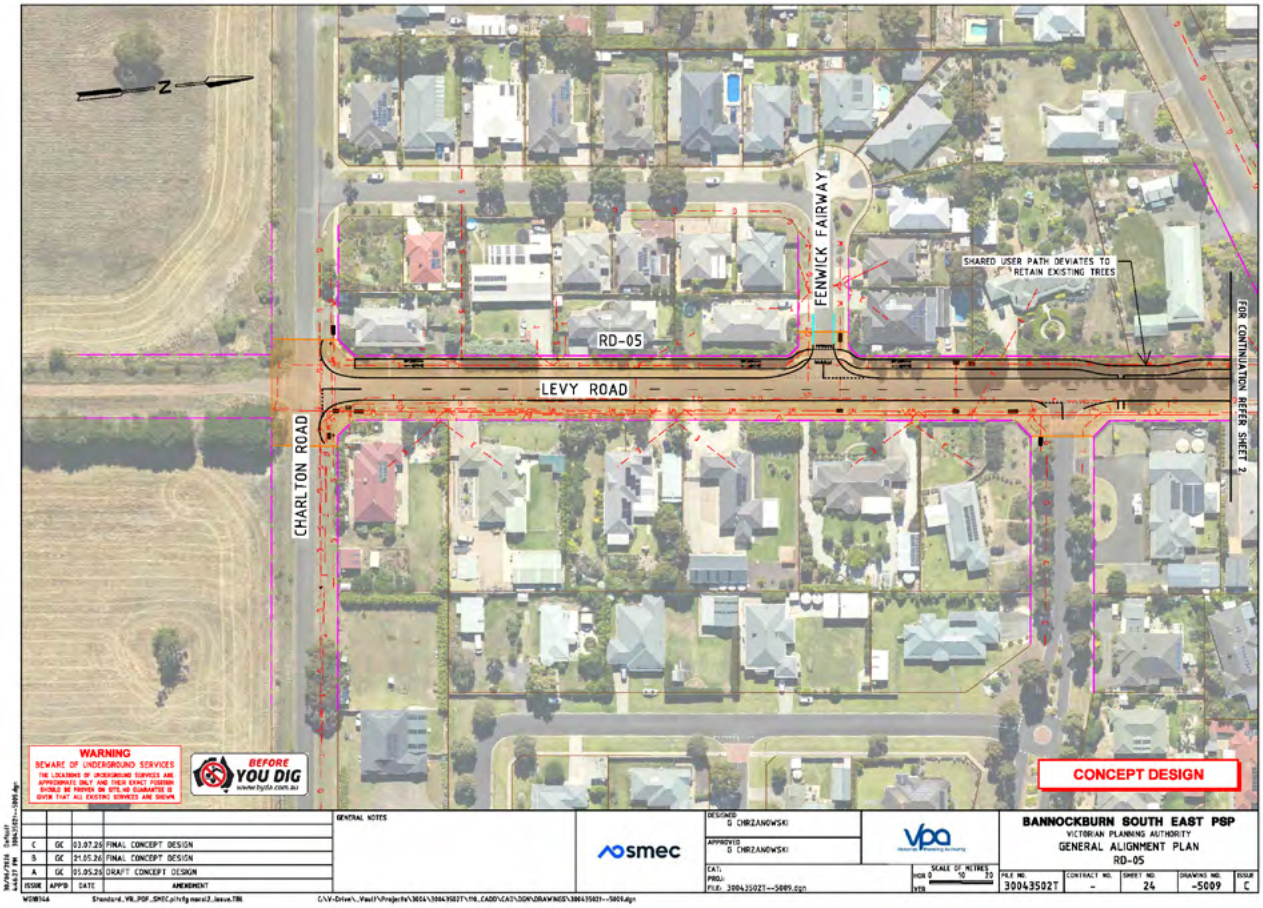
Road - Collector - 260m

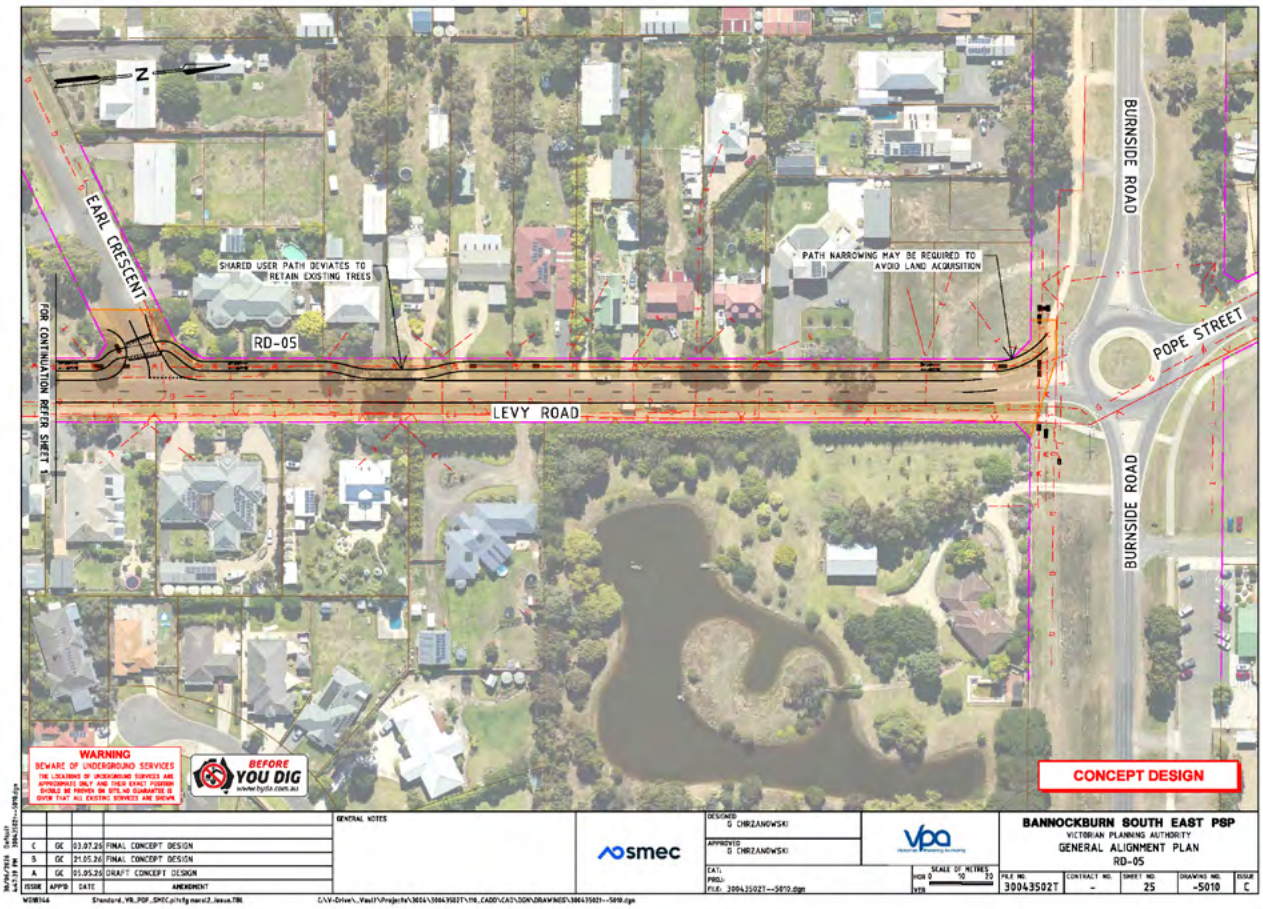
Rev B - 3 July 2026

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	2387	m2	4.96	1.36	$ 16,101.75
	1.2	Earthworks	814	m3	40.52	1.36	$ 44,868.28
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.36	$ -
	2.2	Collector Arterial Pavement	1322	m2	112.44	1.36	$ 202,158.12
	2.3	Subgrade Preparation	264	m2	16.16	1.36	$ 5,810.88
	2.4	Pavement Rehab / Strengthening	927	m2	59.32	1.36	$ 74,785.91
Concrete Works	3.1	Kerb and Channel	545	m	60.9	1.36	$ 45,139.08
	3.2	Traffic Island	35	m2	84.07	1.36	$ 4,001.73
	3.3	SUP/footpath/ Cycle Path	70	m2	91.94	1.36	$ 8,752.69
	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	380	m	282.96	1.36	$ 146,233.73
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	12	No.	2806.1	1.36	$ 45,795.55
	4.6	Drainage - Subsoil Drainage	996	m	43.4	1.36	$ 58,787.90
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees No. m2 m2	10		363.01	1.36	$ 4,936.94
	6.2	Landscaping	960	m2	25.16	1.36	$ 32,848.90
	6.3	Topsoil Seeding	960	m2	8.44	1.36	$ 11,019.26
Street Lighting	7.1	Street Lighting (Road)	100	m	225.67	1.36	$ 30,691.12
Miscellaneous	8.1	Linemarking	3316	m2 of pavement	4.09	1.36	$ 18,444.92
	8.2	Regulatory Signage	12	Item	380.39	1.36	$ 6,207.96
	8.3	Tactile Pavers (Hazard only)	6	Item	319.78	1.36	$ 2,609.40
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	91	m3	206	1.36	$ 25,494.56
Delivery	10.1	Council Fees	1	%	3.25	1	$ 25,502.38
	10.2	VicRoads Fees	1	%	1	1	$ 7,846.89
	10.3	Traffic Management	1	%	10	1	$ 78,468.87
	10.4	Environmental Management	1	%	0.5	1	$ 3,923.44
	10.5	Survey/Design	1	%	5	1	$ 39,234.43
	10.6	Supervision and Project Management	1	%	9	1	$ 70,621.98
	10.7	Site Establishment	1	%	2.5	1	$ 19,617.22
	10.8	Contingency	1	%	20	1	$ 156,937.74
		Excluding Delivery				1	$ 784,688.69
		Including Delivery					$ 1,186,841.64

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RD-05


N
FENWICK FAIRWAY
SHARED USER PATH DEVIATES TO RETAIN EXISTING TREES
RD-05
LEVY ROAD
CHARLTON ROAD
FOR CONTINUATION REFER SHEET 2
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GC 03.07.26 FINAL CONCEPT DESIGN
B GC 21.05.26 FINAL CONCEPT DESIGN
A GC 01.05.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-05
30043502T
24
-5009
C


N
EARL CRESCENT
SHARED USER PATH DEVIATES TO RETAIN EXISTING TREES
PATH NARROWING MAY BE REQUIRED TO AVOID LAND ACQUISITION
RD-05
LEVY ROAD
BURNSIDE ROAD
POPE STREET
BURNSIDE ROAD
FOR CONTINUATION REFER SHEET 1
WARNING
BEWARE OF UNDERGROUND SERVICES
BEFORE YOU DIG
CONCEPT DESIGN
GENERAL NOTES
C GC 03.07.26 FINAL CONCEPT DESIGN
B GC 21.05.26 FINAL CONCEPT DESIGN
A GC 01.05.26 DRAFT CONCEPT DESIGN
ISSUE APP'D DATE AMENDMENT
smec
vpa
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
RD-05
30043502T
25
-5010
C

RD-05 - Levy Road

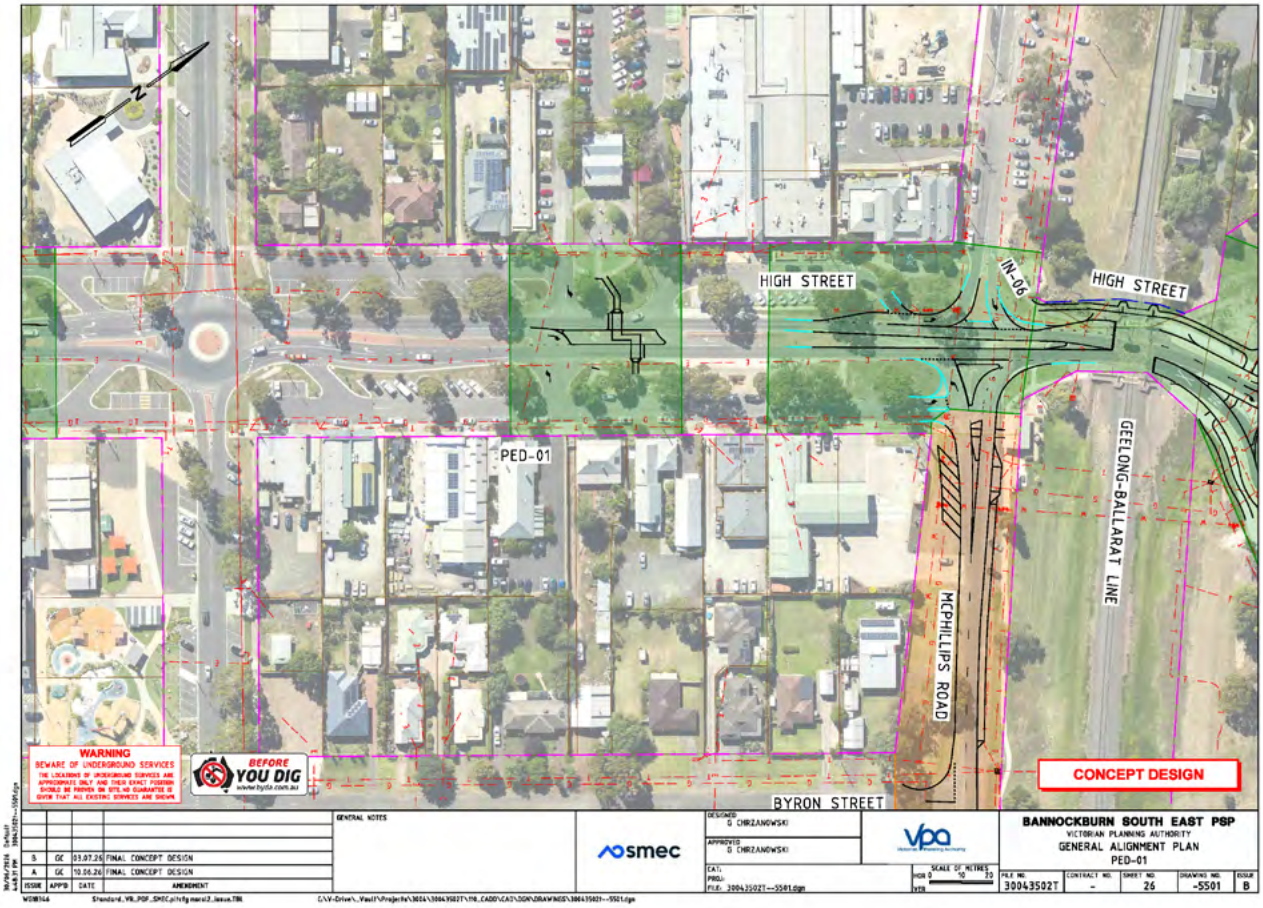
Road - Collector - 580m

Rev B - 3 July 2026

Group	Item	Description	Quanity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	5302	m2	4.96	1.36	$ 35,765.17
	1.2	Earthworks	1031	m3	40.52	1.36	$ 56,826.54
Road Pavement	2.1	Secondary Arterial Pavement	0	m2	133.78	1.36	$ -
	2.2	Collector Arterial Pavement	1127	m2	112.44	1.36	$ 172,339.04
	2.3	Subgrade Preparation	225	m2	16.16	1.36	$ 4,953.75
	2.4	Pavement Rehab / Strengthening	3320	m2	59.32	1.36	$ 267,841.66
Concrete Works	3.1	Kerb and Channel	1200	m	60.9	1.36	$ 99,388.80
	3.2	Traffic Island	0	m2	84.07	1.36	$ -
	3.3	SUP/footpath/ Cycle Path	1775	m2	91.94	1.36	$ 221,943.16
Drainage	4.1	Drainage Pipe 300mm CR Bfilled	0	m	197.96	1.36	$ -
	4.2	Drainage Pipe 375mm CR Bfilled	1100	m	282.96	1.36	$ 423,308.16
	4.3	Drainage Pipe 450mm CR Bfilled	0	m	334.33	1.36	$ -
	4.4	Drainage Pipe 600mm CR Bfilled	0	m	550	1.36	$ -
	4.5	Drainage - Pits	35	No.	2806.1	1.36	$ 133,570.36
	4.6	Drainage - Subsoil Drainage	1830	m	43.4	1.36	$ 108,013.92
Traffic	5.1	Traffic Signals	0	Item/ per leg	128786.34	1.36	$ -
Landscape	6.1	Trees	10	No. m2 m2	363.01	1.36	$ 4,936.94
	6.2	Landscaping	2400	m2	25.16	1.36	$ 82,122.24
	6.3	Topsoil Seeding	2400	m2	8.44	1.36	$ 27,548.16
Street Lighting	7.1	Street Lighting (Road)	600	m	225.67	1.36	$ 184,146.72
Miscellaneous	8.1	Linemarking	11317	m2 of pavement	4.09	1.36	$ 62,949.68
	8.2	Regulatory Signage	14	Item	380.39	1.36	$ 7,242.63
	8.3	Tactile Pavers (Hazard only)	6	Item	319.78	1.36	$ 2,609.40
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	380	m3	206	1.36	$ 106,460.80
Delivery	10.1	Council Fees	1	%	3.25	1	$ 65,063.93
	10.2	VicRoads Fees	1	%	1	1	$ 20,019.67
	10.3	Traffic Management	1	%	10	1	$ 200,196.71
	10.4	Environmental Management	1	%	0.5	1	$ 10,009.84
	10.5	Survey/Design	1	%	5	1	$ 100,098.36
	10.6	Supervision and Project Management	1	%	9	1	$ 180,177.04
	10.7	Site Establishment	1	%	2.5	1	$ 50,049.18
	10.8	Contingency	1	%	20	1	$ 400,393.43
		Excluding Delivery				1	$ 2,001,967.13
		Including Delivery					$ 3,027,975.29

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PED-01


HIGH STREET
IN-06
HIGH STREET
PED-01
GEELONG-BALLARAT LINE
MCPHILLIPS ROAD
BYRON STREET
CONCEPT DESIGN
WARNING
BEFORE YOU DIG
GENERAL NOTES
smec
VPA
BANNOCKBURN SOUTH EAST PSP
VICTORIAN PLANNING AUTHORITY
GENERAL ALIGNMENT PLAN
PED-01
30043502T
-5501
B

PED-01 - High Street Pedestrian Operated Signals

Rev B - 3 July 2026

Group	Item	Description	Quantity	Unit	Rate ($)	Benchmark cost index	Amount ($) (With Benchmark cost index)
Siteworks and Earthworks	1.1	Site Preparation	3000	m2	4.96	1.36	$ 20,236.80
	1.2	Earthworks	32	m3	40.52	1.36	$ 1,785.47
Road Pavement	2.1	Mill and Replace	445	m2	54.22	1.36	$ 32,813.94
Concrete Works	3.1	Kerb and Channel	80	m	60.9	1.36	$ 6,625.92
	3.2	Traffic Island	130	m2	84.07	1.36	$ 14,863.58
	3.3	footpath	32	m2	91.94	1.36	$ 4,001.23
Drainage	4.1	Drainage - Subsoil Drainage	80	m	43.4	1.36	$ 4,721.92
Traffic	5.1	Traffic Signals	2	Item/ per leg	128786.34	1.36	$ 350,298.84
Landscape	6.2	Landscaping	50	m2	25.16	1.36	$ 1,710.88
	6.3	Topsoil Seeding	50	m2	8.44	1.36	$ 573.92
Miscellaneous	8.1	Linemarking	477	m2 of pavement	4.09	1.36	$ 2,653.26
	8.2	Regulatory Signage	2	Item	380.39	1.36	$ 1,034.66
	8.3	Tactile Pavers (Hazard only)	4	Item	319.78	1.36	$ 1,739.60
Other	9.1	Demolition of existing concrete kerbs, footpath, islands	40	m3	206	1.36	$ 11,206.40
Delivery	10.1	Council Fees	1	%	3.25	1	$ 14,763.66
	10.2	VicRoads Fees	1	%	1	1	$ 4,542.66
	10.3	Traffic Management	1	%	10	1	$ 45,426.64
	10.4	Environmental Management	1	%	0.5	1	$ 2,271.33
	10.5	Survey/Design	1	%	5	1	$ 22,713.32
	10.6	Supervision and Project Management	1	%	9	1	$ 40,883.98
	10.7	Site Establishment	1	%	2.5	1	$ 11,356.66
	10.8	Contingency	1	%	20	1	$ 90,853.29
Total		Excluding Delivery					$ 454,266.44
		Including Delivery					$ 687,077.98

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RD-06

creo civil
Suite 1/2 Bloomsbury Street,
Newtown, VIC, 3220

PRELIMINARY COST ESTIMATE BURNSIDE ROAD WIDENING/RECONSTRUCTION CONCEPT DESIGN RAILWAY CROSSING TO HAMILTON HIGHWAY INTERSECTION				25/05/2026	REVB
Group	**Sub Item**	**Qty**	**Unit**	**Adopted Rate**	**Adopted Amount**
Siteworks/ Earthworks	Site Preparation (3.1km - 3m extra pavement width, 3m extra verge for barrier and table drain 0.4 km - existing condition only)	18,600	m2	6.55	$ 121,778
	Earthworks (All Inclusive) - Full Pavement Boxing (3.1km x 10m width + 400m x 8m width) - 600mm depth assumed	15,390	m3	53.49	$ 823,156
New Road Pavement	Rural Arterial Pavement (3.1km x 10m width + 400m x 8m width)	34,200	m2	90.00	$ 3,078,000
	Asphalt Overlay to existing lanes (all locations) - Regulate & install 40 mm depth Type H Asphalt overlay (6 m width x 3.5km length)	0	m2	35.00	$ -
	Subgrade Preparation (3.1km x 10m width + 400m x 8m width)	34,200	m2	21.33	$ 729,527
Property Access Works	Driveway culverts including driveable endwalls (DN300 assumed)	26	Item	7,500.00	$ 195,000.00
	40mm Type V Asphalt- Driveway Bellmouth (ave 50m2 per entry)	26	Item	3,750.00	$ 97,500.00
Concrete Works	Kerb and Channel	N/A	m	80.39	N/A
Drainage	Drainage Pipe 450mm CR Bfilled - Allowance for Road Crossings + New Endwalls	4	Item	15,000.00	$ 60,000
	Re-Grading of Table Drains	6,200	m	15.00	$ 93,000
	Drainage – Sub-soil drainage	0	m	57.29	$ -
Landscape	Topsoil Seeding (2m width on each verge - 3.1 km length)	12,400	m2	11.14	$ 138,146
Misc.	Regulatory Signage	10	Item	502.11	$ 5,021
	Roadside Safety Barrier (EzyGuard Flexible W-Beam or Type B) including allowance for increased post spacing at hazard locations	1,620	m	246.97	$ 400,095
	Safety Barrier End Terminals (GREAT Terminal) Individual Terminal Length of 15 m not included in barrier quantities	70	Item	11,572.99	$ 810,110
	Line marking	21,000	m2 of Pavement	5.40	$ 113,375
Other	Electrical overhead relocation poles (</=22kV) - East side of road (property service poles)	2	No.	40,000.00	$ 80,000
	DN100 AC Water Main - Augmentation of Existing Valve Pits Located in Eastern Verge	3	Item	10,000.00	$ 30,000
	Tree/vegetation removal	100	Item	1,000.00	$ 100,000
	Tree Trimming	1,000	m	100.00	$ 100,000
	Pavement removal - allowance for sawcut and removal of all existing seal only.	24,500	m2	10.00	$ 245,000
Delivery **(% of construction cost)**	Council Fees	1.00	Item	3.25	$ 234,640
	VicRoads Fees	0.00	Item	-	$ -
	Traffic Management	1.00	Item	7.50	$ 541,478
	Environmental Management	1.00	Item	5.00	$ 360,985
	Surveying and Design	1.00	Item	5.00	$ 360,985
	Supervision and Project management	1.00	Item	9.00	$ 649,774
	Site Establishment	1.00	Item	2.50	$ 180,493
	Contingency	1.00	Item	20.00	$ 1,443,941
Total	**Excluding Delivery**				**$ 7,219,707**
	Including Delivery				**$ 10,992,004**

BURNSIDE RD - BANNOCKBURN
PAVEMENT WIDENING
CONCEPT DESIGN



LOCALITY PLAN
N.T.S.

WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
THE LOCATIONS OF UNDERGROUND & OVERHEAD SERVICES ARE APPROXIMATE ONLY & THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. LOCATE ALL UNDERGROUND SERVICES BEFORE COMMENCEMENT OF WORKS.
BEFORE YOU DIG

DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
25.06.26	FOR INFORMATION	M.S	M.T	M.T
14.05.26	FOR INFORMATION	M.S	T.M	T.M

RAMSEY PROPERTY GROUP.

creo

BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING

BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
LOCALITY PLAN

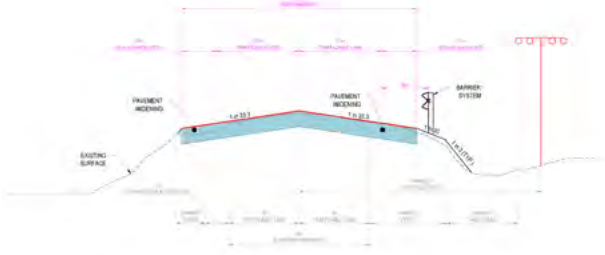
REGISTERED ENGINEER
NAME: J.RAMSAY
PE REG. NO: PE0019586
LOCAL AUTHORITY: GOLDEN PLAINS SHIRE COUNCIL
PLANNING PERMIT No: TBC

PRELIMINARY
NOT FOR CONSTRUCTION

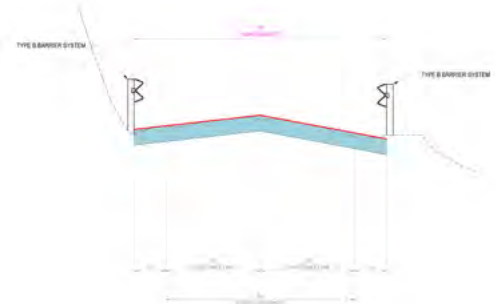
DRAWN: M.SURIAG | PROJECT ENGINEER: J.RAMSAY
DESIGNED: M.SURIAG | PROJECT MANAGER: T.MOORFOOT
SCALE @ A1: AS SHOWN
PROJECT No: 240113
DRAWING No: G250
REVISION: A



PAVEMENT COMPOSITION
BURNSIDE ROAD
440mm DEPTH



TYPICAL CROSS SECTION BURNSIDE RD CH0 - CH2950 & CH3350 - CH3498 PAVEMENT WIDENING
EXISTING 20m ROAD RESERVE - (APPROX.)



TYPICAL CROSS SECTION BURNSIDE RD CH2950 - CH3350 NO PAVEMENT WIDENING
EXISTING 20m ROAD RESERVE (APPROX.)

WARNING
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DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
25.06.26	FOR INFORMATION	M.S	M.T	M.T
14.05.26	FOR INFORMATION	M.S	T.M	T.M

RAMSEY PROPERTY GROUP.

creo

BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING

BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
TYPICAL CROSS SECTIONS

REGISTERED ENGINEER
NAME: J.RAMSAY
PE REG. NO: PE0019586
LOCAL AUTHORITY: GOLDEN PLAINS SHIRE COUNCIL
PLANNING PERMIT No: TBC

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN: M.SURIAG | PROJECT ENGINEER: J.RAMSAY
DESIGNED: M.SURIAG | PROJECT MANAGER: T.MOORFOOT
SCALE @ A1: AS SHOWN
PROJECT No: 240113
DRAWING No: G251
REVISION: A

EXISTING SITE CONDITIONS CH2950 - CH3350 - NO PAVEMENT WIDENING DUE TO CONSTRAINED ROAD RESERVE



CH2950 - LOOKING SOUTH



APPROACH TO CULVERT (CH3000) - LOOKING SOUTH



CH3300 - LOOKING NORTH



APPROACH TO CULVERT (CH3250) - LOOKING NORTH

WARNING
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BEFORE YOU DIG

DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
25.09.25	FOR INFORMATION	M.S	M.T	M.T
14.08.26	FOR INFORMATION	M.S	T.M	T.M

RAMSEY PROPERTY GROUP.

creo

BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING

BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
EXISTING CONDITIONS

REGISTERED ENGINEER
NAME: J.RAMSAY
PE REG. NO: PE0019586
LOCAL AUTHORITY: GOLDEN PLAINS SHIRE COUNCIL
PLANNING PERMIT No: TBC

PRELIMINARY
NOT FOR CONSTRUCTION

AS SHOWN

DESIGNED	PROJECT ENGINEER
M.SURIAO	J.RAMSAY
DRAWN	PROJECT MANAGER
M.SURIAO	T.MCGIFFOCT
PROJECT No.	DRAWING No.	REVISION
240113	G252	A



WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
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25.09.25	FOR INFORMATION	M.S	M.T	M.T
14.08.26	FOR INFORMATION	M.S	T.M	T.M

RAMSEY PROPERTY GROUP.

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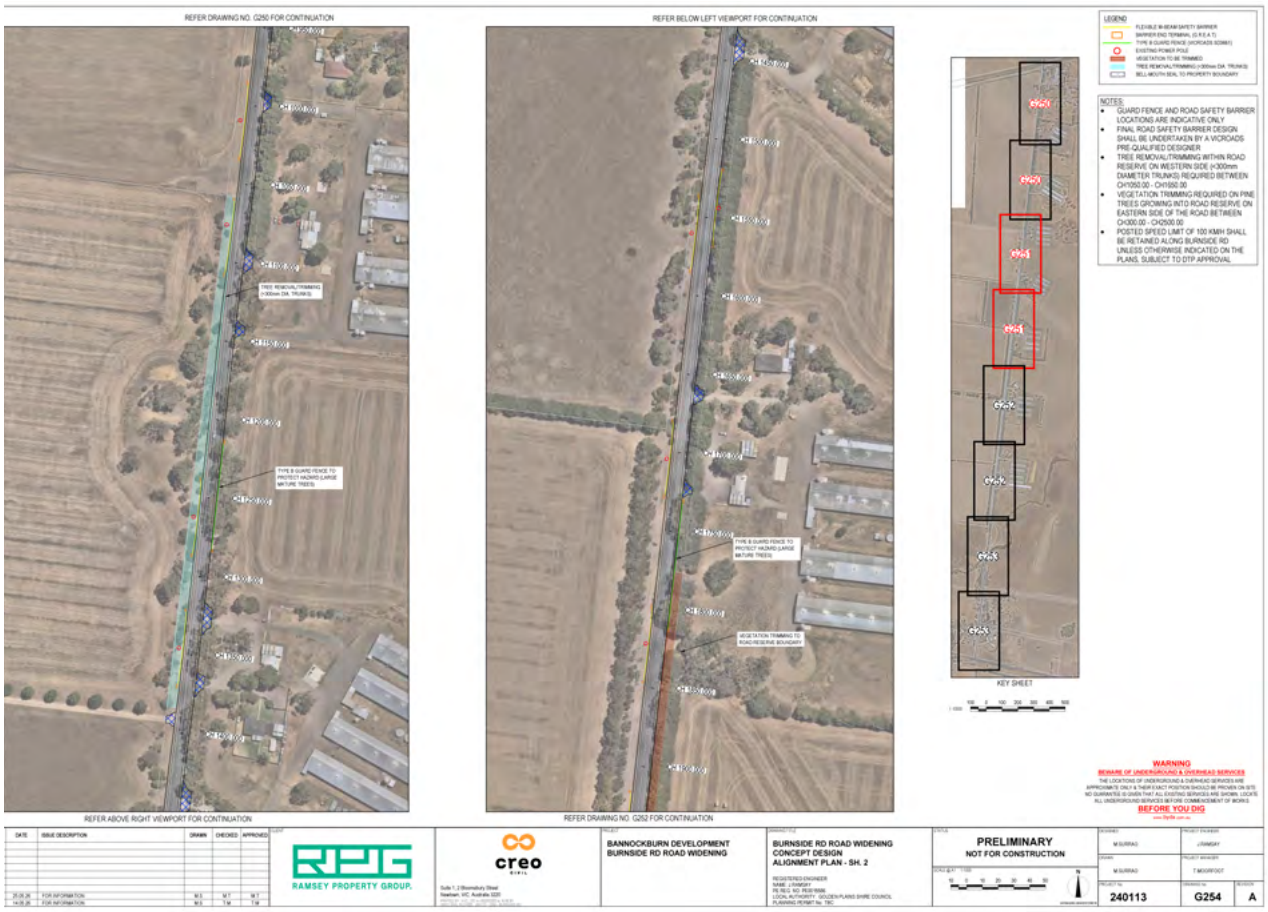
BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING

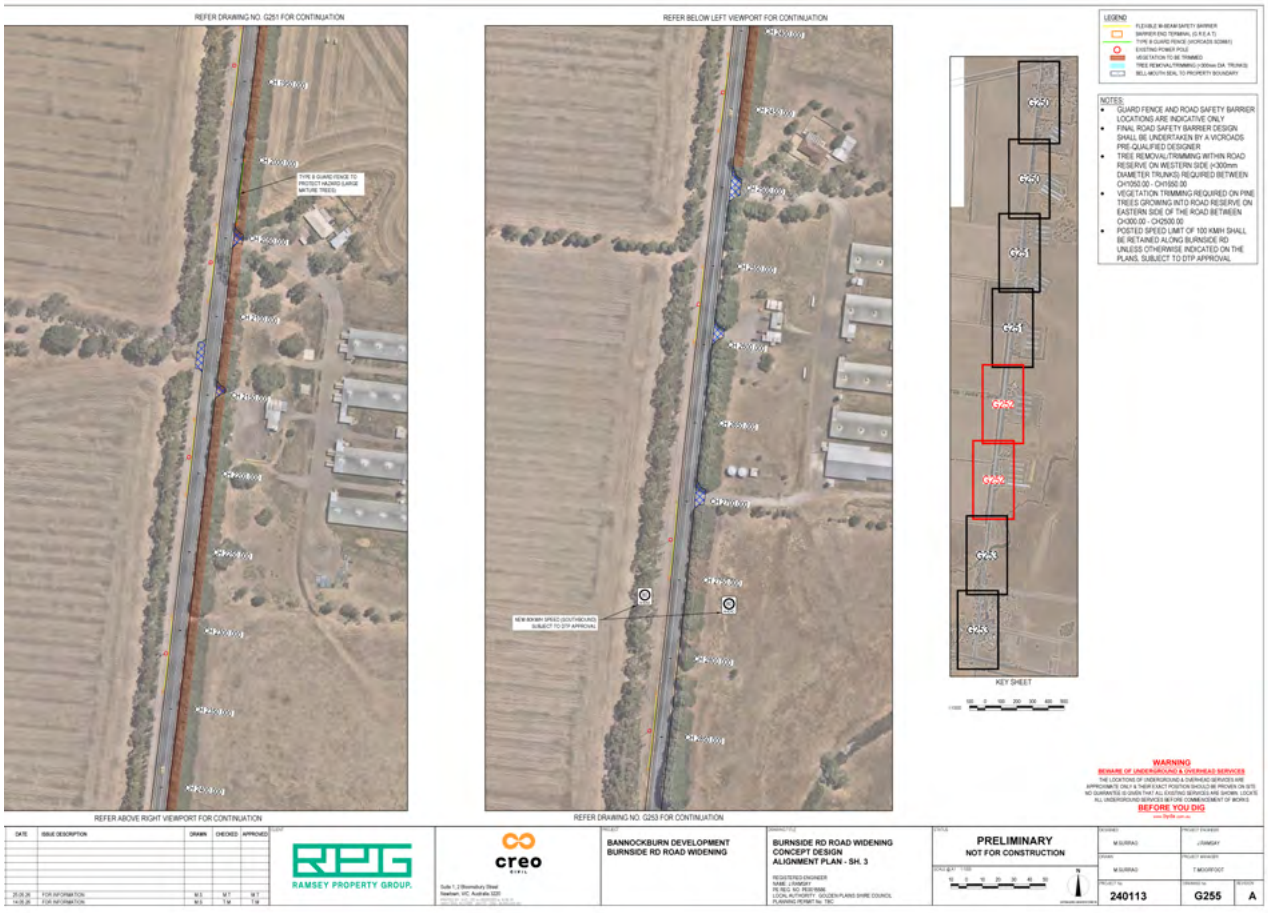
BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
ALIGNMENT PLAN - SH. 1

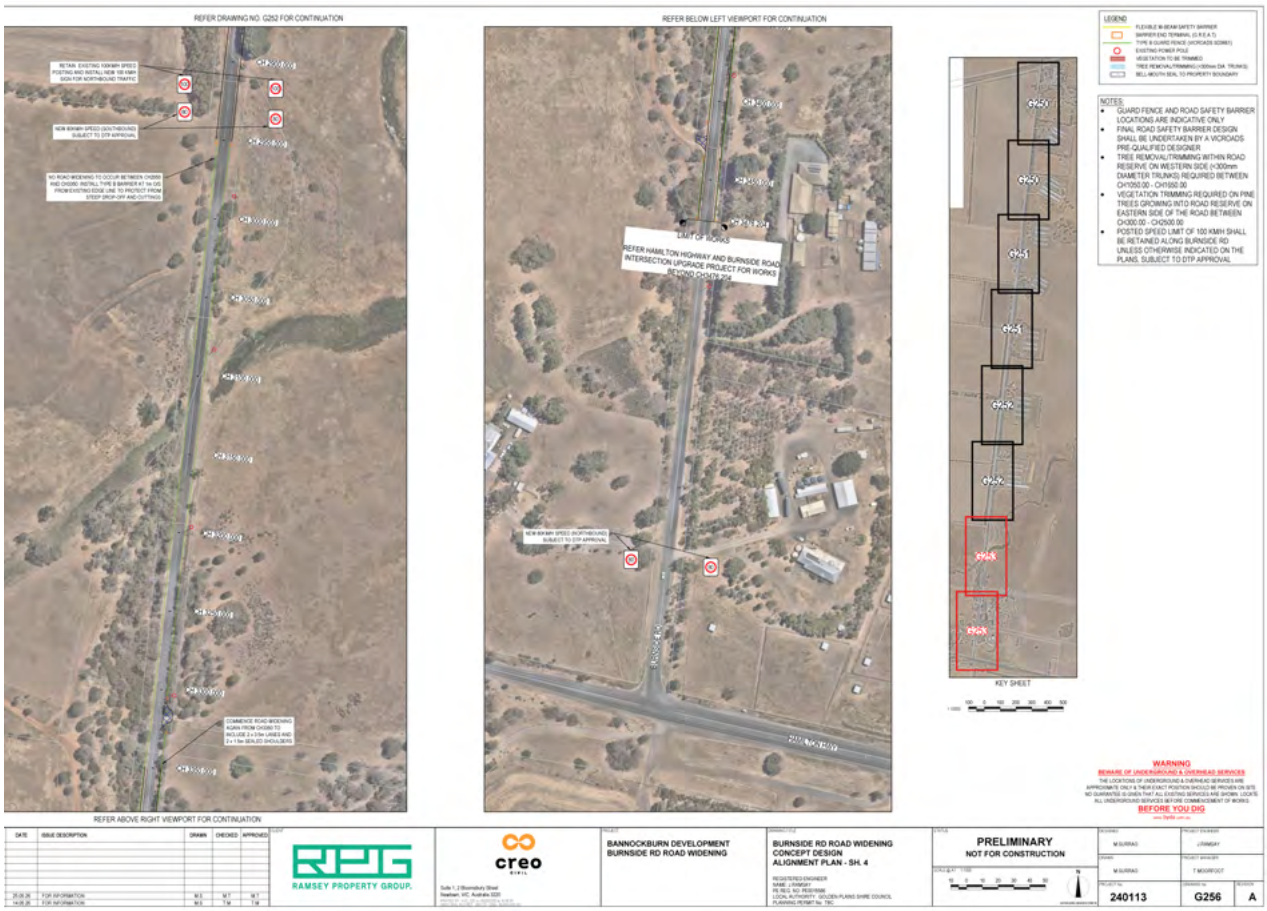
REGISTERED ENGINEER
NAME: J.RAMSAY
PE REG. NO: PE0019586
LOCAL AUTHORITY: GOLDEN PLAINS SHIRE COUNCIL
PLANNING PERMIT No: TBC

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED	PROJECT ENGINEER
M.SURIAO	J.RAMSAY
DRAWN	PROJECT MANAGER
M.SURIAO	T.MCGIFFOCT
PROJECT No.	DRAWING No.	REVISION
240113	G253	A

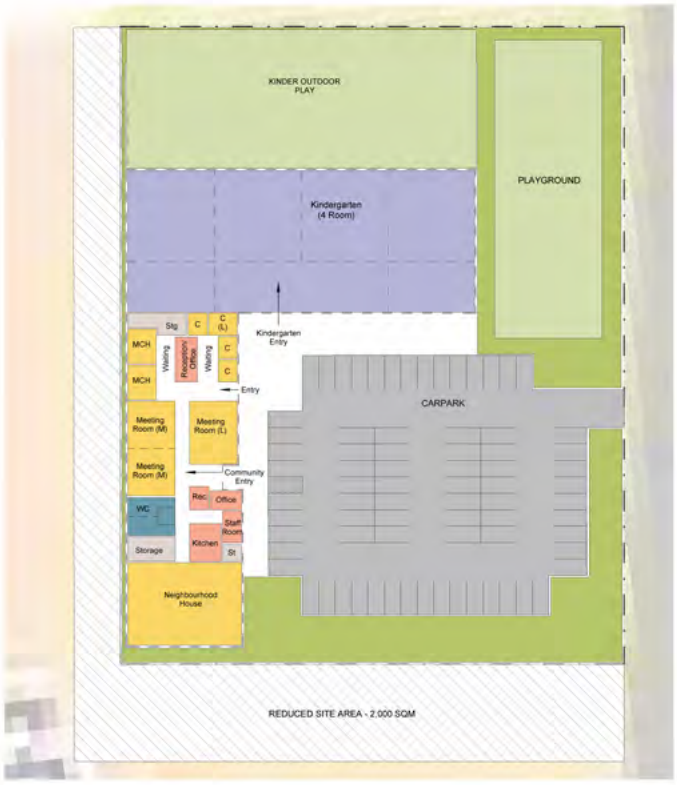

REFER DRAWING NO. G250 FOR CONTINUATION
REFER BELOW LEFT VIEWPORT FOR CONTINUATION
REFER ABOVE RIGHT VIEWPORT FOR CONTINUATION
REFER DRAWING NO. G252 FOR CONTINUATION
KEY SHEET
LEGEND
NOTES:
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING
BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
ALIGNMENT PLAN - SH. 2
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G254
A


REFER DRAWING NO. G251 FOR CONTINUATION
REFER BELOW LEFT VIEWPORT FOR CONTINUATION
REFER ABOVE RIGHT VIEWPORT FOR CONTINUATION
REFER DRAWING NO. G253 FOR CONTINUATION
KEY SHEET
LEGEND
NOTES:
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING
BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
ALIGNMENT PLAN - SH. 3
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G255
A


REFER DRAWING NO. G252 FOR CONTINUATION
REFER BELOW LEFT VIEWPORT FOR CONTINUATION
LEGEND
NOTES:
GUARD FENCE AND ROAD SAFETY BARRIER LOCATIONS ARE INDICATIVE ONLY
FINAL ROAD SAFETY BARRIER DESIGN SHALL BE UNDERTAKEN BY A VICROADS PRE-QUALIFIED DESIGNER
TREE REMOVAL/TRIMMING WITHIN ROAD RESERVE ON WESTERN SIDE (>300mm DIAMETER TRUNK(S) REQUIRED BETWEEN CH1050.00 - CH1650.00
VEGETATION TRIMMING REQUIRED ON PINE TREES GROWING INTO ROAD RESERVE ON EASTERN SIDE OF THE ROAD BETWEEN CH300.00 - CH2500.00
POSTED SPEED LIMIT OF 100 KM/H SHALL BE RETAINED ALONG BURNSIDE RD UNLESS OTHERWISE INDICATED ON THE PLANS, SUBJECT TO DTP APPROVAL
LIMIT OF WORKS
REFER HAMILTON HIGHWAY AND BURNSIDE ROAD INTERSECTION UPGRADE PROJECT FOR WORKS BEYOND CH470.224
G252
G253
G254
G255
G256
KEY SHEET
WARNING
BEFORE YOU DIG
REFER ABOVE RIGHT VIEWPORT FOR CONTINUATION
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN DEVELOPMENT
BURNSIDE RD ROAD WIDENING
BURNSIDE RD ROAD WIDENING
CONCEPT DESIGN
ALIGNMENT PLAN - SH. 4
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G256
A

B3 Community projects

CI-01 Level 2 community facility



CI-01	Community Facility	Level 2	.8 ha

	Room	Area (sqm)
Interior	Kinder (4 Rooms / 132 Places)	1200
	MCH (2 rooms)	100
	Consulting Suites - Standard (3)	30
	Consulting Suites - Large (1)	15
	Amenities (4 M / 4 F / 1 DDA)	40
	Reception	10
	Staff Room	15
	Office (1 staff)	15
	Kitchen (commercial)	30
	Storage 1	30
	Community Meeting Large (1)	75
	Community Meeting Medium (2)	100
	Storage 2	40
	Neighbourhood House	225
	Circulation / Ancillary Space (10%)	192.5
	Total	2117.5

	Qty	Type	Area (sqm)
Exterior	Carpark	75 spaces	1900
	Playground		800
	Kindergarden Outdoor Play		1200
	Landscaping		1982.5
	Total		5882.5

Total Site Area (Exterior + Interior)	8000

TAYLORS

SCALE: 1 : 500 @ A3 (0 5 10 20)

JOB NO: 25084 DRAWN: GNO DATE: 08/09/25 CHECKED: KMN

COMMUNITY INFRASTRUCTURE DESIGN
BANNOCKBURN SOUTHEAST PSP

PRELIMINARY/ SPATIAL LAYOUT
SITE PLAN -CI-01 - PLAN

A-205 REVISION 4

COMMUNITY FACILITY 1

Melbourne Quantity Surveyors

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2118 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2118 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	2118 m²	$4155/m²	8,799,000
External Works and Services	2118 m²	$1939/m²	4,106,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$6094.45/m²GFA**	**12,905,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		259,000
Locality allowance	0.50%		65,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,936,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$7161.75/m²GFA**	**15,165,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		152,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		303,000
Environmental Management	0.50%		76,000
Survey/Design	5.00%		758,000
Supervision & project management	9.00%		1,365,000
Site establishment	2.50%		379,000
FF&E including furniture, window dressings & equipment etc	2.50%		379,000
Automation, IT, AV and communications equipment	0.50%		76,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$8808.97/m²GFA**	**18,653,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

	0.00%		excluded
	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$8808.97/m²GFA**	**18,653,000**
TOTAL END COST (TEC) (Jul, 2026)	2118 m²		18,653,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

CI-02 Level 1 Community facility



CI-02	Community Facility	Level 1	0.66ha

	Room	Area (sqm)
Interior	Kinder (4 Rooms / 132 Places)	1200
	MCH (2 rooms)	100
	Community Meeting - 2 small (or 1 large)	100
	Consulting Suites - Standard (2)	20
	Amenities (3 M / 3F / 1 DDA)	35
	Office /Reception (1 Staff)	15
	Kitchen (commercial - small)	20
	Staff Room	15
	Storage	10
	Circulation / Ancillary Space (10%)	151.5
	Total	1666.5

	Qty	Type	Area (sqm)
Exterior	Carpark	68 spaces	1800
	Playground		800
	Kindergarden Outdoor Play		1078
	Landscaping		1255.5
	Total		4933.5

Total Site Area (Exterior + Interior)	6600

TAYLORS

SCALE: 1 : 500 @ A3 (0 5 10 20)

JOB NO: 25084 DRAWN: GNO DATE: 02/07/26 CHECKED: KMN

COMMUNITY INFRASTRUCTURE DESIGN
BANNOCKBURN SOUTHEAST PSP

PRELIMINARY/ SPATIAL LAYOUT
SITE PLAN -CI-02 - PLAN

A-206 REVISION 6

COMMUNITY FACILITY 2

Melbourne Quantity Surveyors

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1667 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	1667 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	1667 m²	$4173/m²	6,955,000
External Works and Services	1667 m²	$2145/m²	3,575,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$6318.63/m²GFA**	**10,530,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		211,000
Locality allowance	0.50%		53,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,580,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$7425.14/m²GFA**	**12,374,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		124,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		247,000
Environmental Management	0.50%		62,000
Survey/Design	5.00%		619,000
Supervision & project management	9.00%		1,114,000
Site establishment	2.50%		309,000
FF&E including furniture, window dressings & equipment etc	2.50%		309,000
Automation, IT, AV and communications equipment	0.50%		62,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$9132.91/m²GFA**	**15,220,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

	0.00%		excluded
	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$9132.91/m²GFA**	**15,220,000**
TOTAL END COST (TEC) (Jul, 2026)	1667 m²		15,220,000

Melbourne Quantity Surveyors Pty Ltd
A: 28 Webb Street, Warrandyte 3113
P: (03) 9068 3950

IR-01 Indoor recreation centre (2 court)



IR-01	Indoor Recreation Centre	.6 ha

	Room	Area (sqm)
Interior	Multi Purpose Courts (2)	1700
	Stands	100
	Change Rooms (4)	200
	Umpire Room (2)	40
	First Aid	15
	Amenities (4M / 4F / 1 DDA)	40
	Office (3 staff)	30
	Kiosk / Kitchen (small)	20
	Storage	120
	Multi Purpose Room / Club Room (dividable)	100
	Circulation / Ancillary Space (10%)	67
	Total	2432

	Qty	Type	Area (sqm)
Exterior	Carpark	45 spaces	1170
	Half Court (multipurpose)		425
	Landscaping		1973
	Total		3568

Total Site Area (Exterior + Interior)	6000

TAYLORS

SCALE: 1 : 500 @ A3 (0 5 10 20)

JOB NO: 25084 DRAWN: GNO DATE: 25/02/25 CHECKED: KMN

COMMUNITY INFRASTRUCTURE DESIGN
BANNOCKBURN SOUTHEAST PSP

PRELIMINARY/ SPATIAL LAYOUT
SITE PLAN -IR-01 PLAN

A-204 REVISION 2

Melbourne Quantity Surveyors

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

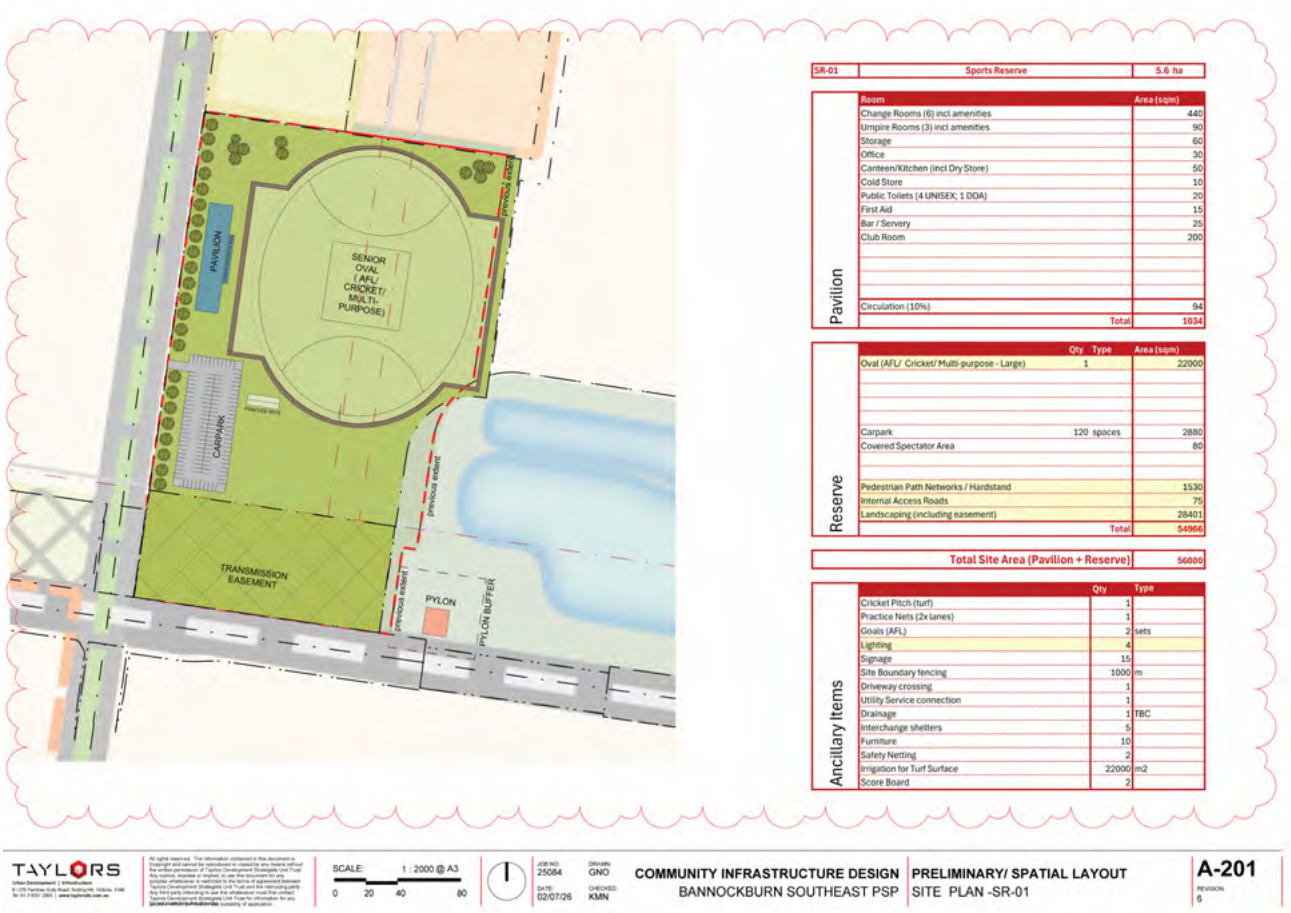
8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	2432 m²	$3683/m²	8,958,000
External Works and Services	2432 m²	$896/m²	2,179,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$4579.36/m²GFA**	**11,137,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		223,000
Locality allowance	0.50%		56,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,671,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$5361.17/m²GFA**	**13,087,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		131,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		262,000
Environmental Management	0.50%		65,000
Survey/Design	5.00%		654,000
Supervision & project management	9.00%		1,178,000
Site establishment	2.50%		327,000
FF&E including furniture, window dressings & equipment etc	2.50%		327,000
Automation, IT, AV and communications equipment	0.50%		65,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$6618.42/m²GFA**	**16,096,000**
ESCALATION AND GST			
Cost Escalation			
Escalation rate 3.00% — Market conditions 0.00%			
Up To: Tender — Date: Jul, 26 — Months: 0 — %/Year: 3.50% — Weighting: 100%	0.00%		excluded
Up To: Completion — Date: Jul, 26 — Months: 0 — %/Year: 3.50% — Weighting: 70%	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$6618.42/m²GFA**	**16,096,000**
TOTAL END COST (TEC) (Jul, 2026)	2432 m²		16,096,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

SR-01 Sports reserve



SR-01	Sports Reserve	5.6 ha

Pavilion

Room	Area (sqm)
Change Rooms (6) incl amenities	440
Umpire Rooms (3) incl amenities	90
Storage	60
Office	30
Canteen/Kitchen (incl Dry Store)	50
Cold Store	10
Public Toilets (4 UNISEX; 1 DDA)	20
First Aid	15
Bar / Servery	25
Club Room	200
Circulation (10%)	94
Total	1034

Reserve

	Qty	Type	Area (sqm)
Oval (AFL/ Cricket/ Multi-purpose - Large)	1		22000
Carpark	120	spaces	2880
Covered Spectator Area			80
Pedestrian Path Networks / Hardstand			1530
Internal Access Roads			75
Landscaping (including easement)			28401
Total			54966

Total Site Area (Pavilion + Reserve)	56000

Ancillary Items

	Qty	Type
Cricket Pitch (turf)	1	
Practice Nets (2x lanes)	1	
Goals (AFL)	2	sets
Lighting	4	
Signage	15	
Site Boundary fencing	1000	m
Driveway crossing	1	
Utility Service connection	1	
Drainage	1	TBC
Interchange shelters	6	
Furniture	10	
Safety Netting	2	
Irrigation for Turf Surface	22000	m2
Score Board	2	

Melbourne Quantity Surveyors

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

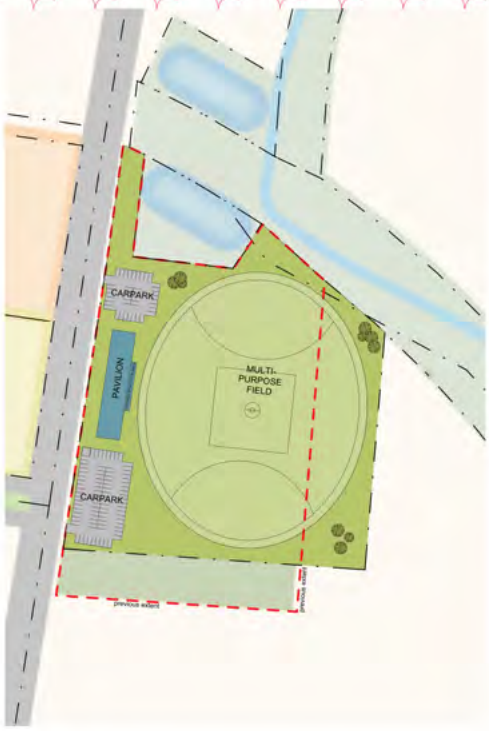
BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	54966 m²	$111/m²	6,111,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**6,111,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		123,000
Locality allowance	0.50%		31,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Construction contingency	15.00%		917,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**7,182,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		72,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		144,000
Environmental Management	0.50%		36,000
Survey/Design	5.00%		359,000
Supervision & project management	9.00%		646,000
Site establishment	2.50%		180,000
FF&E including furniture, window dressings & equipment etc	2.50%		180,000
Automation, IT, AV and communications equipment	0.50%		36,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**8,835,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting		
Tender	Jul, 26	0	3.50%	100%	0.00%	excluded
Completion	Jul, 26	0	3.50%	70%	0.00%	excluded
Goods and services tax					10.00%	excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)						**8,835,000**
TOTAL END COST (TEC) (Jul, 2026)						**8,835,000**

Melbourne Quantity Surveyors Pty Ltd
A: 28 Webb Street, Warrandyte 3113
P: (03) 9068 3950

SR-02 Sports reserve



SR-02	Sports Reserve	3.5 ha

Pavilion

Room	Area (sqm)
Change Rooms (6) incl amenities	440
Umpire Rooms (3) incl amenities	90
Storage	60
Office	30
Canteen/Kitchen (incl Dry Store)	50
Cold Store	10
Public Toilets (4 UNISEX; 1 DDA)	20
First Aid	15
Bar / Servery	25
Club Room	200
Circulation (10%)	94
Total	1034

Reserve

	Qty	Type	Area (sqm)
Oval (AFL/ Cricket/ Multi-purpose - Large)	1		20000
Carpark	120	spaces	2880
Covered Spectator Area			80
Pedestrian Path Networks / Hardstand			1000
Internal Access Roads			74
Landscaping			9932
Total			33966

Total Site Area (Pavilion + Reserve)	35000

Ancillary Items

	Qty	Type
Cricket Pitch (turf)	0	
Practice Nets	0	
Goals (AFL)	0	sets
Lighting	4	
Signage	15	
Site Boundary fencing	1100	m
Driveway crossing	1	
Utility Service connection	1	
Drainage	1	TBC
Interchange shelters	5	
Furniture	10	
Safety Netting	0	
Irrigation for Turf Surface	0	m2
Score Board	2	

TAYLORS

SCALE: 1 : 2000 @ A3
0 20 40 80

JOB NO: 25084 DRAWN: GNO
DATE: 02/07/26 CHECKED: KMN/KIB

COMMUNITY INFRASTRUCTURE DESIGN | PRELIMINARY/ SPATIAL LAYOUT
BANNOCKBURN SOUTHEAST PSP | SITE PLAN -SR-02

A-202
REVISION 6

Melbourne Quantity Surveyors

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	13966 m²	$303/m²	4,232,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**4,232,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		85,000
Locality allowance	0.50%		22,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		635,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**4,974,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		50,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		99,000
Environmental Management	0.50%		25,000
Survey/Design	5.00%		249,000
Supervision & project management	9.00%		448,000
Site establishment	2.50%		124,000
FF&E including furniture, window dressings & equipment etc	2.50%		124,000
Automation, IT, AV and communications equipment	0.50%		25,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**6,118,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

	0.00%		excluded
	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)			**6,118,000**
TOTAL END COST (TEC) (Jul, 2026)	m²		6,118,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

SR-03 Sports Reserve



SR-03	Sports Reserve	7.6 ha

Pavilion

Room	Area (sqm)
Change Rooms (8) incl amenities	580
Umpire Rooms (4) incl amenities	104
Storage	60
Office	30
Canteen/Kitchen (incl Dry Store)	50
Cold Store	10
Public Toilets (4 UNISEX; 1 DDA)	20
First Aid	15
Bar / Servery	25
Club Room	200
Circulation (10%)	110
Total	1204

Reserve

	Qty	Type	Area (sqm)
Oval (AFL / Cricket - Large)	2		40000
Netball / Tennis (multisport)	2		1430
Carpark	175	spaces	4200
Covered Spectator Area			120
Pedestrian Path Networks / Hardstand			3450
Internal Access Roads			338
Landscaping			25258
Total			74796

Total Site Area (Pavilion + Reserve)	76000

Ancillary Items

	Qty	Type
Cricket Pitch (turf)	2	
Practice Nets (3x lanes)	1	
Goals (AFL)	4	sets
Lighting	8	
Signage	24	
Site Boundary fencing	1400	m
Driveway crossing	1	
Utility Service connection	1	
Drainage	1	TBC
Interchange shelters	8	
Furniture	20	
Safety Netting	4	
Irrigation for Turf Surface	40000	m2
Score Board	4	

TAYLORS

SCALE: 1 : 2000 @ A3 (0 20 40 80)

JOB NO: 25084 DRAWN: GNO DATE: 02/07/26 CHECKED: KMN

COMMUNITY INFRASTRUCTURE DESIGN
BANNOCKBURN SOUTHEAST PSP

PRELIMINARY/ SPATIAL LAYOUT
SITE PLAN -SR-03

A-203 REVISION 6

8 July 2026

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	74796 m²	$134/m²	10,006,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**10,006,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		201,000
Locality allowance	0.50%		51,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,501,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**11,759,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		118,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		235,000
Environmental Management	0.50%		59,000
Survey/Design	5.00%		588,000
Supervision & project management	9.00%		1,058,000
Site establishment	2.50%		294,000
FF&E including furniture, window dressings & equipment etc	2.50%		294,000
Automation, IT, AV and communications equipment	0.50%		59,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**14,464,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting		
Tender	Jul, 26	0	3.50%	100%	0.00%	excluded
Completion	Jul, 26	0	3.50%	70%	0.00%	excluded

Goods and services tax		10.00%	excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)			**14,464,000**
TOTAL END COST (TEC) (Jul, 2026)	m²		14,464,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

B4 Drainage projects

Drainage costs

Bannockburn South East PSP
WETLAND/RETARDING BASIN WLRB-1A WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 150mm and stockpile onsite for reuse.	58,200	m^2	$ 1.50	$ 87,300.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	124,000	m^3	$ 39.90	$ 4,947,600.00
NOTE	All earthwork volumes (solid) are calculated from existing surface to bottom of boxing/finished surface. Earthworks for footpaths, vehicular crossings and all areas requiring topsoil for Item 1 are deemed to be included in the earthwork volumes and tendered rate.				
2	**DRAINAGE**				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	Box Culvert				
2.1.1	2.1m wide x 0.6m high box culvert including base slab (Sed Pond to Wetland)	20	lm.	$ 3,410.00	$ 68,200.00
2.1.2	3.0 x 1.2m high box culvert including base slab (WLRB1A/WLRB1B Balance Pipe)	40	lm.	$ 6,250.00	$ 250,000.00
2.2	RRJ drains				
2.2.1	Ø1200mm R.C. Cl. 2 Pipe Drain (Q1-4EY Bypass)	300	lm.	$ 1,050.00	$ 315,000.00
2.2.2	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet Pipes)	40	lm.	$ 860.00	$ 34,400.00
2.2.3	Ø600mm R.C. Cl. 2 Pipe Drain (Submerged Outlet Pipe)	20	lm.	$ 665.00	$ 13,300.00
2.2.4	Ø300mm R.C. Cl. 2 Pipe Drain (Balance Pipes)	200	lm.	$ 325.00	$ 65,000.00
2.3	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.3.1	Endwall to suit 2100 wide x 600 high box culvert	1	no.	$ 7,500.00	$ 7,500.00
2.3.2	Endwall to suit 2No. 2.4m x 0.9m high box culvert	1	no.	$ 25,000.00	$ 25,000.00
2.3.3	Endwall to suit 900dia pipe	2	no.	$ 5,000.00	$ 10,000.00
2.3.4	2700 x 900 Sediment Pond transfer pit	1	no.	$ 15,000.00	$ 15,000.00
2.3.5	3600 x 1500 Sediment Pond bypass pit including MW Grille Cover	1	no.	$ 25,000.00	$ 25,000.00
2.3.6	Allowance for other Junction Pits	6	no.	$ 5,000.00	$ 30,000.00
2.3.7	Allowance for Submerged Offtake Pits	4	no.	$ 2,000.00	$ 8,000.00
3	**CONCRETE WORKS**				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	1800	m^2	$ 110.00	$ 198,000.00
4	**ROCK WORKS**				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	175	m^2	$ 72.10	$ 12,617.50
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$ 38.60	
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	100	m^2	$ 119.00	$ 11,900.00
5	**CLAY LINER**				
5.1	Sediment Basin: Placement of 450 mm compacted depth clay liner for sediment basin (allow to source off site)	4100	m^2	$ 23.50	$ 96,350.00

Page 1 of 3

5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	21250	m^2	$ 23.50	$ 499,375.00

6	**TOPSOIL**				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	2350	m^2	$ 3.80	$ 8,930.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	21250	m^2	$ 3.80	$ 80,750.00
6.3	Re spread 200mm topsoil to all other disturbed areas	32525	m^2	$ 3.80	$ 123,595.00
7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	23600	No	$ 16.90	$ 398,840.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	8131	No	$ 19.60	$ 159,372.50
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	24394	No	$ 1.70	$ 41,469.38
7.4	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)	2000	m^2	$ 8.20	$ 16,400.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	1	Item	$ 20,000.00	$ 20,000.00
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path around perimeter	3000	m^2	$ 72.00	$ 216,000.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	WL/SB: Install habitat logs approx. 4.0m long (no securing required) to wetland area.	2	No.	$ 5,000.00	$ 10,000.00
9.7	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$ 1,500.00	$ 1,500.00
				Total - Wetland WLRB-1A Construction	**$ 7,855,799.38**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 255,313.48
10.2	Miscellaneous Authority Fees	1.00	%		$ 78,557.99
10.3	Traffic Management	5.00	%		$ 392,789.97
10.4	Environmental Management	0.50	%		$ 39,279.00
10.5	Survey/Design	5.00	%		$ 392,789.97
10.6	Supervision & Project Management	9.00	%		$ 707,021.94
10.7	Site Establishment	2.50	%		$ 196,394.98
10.8	Contingency	20.00	%		$ 1,571,159.88
				Total - Wetland WLRB-1A Delivery	**$ 3,633,307.21**
				Total - Wetland Cost WLRB-1A	**$ 11,489,106.59**

Bannockburn South East PSP
WETLAND/RETARDING BASIN WLRB-1B WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	48,750	m^2	$ 1.50	$ 73,125.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	82,000	m^3	$ 39.90	$ 3,271,800.00
2	**DRAINAGE**				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	Box Culvert				
2.1.1	2.1m wide x 0.6m high box culvert including base slab (Sed Pond to Wetland)	20	lm.	$ 3,410.00	$ 68,200.00
2.1.2	3.0 x 1.2m high box culvert including base slab (WLRB1A/WLRB1B Balance Pipe)	20	lm.	$ 6,250.00	$ 125,000.00
2.2	RRJ drains				
2.2.1	Ø900mm R.C. Cl. 2 Pipe Drain (Q1-4EY Bypass)	80	lm.	$ 860.00	$ 68,800.00
2.2.2	Ø1200mm R.C. Cl. 2 Pipe Drain (Q1-4EY Bypass)	200	lm.	$ 1,050.00	$ 210,000.00
2.2.3	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet Pipes)	50	lm.	$ 860.00	$ 43,000.00
2.2.4	Ø600mm R.C. Cl. 2 Pipe Drain (Submerged Outlet Pipe)	20	lm.	$ 665.00	$ 13,300.00
2.2.5	Ø300mm R.C. Cl. 2 Pipe Drain (Balance Pipes)	200	lm.	$ 325.00	$ 65,000.00
2.2.6	2No. Ø750mm R.C. Cl. 2 Pipe Drain (Outlet Pipe Under Burnside Rd)	35	lm.	$ 1,350.00	$ 47,250.00
2.3	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.3.1	Endwall to suit 2100 wide x 600 high box culvert	1	no.	$ 7,500.00	$ 7,500.00
2.3.2	Endwall to suit 2No. 2.4m x 0.9m high box culvert	1	no.	$ 25,000.00	$ 25,000.00
2.3.3	Endwall to suit 900dia pipe	1	no.	$ 5,000.00	$ 5,000.00
2.3.4	Endwall to suit 2x750dia pipe	1	no.	$ 7,500.00	$ 7,500.00
2.3.5	2700 x 900 Sediment Pond transfer pit	1	no.	$ 15,000.00	$ 15,000.00
2.3.6	3600 x 1500 Sediment Pond bypass pit including MW Grille Cover	1	no.	$ 25,000.00	$ 25,000.00
2.3.7	Allowance for other Junction Pits	4	no.	$ 5,000.00	$ 20,000.00
2.3.8	Allowance for Submerged Offtake Pits	4	no.	$ 2,000.00	$ 8,000.00
3	**CONCRETE WORKS**				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	1200	m^2	$ 110.00	$ 132,000.00
4	**ROCK WORKS**				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	175	m^2	$ 72.10	$ 12,617.50
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$ 38.60	
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	100	m^2	$ 119.00	$ 11,900.00

5	**CLAY LINER**				
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	2600	m^2	$ 23.50	$ 61,100.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	25700	m^2	$ 23.50	$ 603,950.00
6	**TOPSOIL**				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	1450	m^2	$ 3.80	$ 5,510.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	25700	m^2	$ 3.80	$ 97,660.00
6.3	Re spread 200mm topsoil to all other disturbed areas	20125	m^2	$ 3.80	$ 76,475.00
7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	27150	No	$ 16.90	$ 458,835.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	5031	No	$ 19.60	$ 98,612.50
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	15094	No	$ 1.70	$ 25,659.38
7.4	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)	2000	m^2	$ 8.20	$ 16,400.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	1	Item	$ 20,000.00	$ 20,000.00
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path around perimeter	2700	m^2	$ 72.10	$ 194,670.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	WL/SB: Install habitat logs approx. 4.0m long (no securing required) to wetland area.	2	No.	$ 5,000.00	$ 10,000.00
9.7	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$ 1,500.00	$ 1,500.00
				Total - Wetland WLRB-1B Construction	**$ 5,984,764.38**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 194,504.84
10.2	VicRoads Fees	1.00	%		$ 59,847.64
10.3	Traffic Management	5.00	%		$ 299,238.22
10.4	Environmental Management	0.50	%		$ 29,923.82
10.5	Survey/Design	5.00	%		$ 299,238.22
10.6	Supervision & Project Management	9.00	%		$ 538,628.79
10.7	Site Establishment	2.50	%		$ 149,619.11
10.8	Contingency	20.00	%		$ 1,196,952.88
				Total - Wetland WLRB-1B Delivery	**$ 2,767,953.52**
				Total - Wetland WLRB-1B	**$ 8,752,717.90**

Bannockburn South East PSP
WETLAND/RETARDING BASIN WLRB-02 WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	135,000	m^2	$ 1.50	$ 202,500.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	27,500	m^3	$ 39.90	$ 1,097,250.00
1.2.2	Cut to spoil	98,500	m^3	$ 39.90	$ 3,930,150.00
1.3	Extra over Item 1.2.1 for construction of dam bank to ANCOLD requirements	611	lm	$ 2,500.00	$ 1,527,500.00
2	**DRAINAGE**				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	Box Culvert				
2.1.1	2.1m wide x 0.6m high box culvert including base slab (Sed Pond to Wetland)	20	lm.	$ 3,410.00	$ 68,200.00
2.2	RRJ drains				
2.2.1	2No. Ø2100mm R.C. Cl. 2 Pipe Drain (Outlet Pipe)				
2.2.2	Ø1800mm R.C. Cl. 2 Pipe Drain (Inlet Pipe)	30	lm.	$ 1,990.00	$ 59,700.00
2.2.3	Ø1200mm R.C. Cl. 2 Pipe Drain (Q1-4EY Bypass)	100	lm.	$ 1,050.00	$ 105,000.00
2.2.4	Ø1200mm R.C. Cl. 2 Pipe Drain (Inlet Pipes)	80	lm.	$ 1,050.00	$ 84,000.00
2.2.5	Ø600mm R.C. Cl. 2 Pipe Drain (Submerged Outlet Pipe)	20	lm.	$ 665.00	$ 13,300.00
2.2.6	Ø450mm R.C. Cl. 2 Pipe Drain (Maintenance Bypass Pipes)	80	lm.	$ 525.00	$ 42,000.00
2.2.7	Ø300mm R.C. Cl. 2 Pipe Drain (Balance Pipes)	500	lm.	$ 325.00	$ 162,500.00
2.3	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.3.1	Endwall to suit 1800dia pipe	1	no.	$ 10,000.00	$ 10,000.00
2.3.2	Endwall to suit 1200dia pipe	2	no.	$ 5,000.00	$ 10,000.00
2.3.3	Endwall to suit 450dia pipe	2	no.	$ 2,500.00	$ 5,000.00
2.3.4	2700 x 900 Sediment Pond transfer pit	1	no.	$ 15,000.00	$ 15,000.00
2.3.5	3600 x 1500 Sediment Pond bypass pit including MW Grille Cover	1	no.	$ 25,000.00	$ 25,000.00
2.3.6	Twin Chamber Wetland Control Pit inc. Penstock sidewinder & MW Grille Cover	1	no.	$ 50,000.00	$ 50,000.00
2.3.7	Maintenance Control Pits inc. valves as required	2	no.	$ 10,000.00	$ 20,000.00
2.3.8	Allowance for other Junction Pits	10	no.	$ 5,000.00	$ 50,000.00
2.3.9	Allowance for Submerged Offtake Pits	10	no.	$ 2,000.00	$ 20,000.00
3	**OUTLET WORKS**				
3.1	2No. Ø1500mm R.C. Cl. 2 Pipe Drain - constructed under VicTrack land via microtunnelling	50	lm	$ 34,600.00	$ 1,730,000.00
3.2	Upstream and Downstream Junction Pits	2	No.	$ 50,000.00	$ 100,000.00
3.3	Construction of Downstream Pool	1	Item	$ 100,000.00	$ 100,000.00
3.4	Allowance for VicTrack/ARTC Compliance Requirements	1	Item	$ 1,220,000.00	$ 1,220,000.00
3.5	Allowance for Access Track from Burnside Rd	1500	lm	$ 125.00	$ 187,500.00
4	**CONCRETE WORKS**				
4.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	2000	m^2	$ 110.00	$ 220,000.00
4	**ROCK WORKS**				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	250	m^2	$ 72.10	$ 18,025.00

4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$	38.60		
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	500	m^2	$	119.00	$	59,500.00

5	**CLAY LINER**						
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	3400	m^2	$	23.50	$	79,900.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	67250	m^2	$	23.50	$	1,580,375.00
6	**TOPSOIL**						
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	1450	m^2	$	3.80	$	5,510.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	67250	m^2	$	3.80	$	255,550.00
6.3	Re spread 200mm topsoil to all other disturbed areas	63550	m^2	$	3.80	$	241,490.00
7	**AQUATIC PLANTING**						
7.1	Aquatic Planting	68700	No	$	16.90	$	1,161,030.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	15888	No	$	19.60	$	311,395.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	47663	No	$	1.70	$	81,026.25
7.4	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)	10000	m^2	$	8.20	$	82,000.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	1	Item	$	50,000.00	$	50,000.00
8	**LANDSCAPE**						
8.1	Supply and install 3m wide shared path	1300	m^2	$	72.10	$	93,730.00
9	**MISCELLANEOUS**						
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$	2,500.00	$	30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$	2,000.00	$	6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$	750.00	$	18,000.00
9.4	Allowance for timber bollards	2	No	$	200.00	$	400.00
9.5	Allowance for seats	2	No	$	2,500.00	$	5,000.00
9.6	WL/SB: Install habitat logs approx. 4.0m long (no securing required) to wetland area.	2	No.	$	5,000.00	$	10,000.00
9.7	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$	1,500.00	$	1,500.00
					Total - Wetland WLRB-02 Construction	**$**	**15,145,031.25**
10	**DELIVERY**						
10.1	Council Fees	3.25	%			$	492,213.52
10.2	VicRoads Fees	1.00	%			$	151,450.31
10.3	Traffic Management	5.00	%			$	757,251.56
10.4	Environmental Management	0.50	%			$	75,725.16
10.5	Survey/Design	5.00	%			$	757,251.56
10.6	Supervision & Project Management	9.00	%			$	1,363,052.81
10.7	Site Establishment	2.50	%			$	378,625.78
10.8	Contingency	20.00	%			$	3,029,006.25
					Total - Wetland WLRB-02 Delivery	**$**	**7,004,576.95**
					Total - Wetland WLRB-02	**$**	**22,149,608.20**

Bannockburn South East PSP
SEDIMENT BASIN SB-03

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	SITEWORKS & EARTHWORKS				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	2,500	m^2	$ 1.50	$ 3,750.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	2,900	m^3	$ 39.90	$ 115,710.00
2	DRAINAGE				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	RRJ drains				
2.2.1	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 1,050.00	
2.2.2	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet/Outlet Pipes)	0	lm.	$ 860.00	
2.2.5	Ø600mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 665.00	
2.2.6	Ø450mm R.C. Cl. 2 Pipe Drain (Maintenance Bypass Pipe)	0	lm.	$ 525.00	
2.2.7	Ø300mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 325.00	
2.2	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.2.1	Endwall to suit 1200dia pipe	0	no.	$ 5,000.00	
2.2.2	Endwall to suit 900dia pipe	0	no.	$ 3,500.00	
2.2.3	Endwall to suit 450dia pipe	0	no.	$ 2,500.00	
2.2.4	Sediment Pond Outlet Control Pit with MW Grille Cover	1	no.	$ 7,500.00	$ 7,500.00
2.2.5	Maintenance Control Pits inc. valves as required	0	no.	$ 7,500.00	
3	CONCRETE WORKS				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	100	m^2	$ 110.00	$ 11,000.00
4	ROCK WORKS				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	100	m^2	$ 72.10	$ 7,210.00
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	700	m^2	$ 38.60	$ 27,020.00
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	50	m^2	$ 119.00	$ 5,950.00
5	CLAY LINER				
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	750	m^2	$ 23.50	$ 17,625.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	0	m^2	$ 23.50	
6	TOPSOIL				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	650	m^2	$ 3.80	$ 2,470.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	0	m^2	$ 3.80	
6.3	Re spread 200mm topsoil to all other disturbed areas	2050	m^2	$ 3.80	$ 7,790.00

7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	650	No	$ 16.90	$ 10,985.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	513	No	$ 19.60	$ 10,045.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	1538	No	$ 1.70	$ 2,613.75
7.4	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)	250	m^2	$ 8.20	$ 2,050.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path	0	m^2	$ 72.10	
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$ 1,500.00	$ 1,500.00
				Total - Sediment Basin SB-03 Construction	**$ 292,618.75**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 9,510.11
10.2	VicRoads Fees	1.00	%		$ 2,926.19
10.3	Traffic Management	5.00	%		$ 14,630.94
10.4	Environmental Management	0.50	%		$ 1,463.09
10.5	Survey/Design	5.00	%		$ 14,630.94
10.6	Supervision & Project Management	9.00	%		$ 26,335.69
10.7	Site Establishment	2.50	%		$ 7,315.47
10.8	Contingency	20.00	%		$ 58,523.75
				Total - Sediment Basin SB-03 Delivery	**$ 135,336.17**
				Total - Sediment Basin SB-03	**$ 427,954.92**

Bannockburn South East PSP
SEDIMENT BASIN SB-04 WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	4,000	m^2	$ 1.50	$ 6,000.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	4,000	m^3	$ 39.90	$ 159,600.00
2	**DRAINAGE**				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	RRJ drains				
2.2.1	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 1,050.00	
2.2.2	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet/Outlet Pipes)	30	lm.	$ 860.00	$ 25,800.00
2.2.5	Ø600mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 665.00	
2.2.6	Ø450mm R.C. Cl. 2 Pipe Drain (Maintenance Bypass Pipe)	50	lm.	$ 525.00	$ 26,250.00
2.2.7	Ø300mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 325.00	
2.2	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.2.1	Endwall to suit 1200dia pipe	0	no.	$ 5,000.00	
2.2.2	Endwall to suit 900dia pipe	1	no.	$ 3,500.00	$ 3,500.00
2.2.3	Endwall to suit 450dia pipe	1	no.	$ 2,500.00	$ 2,500.00
2.2.4	Sediment Pond Outlet Control Pit with MW Grille Cover	1	no.	$ 7,500.00	$ 7,500.00
2.2.5	Maintenance Control Pits inc. valves as required	1	no.	$ 7,500.00	$ 7,500.00
3	**CONCRETE WORKS**				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	400	m^2	$ 110.00	$ 44,000.00
4	**ROCK WORKS**				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	100	m^2	$ 72.10	$ 7,210.00
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$ 38.60	
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	50	m^2	$ 119.00	$ 5,950.00
5	**CLAY LINER**				
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	1600	m^2	$ 23.50	$ 37,600.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	0	m^2	$ 23.50	
6	**TOPSOIL**				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	1200	m^2	$ 3.80	$ 4,560.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	0	m^2	$ 3.80	
6.3	Re spread 200mm topsoil to all other disturbed areas	2300	m^2	$ 3.80	$ 8,740.00

7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	250	No	$ 16.90	$ 4,225.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	575	No	$ 19.60	$ 11,270.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	1725	No	$ 1.70	$ 2,932.50
7.4	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)	250	m^2	$ 8.20	$ 2,050.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path	375	m^2	$ 72.10	$ 27,037.50
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	Fencing: Supply and install timber post and rail fencing around sediment	1	No.	$ 1,500.00	$ 1,500.00
				Total - Sediment Basin SB-04 Construction	**$ 455,125.00**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 14,791.56
10.2	VicRoads Fees	1.00	%		$ 4,551.25
10.3	Traffic Management	5.00	%		$ 22,756.25
10.4	Environmental Management	0.50	%		$ 2,275.63
10.5	Survey/Design	5.00	%		$ 22,756.25
10.6	Supervision & Project Management	9.00	%		$ 40,961.25
10.7	Site Establishment	2.50	%		$ 11,378.13
10.8	Contingency	20.00	%		$ 91,025.00
				Total - Sediment Basin SB-04 Delivery	**$ 210,495.31**
				Total - Sediment Basin SB-04	**$ 665,620.31**

Bannockburn South East PSP
SEDIMENT BASIN SB-05 WORKS

Engineers Estimate as at 24 April 2026
Revision F

Item	Description	Quantity	Unit	Rate	Amount ($)
1	SITEWORKS & EARTHWORKS				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	4,000	m^2	$ 2.00	$ 8,000.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	4,000	m^3	$ 39.90	$ 159,600.00
2	DRAINAGE				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	RRJ drains				
2.2.1	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 1,050.00	
2.2.2	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet/Outlet Pipes)	30	lm.	$ 860.00	$ 25,800.00
2.2.5	Ø600mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 665.00	
2.2.6	Ø450mm R.C. Cl. 2 Pipe Drain (Maintenance Bypass Pipe)	50	lm.	$ 525.00	$ 26,250.00
2.2.7	Ø300mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 325.00	
2.2	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.2.1	Endwall to suit 1200dia pipe	0	no.	$ 5,000.00	
2.2.2	Endwall to suit 900dia pipe	1	no.	$ 3,500.00	$ 3,500.00
2.2.3	Endwall to suit 450dia pipe	1	no.	$ 2,500.00	$ 2,500.00
2.2.4	Sediment Pond Outlet Control Pit with MW Grille Cover	1	no.	$ 7,500.00	$ 7,500.00
2.2.5	Maintenance Control Pits inc. valves as required	1	no.	$ 7,500.00	$ 7,500.00
3	CONCRETE WORKS				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	400	m^2	$ 110.00	$ 44,000.00
4	ROCK WORKS				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	100	m^2	$ 72.10	$ 7,210.00
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$ 38.60	
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	50	m^2	$ 119.00	$ 5,950.00
5	CLAY LINER				
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	1600	m^2	$ 23.50	$ 37,600.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	0	m^2	$ 23.50	
6	TOPSOIL				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	1200	m^2	$ 3.80	$ 4,560.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	0	m^2	$ 3.80	
6.3	Re spread 200mm topsoil to all other disturbed areas	2300	m^2	$ 3.80	$ 8,740.00

7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	300	No	$ 16.90	$ 5,070.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	575	No	$ 19.60	$ 11,270.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	1725	No	$ 1.70	$ 2,932.50
7.4	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)	300	m^2	$ 8.20	$ 2,460.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path	450	m^2	$ 72.10	$ 32,445.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$ 1,500.00	$ 1,500.00
				Total - Sediment Basin SB-05 Construction	**$ 463,787.50**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 15,073.09
10.2	VicRoads Fees	1.00	%		$ 4,637.88
10.3	Traffic Management	5.00	%		$ 23,189.38
10.4	Environmental Management	0.50	%		$ 2,318.94
10.5	Survey/Design	5.00	%		$ 23,189.38
10.6	Supervision & Project Management	9.00	%		$ 41,740.88
10.7	Site Establishment	2.50	%		$ 11,594.69
10.8	Contingency	20.00	%		$ 92,757.50
				Total - Sediment Basin SB-05 Delivery	**$ 214,501.72**
				Total - Sediment Basin SB-05	**$ 678,289.22**

Bannockburn South East PSP
SEDIMENT BASIN/RETARDING BASIN SBRB-06

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	20,000	m^2	$ 2.00	$ 40,000.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	2,000	m^3	$ 39.90	$ 79,800.00
1.2.2	Cut to spoil	22,000	m^3	$ 39.90	$ 877,800.00
1.3	Extra over Item 1.2.1 for construction of dam bank to ANCOLD requirements	256	lm	$ 2,500.00	$ 640,000.00
2	**DRAINAGE**				
	Complete including excavation, supply of pipes, lay, bed, joint, anchor blocks, backfill, where necessary trench dewatering bedding in trenches, disposal of surplus spoil off site.				
2.1	RRJ drains				
2.2.1	Ø1800mm R.C. Cl. 2 Pipe Drain (Outlet Pipe)	75	lm.	$ 1,990.00	$ 149,250.00
2.2.1	Ø1500mm R.C. Cl. 2 Pipe Drain (Inlet Pipe)	40	lm.	$ 1,380.00	$ 55,200.00
2.2.1	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 1,050.00	
2.2.2	Ø900mm R.C. Cl. 2 Pipe Drain (Inlet Pipe)	40	lm.	$ 860.00	$ 34,400.00
2.2.5	Ø600mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 665.00	
2.2.6	Ø450mm R.C. Cl. 2 Pipe Drain (Maintenance Bypass Pipe)	0	lm.	$ 525.00	
2.2.7	Ø300mm R.C. Cl. 2 Pipe Drain	0	lm.	$ 325.00	
2.2	Drainage Pits				
	Supply all materials and construct the following pits to council specifications and standard drawings, including excavation, reinforcement, supply and placement of concrete, step irons, lids and frames and backfilling, all as specified.				
2.2.1	Endwall to suit 1800dia pipe	1	no.	$ 10,000.00	$ 10,000.00
2.2.1	Endwall to suit 1500dia pipe	1	no.	$ 7,500.00	$ 7,500.00
2.2.1	Endwall to suit 1200dia pipe	0	no.	$ 5,000.00	
2.2.2	Endwall to suit 900dia pipe	1	no.	$ 3,500.00	$ 3,500.00
2.2.3	Endwall to suit 450dia pipe	0	no.	$ 2,500.00	
2.2.4	Sediment Pond Outlet Control Pit with MW Grille Cover	1	no.	$ 15,000.00	$ 15,000.00
2.2.5	Maintenance Control Pits inc. valves as required	2	no.	$ 7,500.00	$ 15,000.00
3	**CONCRETE WORKS**				
3.1	Sediment Pond Base - Supply and install reinforced N32 grade concrete, 150 mm deep on 150mm depth crushed rock bedding	2800	m^2	$ 110.00	$ 308,000.00
4	**ROCK WORKS**				
4.1	Access Ramp: Supply all material and construct 100mm depth of 0-40mm NDCR with 6% cement stabilisation on a 100mm depth of 0-100mm FCR	200	m^2	$ 72.10	$ 14,420.00
4.2	Maintenance Track: Supply all material and construct 100mm depth of Class 2 crushed rock and topsoil or hydromulch (mixed well) on a bed of 270mm compacted depth of 20mm Class 4 fine crushed rock, placed and compacted in two layers.	0	m^2	$ 38.60	
4.3	Provide rockworks to pipe inlet/outlets as required (allowance)	50	m^2	$ 119.00	$ 5,950.00
5	**CLAY LINER**				
5.1	Sediment Basin: Placement of 450 mm compacted clay liners for sediment basin (allow to source off site)	5500	m^2	$ 23.50	$ 129,250.00
5.2	Wetland: Placement of 450 mm compacted clay liners for wetland (allow to source off site)	0	m^2	$ 23.50	
6	**TOPSOIL**				
6.1	Sediment basin: Re spread 200 mm topsoil for planting areas	2700	m^2	$ 3.80	$ 10,260.00
6.2	Wetland: Re spread 200 mm topsoil for planting areas	0	m^2	$ 3.80	

6.3	Re spread 200mm topsoil to all other disturbed areas	14300	m^2	$ 3.80	$ 54,340.00

7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	600	No	$ 16.90	$ 10,140.00
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	3575	No	$ 19.60	$ 70,070.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	10725	No	$ 1.70	$ 18,232.50
7.4	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)	600	m^2	$ 8.20	$ 4,920.00
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path	1800	m^2	$ 72.10	$ 129,780.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	2	No	$ 200.00	$ 400.00
9.5	Allowance for seats	2	No	$ 2,500.00	$ 5,000.00
9.6	Fencing: Supply and install timber post and rail fencing around sediment basin pipe inlet headwall	1	No.	$ 1,500.00	$ 1,500.00
				Total - Sediment Basin SBRB-06 Construction	**$ 2,743,712.50**

10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 89,170.66
10.2	VicRoads Fees	1.00	%		$ 27,437.13
10.3	Traffic Management	5.00	%		$ 137,185.63
10.4	Environmental Management	0.50	%		$ 13,718.56
10.5	Survey/Design	5.00	%		$ 137,185.63
10.6	Supervision & Project Management	9.00	%		$ 246,934.13
10.7	Site Establishment	2.50	%		$ 68,592.81
10.8	Contingency	20.00	%		$ 548,742.50
				Total - Sediment Basin SBRB-06 Delivery	**$ 1,268,967.03**

Total - Sediment Basin SBRB-06	**$ 4,012,679.53**

Bannockburn South East PSP
WATERWAY WW-01 WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	57,300	m^2	$ 1.50	$ 85,950.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	60,000	m^3	$ 39.90	$ 2,394,000.00
2	**DRAINAGE**				
3	**CONCRETE WORKS**				
4	**ROCK WORKS**				
4.1	Rock lining of pilot channel including geofab layer	6000	m^2	$ 119.00	$ 714,000.00
5	**CLAY LINER**				
6	**TOPSOIL**				
6.1	Respread topsoil to 200mm depth	51300	m^2	$ 3.80	$ 194,940.00
7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	0	No	$ 16.90	
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	12825	No	$ 19.60	$ 251,370.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	38475	No	$ 1.70	$ 65,407.50
7.4	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)	0	m^2	$ 8.20	
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path (one side of waterway)	4000	m^2	$ 72.10	$ 288,400.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	4	No	$ 200.00	$ 800.00
9.5	Allowance for seats	4	No	$ 2,500.00	$ 10,000.00
	Total - Waterway WW-01 Construction				**$ 4,058,867.50**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 131,913.19
10.2	VicRoads Fees	1.00	%		$ 40,588.68
10.3	Traffic Management	5.00	%		$ 202,943.38
10.4	Environmental Management	0.50	%		$ 20,294.34
10.5	Survey/Design	5.00	%		$ 202,943.38
10.6	Supervision & Project Management	9.00	%		$ 365,298.08
10.7	Site Establishment	2.50	%		$ 101,471.69
10.8	Contingency	20.00	%		$ 811,773.50
	Total - Waterway WW-01 Delivery				**$ 1,877,226.22**
	Total - Waterway WW-01				**$ 5,936,093.72**

Bannockburn South East PSP
WATERWAY WW-02 WORKS

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	8,400	m^2	$ 1.50	$ 12,600.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	0	m^3	$ 39.90	
1.2.2	Cut to spoil	3,000	m^3	$ 39.90	$ 119,700.00
2	**DRAINAGE**				
3	**CONCRETE WORKS**				
4	**ROCK WORKS**				
4.1	Rock lining of pilot channel including geofab layer	1200	m^2	$ 119.00	$ 142,800.00
5	**CLAY LINER**				
6	**TOPSOIL**				
6.1	Respread topsoil to 200mm depth	7200	m^2	$ 3.80	$ 27,360.00
7	**AQUATIC PLANTING**				
7.1	Aquatic Planting	0	No	$ 16.90	
7.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	1800	No	$ 19.60	$ 35,280.00
7.3	Hydroseeding (Allow 75% of Terrestrial Area)	5400	No	$ 1.70	$ 9,180.00
7.4	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)	0	m^2	$ 8.20	
7.5	Supply, install and maintain plant protection netting for a selected species in the aquatic zones.	0	Item	$ 20,000.00	
8	**LANDSCAPE**				
8.1	Supply and install 3m wide shared path (one side of waterway)	840	m^2	$ 72.10	$ 60,564.00
9	**MISCELLANEOUS**				
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork – 1 year	12	Month	$ 2,500.00	$ 30,000.00
9.2	3 months Plant Establishment maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas.	3	Month	$ 2,000.00	$ 6,000.00
9.3	24 month Plant Maintenance period of all soft landscape works including watering of plants and trees during establishment, weed control of all planted areas as per specification.	24	Month	$ 750.00	$ 18,000.00
9.4	Allowance for timber bollards	4	No	$ 200.00	$ 800.00
9.5	Allowance for seats	4	No	$ 2,500.00	$ 10,000.00
				Total - Waterway WW-02 Construction	**$ 472,284.00**
10	**DELIVERY**				
10.1	Council Fees	1.00	%		$ 4,722.84
10.2	VicRoads Fees	5.00	%		$ 23,614.20
10.3	Traffic Management	0.50	%		$ 2,361.42
10.4	Environmental Management	5.00	%		$ 23,614.20
10.5	Survey/Design	9.00	%		$ 42,505.56
10.6	Supervision & Project Management	2.50	%		$ 11,807.10
10.7	Site Establishment	20.00	%		$ 94,456.80
10.8	Contingency	0.00	%		$ -
				Total - Waterway WW-02 Delivery	**$ 203,082.12**

Bannockburn South East PSP
UNDERGROUND DRAIN DR-01

Engineers Estimate as at 24 April 2026
Revision F

Item	Description	Quantity	Unit	Rate	Amount ($)
1	DRAINAGE				
1.1	Ø1800mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,990.00	
1.2	Ø1500mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,380.00	
1.3	Ø1350mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,190.00	
1.4	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,050.00	
1.5	Ø900mm R.C. Cl. 2 Pipe Drain	960	lm	$ 860.00	$ 825,600.00
1.6	Junction Pits (Allow 1 per 80m)	12	No.	$ 7,820.00	$ 93,840.00
	Total - DR-01 (Excluding Delivery)				$ 919,440.00
10	DELIVERY				
10.1	Council Fees	3.25	%		$ 29,881.80
10.2	VicRoads Fees	1.00	%		$ 9,194.40
10.3	Traffic Management	5.00	%		$ 45,972.00
10.4	Environmental Management	0.50	%		$ 4,597.20
10.5	Survey/Design	5.00	%		$ 45,972.00
10.6	Supervision & Project Management	9.00	%		$ 82,749.60
10.7	Site Establishment	2.50	%		$ 22,986.00
10.8	Contingency	20.00	%		$ 183,888.00
	Total - DR-01 Delivery				$ 425,241.00
	Total - DR-01				$ 1,344,681.00

Bannockburn South East PSP
UNDERGROUND DRAIN DR-03

Engineers Estimate as at 24 April 2026
Revision F

Item	Description	Quantity	Unit	Rate	Amount ($)
1	DRAINAGE				
1.1	Ø1800mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,990.00	
1.2	Ø1500mm R.C. Cl. 2 Pipe Drain	190	lm	$ 1,380.00	$ 262,200.00
1.3	Ø1350mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,190.00	
1.4	Ø1200mm R.C. Cl. 2 Pipe Drain	1,750	lm	$ 1,050.00	$ 1,837,500.00
1.5	Ø900mm R.C. Cl. 2 Pipe Drain	0	lm	$ 860.00	
1.6	Junction Pits (Allow 1 per 80m)	25	No.	$ 7,820.00	$ 195,500.00
	Total - DR-02 (Excluding Delivery)				$ 2,295,200.00
10	DELIVERY				
10.1	Council Fees	3.25	%		$ 74,594.00
10.2	VicRoads Fees	1.00	%		$ 22,952.00
10.3	Traffic Management	5.00	%		$ 114,760.00
10.4	Environmental Management	0.50	%		$ 11,476.00
10.5	Survey/Design	5.00	%		$ 114,760.00
10.6	Supervision & Project Management	9.00	%		$ 206,568.00
10.7	Site Establishment	2.50	%		$ 57,380.00
10.8	Contingency	20.00	%		$ 459,040.00
	Total - DR-02 Delivery				$ 1,061,530.00
	Total - DR-02				$ 3,356,730.00

Bannockburn South East PSP
UNDERGROUND DRAIN DR-03

Engineers Estimate as at 24 April 2026
Revision F

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Excavate (stripping of topsoil) to a minimum depth of 200mm and stockpile onsite for reuse.	11,650	m^2	$ 1.50	$ 17,475.00
1.2	Excavate to design levels as shown in the civil drawings				
1.2.1	Cut to fill	2,000	m^3	$ 39.90	$ 79,800.00
1.2.2	Cut to spoil	2,500	m^3	$ 39.90	$ 99,750.00
2	**DRAINAGE**				
2.1	Ø1800mm R.C. Cl. 2 Pipe Drain	470	lm	$ 1,990.00	$ 935,300.00
2.2	Ø1500mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,380.00	
2.3	Ø1350mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,190.00	
2.4	Ø1200mm R.C. Cl. 2 Pipe Drain	0	lm	$ 1,050.00	
2.5	Ø900mm R.C. Cl. 2 Pipe Drain	0	lm	$ 860.00	
2.6	Junction Pits (Allow 1 per 80m)	6	No.	$ 7,820.00	$ 46,920.00
3	**TOPSOIL**				
3.1	Respread topsoil to 200mm depth	11650	m^2	$ 3.80	$ 44,270.00
4	**LANDSCAPING**				
4.1	Aquatic Planting	0	No	$ 16.90	
4.2	Terrestrial Planting (Allow 25% of Terrestrial Area)	2913	No	$ 19.60	$ 57,085.00
4.3	Hydroseeding (Allow 75% of Terrestrial Area)	8738	No	$ 1.70	$ 14,853.75
				Total - DR-03 (Excluding Delivery)	**$ 1,296,453.75**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 42,102.25
10.2	VicRoads Fees	1.00	%		$ 12,954.54
10.3	Traffic Management	5.00	%		$ 64,772.69
10.4	Environmental Management	0.50	%		$ 6,477.27
10.5	Survey/Design	5.00	%		$ 64,772.69
10.6	Supervision & Project Management	9.00	%		$ 116,590.84
10.7	Site Establishment	2.50	%		$ 32,386.34
10.8	Contingency	20.00	%		$ 259,090.75
				Total - DR-03 Delivery	**$ 599,147.36**
				Total - DR-03	**$ 1,894,601.11**

Bannockburn South East PSP
CULVERT CU-01

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Site Preparation	1	Item	$ 2,500.00	$ 2,500.00
1.2	Diversion works (item)	1	Item	$ 15,000.00	$ 15,000.00
1.3	Waterway re-shaping	1	Item	$ 5,000.00	$ 5,000.00
1.4	stripping of topsoil	650	m2	$ 5.00	$ 3,250.00
1.5	Excavation	150	m^3	$ 39.90	$ 5,985.00
1.6	Formation of batters	1,000	m^3	$ 15.00	$ 15,000.00
1.7	Upstream & Downstream Rockworks to Pools	500	m^3	$ 230.00	$ 115,000.00
2	**DRAINAGE STRUCTURE**				
2.1	Culverts - 2No. 750dia RCP	29	l.m	$ 1,350.00	$ 39,150.00
2.2	Foundation Slab	0	m2	$ 300.00	
2.3	Rock, Class 3 compacted to 95% modified	0	m2	$ 30.00	
2.4	Apron Slab	50	m2	$ 300.00	$ 15,000.00
2.5	Wing wall	40	m2	$ 1,000.00	$ 40,000.00
2.6	Endwall	40	m2	$ 1,000.00	$ 40,000.00
3	**ON STRUCTURE**				
3.1	Structural Fill	150	m3	$ 161.00	$ 24,150.00
3.2	Vehicle Barrier	60	l.m	$ 350.00	$ 21,000.00
3.3	Signs	1	Item	$ 500.00	$ 500.00
				Total - Culvert CU-01 (Excluding Delivery)	**$ 341,535.00**
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 11,099.89
10.2	VicRoads Fees	1.00	%		$ 3,415.35
10.3	Traffic Management	5.00	%		$ 17,076.75
10.4	Environmental Management	0.50	%		$ 1,707.68
10.5	Survey/Design	5.00	%		$ 17,076.75
10.6	Supervision & Project Management	9.00	%		$ 30,738.15
10.7	Site Establishment	2.50	%		$ 8,538.38
10.8	Contingency	20.00	%		$ 68,307.00
				Total - Culvert CU-01 Delivery	**$ 157,959.94**
				Total - Culvert CU-01	**$ 499,494.94**

Bannockburn South East PSP
CULVERT CU-02

Engineers Estimate as at 24 April 2026
Revision F

creo CIVIL

Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Site Preperation	1	Item	$ 2,500.00	$ 2,500.00
1.2	Diversion works (item)	1	Item	$ 15,000.00	$ 15,000.00
1.3	Waterway re-shaping	1	Item	$ 5,000.00	$ 5,000.00
1.4	stripping of topsoil	760	m2	$ 5.00	$ 3,800.00
1.5	Excavation	150	m^3	$ 39.90	$ 5,985.00
1.6	Formation of batters	1,000	m^3	$ 15.00	$ 15,000.00
1.7	Upstream & Downstream Rockworks to Pools	500	m^3	$ 230.00	$ 115,000.00
2	**DRAINAGE STRUCTURE**				
2.1	Culverts - 2No. 750dia RCP	29	l.m	$ 8,000.00	$ 232,000.00
2.2	Foundation Slab	200	m2	$ 300.00	$ 60,000.00
2.3	Rock, Class 3 compacted to 95% modified	200	m2	$ 30.00	$ 6,000.00
2.4	Apron Slab	100	m2	$ 300.00	$ 30,000.00
2.5	Wing wall	75	m2	$ 1,000.00	$ 75,000.00
2.6	Endwall	75	m2	$ 1,000.00	$ 75,000.00
3	**ON STRUCTURE**				
3.1	Structural Fill	250	m3	$ 161.00	$ 40,250.00
3.2	Vehicle Barrier	60	l.m	$ 350.00	$ 21,000.00
3.3	Signs	1	Item	$ 500.00	$ 500.00
				Total - Culvert CU-02 (Excluding Delivery)	$ 702,035.00
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 22,816.14
10.2	VicRoads Fees	1.00	%		$ 7,020.35
10.3	Traffic Management	5.00	%		$ 35,101.75
10.4	Environmental Management	0.50	%		$ 3,510.18
10.5	Survey/Design	5.00	%		$ 35,101.75
10.6	Supervision & Project Management	9.00	%		$ 63,183.15
10.7	Site Establishment	2.50	%		$ 17,550.88
10.8	Contingency	20.00	%		$ 140,407.00
				Total - Culvert CU-02 Delivery	$ 324,691.19
				Total - Culvert CU-02	$ 1,026,726.19

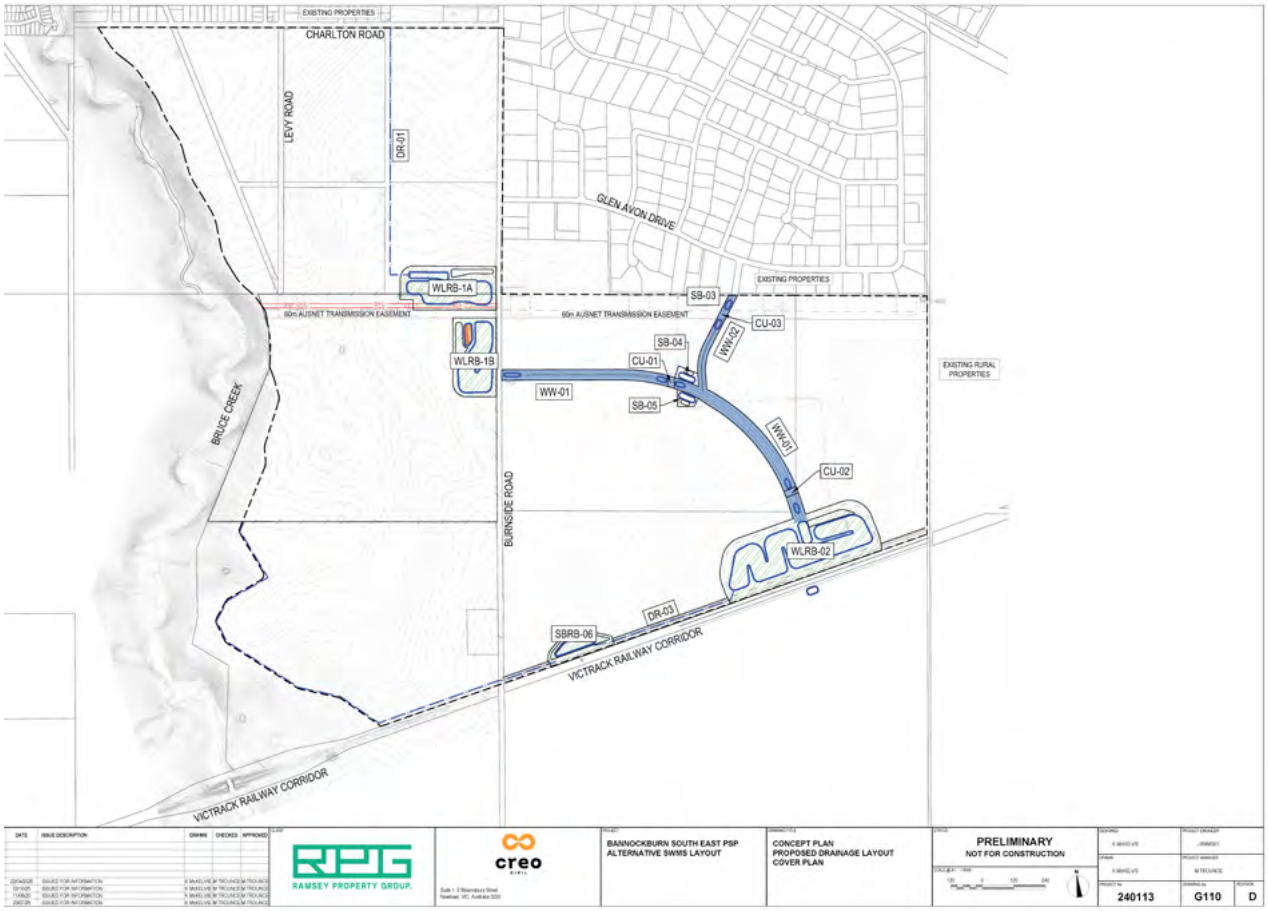
Bannockburn South East PSP
CUVLERT CU-03

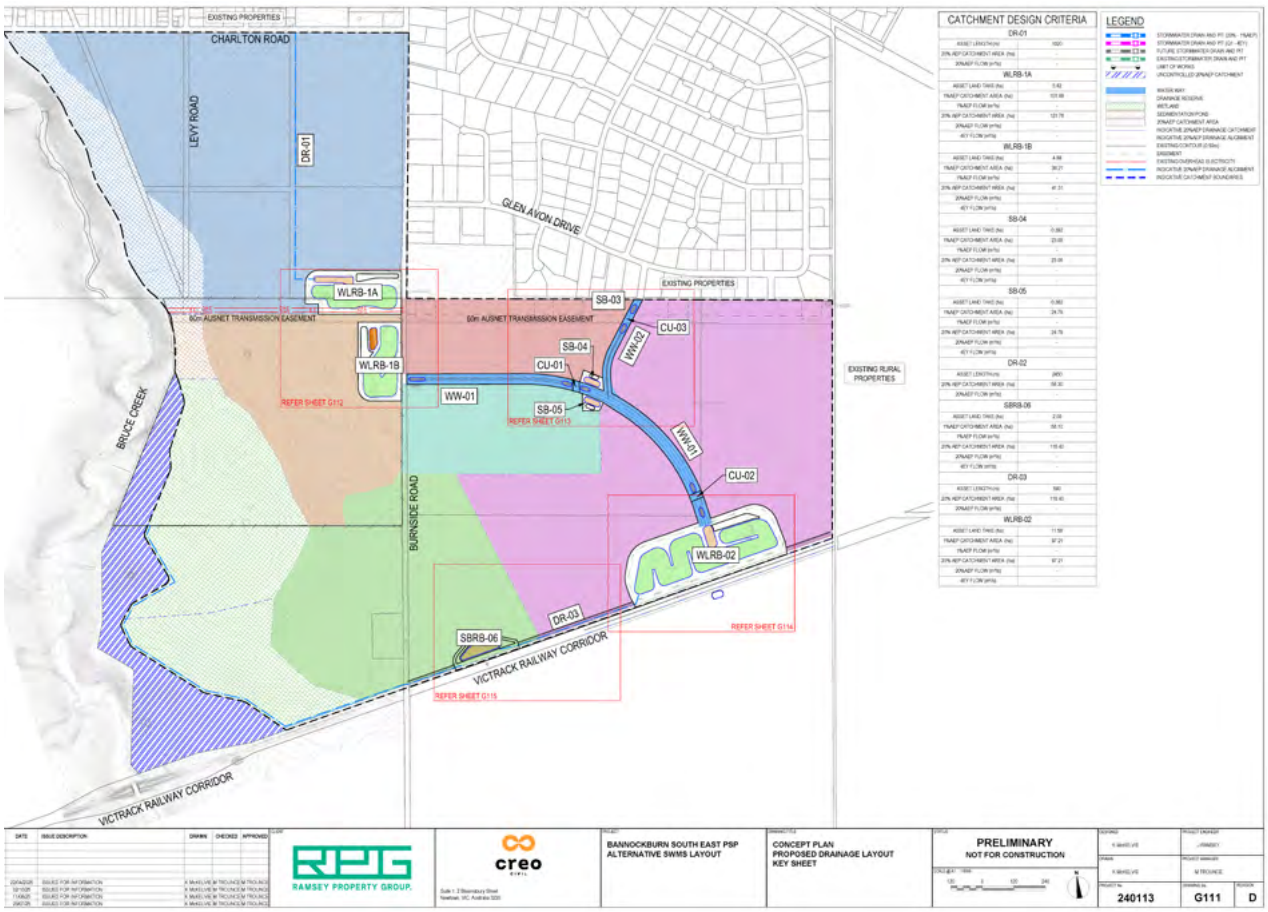
Engineers Estimate as at 24 April 2026
Revision F

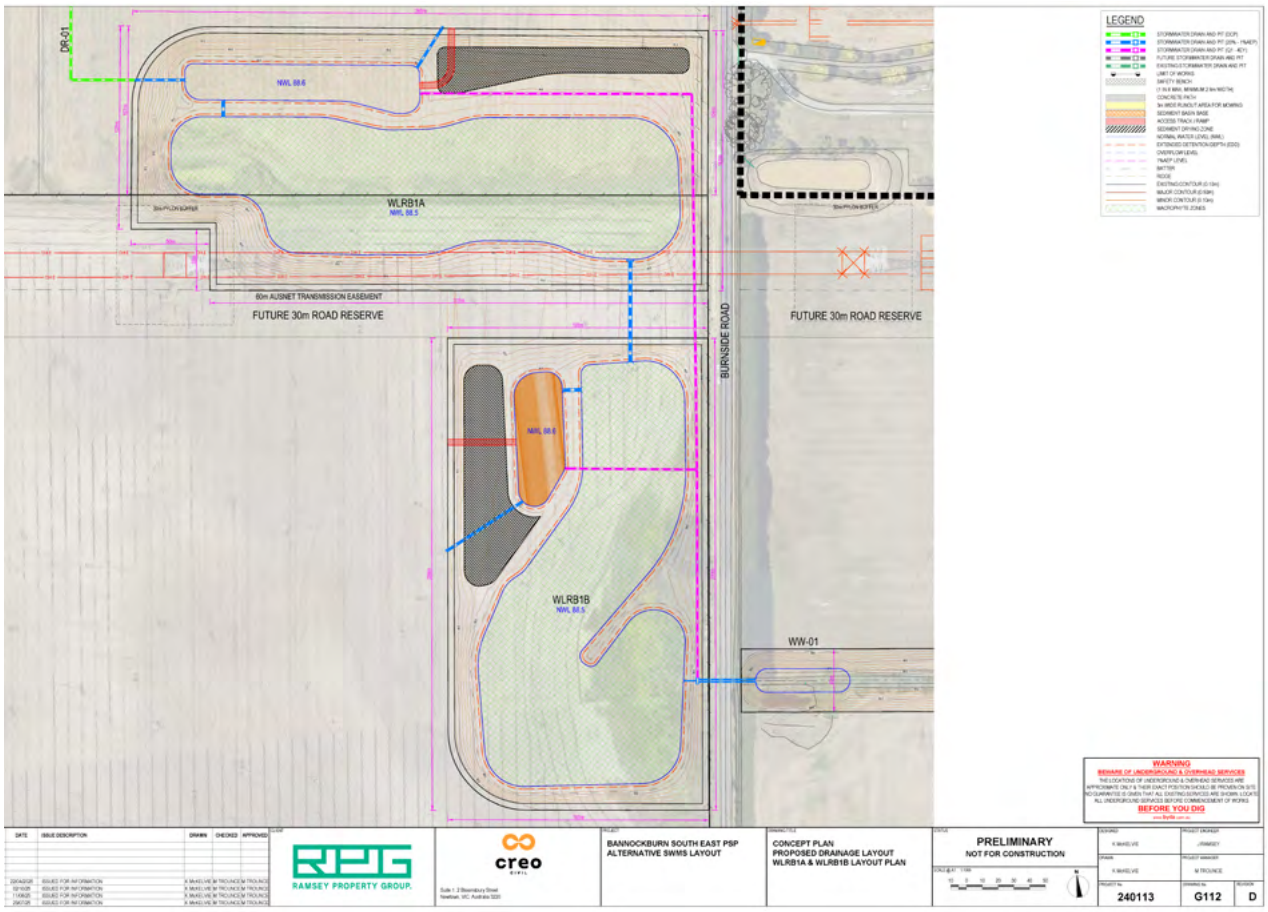
Item	Description	Quantity	Unit	Rate	Amount ($)
1	**SITEWORKS & EARTHWORKS**				
1.1	Site Preperation	1	Item	$ 2,500.00	$ 2,500.00
1.2	Diversion works (item)	1	Item	$ 15,000.00	$ 15,000.00
1.3	Waterway re-shaping	1	Item	$ 5,000.00	$ 5,000.00
1.4	stripping of topsoil	900	m2	$ 5.00	$ 4,500.00
1.5	Excavation	250	m^3	$ 39.90	$ 9,975.00
1.6	Formation of batters	1,000	m^3	$ 15.00	$ 15,000.00
1.7	Upstream & Downstream Rockworks to Pools	600	m^3	$ 230.00	$ 138,000.00
2	**DRAINAGE STRUCTURE**				
2.1	Box Culverts 1.5(h)x3.0(w)	34	l.m	$ 4,000.00	$ 136,000.00
2.2	Foundation Slab	100	m2	$ 300.00	$ 30,000.00
2.3	Rock, Class 3 compacted to 95% modified	90	m2	$ 30.00	$ 2,700.00
2.4	Apron Slab	50	m2	$ 300.00	$ 15,000.00
2.5	Wing wall	50	m2	$ 1,000.00	$ 50,000.00
2.6	Endwall	50	m2	$ 1,000.00	$ 50,000.00
3	**ON STRUCTURE**				
3.1	Structural Fill	200	m3	$ 161.00	$ 32,200.00
3.2	Vehicle Barrier	75	l.m	$ 350.00	$ 26,250.00
3.3	Signs	1	Item	$ 500.00	$ 500.00
				Total - Culvert CU-03 (Excluding Delivery)	$ 532,625.00
10	**DELIVERY**				
10.1	Council Fees	3.25	%		$ 17,310.31
10.2	VicRoads Fees	1.00	%		$ 5,326.25
10.3	Traffic Management	5.00	%		$ 26,631.25
10.4	Environmental Management	0.50	%		$ 2,663.13
10.5	Survey/Design	5.00	%		$ 26,631.25
10.6	Supervision & Project Management	9.00	%		$ 47,936.25
10.7	Site Establishment	2.50	%		$ 13,315.63
10.8	Contingency	20.00	%		$ 106,525.00
				Total - Culvert CU-03 Delivery	$ 246,339.06
				Total - Culvert CU-03	$ 778,964.06

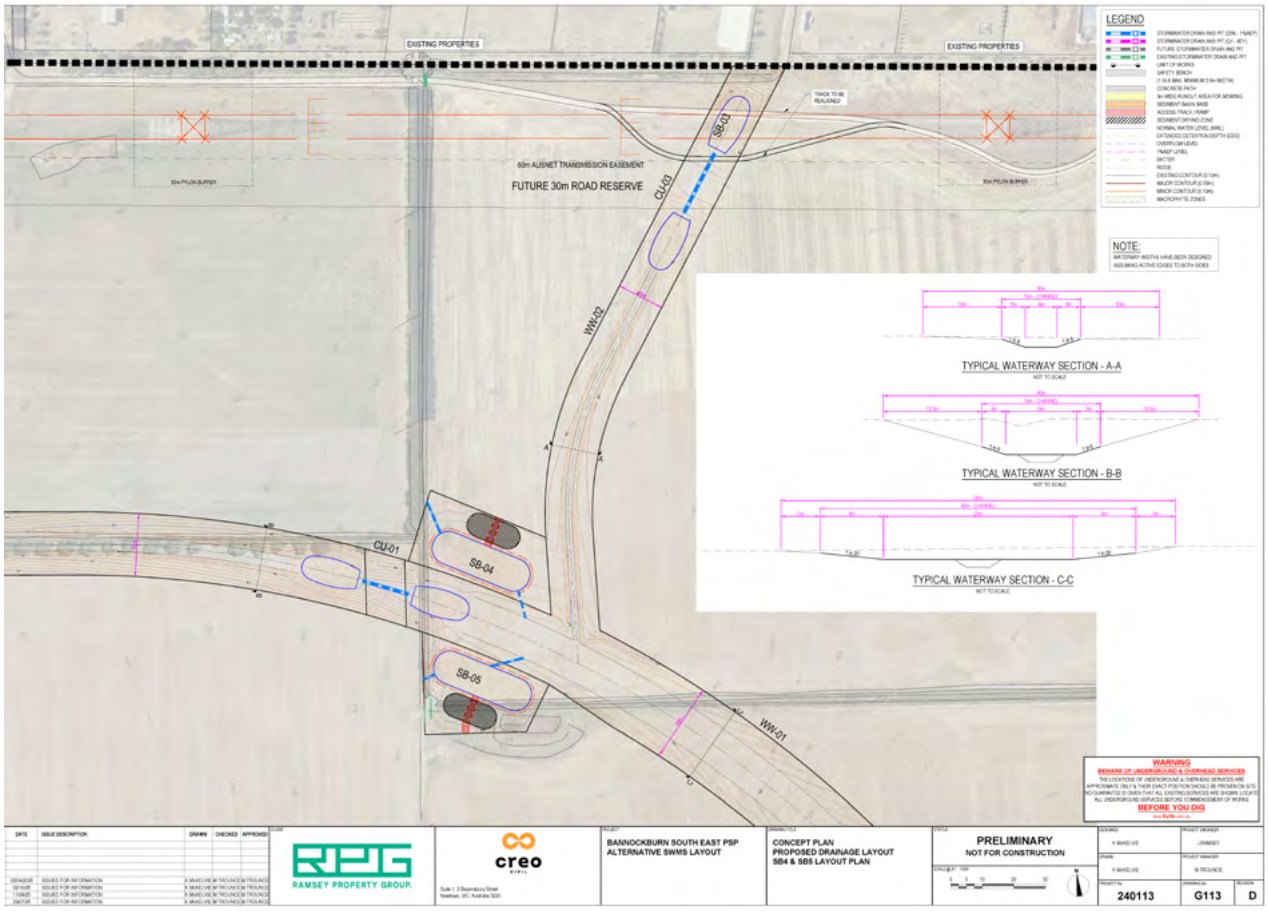
Page 1 of 1

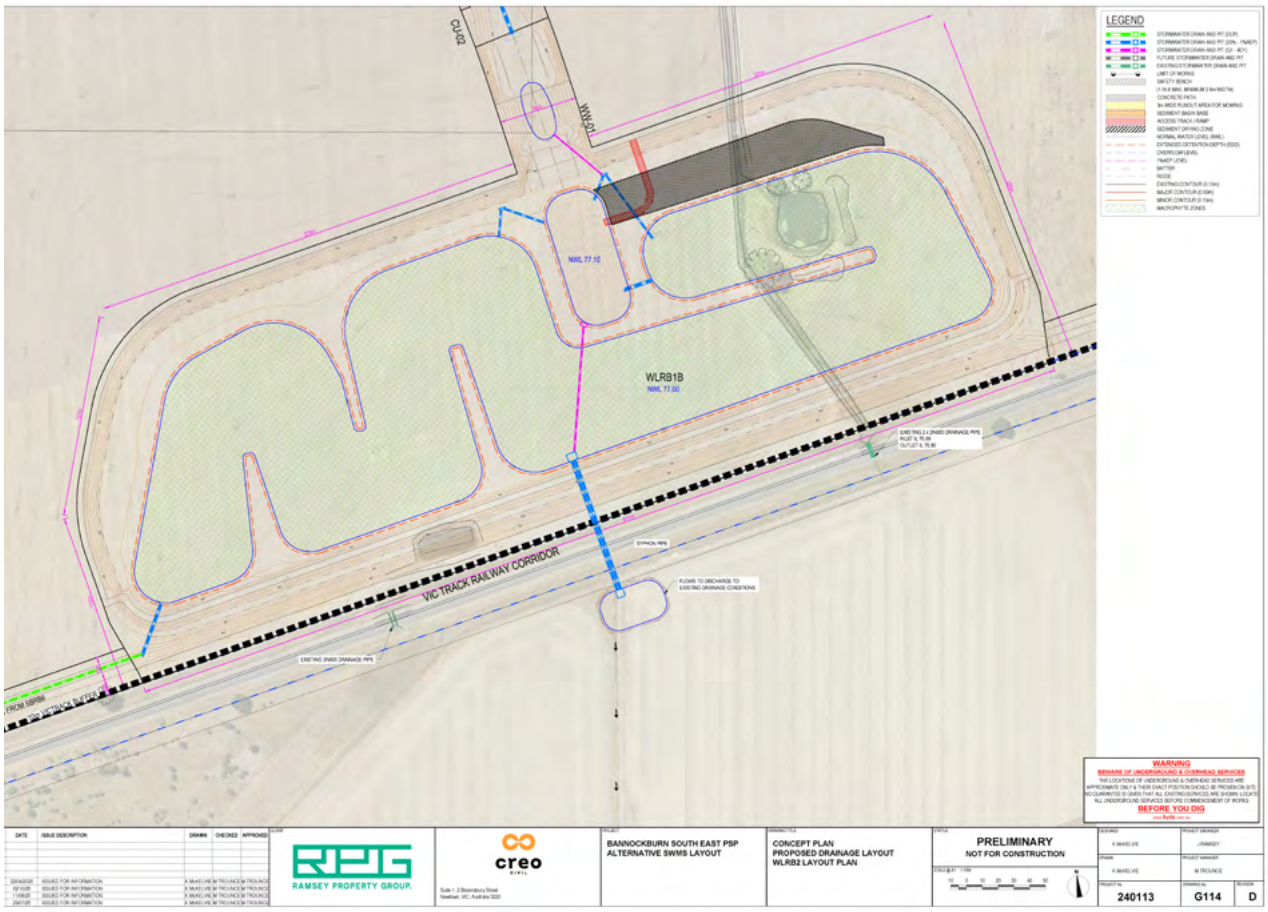
Drainage concept designs

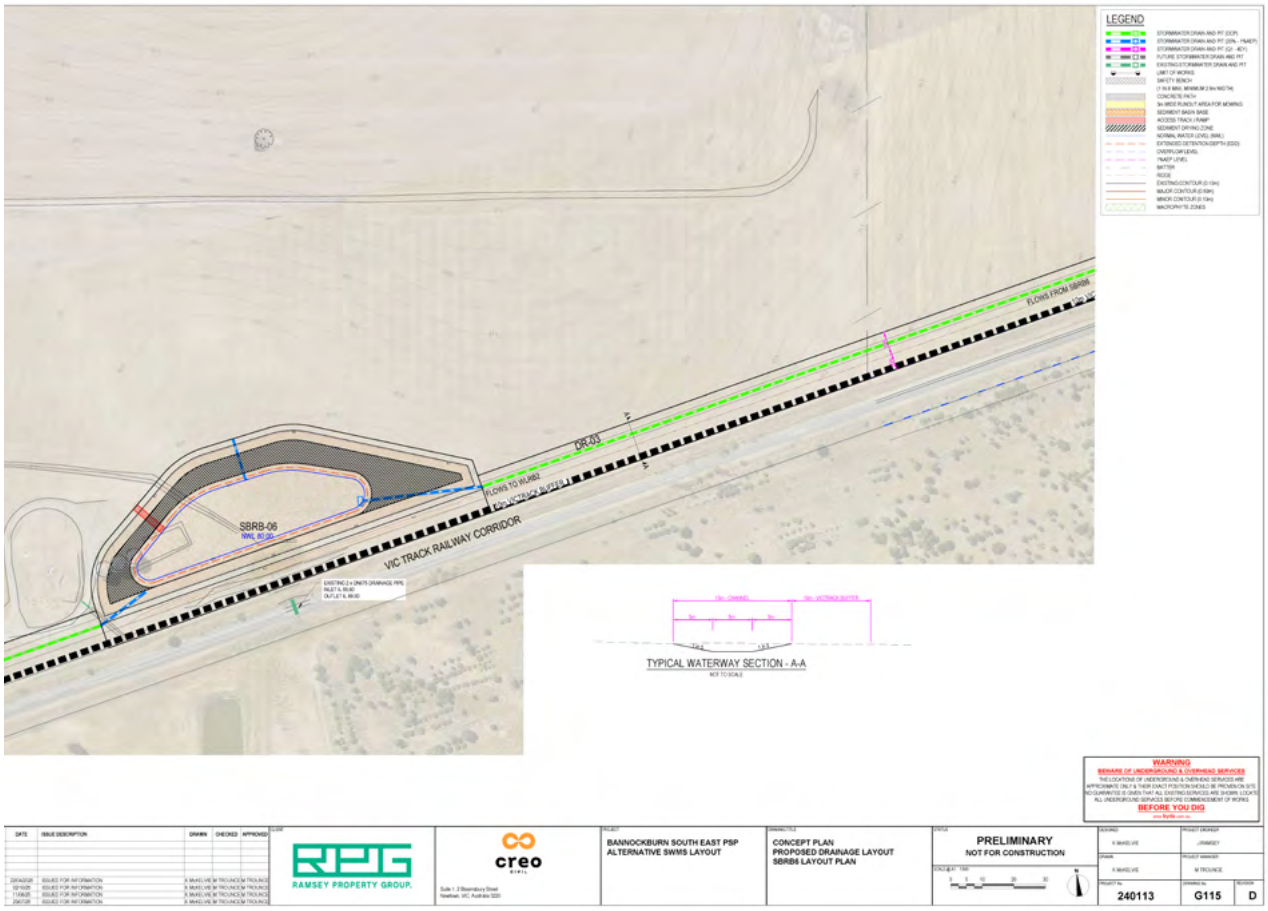





LEGEND
DR-01
NWL 88.6
WLRB1A
NWL 88.5
60m AUSNET TRANSMISSION EASEMENT
FUTURE 30m ROAD RESERVE
BURNSIDE ROAD
FUTURE 30m ROAD RESERVE
WLRB1B
NWL 88.5
WW-01
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN SOUTH EAST PSP
ALTERNATIVE SWMS LAYOUT
CONCEPT PLAN
PROPOSED DRAINAGE LAYOUT
WLRB1A & WLRB1B LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G112
D


LEGEND
EXISTING PROPERTIES
EXISTING PROPERTIES
60m AUSNET TRANSMISSION EASEMENT
FUTURE 30m ROAD RESERVE
SB-03
CU-03
WW-02
NOTE:
TYPICAL WATERWAY SECTION - A-A
TYPICAL WATERWAY SECTION - B-B
TYPICAL WATERWAY SECTION - C-C
CU-01
SB-04
SB-05
WW-01
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN SOUTH EAST PSP
ALTERNATIVE SWMS LAYOUT
CONCEPT PLAN
PROPOSED DRAINAGE LAYOUT
SB4 & SB5 LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G113
D


LEGEND
CU03
WLRB1A
NWL 77.10
WLRB1B
NWL 77.50
VIC TRACK RAILWAY CORRIDOR
FLOWS TO DISCHARGE TO EXISTING DRAINAGE CONDITIONS
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN SOUTH EAST PSP
ALTERNATIVE SWMS LAYOUT
CONCEPT PLAN
PROPOSED DRAINAGE LAYOUT
WLRB2 LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G114
D


LEGEND
FLOWS FROM SBRB6
DR.03
FLOWS TO WLRB1
SBRB-06
NWL 80.00
VIC TRACK RAILWAY CORRIDOR
TYPICAL WATERWAY SECTION - A-A
WARNING
BEFORE YOU DIG
RAMSEY PROPERTY GROUP.
creo
BANNOCKBURN SOUTH EAST PSP
ALTERNATIVE SWMS LAYOUT
CONCEPT PLAN
PROPOSED DRAINAGE LAYOUT
SBRB6 LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
240113
G115
D



VPA.VIC.GOV.AU/PROJECT/BANNOCKBURN-SOUTH-EAST/

VIC.GOV.AU/DEPARTMENT-OF-TRANSPORT-AND-PLANNING

DTP1967/26