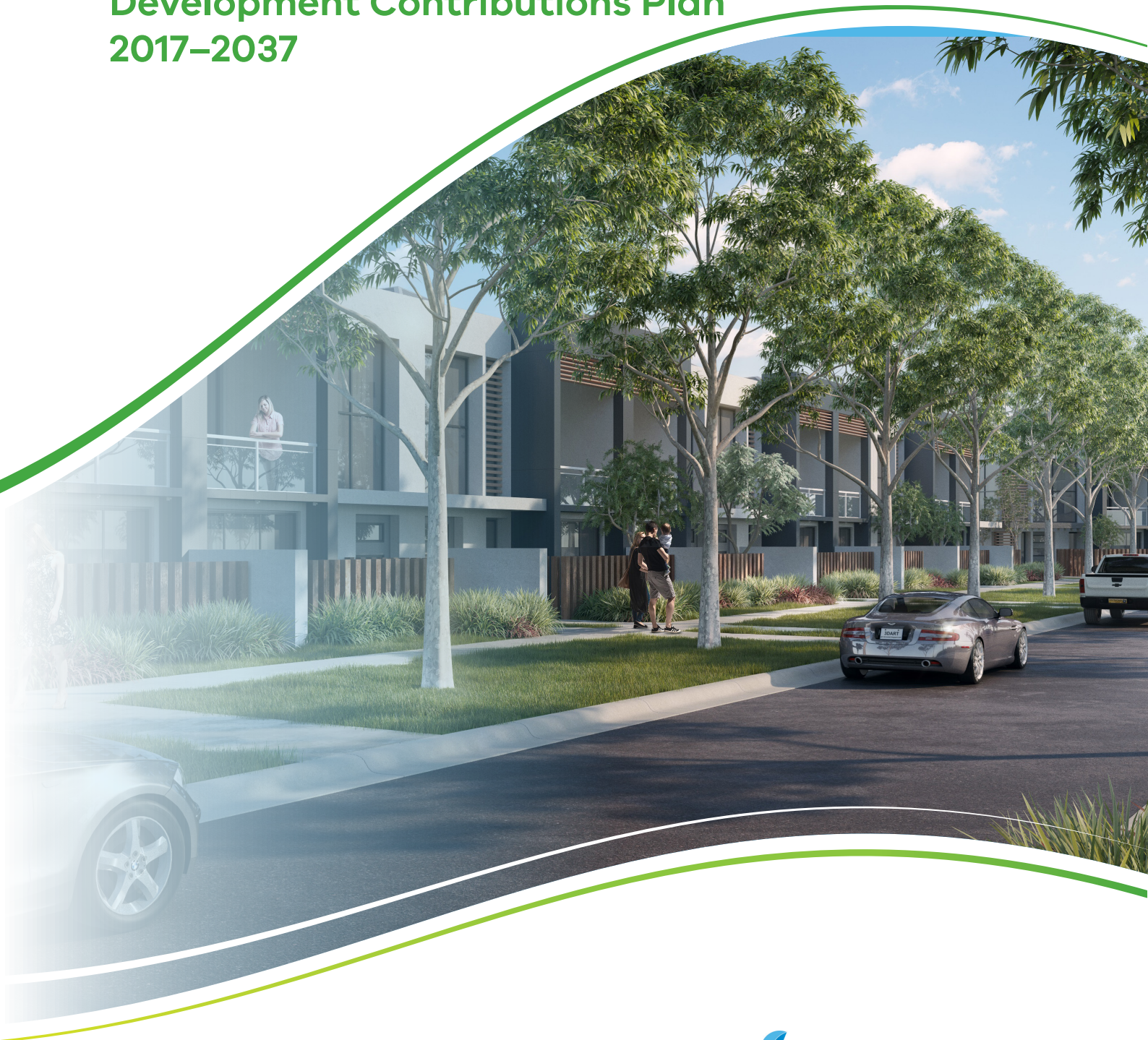


Altona North

Development Contributions Plan 2017–2037



June 2017

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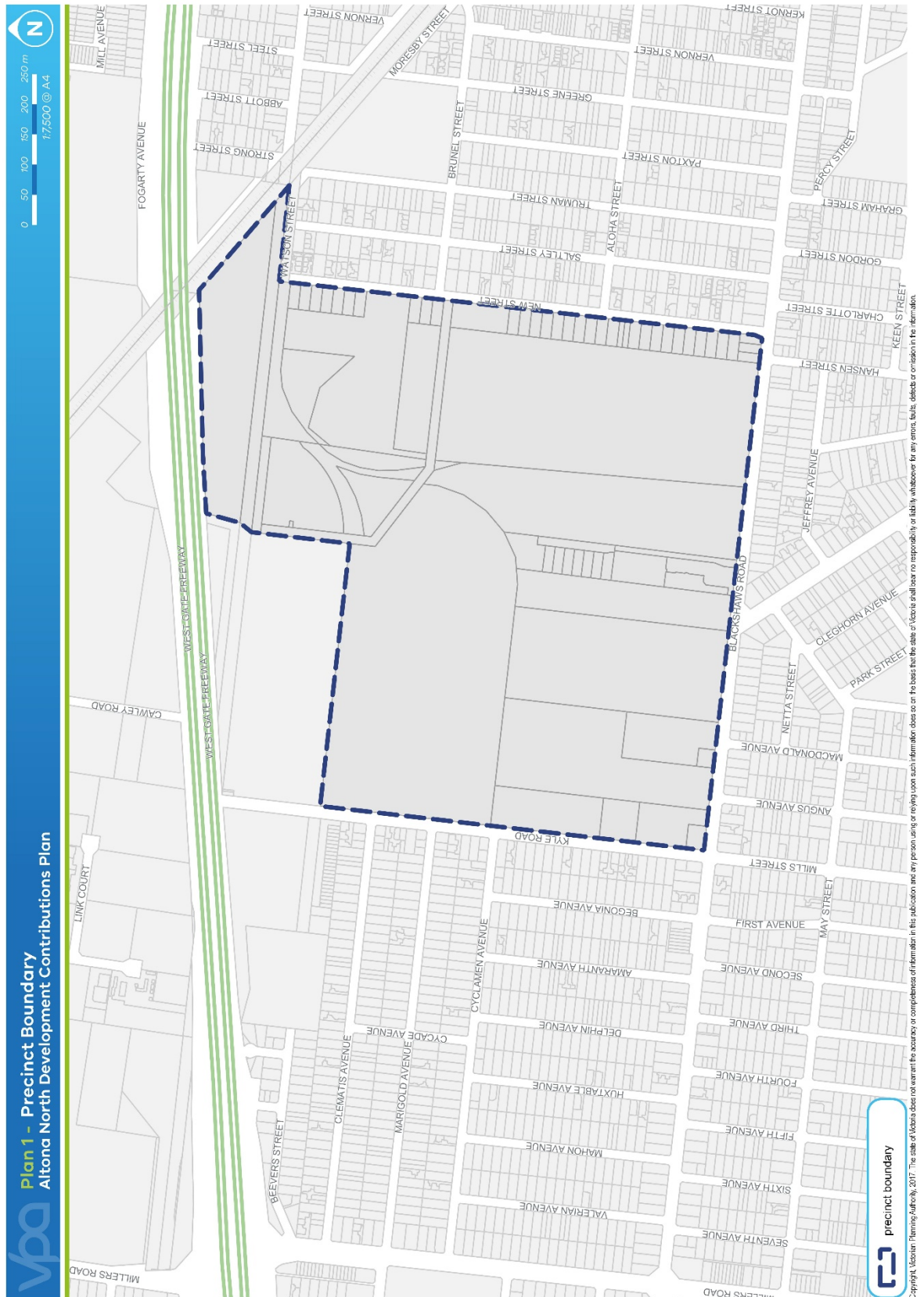
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Table 1 provides an overview of the project categories, costs and charges levied by this Development Contributions Plan (DCP). A more detailed explanation of projects funded by this DCP, calculation of contributions, description and costs of projects is listed within this document.

Table 1: Overall Summary of Costs and Charges

SUMMARY - TOTAL COSTS LAND AND PROJECT		
Project Type	Total Costs of Projects	
Estimated Project Cost: Land	\$31,000,000	
Estimated Project Cost: Construction	\$21,937,482	
Total	\$52,937,482	
SUMMARY - TOTAL COSTS BY PROJECT TYPE		
Project Type	Total Costs of Projects	
Road Projects	\$27,356,045	
Intersection Projects	\$13,112,173	
Shared Path & Amenity Projects	\$282,730	
Community Building Projects	\$6,515,201	
Sporting Reserve Projects	\$5,671,333	
Total	\$52,937,482	
SUMMARY - TOTAL COSTS BY INFRASTRUCTURE CATEGORY		
Project Type	Total Costs of Projects	
Total - Development Infrastructure Levy (DIL)	\$50,777,338	
Total - Community Infrastructure Levy (CIL)	\$2,160,144	
Total	\$52,937,482	
SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY MAIN CHARGE AREA		
Main Charge Area	Rate	
MCA1 (Residential)	\$11,943.01	per lot/dwelling
MCA2 (Town Centre, Retail)	\$1,066.51	per m2 gross floorspace
MCA2 (Business Area, Commercial)	\$275.23	per m2 gross floorspace
SUMMARY - COMMUNITY INFRASTRUCTURE LEVY (CIL) BY MAIN CHARGE AREA		
Charge area	Rate	
MCA1 (Residential)	\$720.05	per lot/dwelling
MCA2 (Town Centre and Business Area)	\$0.00	per lot/dwelling

Plan 1: Precinct Boundary



1 INTRODUCTION

1.1 SITE DESCRIPTION

The CDP applies to approximately 67 hectares of land eight kilometres south-west of the Melbourne CBD in Altona North and South Kingsville; within the municipality of Hobsons Bay. The land is bound to the north by the West Gate Freeway, AusNet's Brooklyn Terminal Station, the Bacchus-Marsh to Newport freight line (the 'freight line') and 2 Watson Street, to the east by New Street, to the south by Blackshaws Road, and to the west by Kyle Road

The land has been used for industry for much of the 20th century and is now largely vacant. However, a number of industrial premises remain in operation at the time of approval including:

Land to the west, south and east of the Precinct is zoned for residential purposes: General Residential Zone (GRZ). The Brooklyn Electricity Terminal Station site to the immediate north is zoned Industrial 1 Zone (IN1Z).

The land north of the West Gate Freeway, the former Bradmill site, is currently being redeveloped for residential purposes, whilst land north-west of the West Gate Freeway is being used for industrial purposes, including tenants such as Jotun Australia, CEVA and the Brooklyn Industrial Estate.

1.2 PURPOSE

The Altona North Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of Hobsons Bay City Council (HBCC), Government departments and agencies, service authorities and major stakeholders.

The Altona North DCP:

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

1.3 REPORT BASIS

The DCP document comprises four parts:

PART 1 - Strategic Basis

Part 1 explains the strategic basis for the DCP, which includes information about the Altona North Precinct.

PART 2 – Infrastructure Projects

Part 2 outlines the projects to be funded by the DCP.

PART 3 - Calculation of Contributions

Part 3 sets out how the development contributions are calculated and costs apportioned.

PART 4 - Development Contributions Plan Administration and Implementation

Part 4 focuses on administration and implementation of the DCP

PARTS 5 & 6 - Other Information

Section 5.0 and section 6.0 provide other supporting information.

1.4 STRATEGIC BASIS

The strategic basis for the DCP is established by the State and Local Planning Policy Framework of the Hobsons Bay Planning Scheme. Key documents are:

- The State Planning Policy Framework set out in the Hobsons Bay Planning Scheme;
- Plan Melbourne;
- The Local Planning Policy Framework of the Hobsons Bay Planning Scheme;
- The Development Contribution Plan Guidelines;
- Altona North Comprehensive Development Plan (CDP);
- Altona North CDP supporting documents;
- Reports from the Standard Development Contributions Advisory Committee and the Government response to the recommendations of the Advisory Committee

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

The Altona North CDP has been developed following a comprehensive planning process which establishes the future direction of development within the Precinct.

1.5 PLANNING AND ENVIRONMENT ACT 1987

The DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Hobsons Bay Planning Scheme as well as Victorian Government guidelines. It is consistent with the Minister for Planning's Directions on Development Contributions made under section 46M(1) of the Act and has had regard to the Victorian Government's Development Contribution Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy pursuant to section 46J(a) of the Act: towards works, services or facilities. It also provides for the charging of a Community Infrastructure Levy pursuant to section 46J(b) of the Act as some items are classified as community infrastructure under the Act, the Minister's Direction on Development Contributions and the Development Contributions Plan Guidelines.

The DCP is implemented in the Hobsons Bay Planning Scheme through Schedule 2 to the DCP Overlay (DCPO2) which applies to the area shown in Plan 1.

The DCP forms part of the Hobsons Bay Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Hobsons Bay Planning Scheme.

Plan 2: Future Urban Structure



1.6 ALTONA NORTH COMPREHENSIVE DEVELOPMENT PLAN (CDP)

The Altona North CDP sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development.

The CDP applies to 67 hectares of land as shown on Plan 1. The summary land budget for Altona North is listed at Table 9 and property specific land budget is listed in Table 13 in Appendix 1.

The DCP has a strong relationship to the CDP, as the Altona North CDP provides the rationale and justification for infrastructure items that have been included within the DCP. The future urban structure for the Altona North CDP is illustrated in Plan 2.

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.

1.7 THE AREA TO WHICH THE DCP APPLIES

The Altona North DCP applies to the same area as the Altona North CDP. Two Main Charge Areas (MCAs) are identified for Altona North based on the predominant development outcomes:

- MCA1: Residential - dwellings (lots), and
- MCA2: Business Area and Town Centre - retail and commercial gross floorspace.

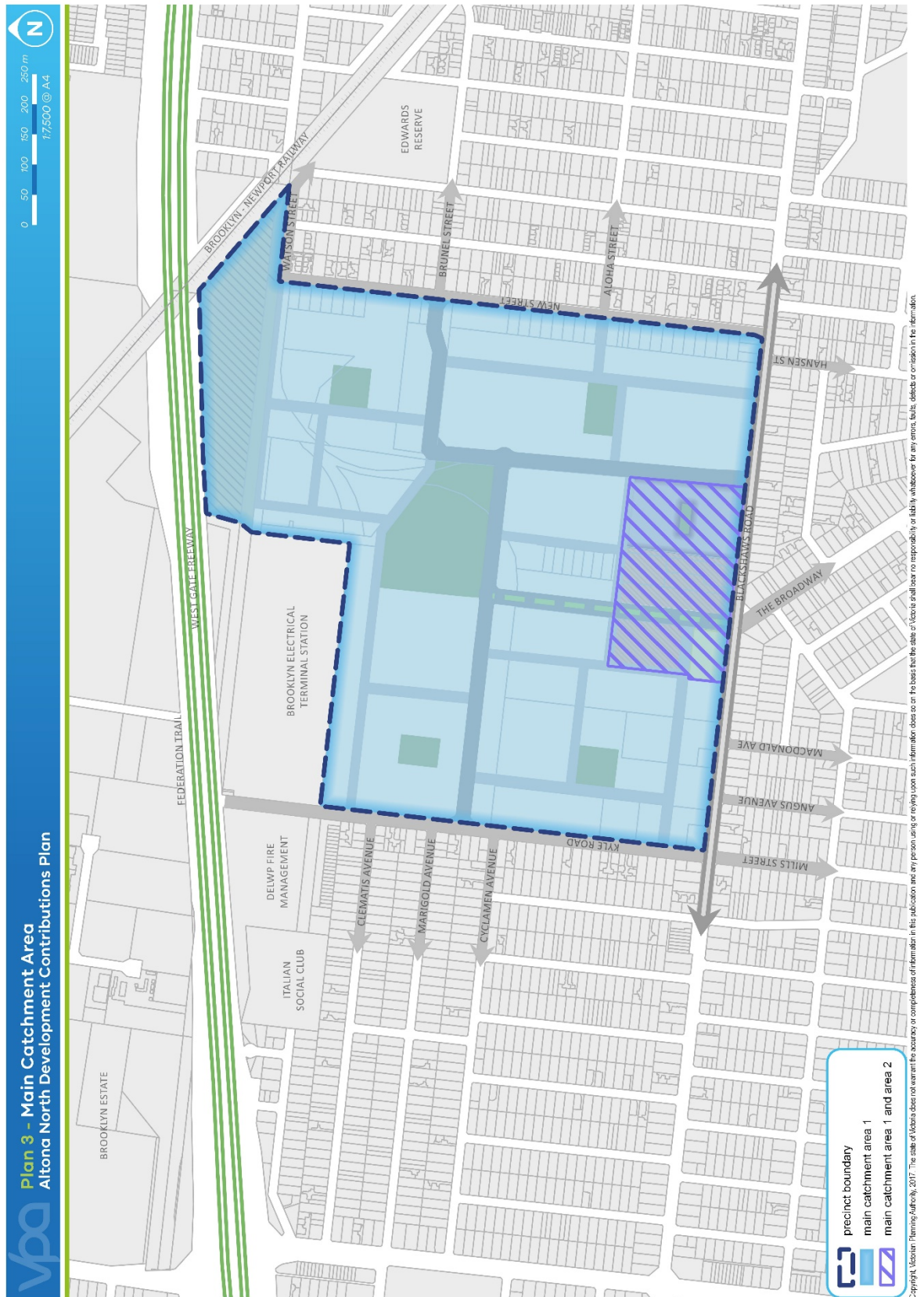
The MCAs define the geographic area from which a given item of infrastructure will draw most of its use.

A breakdown of the MCA is provided in Table 2. The Main Charge areas are shown in Plan 3.

Table 2: Main Charge Areas

CHARGE AREA	Units		Label
MCA1	3,000	dwelling units	Residential (Dwellings / lots)
MCA2	5,500	m2 gross floorspace	Business Area and Town Centre (Retail)
MCA2	33,000	m2 gross floorspace	Business Area and Town Centre (Commercial)

Plan 3: Main Charge Areas



1.8 INFRASTRUCTURE ITEMS INCLUDED IN THE DCP

The need for the infrastructure set out in this DCP has been determined according to the anticipated development scenario for Altona North as described in the Altona North CDP.

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

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Altona North CDP. A new development is deemed to have a nexus with an item if the future residents are expected to make use of that item.

A summary of how each item relates to projected growth area development is set out below and individual item use apportionments are identified in Table 11 (Page 29).

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

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

1.9 ITEMS NOT INCLUDED IN THE DCP

1.9.1 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 Altona North CDP:

- Internal streets and associated traffic management measures, including streets on the edge of the Altona North CDP, except where specified as DCP projects;
- Intersections connecting the development to the existing and planned road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, and telecommunications services;
- Stormwater drainage and water quality works;
- Local pathways and connections to the regional and/or district pathway network, except where specified as DCP projects;
- Basic levelling, provision of biodiversity offsets, water tapping and landscaping of local parks;
- Local park masterplans and any agreed associated works required by the CDP;
- Council's plan checking and supervision costs; and
- Bus stops.

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

1.9.2 PUBLIC OPEN SPACE CONTRIBUTIONS

This DCP does not provide funding towards the cost of land for local parks (credited open space). Local Parks are provided through Clause 52.01 of the Hobsons Bay Planning Scheme.

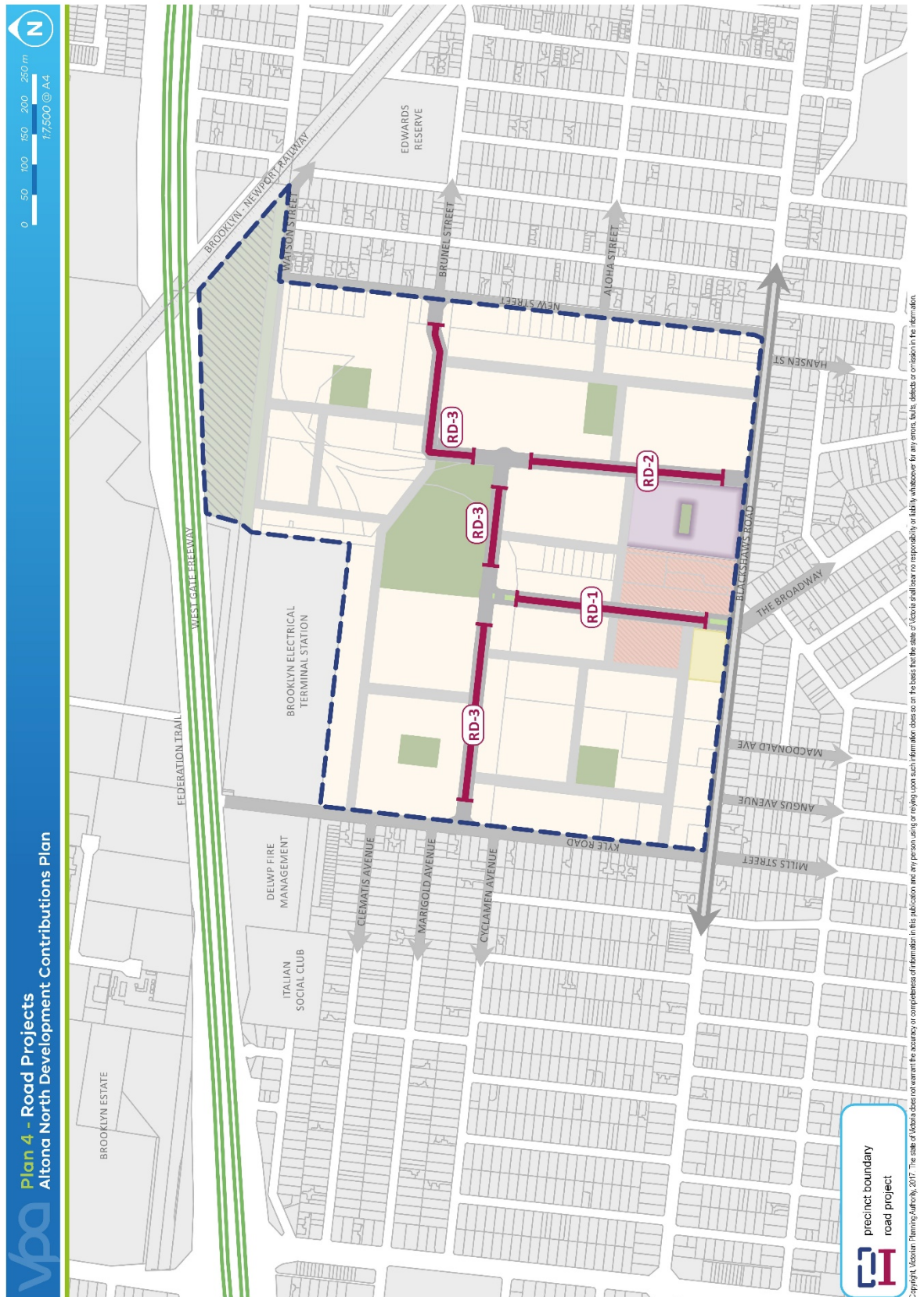
2 INFRASTRUCTURE PROJECTS

2.1 INFRASTRUCTURE PROJECTS

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 (refer to Plans 4-8):

- RD – Road Projects;
- IN – Intersection Projects;
- SP – Shared Path and Amenity Projects;
- CB – Community Buildings Projects, and;
- SR – Sporting Reserve Projects

Plan 4: Road Projects



2.1.1 ROAD PROJECTS

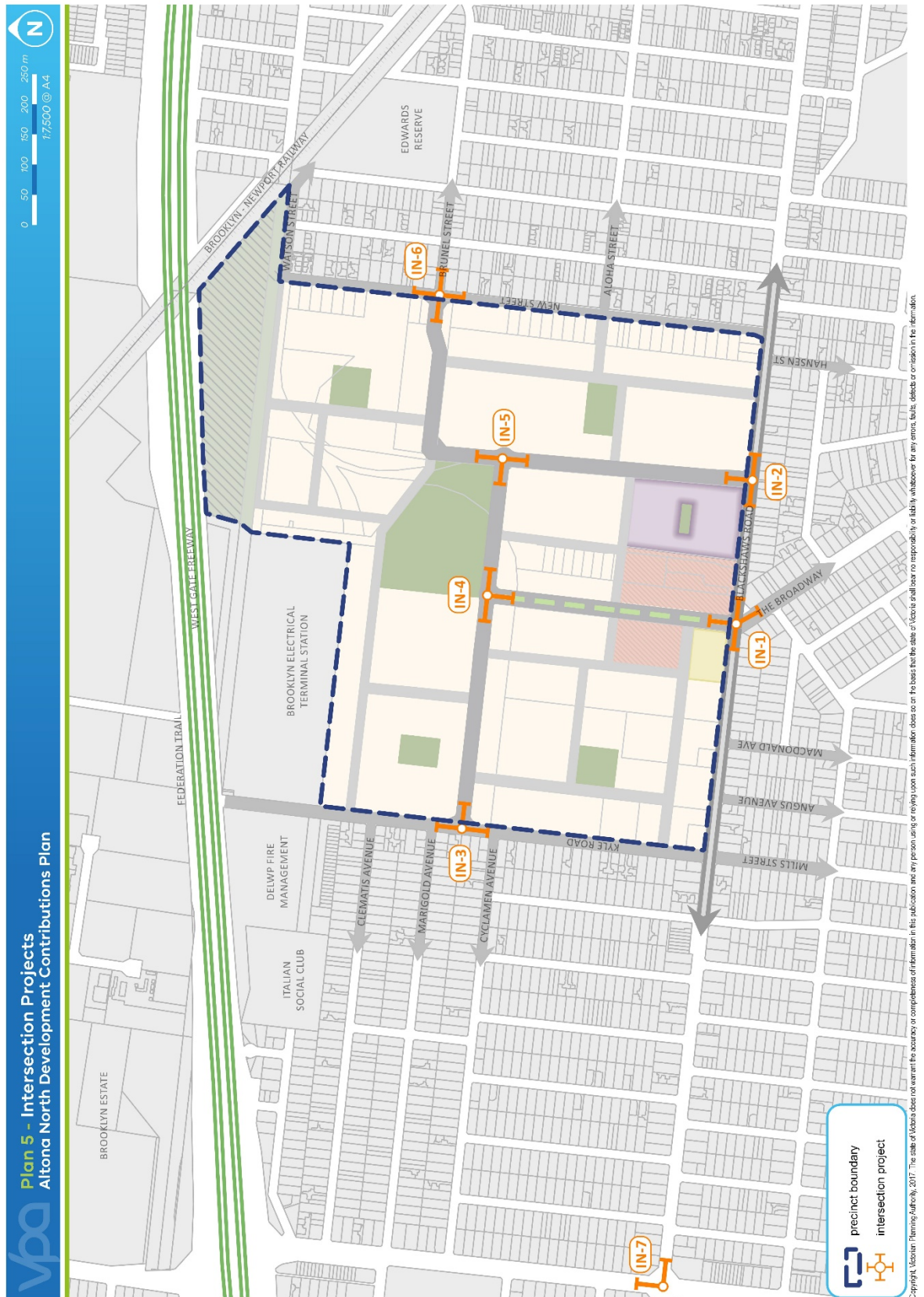
The key roads in the DCP are based on the transport network depicted in Plan 2 and are for connector road construction, not including pavement and works for controlled intersections.

The road projects funded by the DCP, as shown on Plan 4, are:

Table 3: Road Projects

DCP Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
RD-1L	North-South (NS) Connector 1 - Land Purchase of land for Connector Road	MCA1 & MCA2	At time of subdivision
RD-1C	North-South (NS) Connector 1 - Construction Construction of Connector Road	MCA1 & MCA2	At time of subdivision
RD-2L	North-South (NS) Connector 2 - Land Purchase of land for Connector Road	MCA1 & MCA2	At time of subdivision
RD-2C	North-South (NS) Connector 2 - Construction Construction of Connector Road	MCA1 & MCA2	At time of subdivision
RD-3L	East-West (EW) Connector - Land Purchase of land for Connector Road	MCA1 & MCA2	At time of subdivision
RD-3C	East-West (EW) Connector - Construction Construction of Connector Road	MCA1 & MCA2	At time of subdivision

Plan 5: Intersections Plan



2.1.2 INTERSECTION PROJECTS

The key intersection projects in the DCP are based on the transport network depicted in Plan 2, comprising:

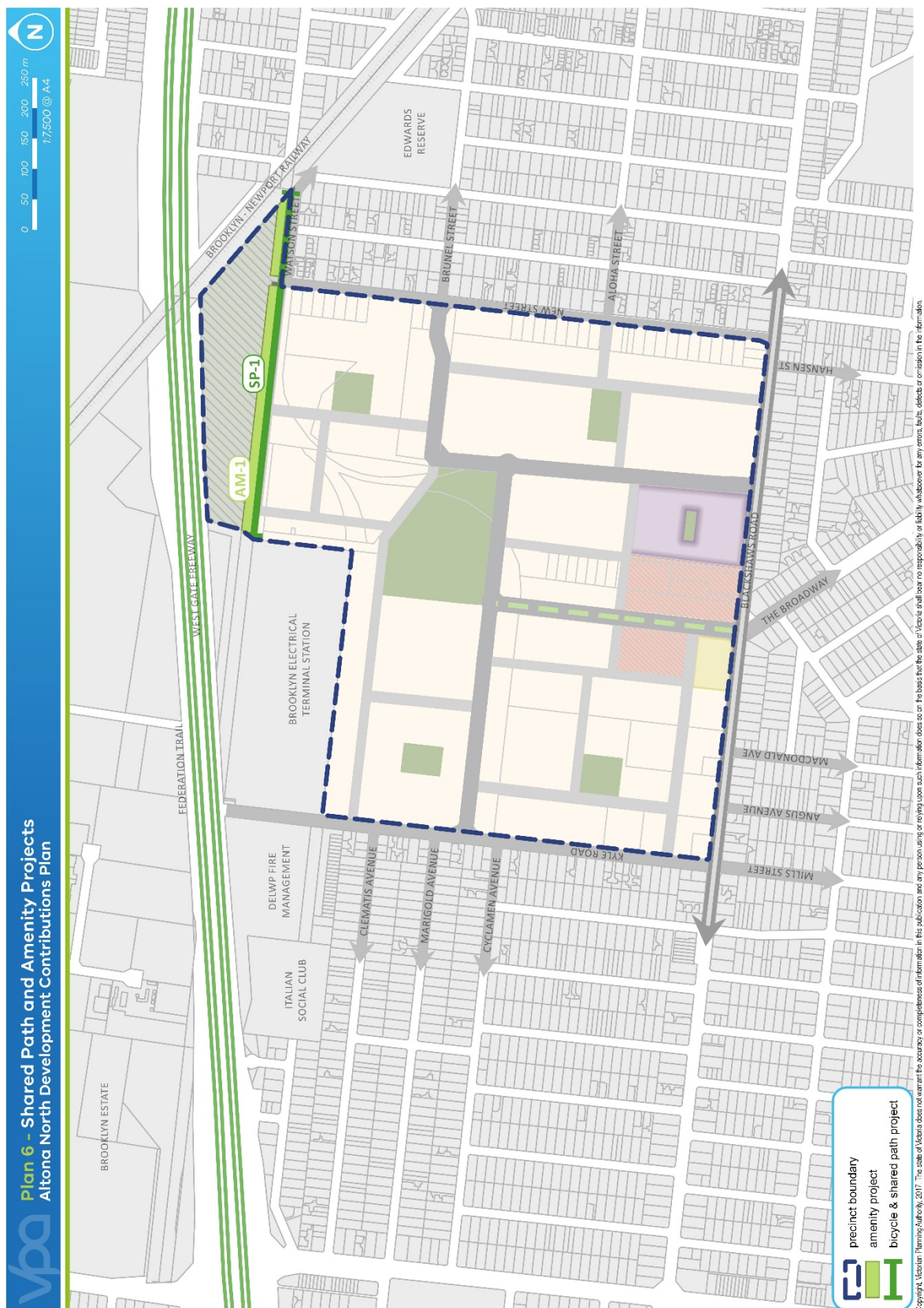
- Construction of controlled intersection works (interim) and/or;
- Land for the construction of the ultimate intersection.

The intersection projects funded by the DCP, as shown on Plan 5, are:

Table 4: Intersection Projects

DCP Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
IN-1L	Blackshaws & NS Connector 1 - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-1C	Blackshaws & NS Connector 1 - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-2L	Blackshaws & NS Connector 2 - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-2C	Blackshaws & NS Connector 2 - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-3L	Kyle & EW Connector - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-3C	Kyle & EW Connector - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-4L	NS Connector 1 & EW Connector - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-4C	NS Connector 1 & EW Connector - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-5L	NS Connector 2 & EW Connector - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-5C	NS Connector 2 & EW Connector - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-6L	NS Connector 2 & New - Land Purchase of land for intersection	MCA1 & MCA2	At time of subdivision
IN-6C	NS Connector 2 & New - Construction Construction of intersection	MCA1 & MCA2	At time of subdivision
IN-7	Blackshaws & Millers - Works Works at existing intersection	MCA1 & MCA2	At time of subdivision

Plan 6: Shared Path and Amenity Projects



2.1.3 SHARED PATH AND AMENITY PROJECTS

The key shared path and amenity project in the DCP is based on the transport network and open space network depicted in Plan 2, comprising:

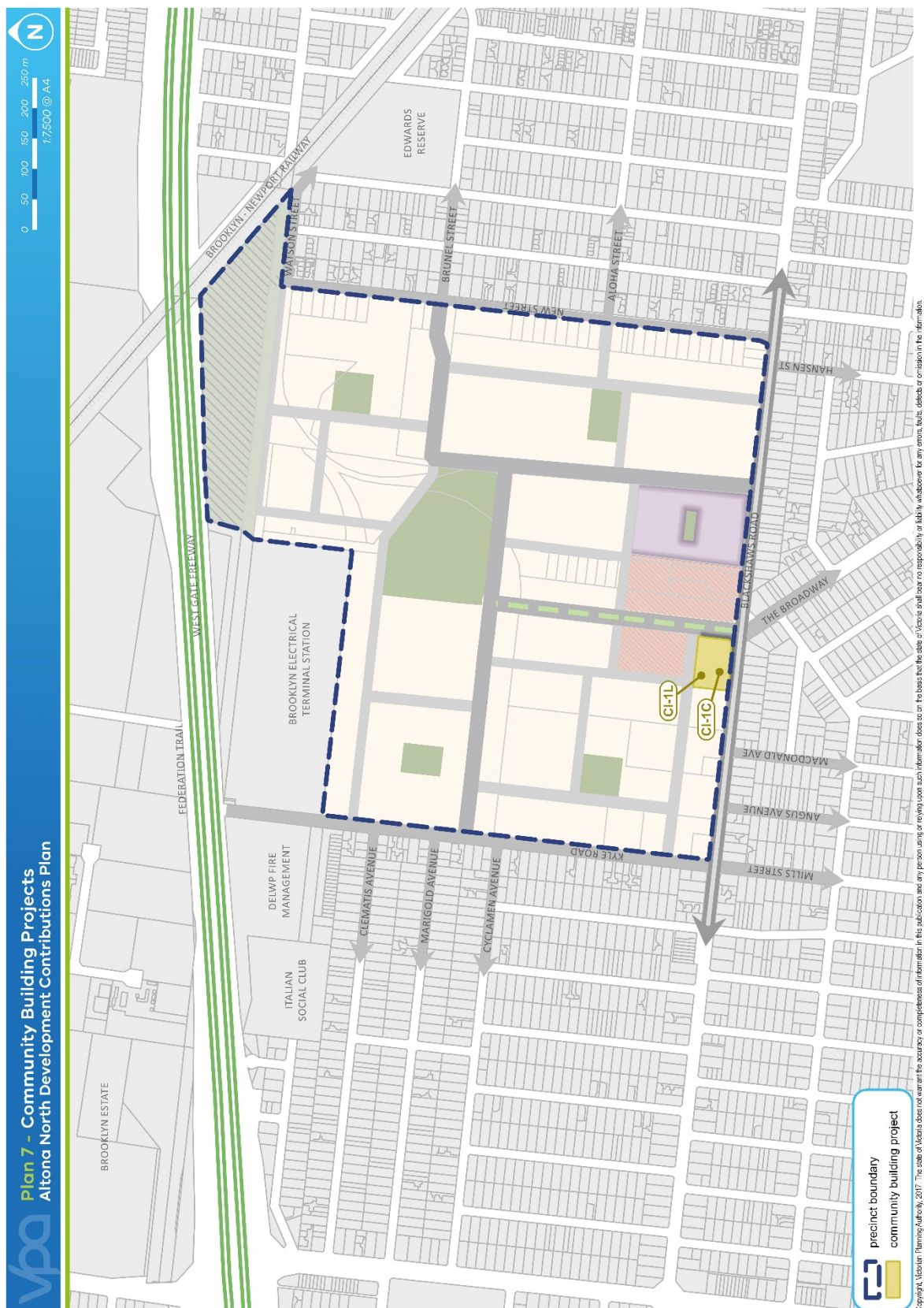
- Construction of a shared user path;
- Basic landscaping of the linear park reserve.

The shared path and amenity projects funded by the DCP, as shown on Plan 6, are:

Table 5: Shared Path and Amenity Project

DCP Project number	Project Title Project Description	Charge areas contributing	Indicative provision trigger
SP-1 & AM-1	Linear Reserve - Improvements Construction of Shared Concrete Path and Landscaping of reserve	MCA1 & MCA2	At time of subdivision

Plan 7: Community Building Projects



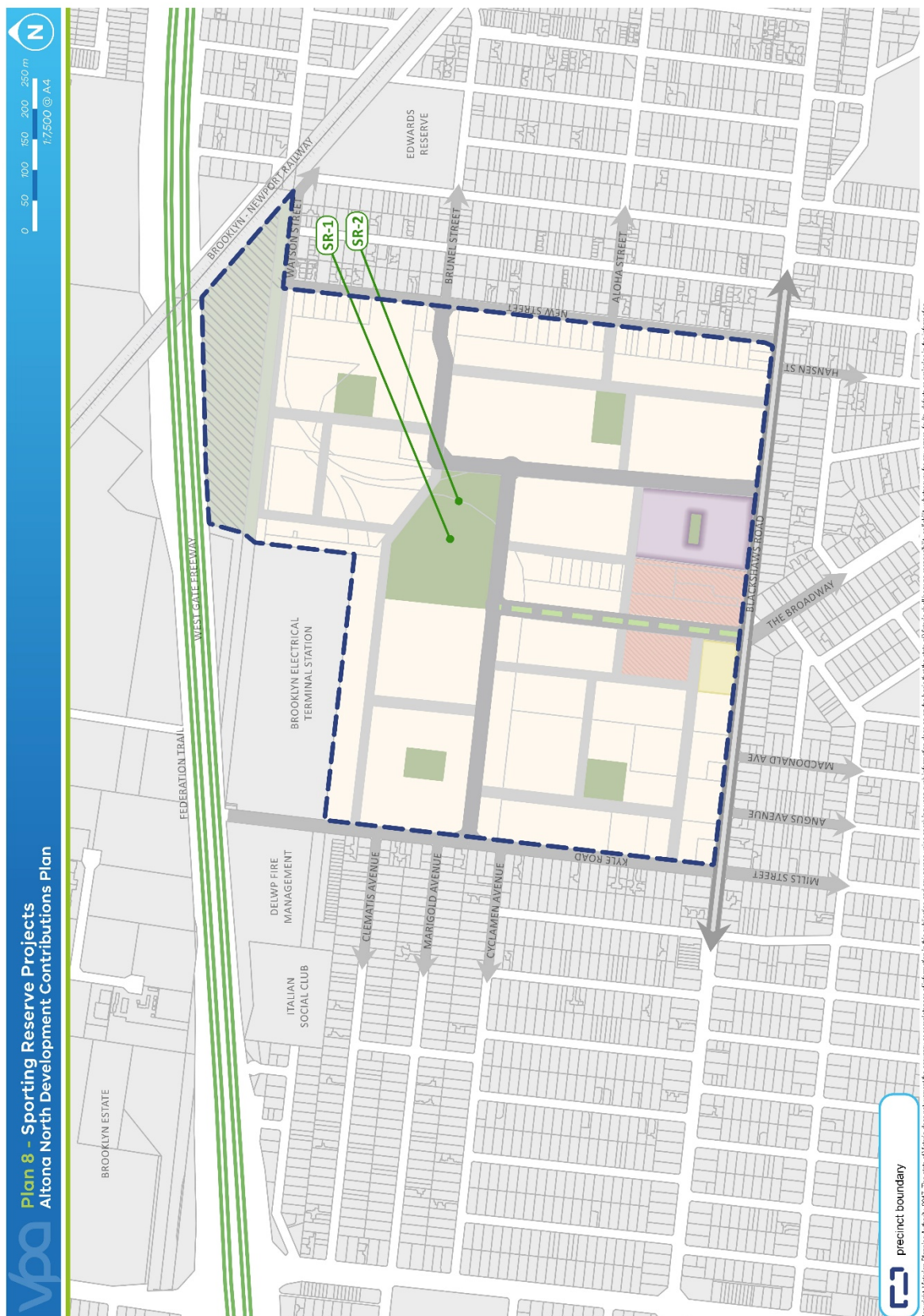
2.1.4 COMMUNITY BUILDING PROJECTS

The Community Building Projects funded by the DCP, as shown on Plan 7, are:

Table 6: Community Building Projects

DCP Project number	Project Title Project Description	Charge areas contributing	Indicative provision trigger
CI-1L	Community Centre - Land Purchase of Land for Community Centre	MCA1	At time of subdivision
CI-1C	Community Centre - Construction Construction of Community Centre	MCA1	At time of subdivision

Plan 8: Sporting Reserve Projects



2.1.5 SPORTING RESERVE PROJECTS

The Sporting Reserve Projects funded by the DCP, as shown on Plan 8, is:

Table 7: Sporting Reserve Projects

DCP Project number	Project Title Project Description	Charge areas contributing	Indicative provision trigger
SR-1	Sporting Reserve - Construction Development of Sporting Surface	MCA1	At time of subdivision

2.2 PROJECT TIMING

Each item in the DCP has an assumed indicative provision timing as specified in Tables 3-7. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared.

Council, as the Development Agency as well as the Collecting Agency, will monitor and assess the required timing for individual items and have regard to its capital works program and indicative provision timing.

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. The Development Agency may seek an amendment to the DCP to adjust indicative provision triggers as part of the five-year review (or earlier if justified). Any adjustment would also need to be consistent with any implementation agreement entered into under Section 173 of the Act.

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

2.3 DISTINCTION BETWEEN DEVELOPMENT INFRASTRUCTURE AND COMMUNITY INFRASTRUCTURE

In accordance with the Act and the Ministerial Direction on Development Contributions pursuant to Section 46J of the Act, the DCP makes a distinction between 'development' and 'community' infrastructure.

Following the May 2003 Direction by the Minister for Planning, the definition of "Community Infrastructure" was limited to items such as:

- Community meeting and activity centres (but not attached pre-schools or maternal or child health centres);
- Libraries;
- Other high standard (non-basic) sporting facilities, from special playing surfaces, pavilions and clubrooms for sports grounds, to specialised developments like Indoor leisure and recreation centres, Swimming pools or aquatic centres; and Lawn bowls and other more intensive recreation facilities.

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

Section 46L of the Planning and Environment Act 1987 currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per lot or dwelling. The Governor in Council may from time to time, by Order published in the Government Gazette, vary the maximum amount that may be collected by the Community Infrastructure Levy (CIL).

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

The project listed in Table 8 are deemed to be community infrastructure levy project, and therefore levied separately to the DCP.

Table 8: Community Infrastructure Levy Project

DCP Project ID	Project Title Project Description	Charge areas contributing	Indicative provision trigger
SR-2	Sporting Reserve - Pavilion	MCA1	At time of subdivision

Table 9: Summary Land Use Budget

Description	Altona North Comprehensive Development Plan		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	66.95		
Transport			
Land required for the West Gate Tunnel Project	1.04	1.6%	2.0%
Connector Roads - Widening and Intersection Flaring	4.26	6.4%	8.3%
Non-Arterial Road - Retained existing road reserve	0.96	1.4%	1.9%
Sub-total Transport	6.26	9.3%	12.2%
Community Buildings			
Local Community Facility (DCP land)	0.47	0.7%	0.9%
Sub-total Community	0.47	0.7%	0.9%
Open Space			
Uncredited Open Space			
Redundant Utility Easement / Tree Reserve	1.11	1.7%	2.2%
Proposed Area Required by West Gate Tunnel Project	3.00	4.5%	5.8%
Sub-total Uncredited Open Space	4.11	6.1%	8.0%
Credited Open Space			
Local Park (via CI 52.01)	4.74	7.1%	9.2%
Sub-total Credited Open Space	4.74	7.1%	9.2%
Total All Open Space	8.85	13.2%	17.2%
TOTAL NET DEVELOPABLE AREA (NDA, Ha)	51.37	76.7%	
Sub-Totals			
RESIDENTIAL NDA (Ha)	46.37	69.3%	
COMMERCIAL NDA (Ha)	5.00	7.5%	
Local Town Centre (New)	2.15	3.2%	
Business Area (Existing)	1.13	1.7%	
Business Area (New)	1.73	2.6%	
Assumptions			
Dwellings	3,000	dwelling units	
Retail Floorspace (Total)	5,500	m2 gross floorspace	
Commercial Floorspace (New)*	33,000	m2 gross floorspace	
Residential	NDA (Ha)	Dwell / NDHa	Lots/Dwellings
Totals Residential Yield Against NDA	51.37	58.4	3,000

3 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Setting projected dwelling (lot) and non-residential floorspace yields (refer Table 9);
- Calculation of equivalence ratios between each of the major land uses (Table 10);
- Calculation of projects costs, including construction and land costs (refer Table 11);
- Summary of costs payable for each infrastructure project (refer Table 12);
- Charges for contributions levies against infrastructure types (refer Table 13)

3.1 CALCULATION OF PROJECTED DWELLING (LOT) AND FLOORSPACE PROJECTIONS

The following section sets out the projected dwelling (lot) and non-residential floorspace projections for the DCP. Equivalence ratios are then calculated to quantify the impacts of non-residential gross floorspace areas to a common metric, the dwelling unit.

3.1.1 PROJECTED DWELLING AND FLOORSPACE YIELDS

In this DCP, development infrastructure contributions are dependent on each property's individual development outcomes. The NDA for each of the major land uses in the DCP has been assessed as set out in Table 9 and for each property in Appendix 1.

For the purposes of this DCP, Net Developable Area (NDA) is defined as the total amount of land within the area of the Altona North CDP that is made available for the development (of residential, or non-residential employment uses) including lots and local streets. It is the total precinct area minus land for open space, community buildings, encumbered land and arterial (and connector) roads. Any additional small local parks defined at the subdivision stage are included in the NDA.

Using the NDA for each property and the predominant land uses applied by the Comprehensive Development Plan (Plan 2), projections were made for the main development outcomes for each of the major land use outcomes:

- MCA1: Dwellings (lots): Medium-density residential dwellings (or lots);
- MCA2: Town Centre (Retail): Gross retail floorspace (m²); and
- MCA2: Business Area (Commercial): Gross commercial office floorspace (m²)

Estimates of property-specific NDA are listed in Appendix 1.

3.1.2 EQUIVALENCE RATIOS

Each development type (residential, retail and business) places a different demand on the infrastructure required to be provided by this DCP. While residential development in urban renewal areas generally imposes a need for transport, community, recreation and public realm improvements, non-residential development is assumed to only generate a need only for transport infrastructure.

In this DCP, residential development outcomes are quantified by dwelling yields, while non-residential development types (retail and business) are quantified according to a gross floorspace (per unit metre squared) basis. A metric, the 'equivalence ratio', is used to standardise all development outcomes to a common 'equivalence unit'.

If a typical medium-density dwelling is set as one equivalence unit, then it is necessary to calculate an 'equivalence ratio' for each of the relevant non-residential development types. In this scenario,

the equivalence ratio is the gross area of floorspace for each non-residential development type that places demand on infrastructure equivalent to that created by a single medium-density residential dwelling.

In calculating equivalence ratios for each non-residential development type, it has been assumed that non-residential development generates demand for transport projects, but not for community building or sporting reserve projects.

The following method has been used to calculate equivalence ratios for Altona North (See also Table 10):

- Determine the AM peak hour traffic movements generated by a single (medium-density) dwelling;
- Determine the AM peak hour traffic movements generated by each square metre of gross floorspace for each non-residential development type;
- Calculate the ratio of traffic movements to each dwelling unit, or each m² of gross floorspace, for each land use respectively;
- Standardise the non-residential ratios to the dwelling ratio, and
- Multiply the standardised ratio by the number of dwellings or floorspace to determine dwelling equivalent units

Table 10: Calculation of Equivalence Ratios

Land Use Type	Number	Unit of Measure	AM Peak Traffic Movements	Total Traffic Movements	Ratio - Movements to Unit of Measure	Dwelling Equivalence ratio	Dwelling Equivalent Units	% Dwelling Equivalent Total
Residential	3,000	dwelling units	0.5 per dwelling	1500	0.500	1.000	3000	63.32%
Retail	5,500	m2 gross floorspace	6.2 per 100m2	341	0.062	0.124	682	14.39%
Commercial	33,000	m2 gross floorspace	1.6 per 100m2	528	0.016	0.032	1056	22.29%

3.2 CALCULATION OF CONTRIBUTIONS CHARGES

3.2.1 CALCULATION OF COSTS

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 11. Project construction cost sheets have been prepared by *TrafficWorks Pty Ltd* for road, intersection, public transport and bicycle infrastructure projects based on the outputs of the *Altona North Integrated Transport Assessment* (GTA, October 2016), and in consultation with Hobsons Bay City Council, VicRoads, Public Transport Victoria (PtV) and the VPA (refer to Appendix 2).

Community Building and Sporting Reserve project construction cost sheets were prepared by *Dalton Consulting Engineers* based on the findings of the *Altona North Community and Recreation Needs Assessment* (ASR Research, December 2016) and in consultation with Hobsons Bay City Council and the VPA (refer to Appendix 3).

Table 11: Calculation of Construction and Land Costs by Project

DCP Proj. 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	Cost Attributable to Residential (MCA1)	Cost Per Dwelling Residential (MCA1)	Cost Attributable to Retail (MCA2)	Cost Attributable to Commercial (MCA2)
	Road Projects											
RD-1L	North-South (NS) Connector 1 - Land	Development	0.85	\$7,606,992	\$0	\$7,606,992	100.0%	\$7,606,992	\$4,816,583.98	\$1,605.53	\$1,094,970.09	\$1,695,437.56
RD-1C	North-South (NS) Connector 1 - Construction	Development	0.00	\$0	\$1,501,547	\$1,501,547	100.0%	\$1,501,547	\$950,747.54	\$316.92	\$216,136.61	\$334,663.13
RD-2L	North-South (NS) Connector 2 - Land	Development	0.81	\$4,720,208	\$0	\$4,720,208	100.0%	\$4,720,208	\$2,988,734.20	\$996.24	\$679,438.91	\$1,052,034.44
RD-2C	North-South (NS) Connector 2 - Construction	Development	0.00	\$0	\$1,377,376	\$1,377,376	100.0%	\$1,377,376	\$872,124.97	\$290.71	\$198,263.08	\$306,987.99
RD-3L	East-West (EW) Connector - Land	Development	1.49	\$8,553,498	\$0	\$8,553,498	100.0%	\$8,553,498	\$5,415,891.50	\$1,805.30	\$1,231,212.67	\$1,906,393.81
RD-3C	East-West (EW) Connector - Construction	Development	0.00	\$0	\$3,596,424	\$3,596,424	100.0%	\$3,596,424	\$2,277,178.71	\$759.06	\$517,678.63	\$801,566.91
	Sub-Total Road Projects		3.14	\$20,880,697	\$6,475,348	\$27,356,045		\$27,356,045	\$17,321,260.91	\$5,773.75	\$3,937,699.98	\$6,097,083.84
	Intersection Projects											
IN-1L	Blackshaws & NS Connector 1 - Land	Development	0.11	\$956,894	\$0	\$956,894	100.0%	\$956,894	\$605,884.93	\$201.96	\$137,737.84	\$213,271.50
IN-1C	Blackshaws & NS Connector 1 - Construction	Development	0.00	\$0	\$1,869,980	\$1,869,980	100.0%	\$1,869,980	\$1,184,031.16	\$394.68	\$269,169.75	\$416,778.97
IN-2L	Blackshaws & NS Connector 2 - Land	Development	0.12	\$720,756	\$0	\$720,756	100.0%	\$720,756	\$456,367.56	\$152.12	\$103,747.56	\$160,641.38
IN-2C	Blackshaws & NS Connector 2 - Construction	Development	0.00	\$0	\$1,722,502	\$1,722,502	100.0%	\$1,722,502	\$1,090,651.25	\$363.55	\$247,941.39	\$383,909.24

DCP Proj. 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	Cost Attributable to Residential (MCA1)	Cost Per Dwelling Residential (MCA1)	Cost Attributable to Retail (MCA2)	Cost Attributable to Commercial (MCA2)
IN-3L	Kyle & EW Connector - Land	Development	0.09	\$448,658	\$0	\$448,658	100.0%	\$448,658	\$284,080.92	\$94.69	\$64,581.06	\$99,996.48
IN-3C	Kyle & EW Connector - Construction	Development	0.00	\$0	\$636,378	\$636,378	100.0%	\$636,378	\$402,941.01	\$134.31	\$91,601.92	\$141,835.24
IN-4L	NS Connector 1 & EW Connector - Land	Development	0.34	\$1,656,385	\$0	\$1,656,385	100.0%	\$1,656,385	\$1,048,787.78	\$349.60	\$238,424.42	\$369,173.30
IN-4C	NS Connector 1 & EW Connector - Construction	Development	0.00	\$0	\$753,279	\$753,279	100.0%	\$753,279	\$476,960.29	\$158.99	\$108,428.97	\$167,890.02
IN-5L	NS Connector 2 & EW Connector - Land	Development	0.33	\$2,044,159	\$0	\$2,044,159	100.0%	\$2,044,159	\$1,294,317.53	\$431.44	\$294,241.52	\$455,599.77
IN-5C	NS Connector 2 & EW Connector - Construction	Development	0.00	\$0	\$571,779	\$571,779	100.0%	\$571,779	\$362,038.38	\$120.68	\$82,303.39	\$127,437.51
IN-6L	NS Connector 2 & New - Land	Development	0.12	\$1,026,335	\$0	\$1,026,335	100.0%	\$1,026,335	\$649,853.45	\$216.62	\$147,733.35	\$228,748.42
IN-6C	NS Connector 2 & New - Construction	Development	0.00	\$0	\$679,735	\$679,735	100.0%	\$679,735	\$430,393.46	\$143.46	\$97,842.78	\$151,498.50
IN-7C	Blackshaws & Millers - Works	Development	0.00	\$0	\$25,331	\$25,331	100.0%	\$25,331	\$16,039.20	\$5.35	\$3,646.25	\$5,645.80
	Sub-Total Intersection Projects		1.11	\$6,853,189	\$6,258,984	\$13,112,173		\$13,112,173	\$8,302,346.91	\$2,767.45	\$1,887,400.20	\$2,922,426.11
	Shared Path & Amenity Projects											
SP-1 & AM-1	Linear Reserve - Improvements	Development	0.00	\$0	\$282,730	\$282,730	100.0%	\$282,730	\$179,018.57	\$59.67	\$40,696.89	\$63,014.54
	Sub-Total Shared Path & Amenity Projects		0.00	\$0	\$282,730	\$282,730		\$282,730	\$179,018.57	\$59.67	\$40,696.89	\$63,014.54
	Community Building Projects											

DCP Proj. 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	Cost Attributable to Residential (MCA1)	Cost Per Dwelling Residential (MCA1)	Cost Attributable to Retail (MCA2)	Cost Attributable to Commercial (MCA2)
CI-1L	Community Centre - Land	Development	0.50	\$3,266,114	\$0	\$3,266,114	100.0%	\$3,266,114	\$3,266,114.09	\$1,088.70	\$0.00	\$0.00
CI-1C	Community Centre - Construction	Development	0.00	\$0	\$3,249,087	\$3,249,087	100.0%	\$3,249,087	\$3,249,087.00	\$1,083.03	\$0.00	\$0.00
	Sub-Total Community Building Projects		0.50	\$3,266,114	\$3,249,087	\$6,515,201		\$6,515,201	\$6,515,201.09	\$2,171.73	\$0.00	\$0.00
	Sporting Reserve Projects											
SR-1	Sporting Reserve - Construction	Development	0.00	\$0	\$3,511,189	\$3,511,189	100.0%	\$3,511,189	\$3,511,189.00	\$1,170.40	\$0.00	\$0.00
SR-2	Sporting Reserve - Construction of Pavilion	Community	0.00	\$0	\$2,160,144	\$2,160,144	100.0%	\$2,160,144	\$0.00	\$0.00	\$0.00	\$0.00
	Sub-Total Sporting Reserve Projects		0.00	\$0	\$5,671,333	\$5,671,333		\$5,671,333	\$3,511,189.00	\$1,170.40	\$0.00	\$0.00
	SUMMARY											
	Total cost all projects			\$31,000,000	\$21,937,482	\$52,937,482		\$52,937,482	\$35,829,016	\$11,943.01	\$5,865,797.07	\$9,082,524.49

Total DIL (per dwelling):		\$11,943.01		
Total DIL (per m2 floorspace):			\$1,066.51	\$275.23

Total CIL (per dwelling):		\$720.05		
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3.2.2 COST APPORTIONMENT

Two overlapping MCAs are identified for Altona North based on the predominant development outcomes:

- MCA1: Residential: (residential dwellings / lots), and
- MCA2: Town Centre and Business Area (retail and commercial gross floorspace).

This DCP apportions a charge to all new development within the MCA according to each site's projected shared use of an identified infrastructure item. Since development contributions charges are levied prior to construction, a measure of actual use by individual development sites is not possible. Therefore, costs must be shared in accordance with the projected development outcomes and estimated shared use each infrastructure project.

This DCP calculates what each new development should pay towards provision of each identified infrastructure project. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by the total demand units (dwellings, or non-residential floorspace) for each of the main charge areas.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as Developer Works construction requirement as set out in Section 1.9, page 11, an existing local DCP, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

The balance of the cost of the items not recovered under this DCP will be funded by alternative sources such as Council rates or state funding.

3.2.3 PUBLIC OPEN SPACE CONTRIBUTIONS

The overall NDA has been adjusted to allow for public open space provision. Local parks are provided through Clause 52.01 of the Hobsons Bay Planning Scheme and no contribution for local parks are included in this DCP.

This DCP levies a contribution towards the construction of a sporting reserve within or external to the precinct.

Table 9 and Appendix 1 provide further information on how land has been allocated for open space purposes and how it relates to the NDA.

3.2.4 LAND VALUATION

Areas of land to be acquired through the DCP were identified in detailed drawings based on information drawn from the Altona North CDP. A description of the area of land was provided to *Westlink Consulting*, a registered valuer, to assess the land value for each property that is contributing public land required by the DCP.

These land values were then used to determine the value for each land component of all projects included in this DCP (See Table 11).

3.2.5 EXTERNAL USE

No allowance has been made for external use of the projects identified in this DCP, so no external apportionment has been factored in the DCP.

3.2.6 SUMMARY OF COSTS

Table 12 sets out a summary of costs payable for each infrastructure category.

Table 12: Summary of Costs

SUMMARY - TOTAL COSTS BY PROJECT TYPE	
DIL Projects	Total Costs of DIL Contributions
Road Projects	\$27,356,045
Intersection Projects	\$13,112,173
Shared Path & Amenity Projects	\$282,730
Community Building Projects	\$6,515,201
Sporting Reserve Projects	\$3,511,189
Total DIL	\$50,777,338
CIL Projects	Total Costs of CIL Contributions
Total CIL	\$2,160,144
Total DIL and CIL	\$52,937,482

3.2.7 SUMMARY OF CONTRIBUTIONS

Table 13 sets out charges payable for each development outcome.

Table 13: Summary of contributions rates for development outcomes.

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY (DIL) BY MAIN CHARGE AREA		
Main Charge Area	Rate	
MCA1 (Residential)	\$11,943.01	per lot/dwelling
MCA2 (Town Centre, Retail)	\$1,066.51	per m2 gross floorspace
MCA2 (Business Area, Commercial)	\$275.23	per m2 gross floorspace
SUMMARY - COMMUNITY INFRASTRUCTURE LEVY (CIL) BY MAIN CHARGE AREA		
Charge area	Rate	
MCA1 (Residential)	\$720.05	per lot/dwelling
MCA2 (Town Centre and Business Area)	\$0.00	per lot/dwelling

4 ADMINISTRATION & IMPLEMENTATION

This section details how the DCP will be administered and includes the timing of payment, provision of works and land “in kind” and how the DCP fund will be managed in terms of reporting, indexation and review periods.

The Altona North DCP Development Infrastructure Levy (DIL) applies to subdivision and/or development of land. Hobsons Bay City Council will be both the Collecting Agency and the Development Agency for the purposes of this DCP.

4.1 PAYMENT OF CONTRIBUTIONS LEVIES AND PAYMENT TIMING

4.1.1 DEVELOPMENT INFRASTRUCTURE LEVY

For subdivision of land

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

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

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on subject land, an infrastructure levy must be paid to the Collecting Agency. Payments must be in accordance with the provisions of the approved DCP for each demand unit (per dwelling/lot/floorspace) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components).

The Collecting Agency may require that Development Infrastructure Levy contributions be made at either the planning permit or building permit stage.

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act or propose another arrangement acceptable to the Collecting Agency 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:

- Prior to the commencement of any development, a development infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the Development Contribution Plan for the land unless some other arrangement has been agreed to by Collecting Agency in a Section 173 agreement.
- If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

4.1.2 WORKS IN KIND

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

- The works constitute projects funded by the DCP;
- The Collecting Agency agrees that the timing of the works would be consistent with priorities in this DCP;
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions;
- 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 standards outlined in the 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 (unless an alternative approach is agreed with the Collecting Agency) shall equal the final cost of the works up to the maximum identified in the DCP, taking into account the impact of indexation, or to an alternative figure approved by the Collecting Agency;
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent;
- No further financial contributions will be required until the agreed value of any credits are used.

4.1.3 CREDIT FOR OVER PROVISION

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

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

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

4.2 FUNDS ADMINISTRATION

The administration of the development contributions made under the DCP will be held until required for provision of the items in that class of development (transport, community buildings or sporting reserves). Details of funds received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Act.

The administration of contributions made under the 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 this 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 this DCP, as required under Section 46Q of the Act.

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

4.3 CONSTRUCTION AND LAND VALUE COSTS INDEXATION

Capital costs of all infrastructure items, including land are in 2017 dollars (June quarter) and will be adjusted by the Collecting Agency annually for inflation.

In relation to the costs of infrastructure items other than land, the cost must be adjusted according to the following methods:

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

Land values will be adjusted on 1 July every second year following a revaluation by a registered valuer of properties with land required by the DCP. Within 14 days of the revaluation, the Collecting Agency will publish the amended contributions on the Collecting Agency's website.

Community Infrastructure Levy projects are not indexed as the value of the contribution is set by the Planning and Environment Act 1987. If in the future the Community Infrastructure Levy is amended, then the levy applicable to the release of any remaining lots/dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

4.4 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

This DCP adopts a long-term outlook for development. It takes into account planned future development in the Altona North CDP Area. The 'full development' horizon of land within the current precinct to the year 2036 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Hobsons Bay Planning Scheme through Amendment C88.

This DCP will end within 20 years from the date upon which this DCP is first incorporated into the Hobsons Bay Planning Scheme, 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 will require an amendment to the Hobsons Bay Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (e.g. Section 173 agreements under the Act) for the implementation of this DCP.

This review is anticipated to include;

- Updates to any aspect of the plans as required;
- Review of projects required, as well as their costs and scope (as relevant and indicative provision trigger;
- Review of estimated dwellings and retail and commercial floorspace (this will also be required if the CDP is subject to a substantive amendment); and
- Review of land values for land to be purchased through the plan.

4.5 ADJUSTMENT TO THE SCOPE OF DCP PROJECTS

While the infrastructure projects in the DCP have been costed to a typical level of detail, all of them will require a detailed design process prior to construction.

As part of detailed design, the Council or a development proponent with the consent of the Council may amend or modify some aspects of projects, so long as they are still generally in accordance with the CDP 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 CDP, 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 the 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, a 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.

4.6 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

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

4.7 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

The Hobsons Bay City 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. In the future the designated Development Agency for several road and intersection infrastructure projects may change from the Hobsons Bay City Council to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

4.8 IMPLEMENTATION MECHANISM

Under Section 46P of the Act, the Collecting Agency may accept 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 agreed with the Collection Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 2 to the Comprehensive Development Zone (CDZ2) for the Altona North CDP requires an application for subdivision to be accompanied by a Public Infrastructure Plan to the satisfaction of the Responsibility Authority. The PIP needs to show the location, type, staging and timing of infrastructure on the land as identified in the Altona North CDP or reasonably required as a result of the subdivision of the land and address the following:

- Stormwater drainage and water quality works;
- Road works internal or external to the land consistent with any relevant traffic report or assessment;
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities;
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the Altona North 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 as required by the Responsible Authority.

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

5 OTHER INFORMATION

5.1 ACRONYMS

‘the Act’ Planning and Environment Act 1987

AHD Australian Height Datum

CAD Central Activities District

CDP Comprehensive Development Plan

CIL Community Infrastructure Levy

DCP Development Contributions Plan

DEECD Department of Education & Early Childhood Development

DELWP Department of Environment, Land, Water and Planning

DIL Development Infrastructure Levy

DTPLI Department of Transport, Planning & Local Infrastructure

GDA Gross Developable Area

Ha Hectare

HBCC Hobsons Bay City Council

LTC Local Town Centre

MCA Main Catchment Area

MCH Maternal & Child Health

MSS Municipal Strategic Statement

MTC Major Town Centre

NDA Net Developable Area

NDA-R Net Developable Area - Residential

NDH Net Developable Hectare

PIP Precinct Infrastructure Plan

PPTN Principle Public Transport Network

PTC Principle Town Centre

P-6 School Prep to Year 6

P-12 State School Prep to Year 12

Sqm Square Metres

VPA Victorian Planning Authority

5.2 GLOSSARY

Arterial Road

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

Co-Location

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

Collecting Agency

A person/authority specified in a development contributions plan as a person/authority to whom a community infrastructure levy or development infrastructure levy is payable.

Community Infrastructure

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

Connector Street

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

Development Agency

A person/authority specified in a Development Contributions Plan as a person/authority responsible for the provision of works, services or facilities or for the plan preparation costs for which a community infrastructure levy or development infrastructure levy or part of a levy is payable.

Development Contributions Plan

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

Freeway

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

High Density Housing / Apartments

Housing with an average density of around 200 dwellings per net developable hectare.

Housing Density (Net)

The number of houses divided by net developable area

Linear Open Space Network

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

Land Budget Table

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

Local Parks (Credited Open Space)

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

Lot

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

Major Town Centre

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

Medium Density Housing

Housing with an average density of around 50 dwellings per net developable hectare.

Native Vegetation

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

Net Developable Area

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

Principal Public Transport Network

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

Public Open Space

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

Sporting Reserves

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

Town Centre

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

Uncredited Open Space

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways, drainage, retarding basins/wetlands, landfill, conservation and heritage areas. This land may be used for a range of activities (e.g. walking paths, sports fields).

6 APPENDICES

6.1 APPENDIX 1 - PROPERTY SPECIFIC LAND BUDGETS

Detailed information on the developable area for each property is included in the land use budget plan (Plan 9) and in the property-specific land use budget (Table 14)

Plan 9: Land Use Budget Plan

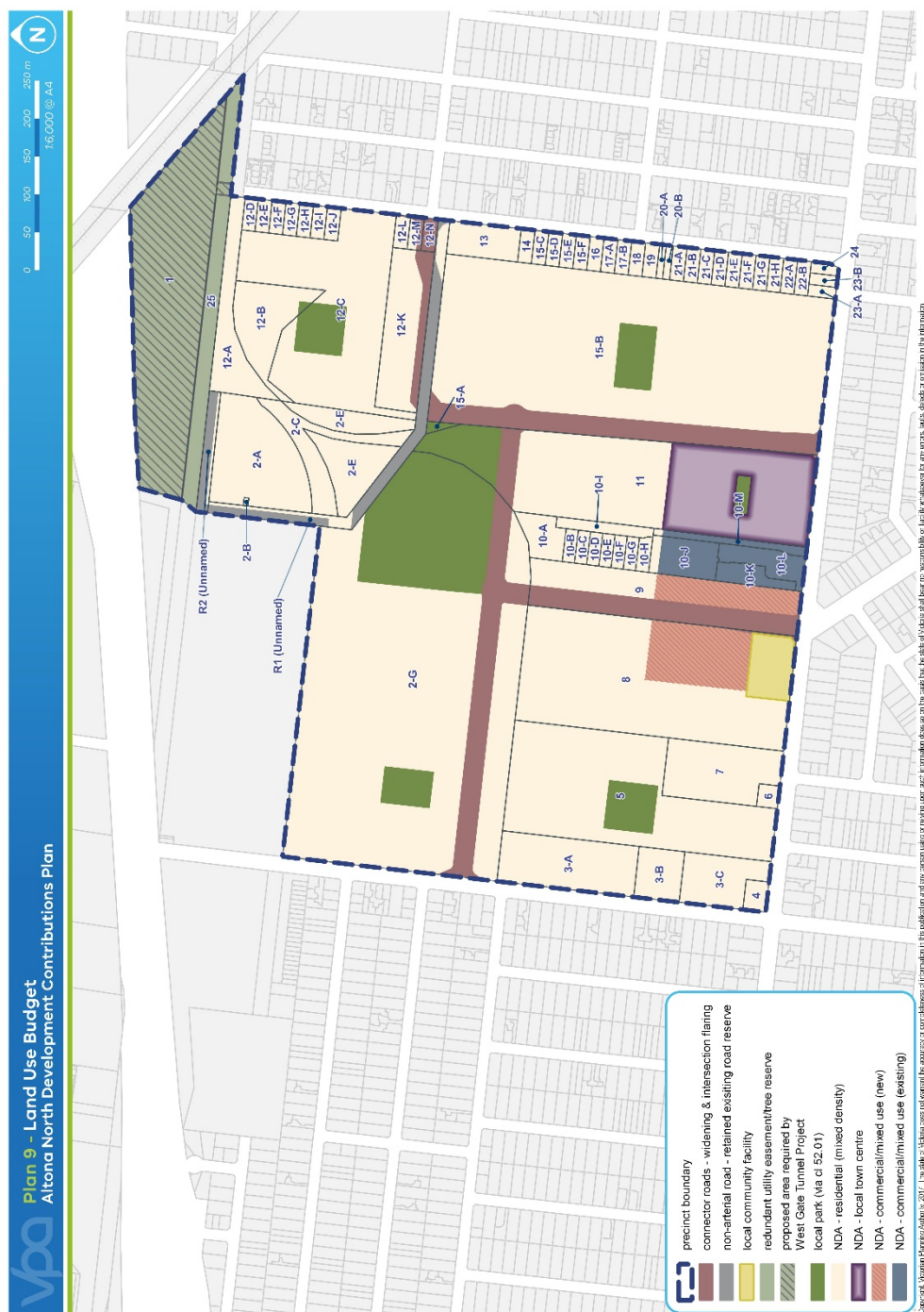


Table 14: Property Specific Land Use Budget

PSP PARCEL ID	TOTAL AREA (HECTARES)	West Gate Tunnel Project	Non-Arterial Road - Retained existing road reserve	RD-01L	RD-02L	RD-03L	IN-01L	IN-02L	IN-03L	IN-04L	IN-05L	IN-06L	CI-01L	SR-01	TOTAL DCP LAND	Local Park (Via CI 52.01)	Local Park (%NDA)	Difference from average (%NDA)	Uncredited Open Space	TOTAL OPEN SPACE (ha)	COMMERCIAL (Existing)	COMMERCIAL (New)	LOCAL TOWN CENTRE (Hectares)	TOTAL EMPLOYMENT NDA (Hectares)	RESIDENTIAL NDA (Hectares)	TOTAL NDA (Hectares)	NDA % of Property
Parcel Number																											
1	4.04	1.04		-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	3.00	3.00	-	-	-	-	0.00	0.00	0.0%
2	17.37			-	-	0.94	-	-	0.09	0.34	-	-	-	-	1.37	2.88	22.0%	12.7%	-	2.88	-	-	-	-	13.12	13.12	75.5%
3	2.27			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	2.27	2.27	100.0%
4	0.12			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.12	0.12	100.0%
5	4.05			-	-	-	-	-	-	-	-	-	-	-	-	0.40	11.0%	1.7%	-	0.40	-	-	-	-	3.65	3.65	90.1%
6	0.08			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%
7	1.08			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	1.08	1.08	100.0%
8	5.43			0.01	-	-	0.02	-	-	-	-	-	0.47	-	0.50	-	0.0%	-9.2%	-	-	-	1.07	-	1.072	3.85	4.92	90.7%
9	2.17			0.84	-	-	0.09	-	-	-	-	-	-	-	0.93	-	0.0%	-9.2%	-	-	-	0.65	-	0.654	0.59	1.25	57.3%
10-A	0.30			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.30	0.30	100.0%
10-B	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-C	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-D	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-E	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-F	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-G	0.07			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.07	0.07	100.0%
10-H	0.08			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%
10-I	0.18			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	-	-	-	-	0.18	0.18	100.0%
10-J	0.44			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	0.38	-	-	0.382	0.06	0.44	100.0%
10-K	0.22			-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-9.2%	-	-	0.22	-	-	0.221	0.00	0.22	100.0%

10-L	0.34			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	0.34	-	-	0.342	0.00	0.34	100.0%	
10-M	0.19			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	0.18	-	-	0.182	0.01	0.19	100.0%	
11	5.26			-	0.00	0.13	-	0.02	-	-	0.10	-	-		0.25	0.62	14.2%	4.9%	-	0.62	-	-	2.15	2.148	2.24	4.39	83.4%	
12	7.20			-	-	0.23	-	-	-	-	-	0.12	-		0.35	0.40	6.2%	-3.0%	-	0.40	-	-	-	-	6.45	6.45	89.6%	
13	0.42			-	-	-	-	-	-	-	-	0.00	-		0.00	-	0.0%	-9.2%	-	-	-	-	-	-	0.42	0.42	99.9%	
14	0.08			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%	
15	11.41			-	0.81	0.19	-	0.10	-	-	0.23	-	-		1.32	0.44	4.5%	-4.7%	-	0.44	-	-	-	-	9.65	9.65	84.5%	
16	0.08			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%	
17	0.16			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.16	0.16	100.0%	
18	0.08			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%	
19	0.08			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%	
20	0.08			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.08	0.08	100.0%	
21	0.66			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.66	0.66	100.0%	
22	0.17			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.17	0.17	100.0%	
23	0.11			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.11	0.11	100.0%	
24	0.05			-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.05	0.05	100.0%	
SUB-TOTAL	64.65	1.04	-	0.85	0.81	1.49	0.11	0.12	0.09	0.34	0.33	0.12	0.47	-	4.73	4.74			3.00	7.74	1.13	1.73	2.15	5.00	46.14	51.14	71.4%	
Road Reserve / Easement																												
25	1.11		-	-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	1.11	1.11	-	-	-	-	0.00	0.00	0.0%	
R1 (Unnamed)	0.95		0.75	-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.20	0.20		
R2 (Unnamed)	0.24		0.20	-	-	-	-	-	-	-	-	-	-		-	-	0.0%	-9.2%	-	-	-	-	-	-	0.04	0.04	16.6%	
SUB-TOTAL	2.30	-	0.96	-	-	-	-	-	-	-	-	-	-	-	-	-			1.11	1.11	-	-	-	-	0.24	0.24	10.3%	
TOTALS	66.95			0.85	0.81	1.49	0.11	0.12	0.09	0.34	0.33	0.12	0.47	-	4.73	4.74	9.2%		4.11	8.85	1.13	1.73	2.15	5.00	46.37	51.37	69.3%	

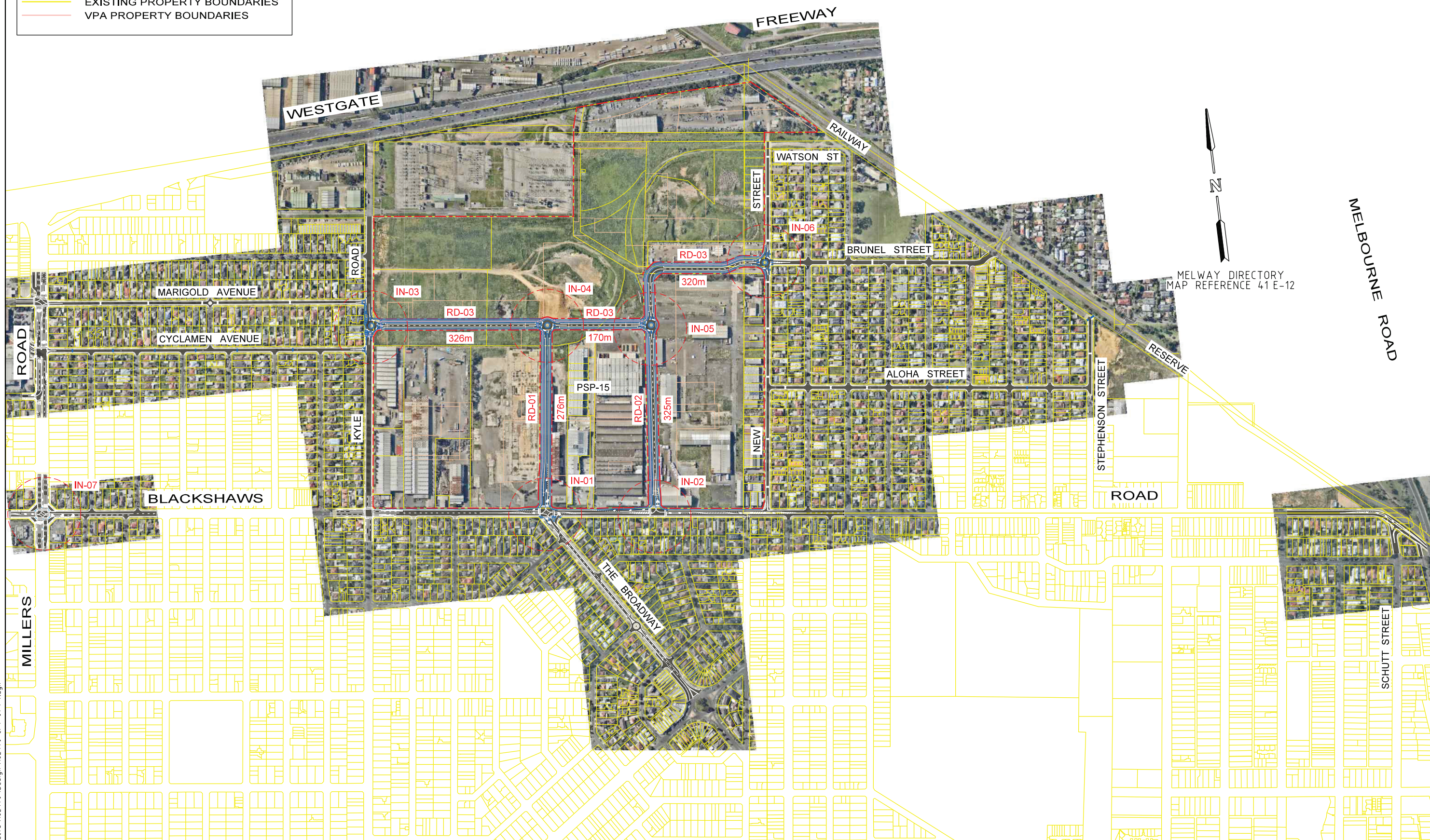


6.2 APPENDIX 2 –PROJECT COST SHEETS FOR ROAD, SHARED PATH AND INTERSECTION PROJECTS

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LEGEND

- PAVEMENT
- FOOTPATH / VERGE
- SHARED PATH
- EXISTING PROPERTY BOUNDARIES
- VPA PROPERTY BOUNDARIES



GENERAL NOTES

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PRECINCT STRUCTURE PLAN - PSP15
CITY OF HOBSON BAY
CONCEPT LOCALITY PLAN

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1

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ISSUE	APP'D	DATE	AMENDMENT
P4		25.02.17	CLIENT COMMENTS

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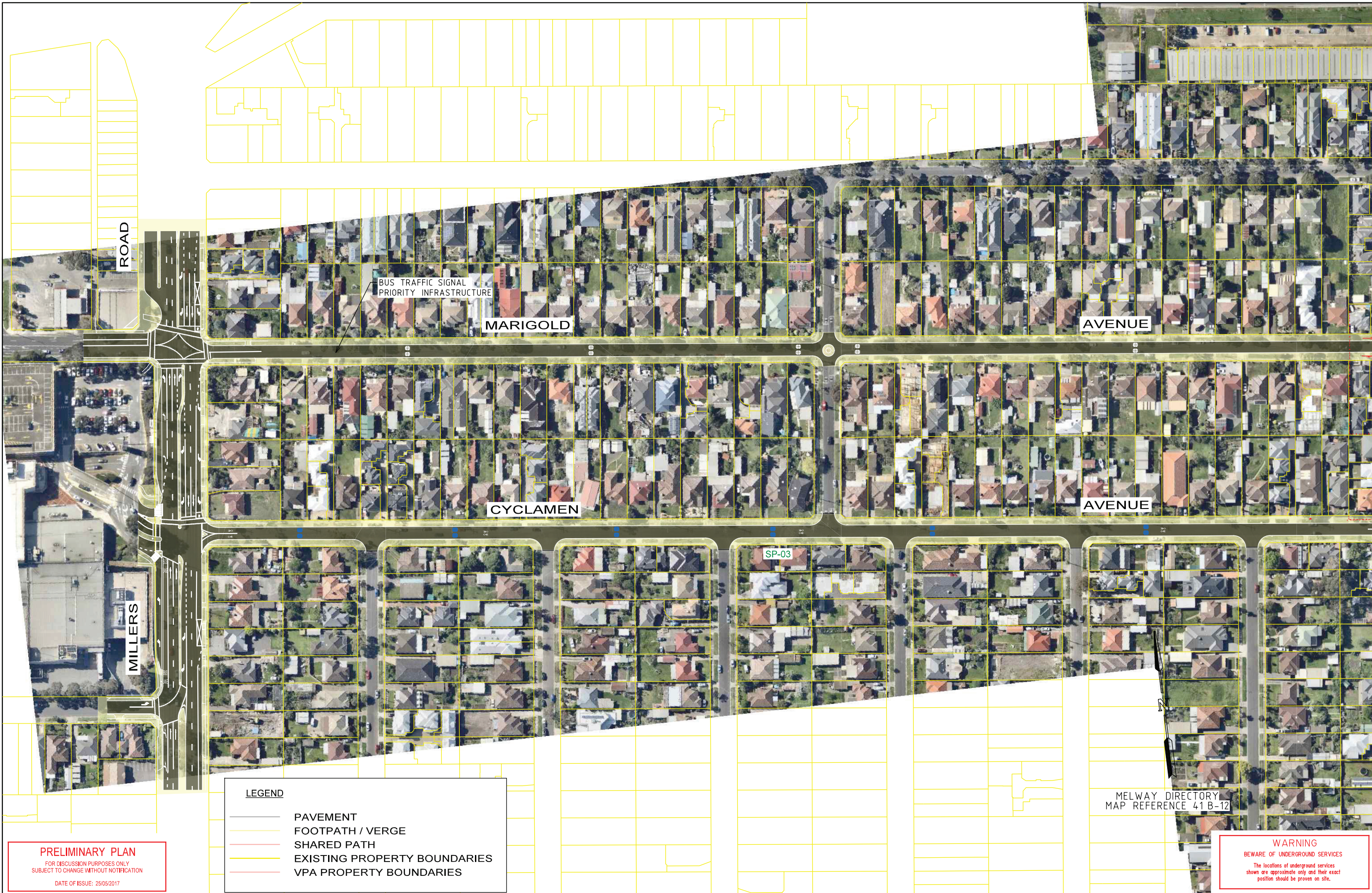
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LEGEND	
	PAVEMENT
	FOOTPATH / VERGE
	SHARED PATH
	EXISTING PROPERTY BOUNDARIES
	VPA PROPERTY BOUNDARIES

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ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15
CITY OF HOBSON BAY
CONCEPT PLAN PT-01 SP-02 & 03

SCALE
1:2000 @ A3

SHEET NO.
3

DRAWING NO.
162470-CPT-03

ISSUE
P4

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services shown are approximate only and their exact position should be proven on site.

ISSUE	APP'D	DATE	AMENDMENT
P4		25.05.17	CLIENT COMMENTS

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LEGEND

- PAVEMENT
- FOOTPATH / VERGE
- SHARED PATH
- EXISTING PROPERTY BOUNDARIES
- VPA PROPERTY BOUNDARIES

PRELIMINARY PLAN

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of METRES VER

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**ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15**
CITY OF HOBSON BAY
CONCEPT PLAN

SCALE
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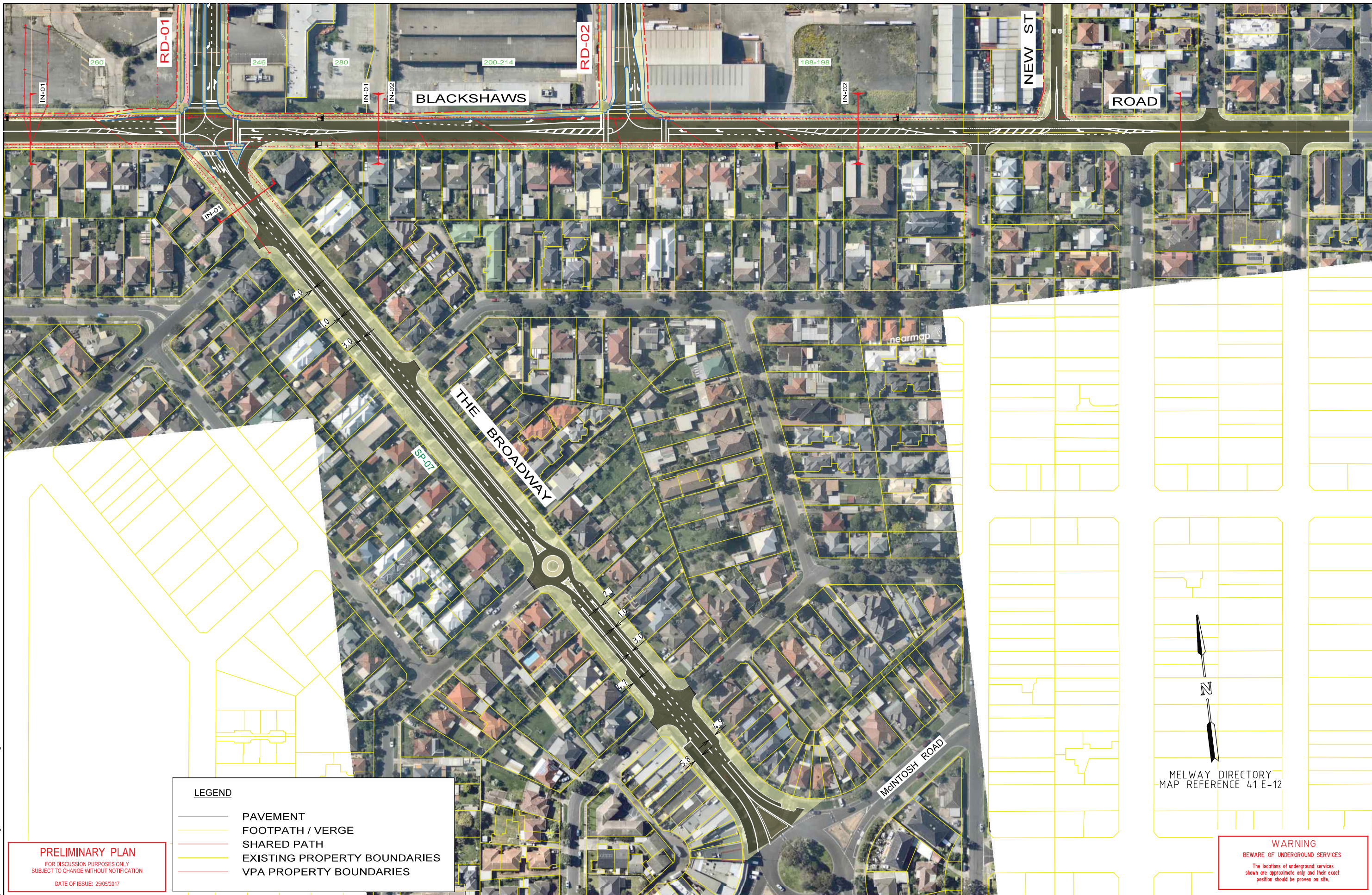
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162470-CPT-04

ISSUE
P4

ISSUE	APP'D	DATE	AMENDMENT
P4		25.05.17	CLIENT COMMENTS

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LEGEND			
— PAVEMENT			
— FOOTPATH / VERGE			
— SHARED PATH			
— EXISTING PROPERTY BOUNDARIES			
— VPA PROPERTY BOUNDARIES			
GENERAL NOTES			
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P4	25.05.17	CLIENT COMMENTS	
ISSUE	APP'D	DATE	AMENDMENT

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CITY OF HOBSON BAY
CONCEPT PLAN SP-07

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LEGEND	
	PAVEMENT
	FOOTPATH / VERGE
	SHARED PATH
	EXISTING PROPERTY BOUNDARIES
	VPA PROPERTY BOUNDARIES

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**ALTONA NORTH
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CITY OF HOBSON BAY
CONCEPT PLAN IN-01

SCALE
1:1000 @ A3

SHEET NO.
6

DRAWING NO.
162470-CPT-06

ISSUE
P4

P4 25.05.17 CLIENT COMMENTS

ISSUE	APP'D	DATE	AMENDMENT
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PRELIMINARY PLAN
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SUBJECT TO CHANGE WITHOUT NOTIFICATION
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LEGEND

- PAVEMENT
- FOOTPATH / VERGE
- SHARED PATH
- EXISTING PROPERTY BOUNDARIES
- VPA PROPERTY BOUNDARIES

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services shown are approximate only and their exact position should be proven on site.

GENERAL NOTES
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DESIGNED
TRAFFICWORKS DEC '16

APPROVED

SCALE
HOR 0 10 20
METRES VER



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PRECINCT STRUCTURE PLAN - PSP15
CITY OF HOBSON BAY
CONCEPT PLAN IN-02**

SCALE 1:1000 @ A3	SHEET NO. 7	DRAWING NO. 162470-CPT-07	ISSUE P4
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P4		25.05.17	CLIENT COMMENTS

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SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 25/05/2017

GENERAL NOTES
1 BASE INFORMATION FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES ONLY.
2 ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS OTHERWISE SHOWN.

DESIGNED
TRAFFICWORKS DEC '16

APPROVED

SCALE HOR 0 10 20
of METRES VER



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VICTORIAN PLANNING AUTHORITY

MELWAY DIRECTORY
MAP REFERENCE 41 D-12

WARNING
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The locations of underground services shown are approximate only and their exact position should be proven on site.

**ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15**
CITY OF HOBSON BAY
CONCEPT PLAN IN-03

SCALE 1:1000 @ A3	SHEET NO. 8	DRAWING NO. 162470-CPT-08	ISSUE P4
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ISSUE	APP'D	DATE	AMENDMENT
P4		25.05.17	CLIENT COMMENTS

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P4		25.05.17	CLIENT COMMENTS
ISSUE	APP'D	DATE	AMENDMENT

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DESIGNED
TRAFFICWORKS DEC '16
APPROVED
SCALE HOR 0 10 20
of METRES VER

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ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15
CITY OF HOBSON BAY
CONCEPT PLAN IN-04 & 05
SCALE 1:1000 @ A3
SHEET NO. 9
DRAWING NO. 162470-CPT-09
ISSUE P4

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ISSUE	APP'D	DATE	AMENDMENT

GENERAL NOTES	
1 BASE INFORMATION FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES ONLY.	
2 ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS OTHERWISE SHOWN.	

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APPROVED		
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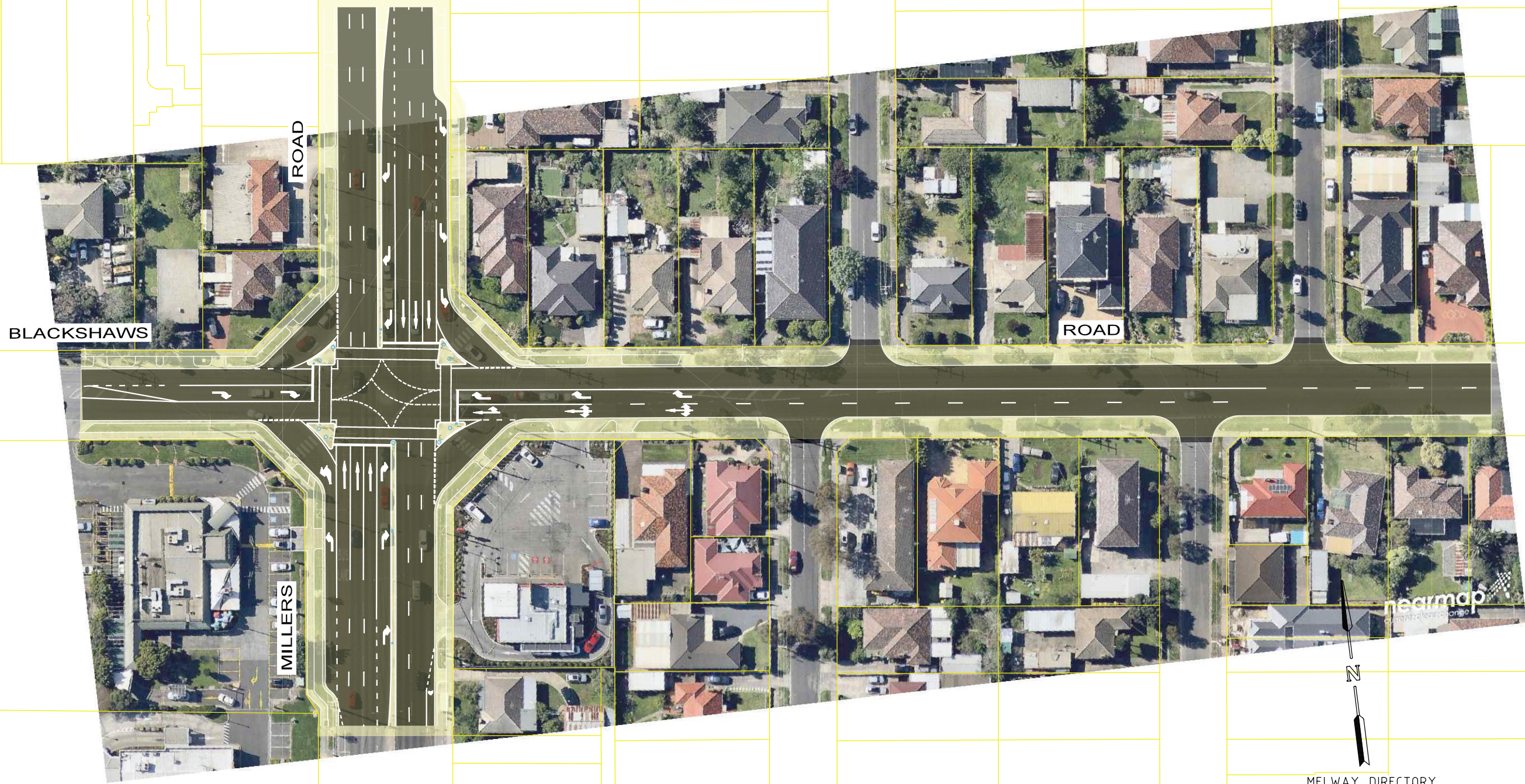
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P.O. Box 417 IVANHOE VIC. 3079
Tel (03) 9490 5900 Fax (03) 9490 5910 www.trafficworks.com.au

CLIENT VICTORIAN PLANNING AUTHORITY

ALTONA NORTH PRECINCT STRUCTURE PLAN - PSP15 CITY OF HOBSON BAY CONCEPT PLAN IN-06			
SCALE	SHEET NO.	DRAWING NO.	ISSUE
1:1000 @ A3	10	162470-CPT-10	P4

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LEGEND

- PAVEMENT
- FOOTPATH / VERGE
- SHARED PATH
- EXISTING PROPERTY BOUNDARIES
- VPA PROPERTY BOUNDARIES

PRELIMINARY PLAN

FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION

DATE OF ISSUE: 25/05/2017

MELWAY DIRECTORY
MAP REFERENCE 55 B-1

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services
shown are approximate only and their exact
position should be proven on site.

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SHEET NO.

11

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162470-CPT-11

ISSUE

P4

ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15
CITY OF HOBSON BAY
CONCEPT PLAN IN-07

ISSUE	APP'D	DATE	AMENDMENT
P4		25.05.17	CLIENT COMMENTS

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P4		25.05.17	CLIENT COMMENTS
ISSUE	APP'D	DATE	AMENDMENT

GENERAL NOTES
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ALTONA NORTH PRECINCT STRUCTURE PLAN - PSP15 CITY OF HOBSON BAY CONCEPT PLAN			
SCALE 1:1000 @ A3	SHEET NO. 12	DRAWING NO. 162470-CPT-12	ISSUE P4

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LEGEND

- PAVEMENT
- FOOTPATH / VERGE
- SHARED PATH
- EXISTING PROPERTY BOUNDARIES
- VPA PROPERTY BOUNDARIES

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 25/05/2017

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**ALTONA NORTH
PRECINCT STRUCTURE PLAN - PSP15**
CITY OF HOBSON BAY
CONCEPT PLAN

SCALE
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SHEET NO.
13

DRAWING NO.
162470-CPT-13

ISSUE
P4

ISSUE	APP'D	DATE	AMENDMENT
P4		25.05.17	CLIENT COMMENTS

DCP Project Number:		RD-01C - North-South (NS) Connector 1 - Construction				
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	1041	m3	30	31,228	
1.3	Set-Out	1	Item	25,000	25,000	
2	ROAD PAVEMENT					
2.1	New pavement	2815	m2	130	365,976	Incls excavation and sub surface drains
2.2	Rehabilitate Existing Pavement		item	50,000	0	Nominal Value
2.3	Raised Ped Crossings		Item	9,500	0	
3	CONCRETE WORKS					
3.1	Kerb and Channel	1104	LM	60	66,240	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	1822	m2	60	109,296	Incls excavation
3.3	Ped Crossing Points	2	Item	5,000	10,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	552	LM	250	138,000	Includes connection to existing drain system Includes flush out pits
4.2	Drainage - pits/junctions	16	No.	2,500	39,429	
4.3	Drainage - Sub-soil drainage	1104	LM	40	44,160	
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	55	No.	200	11,040	Incl top soil/seeding
6.2	Landscaping	2539	m2	25	63,480	
7	STREET LIGHTING				0	
7.1	Street Lighting	6	Item	12,000	73,600	
8	MISCELLANEOUS				0	
8.1	Linemarking	828	Item	5	4,140	
8.2	Regulatory Signage	17	Item	300	4,968	
8.3	Excavation (rock)	422	Item	100	42228	
9	SERVICES				0	
9.1	Services relocation	1	Item	20,000	20,000	
9.2	Services protection		Item	10,000	0	
	SUB-TOTAL WORKS				\$ 1,051,284	
10	DELIVERY					
10.1	VicRoads		%		\$0	
10.2	Council	3.25	%		\$32,339	
10.3	Traffic/Environmental Management	5.5	%		\$54,728	
10.4	Survey/Design	5	%		\$49,753	
10.5	Supervision & Project Management	9	%		\$89,555	
10.6	Site Establishment	2.5	%		\$24,876	
10.7	Contingency	20	%		\$199,011	
	SUB-TOTAL DELIVERY				\$ 450,263	
	TOTAL ESTIMATED COST				\$ 1,501,547	

DCP Project Number: RD-02C - North-South (NS) Connector 2 - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	<u>WORKS</u>					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	841	m3	30	25,235	
1.3	Set-Out	1	Item	25,000	25,000	
2	ROAD PAVEMENT					
2.1	New pavement	2275	m2	130	295,750	
2.2	Rehabilitate Existing Pavement		item	50,000	0	Nominal Value
2.3	Raised Ped Crossings		Item	9,500	0	
3	CONCRETE WORKS					
3.1	Kerb and Channel	650	LM	60	39,000	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	2145	m2	60	128,700	Incls excavation
3.3	Ped Crossing Points	2	Item	5,000	10,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	650	LM	250	162,500	
4.2	Drainage - pits/junctions	19	No.	2,500	46,429	Includes connection to existing drain system
4.3	Drainage - Sub-soil drainage	650	LM	40	26,000	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	43	No.	200	8,667	
6.2	Landscaping	2340	m2	25	58,500	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	7	Item	12,000	86,667	
8	MISCELLANEOUS				0	
8.1	Linemarking	1300	Item	5	6,500	
8.2	Regulatory Signage	28	Item	300	8,357	
8.3	Excavation (rock)	341	Item	100	34125	
9	SERVICES				0	
9.1	Services relocation		Item	35,000	0	
9.2	Services protection		Item	10,000	0	
SUB-TOTAL WORKS					\$ 963,929	
10	<u>DELIVERY</u>					
10.1	VicRoads		%		\$0	
10.2	Council	3.25	%		\$29,695	
10.3	Traffic/Environmental Management	5.5	%		\$50,253	
10.4	Survey/Design	5	%		\$45,685	
10.5	Supervision & Project Management	9	%		\$82,232	
10.6	Site Establishment	2.5	%		\$22,842	
10.7	Contingency	20	%		\$182,739	
SUB-TOTAL DELIVERY					\$ 413,447	
TOTAL ESTIMATED COST					\$ 1,377,376	

DCP Project Number: RD-03C - East West(EW) Connector - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	2112	m3	30	63,360	
1.3	Set-Out	1	Item	25,000	25,000	
2	ROAD PAVEMENT					
2.1	New pavement	5712	m2	130	742,560	Incls excavation and sub surface drains
2.2	Rehabilitate Existing Pavement		item	50,000	0	Nominal Value
2.3	Raised Ped Crossings		Item	9,500	0	
3	CONCRETE WORKS					
3.1	Kerb and Channel	1632	LM	60	97,920	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	5386	m2	60	323,136	Incls excavation
3.3	Ped Crossing Points	2	Item	5,000	10,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	1632	LM	250	408,000	Includes connection to existing drain system Includes flush out pits
4.2	Drainage - pits/junctions	47	No.	2,500	116,571	
4.3	Drainage - Sub-soil drainage	1632	LM	40	65,280	
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	109	No.	200	21,760	Incl top soil/seeding
6.2	Landscaping	5875	m2	25	146,880	
7	STREET LIGHTING				0	
7.1	Street Lighting	18	Item	12,000	217,600	
8	MISCELLANEOUS				0	
8.1	Linemarking	3264	Item	5	16,320	
8.2	Regulatory Signage	70	Item	300	20,983	
8.3	Excavation (rock)	857	Item	100	85680	
9	SERVICES				0	
9.1	Services relocation	7	Item	20,000	140,000	
9.2	Services protection		Item	10,000	0	
SUB-TOTAL WORKS					2,503,551	
10	DELIVERY					
10.1	VicRoads		%		\$0	
10.2	Council	3.25	%		\$78,494	
10.3	Traffic/Environmental Management	5.5	%		\$132,835	
10.4	Survey/Design	5	%		\$120,760	
10.5	Supervision & Project Management	9	%		\$217,367	
10.6	Site Establishment	2.5	%		\$60,380	
10.7	Contingency	20	%		\$483,038	
SUB-TOTAL DELIVERY					\$ 1,092,874	
TOTAL ESTIMATED COST					\$ 3,596,424	

DCP Project Number: IN-01C - Blackshaws Road / NS Connector 1 - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	507	m3	30	15,208	
1.3	Set-Out	1	Item	20,000	20,000	
2	ROAD PAVEMENT					
2.1	New pavement	1371	m2	130	178,230	
2.2	Rehabilitate Existing Pavement	1	m2	50,000	50,000	Nominal Value
3	CONCRETE WORKS					
3.1	Kerb and Channel	650	LM	60	39,000	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	1180	m2	60	70,800	Incls excavation
3.3	Pram Ramps	10	Item	1,500	15,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	300	LM	250	75,000	
4.2	Drainage - pits/junctions	8	No.	1,700	13,600	
4.3	Drainage - Sub-soil drainage	500	LM	40	20,000	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC					
5.1	Traffic Signals	1	Item	180,000	180,000	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Trees	8	Item	200	1,600	
6.2	Landscaping	1010	m2	25	25,250	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	6	Item	15,000	90,000	
8	MISCELLANEOUS				0	
8.1	Linemarking	1	Item	25,000	25,000	
8.2	Regulatory Signage	1	Item	8000	8000	
8.3	Excavation (rock)	206	Item	100	20565	
9	SERVICES					
9.1	Services relocation	1	Item	420,000	420,000	Relocating of poles, relocate sewer, Telstra service chamber and fire hydrant
9.2	Services protection	1	Item	20,000	20,000	
SUB-TOTAL WORKS					1,289,753	
10	DELIVERY					
10.1	VicRoads	1	%		\$12,545	
10.2	Council	3.25	%		\$40,773	
10.3	Traffic/Environmental Management	5.5	%		\$69,000	
10.4	Survey/Design	5	%		\$62,727	
10.5	Supervision & Project Management	9	%		\$112,909	
10.6	Site Establishment	2.5	%		\$31,364	
10.7	Contingency	20	%		\$250,909	
SUB-TOTAL DELIVERY					\$ 580,227	
TOTAL ESTIMATED COST					\$ 1,869,980	

DCP Project Number: IN-02C - Blackshaws Road / NS Connector 2 - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	388	m3	30	11,647	
1.3	Set-Out	1	Item	20,000	20,000	
2	ROAD PAVEMENT					
2.1	New pavement	1050	m2	130	136,500	
2.2	Rehabilitate Existing Pavement	1	m2	50,000	50,000	Nominal Value
3	CONCRETE WORKS					
3.1	Kerb and Channel	250	LM	60	15,000	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	100	m2	60	6,000	Incls excavation
3.3	Pram Ramps	6	Item	1,500	9,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	160	LM	250	40,000	
4.2	Drainage - pits/junctions	6	No.	1,700	10,200	
4.3	Drainage - Sub-soil drainage	231	LM	40	9,240	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC					
5.1	Traffic Signals	1	Item	150,000	150,000	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE					
6.1	Trees	6	No.	200	1,200	
6.2	Landscaping	830	Item	25	20,750	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	9	Item	15,000	135,000	
8	MISCELLANEOUS					
8.1	Linemarking	1	Item	25,000	25,000	
8.2	Regulatory Signage	1	Item	10,000	10,000	
8.3	Excavation (rock)	158	Item	100	15750	
9	SERVICES					Relocation only
9.1	Services relocation	1	Item	500,000	500,000	Relocating of poles, relocate sewer, Telstra service chamber and fire hydrant
9.2	Services protection	1	Item	20,000	20,000	
SUB-TOTAL WORKS					1,187,787	
10	DELIVERY					
10.1	VicRoads	1	%		\$11,561	
10.2	Council	3.25	%		\$37,575	
10.3	Traffic/Environmental Management	5.5	%		\$63,588	
10.4	Survey/Design	5	%		\$57,807	
10.5	Supervision & Project Management	9	%		\$104,053	
10.6	Site Establishment	2.5	%		\$28,904	
10.7	Contingency	20	%		\$231,228	
SUB-TOTAL DELIVERY					\$ 534,715	
TOTAL ESTIMATED COST					\$ 1,722,502	

DCP Project Number: IN-03C - Kyle Road / EW Connector - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	135	m3	30	4,049	
1.3	Set-Out	1	Item	10,000	10,000	
2	ROAD PAVEMENT					
2.1	New pavement	365	m2	130	47,450	Nominal Value
2.2	Rehabilitate Existing Pavement	1	item	50000	50000	
2.3	Raised Ped Crossings	2	Item	9,500	19,000	
3	CONCRETE WORKS					
3.1	Kerb and Channel	250	LM	60	15,000	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	510	m2	60	30,600	Incls excavation
3.3	Pram Ramps	6	Item	1,500	9,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	0	LM	250	0	Includes connection to existing drain system Includes flush out pits
4.2	Drainage - pits/junctions	8	No.	2,500	20,000	
4.3	Drainage - Sub-soil drainage	100	LM	40	4,000	
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals	0	Item	150,000	0	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	6	No.	200	1,200	Incl top soil/seeding and some tree planting
6.2	Landscaping	650	Item	25	16,250	
7	STREET LIGHTING				0	
7.1	Street Lighting	5	Item	15,000	75,000	
8	MISCELLANEOUS				0	
8.1	Linemarking	1	Item	5,500	5,500	
8.2	Regulatory Signage	1	Item	8,000	8,000	
8.3	Excavation (rock)	20	Item	100	2024	
9	SERVICES				0	
9.1	Services relocation	1	Item	110,000	110,000	Relocating of poles, relocate sewer, Telstra pits and overhead power lines
9.2	Services protection	1	Item	10,000	10,000	
SUB-TOTAL WORKS					439,573	
10	DELIVERY					
10.1	VicRoads	1	%		\$4,255	
10.2	Council	3.25	%		\$13,830	
10.3	Traffic/Environmental Management	5.5	%		\$23,404	
10.4	Survey/Design	5	%		\$21,276	
10.5	Supervision & Project Management	9	%		\$38,297	
10.6	Site Establishment	2.5	%		\$10,638	
10.7	Contingency	20	%		\$85,105	
SUB-TOTAL DELIVERY					\$ 196,805	
TOTAL ESTIMATED COST					\$ 636,378	

DCP Project Number: IN-04C - NS Connector 1 / EW Connector - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	399	m3	30	11,980	
1.3	Excavation (mound)	3300	m3	55	181,500	
1.4	Set-Out	1	Item	5,000	5,000	
2	ROAD PAVEMENT					
2.1	New pavement	1080	m2	130	140,400	
2.2	Rehabilitate Existing Pavement	0	item	50,000	0	Nominal Value
2.3	Raised Ped Crossings	1	Item	9,500	9,500	
3	CONCRETE WORKS					
3.1	Kerb and Channel	265	LM	60	15,900	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	715	m2	60	42,900	Incls excavation
3.3	Pram Ramps	6	Item	1,500	9,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	145	LM	250	36,250	
4.2	Drainage - pits/junctions	4	No.	1,700	6,800	Includes connection to drain system
4.3	Drainage - Sub-soil drainage	180	LM	40	7,200	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	6	No.	200	1,200	
6.2	Landscaping	310	Item	25	7,750	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	5	Item	15,000	75,000	
8	MISCELLANEOUS				0	
8.1	Linemarking	1	Item	3,250	3,250	
8.2	Regulatory Signage	1	Item	5,500	5,500	
8.3	Excavation (rock)	162	Item	100	16200	
9	SERVICES				0	services are assumed to be
9.1	Services relocation	0	Item	35,000	0	relocated during demolition
9.2	Services protection	0	Item	10,000	0	of site and preparation for construction
SUB-TOTAL WORKS					577,830	
10	DELIVERY					
10.1	VicRoads	1	%		\$3,794	
10.2	Council	3.25	%		\$12,329	
10.3	Traffic/Environmental Management	5.5	%		\$20,864	
10.4	Survey/Design	5	%		\$18,968	
10.5	Supervision & Project Management	9	%		\$34,142	
10.6	Site Establishment	2.5	%		\$9,484	
10.7	Contingency	20	%		\$75,870	
SUB-TOTAL DELIVERY					\$ 175,449	
TOTAL ESTIMATED COST					\$ 753,279	

DCP Project Number: IN-05C - NS Connector 2 / EW Connector - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	399	m3	30	11,980	
1.3	Set-Out	1	Item	5,000	5,000	
2	ROAD PAVEMENT					
2.1	New pavement	1080	m2	130	140,400	Incls excavation and sub surface drains
2.2	Rehabilitate Existing Pavement	0	item	50000	0	Nominal Value
2.3	Raised Ped Crossings	1	Item	9,500	9,500	
3	CONCRETE WORKS					
3.1	Kerb and Channel	265	LM	60	15,900	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	715	m2	60	42,900	Incls excavation
3.3	Pram Ramps	6	Item	1,500	9,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	145	LM	250	36,250	
4.2	Drainage - pits/junctions	4	No.	1,700	6,800	Includes connection to drain system
4.3	Drainage - Sub-soil drainage	180	LM	40	7,200	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	6	No.	200	1,200	
6.2	Landscaping	310	Item	25	7,750	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	5	Item	15,000	75,000	
8	MISCELLANEOUS				0	
8.1	Linemarking	1	Item	3,250	3,250	
8.2	Regulatory Signage	1	Item	5,500	5,500	
8.3	Excavation (rock)	162	Item	100	16200	
9	SERVICES				0	Services are assumed to be relocated during demolition of site and preparation for construction.
9.1	Services relocation	0	Item	35,000	0	
9.2	Services protection	0	Item	10,000	0	
SUB-TOTAL WORKS					396,330	
10	DELIVERY					
10.1	VicRoads	1	%		\$3,794	
10.2	Council	3.25	%		\$12,329	Traffic management could be discounted should construction occur during road construction
10.3	Traffic/Environmental Management	5.5	%		\$20,864	
10.4	Survey/Design	5	%		\$18,968	
10.5	Supervision & Project Management	9	%		\$34,142	
10.6	Site Establishment	2.5	%		\$9,484	
10.7	Contingency	20	%		\$75,870	
SUB-TOTAL DELIVERY					\$ 175,449	
TOTAL ESTIMATED COST					\$ 571,779	

DCP Project Number: IN-06C - NS Connector 2 / New Street - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	WORKS					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction					
1.2	Pavement Excavation	359	m3	30	10,760	
1.3	Set-Out	1	Item	5,000	5,000	
2	ROAD PAVEMENT					
2.1	New pavement	970	m2	130	126,100	
2.2	Rehabilitate Existing Pavement	0	item	50000	0	Nominal Value
2.3	Speed Cushions	4	Item	2,200	8,800	
3	CONCRETE WORKS					
3.1	Kerb and Channel	265	LM	60	15,900	Incls excavation
3.2	H.S areas (Pedestrian & Cycle Paths etc)	600	m2	60	36,000	Incls excavation
3.3	Pram Ramps	8	Item	1,500	12,000	Incls excavation
4	DRAINAGE					
4.1	Drainage - pipes	145	LM	250	36,250	
4.2	Drainage - pits/junctions	4	No.	1,700	6,800	Includes connection to drain system
4.3	Drainage - Sub-soil drainage	300	LM	40	12,000	Includes flush out pits
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals		Item	150,000	0	Inc new lanterns/controller mod and installation
5.2	Traffic Safety (RSA)	1	Item	2,500	2,500	
6	LANDSCAPE				0	
6.1	Trees	8	No.	200	1,600	
6.2	Landscaping	310	Item	25	7,750	Incl top soil/seeding
7	STREET LIGHTING				0	
7.1	Street Lighting	5	Item	15,000	75,000	
8	MISCELLANEOUS				0	
8.1	Linemarking	1	Item	3,250	3,250	
8.2	Regulatory Signage	1	Item	5,500	5,500	
8.3	Excavation (rock)	146	Item	100	14550	
9	SERVICES					
9.1	Services relocation	1	Item	90,000	90,000	Services are assumed to be relocated during demolition of site and preparation for construction.
9.2	Services protection	0	Item	10,000	0	
SUB-TOTAL WORKS					469,760	
10	DELIVERY					
10.1	VicRoads	1	%		\$4,540	
10.2	Council	3.25	%		\$14,755	
10.3	Traffic/Environmental Management	5.5	%		\$24,970	
10.4	Survey/Design	5	%		\$22,700	
10.5	Supervision & Project Management	9	%		\$40,860	
10.6	Site Establishment	2.5	%		\$11,350	
10.7	Contingency	20	%		\$90,800	
SUB-TOTAL DELIVERY					\$ 209,975	
TOTAL ESTIMATED COST					\$ 679,735	

DCP Project Number: IN-07C - Blackshaws Road / Millers Road - Construction						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
	<u>WORKS</u>					
1	SITEWORKS AND EARTHWORKS					
1.1	Preconstruction	1	Item	1,200	1,200	VicRoads approvals
1.2	Earthworks		m3		0	
1.3	Set-Out		Item	5,000	0	
2	ROAD PAVEMENT					
2.1	New pavement		m2	130	0	
2.2	Rehabilitate Existing Pavement		item	50,000	0	
2.3	Raised Ped Crossings		Item	9,500	0	
3	CONCRETE WORKS					
3.1	Kerb and Channel		LM	60	0	
3.2	H.S areas (Pedestrian & Cycle Paths etc)		m2	60	0	
4.2	Pram Ramps		Item	1,500	0	
4	DRAINAGE					
4.1	Drainage - pipes		LM	320	0	
4.2	Drainage - pits/junctions		No.	1,700	0	
4.3	Drainage - Sub-soil drainage		LM		0	
4.4	Drainage - WSUD		Item		0	
4.5	Drainage - Miscellaneous		Item		0	
5	TRAFFIC				0	
5.1	Traffic Signals	1	Item	10,000	10,000	Prom Upgrade and installation
5.2	Traffic Safety (RSA)		Item	2,500	0	
6	LANDSCAPE				0	
6.1	Trees		No.		0	
6.2	Landscaping		Item	25	0	
7	STREET LIGHTING				0	
7.1	Street Lighting		Item	15,000	0	
8	MISCELLANEOUS				0	
8.1	Linemarking	250	Item	10	2500	
8.2	Pavement Arrows	6	Item	250	1500	
8.3	Linemarking Water/sand blasting	250	Item	10	2500	
9	SERVICES				0	
9.1	Services relocation		Item	35,000	0	
9.2	Services protection		Item	10,000	0	
SUB-TOTAL WORKS					17,700	
10	<u>DELIVERY</u>					
10.1	VicRoads	1	%		\$165	Traffic Signal Plan Update
10.2	Council	3.25	%		\$536	
10.3	Traffic/Environmental Management	5.5	%		\$908	
10.4	Survey/Design	5	%		\$825	
10.5	Supervision & Project Management	9	%		\$1,485	
10.6	Site Establishment	2.5	%		\$413	
10.7	Contingency	20	%		\$3,300	
SUB-TOTAL DELIVERY					\$ 7,631	
TOTAL ESTIMATED COST					\$ 25,331	

6.3 APPENDIX 3 –PROJECT COST SHEETS FOR COMMUNITY INFRASTRUCTURE AND SPORTING RESERVE PROJECTS

**Altona North Precinct
Community, Recreation and Amenity Infrastructure
CI-01C - Construction of Community Centre**

Date: 15 May 2017

Contract No: 12652

Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	INDOOR FLOOR AREA					
1.1	Foyer	15	sq.m	\$ 2,000	\$ 30,000	
1.2	Reception Desk	12	sq.m	\$ 2,300	\$ 27,600	
1.3	Community Congregation Area	50	sq.m	\$ 2,000	\$ 100,000	
1.4	Kindergarten Room (2 Rooms x 33 Children)	264	sq.m	\$ 2,500	\$ 660,000	
1.5	Community Meeting Space	250	sq.m	\$ 2,000	\$ 500,000	
1.6	Meeting Rooms	24	sq.m	\$ 2,500	\$ 60,000	
1.7	Kitchenettes (x3)	24	sq.m	\$ 2,800	\$ 67,200	
1.8	Office	12	sq.m	\$ 2,500	\$ 30,000	
1.9	Staff Room	20	sq.m	\$ 2,500	\$ 50,000	
1.10	Children's Toilet	66	sq.m	\$ 2,800	\$ 184,800	
1.11	Public Toilets	64	sq.m	\$ 2,800	\$ 179,200	
1.12	First Aid Room	12	sq.m	\$ 2,800	\$ 33,600	
1.13	Circulation, Storage & Service Cupboards	100	sq.m	\$ 2,100	\$ 210,000	
				SUB TOTAL	\$ 2,132,400	
2	OUTDOOR FLOOR AREA					
2.1	Canopy & Verandah	40	sq.m	Item	\$ 20,000	
2.2	Outdoor Play Space & Playground	800	sq.m	Item	\$ 100,000	Allowance for Grassed Area and Playground Equipment
				SUB TOTAL	\$ 120,000	
3	DELIVERY					
3.1	Council Fees	1	Item	3.25%	\$ 73,203	
3.2	Authority Fees	1	Item	1%	\$ 22,524	
3.3	Traffic Management	1	Item	2%	\$ 45,048	
3.4	Environmental Management	1	Item	0.50%	\$ 11,262	
3.5	Survey / Design	1	Item	5%	\$ 112,620	
3.6	Supervision & Project Management	1	Item	10%	\$ 225,240	
3.7	Site Establishment	1	Item	2.50%	\$ 56,310	
3.8	Contingency	1	Item	20%	\$ 450,480	
				SUB TOTAL	\$ 996,687	
4	TOTAL ESTIMATE COST				\$ 3,249,087	

**Altona North Precinct
Community, Recreation and Amenity Infrastructure
SR-1 - Development of Sporting Surface**

AFL Sports Oval, Associated Infrastructure and Carpark
Estimate based on flat site conditions.

Date: 15 May 2017

Contract No: 12652

Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	PRE-CONSTRUCTION					
1.1	Site Preparation	31500	sq.m	\$ 2.50	\$ 78,750	Strip vegetation 150mm depth, spread and level on site
2	AFL OVAL					
2.1	Bulk Earthworks	7800	cu.m	\$ 40	\$ 312,000	600mm Depth
2.2	Sandy Loam	5200	cu.m	\$ 35	\$ 182,000	400mm Depth
2.3	Top Soil & Seeding	2600	cu.m	\$ 45	\$ 117,000	200mm Depth
2.4	Goal Post Set	2	Item	\$ 8,000	\$ 16,000	
2.5	Irrigation & Drainage	1	Item	\$ 80,000	\$ 80,000	
2.6	Perimeter Fencing	420	l.m	\$ 80	\$ 33,600	1.2m high galvanise mesh fence
2.7	Coaches Box, Seats, etc.	3	Item	\$ 10,000	\$ 30,000	Coaches plus support
2.8	Lighting	1	Item	\$ 500,000	\$ 500,000	As per Community Sporting Facility Lighting Guide
3	MULTI PURPOSE RECREATIONAL SPACE					
3.1	Bulk Earthworks	2775	cu.m	\$ 30	\$ 83,250	Assumed cut to fill
3.2	Top Soil & Seeding	2775	cu.m	\$ 40	\$ 111,000	150mm depth
4	CARPARK					
4.1	Bulk Earthworks	700	cu.m	\$ 15	\$ 10,500	Cut only
4.2	Sealed Pavement	2000	sq.m	\$ 65	\$ 130,000	Approximately 50 Carparks
4.3	Kerb and Channel	500	l.m	\$ 80	\$ 40,000	
4.4	Drainage Pipes and Pits	250	l.m	\$ 400	\$ 100,000	
4.5	Linemarking/Signage	1	Item	\$ 10,000	\$ 10,000	
5	ACCESS ROAD					
5.1	Access road from Future Road to Site Carpark, say	1	Item	\$ 400,000	\$ 400,000	
6	LANDSCAPING					
6.1	General Landscaping	1	Item	\$ 200,000	\$ 200,000	
SUB TOTAL					\$ 2,434,100	
7	DELIVERY					
7.1	Council Fees	1	Item	3.25%	\$ 79,108	
7.2	Authority Fees	1	Item	1%	\$ 24,341	
7.3	Traffic Management	1	Item	2%	\$ 48,682	
7.4	Environmental Management	1	Item	0.50%	\$ 12,171	
7.5	Survey / Design	1	Item	5%	\$ 121,705	
7.6	Supervision & Project Management	1	Item	10%	\$ 243,410	
7.7	Site Establishment	1	Item	2.50%	\$ 60,853	
7.8	Contingency	1	Item	20%	\$ 486,820	
SUB TOTAL					\$ 1,077,089	
8	TOTAL ESTIMATE COST				\$ 3,511,189	

**Altona North Precinct
Community, Recreation and Amenity Infrastructure
SR-2 - Construction of Sporting Pavilion**

Pavilion only. Associated Infrastructure and Carparking provided within Development Sporting Surface
Areas and Costs based on AFL Preferred Facility Guidelines for State, Regional and Local Facilities.

Date: 15 May 2017

Contract No: 12652

Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	SPORTING PAVILION					
1.1	Function Room	63	sq.m	\$ 2,500	\$ 157,500	
1.2	Change Rooms	4	Item	\$ 135,000	\$ 540,000	50 sq.m per Change Room
1.3	Players Amenities	4	Item	\$ 90,000	\$ 360,000	25 sq.m per Amenity
1.4	Public Toilets	35	sq.m	\$ 2,800	\$ 98,000	
1.5	Kitchen/Kiosk	20	sq.m	\$ 3,000	\$ 60,000	
1.6	Umpire Rooms, First Aid, Cleaner	1	Item	\$ 70,000	\$ 70,000	20 sq.m
1.7	Outside Covered Area	85	sq.m	\$ 2,000	\$ 170,000	
1.8	Storage	20	sq.m	\$ 2,100	\$ 42,000	
				SUB TOTAL	\$ 1,497,500	
2	DELIVERY					
7.1	Council Fees	1	Item	3.25%	\$ 48,669	
7.2	Authority Fees	1	Item	1%	\$ 14,975	
7.3	Traffic Management	1	Item	2%	\$ 29,950	
7.4	Environmental Management	1	Item	0.50%	\$ 7,488	
7.5	Survey / Design	1	Item	5%	\$ 74,875	
7.6	Supervision & Project Management	1	Item	10%	\$ 149,750	
7.7	Site Establishment	1	Item	2.50%	\$ 37,438	
7.8	Contingency	1	Item	20%	\$ 299,500	
				SUB TOTAL	\$ 662,644	
3	TOTAL COST ESTIMATE				\$ 2,160,144	

**Altona North Precinct
Community, Recreation and Amenity Infrastructure
AM-1 - Improvements to Linear Reserve**

Date: 15 May 2017

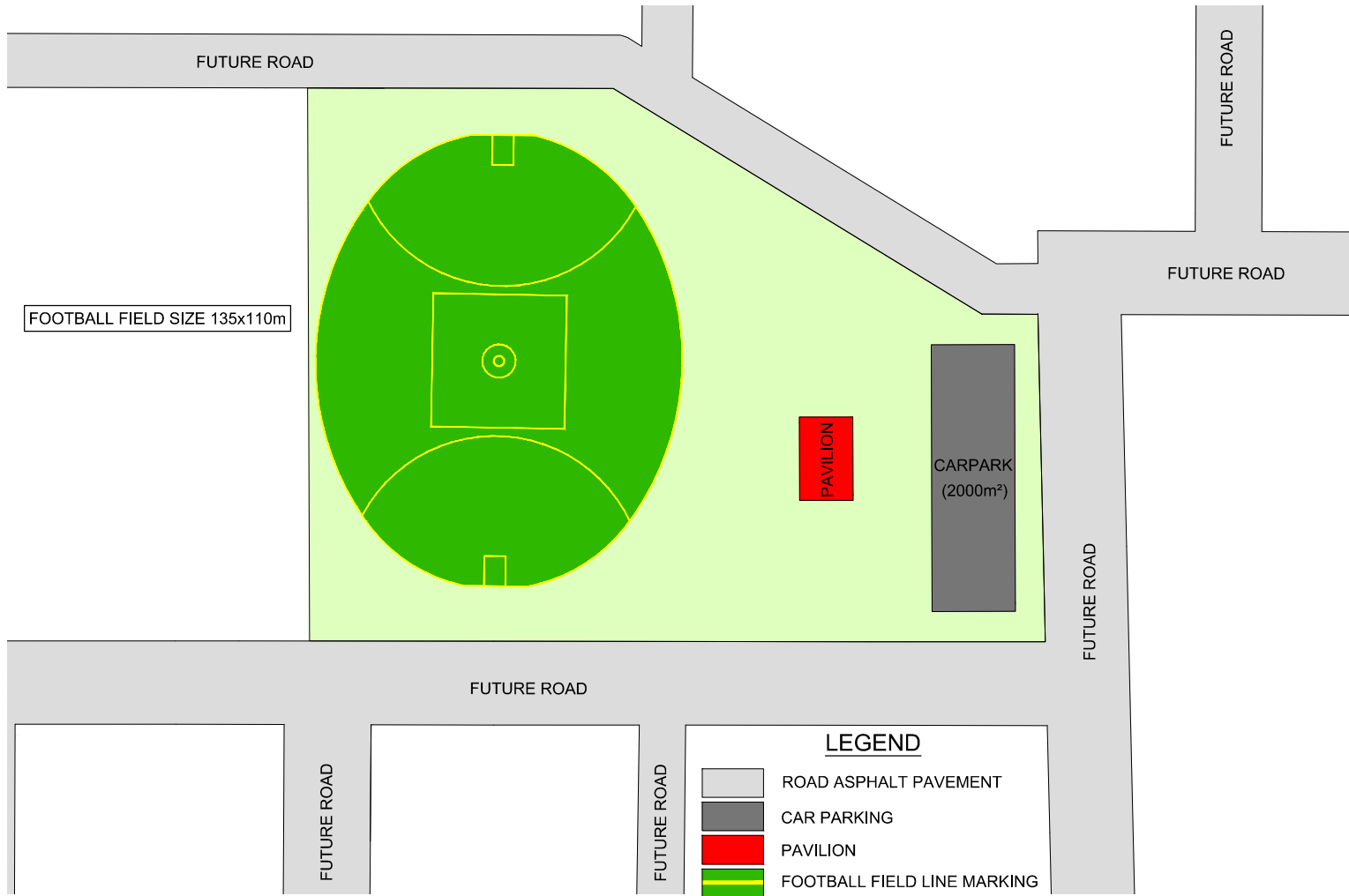
Contract No: 12652

Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	DRAINAGE RESERVE					
1.1	Shared Footpath	550	l.m	\$ 160.00	\$ 88,000	3m in Width
1.2	Landscaping	10800	sq.m	\$ 10.00	\$ 108,000	
				SUB TOTAL	\$ 196,000	
2	DELIVERY					
2.1	Council Fees	1	Item	3.25%	\$ 6,370.00	
2.2	Authority Fees	1	Item	1%	\$ 1,960.00	
2.3	Traffic Management	1	Item	2%	\$ 3,920.00	
2.4	Environmental Management	1	Item	0.50%	\$ 980.00	
2.5	Survey / Design	1	Item	5%	\$ 9,800.00	
2.6	Supervision & Project Management	1	Item	10%	\$ 19,600.00	
2.7	Site Establishment	1	Item	2.50%	\$ 4,900.00	
2.8	Contingency	1	Item	20%	\$ 39,200.00	
				SUB TOTAL	\$ 86,730	
3	TOTAL COST ESTIMATE				\$ 282,730	

ALTONA NORTH P15

Altona North Precinct Community, Recreation and Amenity Infrastructure SR-2 - Construction of Sporting Pavilion						
Pavilion only. Associated Infrastructure and Carparking provided within Development Sporting Surface Areas and Costs based on AFL Preferred Facility Guidelines for State, Regional and Local Facilities.						
Date: 15 May 2017			Contract No: 12652			
Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	SPORTING PAVILION					
1.1	Function Room	63	sq.m	\$ 2,500	\$ 157,500	
1.2	Change Rooms	4	Item	\$ 135,000	\$ 540,000	50 sq.m per Change Room
1.3	Players Amenities	4	Item	\$ 90,000	\$ 360,000	25 sq.m per Amenity
1.4	Public Toilets	35	sq.m	\$ 2,800	\$ 98,000	
1.5	Kitchen/Kiosk	20	sq.m	\$ 3,000	\$ 60,000	
1.6	Umpire Rooms, First Aid, Cleaner	1	Item	\$ 70,000	\$ 70,000	20 sq.m
1.7	Outside Covered Area	85	sq.m	\$ 2,000	\$ 170,000	
1.8	Storage	20	sq.m	\$ 2,100	\$ 42,000	
				SUB TOTAL	\$ 1,497,500	
2	DELIVERY					
7.1	Council Fees	1	Item	3.25%	\$ 48,669	
7.2	Authority Fees	1	Item	1%	\$ 14,975	
7.3	Traffic Management	1	Item	2%	\$ 29,950	
7.4	Environmental Management	1	Item	0.50%	\$ 7,488	
7.5	Survey / Design	1	Item	5%	\$ 74,875	
7.6	Supervision & Project Management	1	Item	10%	\$ 149,750	
7.7	Site Establishment	1	Item	2.50%	\$ 37,438	
7.8	Contingency	1	Item	20%	\$ 299,500	
				SUB TOTAL	\$ 662,644	
3	TOTAL COST ESTIMATE				\$ 2,160,144	

Altona North Precinct Community, Recreation and Amenity Infrastructure SR-1 - Development of Sporting Surface						
AFL Sports Oval, Associated Infrastructure and Carpark Estimate based on flat site conditions.						
Date: 15 May 2017			Contract No: 12652			
Item	Description of Works	Quantity	Unit	Rate	Amount	Comments
1	PRE-CONSTRUCTION					
1.1	Site Preparation	31500	sq.m	\$ 2.50	\$ 78,750	Strip vegetation 150mm depth, spread and level on site
2	AFL OVAL					
2.1	Bulk Earthw orks	7800	cu.m	\$ 40	\$ 312,000	600mm Depth
2.2	Sandy Loam	5200	cu.m	\$ 35	\$ 182,000	400mm Depth
2.3	Top Soil & Seeding	2600	cu.m	\$ 45	\$ 117,000	200mm Depth
2.4	Goal Post Set	2	Item	\$ 8,000	\$ 16,000	
2.5	Irrigation & Drainage	1	Item	\$ 80,000	\$ 80,000	
2.6	Perimeter Fencing	420	l.m	\$ 80	\$ 33,600	1.2m high galvanise mesh fence
2.7	Coaches Box , Seats, etc.	3	Item	\$ 10,000	\$ 30,000	Coaches plus support
2.8	Lighting	1	Item	\$ 500,000	\$ 500,000	As per Community Sporting Facility Lighting Guide
3	MULTI PURPOSE RECREATIONAL SPACE					
3.1	Bulk Earthw orks	2775	cu.m	\$ 30	\$ 83,250	Assumed cut to fill
3.2	Top Soil & Seeding	2775	cu.m	\$ 40	\$ 111,000	150mm depth
4	CARPARK					
4.1	Bulk Earthw orks	700	cu.m	\$ 15	\$ 10,500	Cut only
4.2	Sealed Pavement	2000	sq.m	\$ 65	\$ 130,000	Approximately 50 Carparks
4.3	Kerb and Channel	500	l.m	\$ 80	\$ 40,000	
4.4	Drainage Ppes and Pits	250	l.m	\$ 400	\$ 100,000	
4.5	Linemarking/Signage	1	Item	\$ 10,000	\$ 10,000	
5	ACCESS ROAD					
5.1	Access road from Future Road to Site Carpark, say	1	Item	\$ 400,000	\$ 400,000	
6	LANDSCAPING					
6.1	General Landscaping	1	Item	\$ 200,000	\$ 200,000	
				SUB TOTAL	\$ 2,434,100	
7	DELIVERY					
7.1	Council Fees	1	Item	3.25%	\$ 79,108	
7.2	Authority Fees	1	Item	1%	\$ 24,341	
7.3	Traffic Management	1	Item	2%	\$ 48,682	
7.4	Environmental Management	1	Item	0.50%	\$ 12,171	
7.5	Survey / Design	1	Item	5%	\$ 121,705	
7.6	Supervision & Project Management	1	Item	10%	\$ 243,410	
7.7	Site Establishment	1	Item	2.50%	\$ 60,853	
7.8	Contingency	1	Item	20%	\$ 486,820	
				SUB TOTAL	\$ 1,077,089	
8	TOTAL ESTIMATE COST				\$ 3,511,189	



ALTONA NORTH PRECINCT COMMUNITY,
RECREATION AND AMENITY
SCALE: 1:1000/1:2000 A1/A3
REVISION: B
DATE: 15/05/17
DRAWING No: 12652SK01
DRAWN BY: B.SHADE

