Cranbourne North Precinct Structure Plan
DEVELOPMENT CONTRIBUTIONS PLAN

June 2011

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CONTENTS

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PURPOSE

The Cranbourne North Precinct Stucture Plan Development Contributions Plan June 2011 (the DCP), has been prepared by the Growth Areas Authority with the assistance of the City of Casey, Government agencies, service authorities and major stakeholders. The DCP:

Outlines projects required to ensure that future residents, visitors and workers in the area can be provided with timely access to infrastructure and services necessary to support a quality, affordable lifestyle.

Establishes a framework for development proponents to make a financial contribution towards the cost of the identified infrastructure projects. It ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community.

Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects. In this way, it provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

REPORT STRUCTURE

THIS DOCUMENT COMPRISES THREE PARTS:

PART ONE

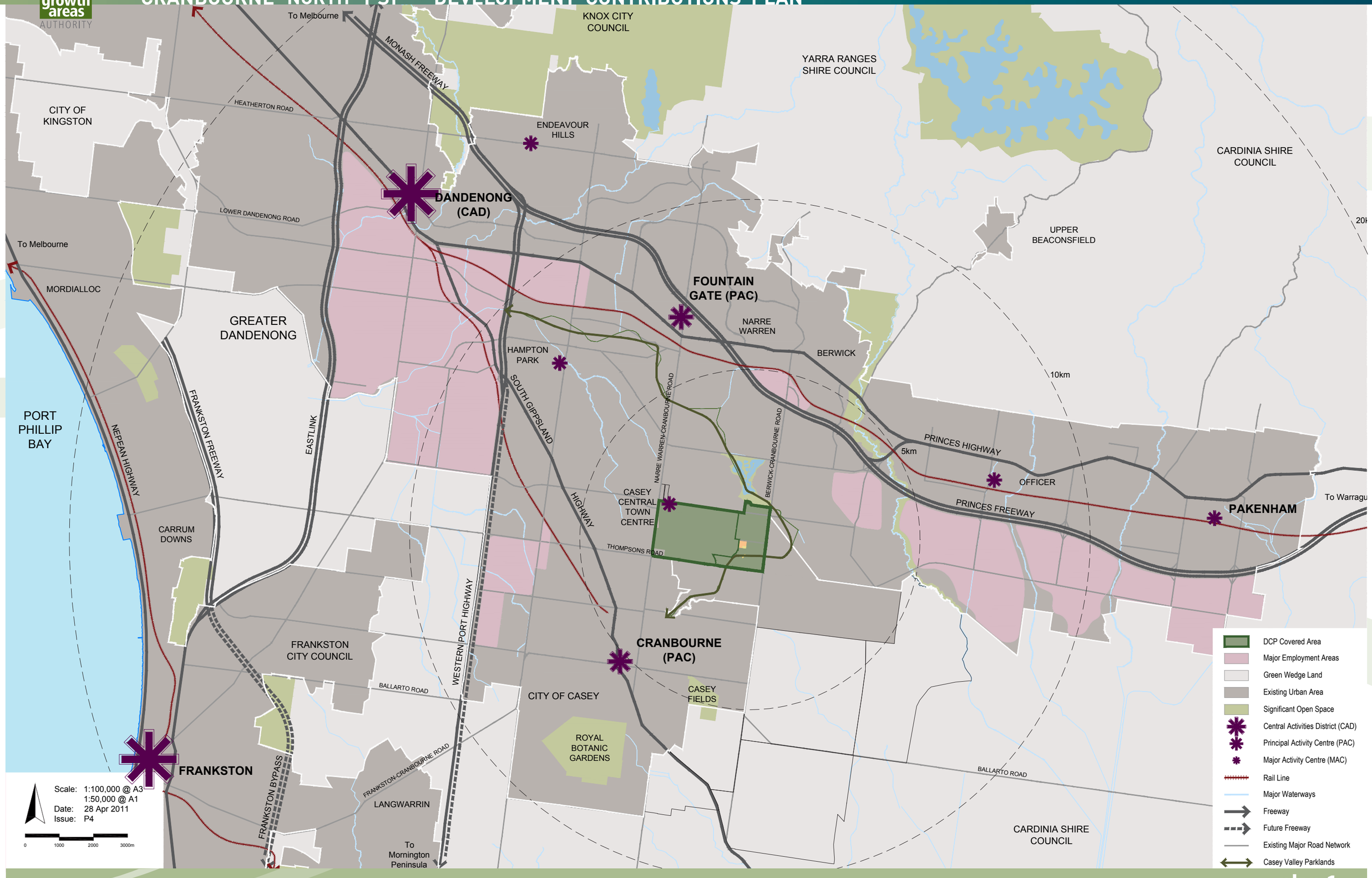
Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the Cranbourne North Strategic Plans and justification for the various infrastructure projects included in the Development Contributions Plan.

PART TWO

Part 2 sets out how the development contributions are calculated and costs apportioned.

PART THREE

Part 3 focuses on administration and implementation of the Development Contributions Plan.



plan 1

regional context

cranbourne north PSP development contributions plan

1.0 PART 1: STRATEGIC BASIS

The strategic basis for the DCP is established by the State and Local Planning Policy Framework of the Casey Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Cranbourne North Strategic Plans, which collectively set out a broad, long term vision for the sustainable development of the area.

The Growth Area Framework Plans, September 2006, have been incorporated into the Victoria Planning Provisions and illustrate the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services including the regional open space network, the location of public transport networks, freeways and arterial roads.

The Cranbourne North Strategic Plans (refer to 1.2 below) have been developed following a comprehensive planning process and provide a greater level of detail to guide the development of the area.

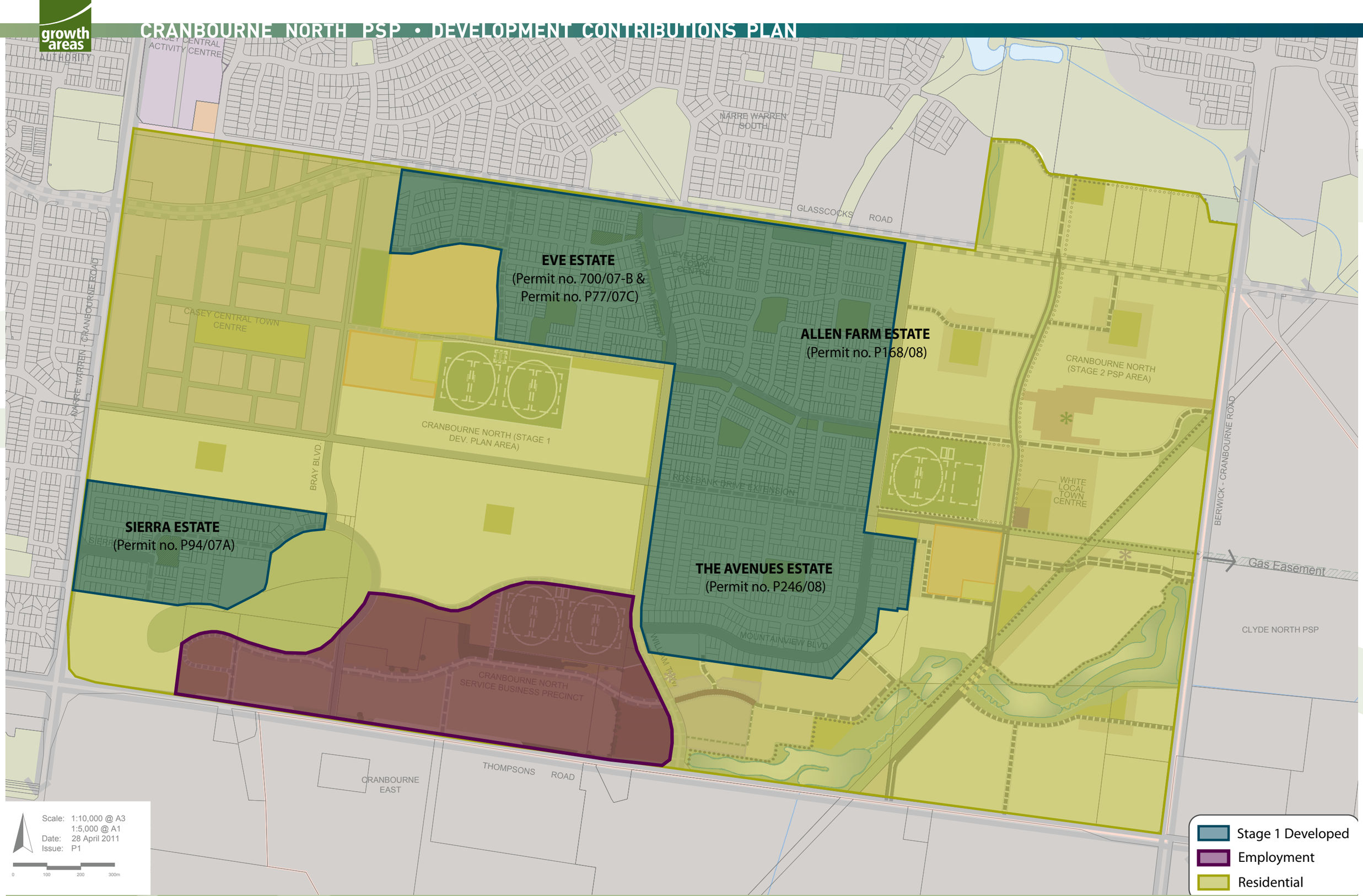
1.1 PLANNING AND ENVIRONMENT ACT 1987

This 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 Casey Planning Scheme as well as Victorian Government 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.

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

The DCP is linked to Schedule 11 to the Development Contributions Plan Overlay in the Casey Planning Scheme.



plan 2

charge area

cranbourne north PSP development contributions plan

1.2 CRANBOURNE NORTH STRATEGIC PLANS

Strategic planning for the two square miles of land bounded by Narre Warren-Cranbourne Road to the west, Glasscocks Road to the north, Berwick-Cranbourne Road to the east and Thompsons Road to the south is being undertaken in four stages through four separate but related strategic plans (refer Plan 2):

- Casey Central Town Centre Plan.
- Cranbourne North Development Plan.
- Cranbourne North Stage 2 Precinct Structure Plan.
- Cranbourne North Service Business Development Plan.

The Cranbourne North Strategic Plans establish the future urban structure of the new community which comprises a range of networks including: transport, open space and active recreation, social infrastructure, activity centres, residential neighbourhoods and places for local employment (Refer Plan 2).

The need for the infrastructure has been determined according to the anticipated development scenario for Cranbourne North as described in the Cranbourne North Strategic Plans. The DCP emanates from these Plans which provide the rationale and justification for infrastructure items that have been included within the DCP. Accordingly, the DCP is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

THE CASEY CENTRAL TOWN CENTRE PLANS

The Casey-Cardinia Growth Area Framework Plan designates the Casey Central Town Centre as a Major Activity Centre. Planning for this centre has proceeded in two parts: the northern and southern sections.

The initial planning for the northern section occurred during the 1990s, culminating in the northern area being rezoned to a Business 1 Zone in the late 1990's through an amendment to the Casey Planning Scheme. The initial planning was focused on facilitating the development of a sub-regional retail centre and was prior to the release of Melbourne 2030 which encourages mixed use town centre development. This land is not included within this DCP as arrangements for infrastructure provision are being managed through the planning permit process and via a section 173 Agreement which was executed at the time of the initial rezoning. The agreement provided for contributions for road works and land for a major community facility.

In 2004, the City of Casey prepared a preliminary Casey Central Town Centre Concept as part of its work on the Cranbourne North Development Plan. This concept plan was developed for the southern section of the town centre through this process, longer term development options for the northern section of the centre were also investigated. The planning sought to create a substantial mixed use town centre to the south of Glasscocks Road in a manner consistent with the Melbourne 2030 directions.

In 2009, the City of Casey approved a revised Development Plan for the northern section. This plan sought to broaden the use base of the centre and to allow for long term growth. The Development Plan was approved pursuant to Development Plan Overlay 1 of the Casey Planning Scheme. In approving the plan, the City included the original concept for the southern section as a policy for that part of the town centre – pending the development of more formalized plans for the centre.

The initial concept plans have been used as a basis for the preparation of this DCP. The plans provide a high level urban structure which allow for arterial roads and connector streets to be confirmed so that an overall development contribution can be settled. The GAA has estimated that a long term population of 3,200 people can be expected in the town centre when it is fully developed.

CRANBOURNE NORTH DEVELOPMENT PLAN

The original Cranbourne North Development Plan was prepared in 2004/2005, and linked to the planning scheme via Amendment C75 to the Casey Planning Scheme in early 2007. The Cranbourne North DCP was prepared concurrently with the original Development Plan and was also approved and incorporated into the planning scheme in early 2007.

In 2009/2011, the GAA led the development of the Cranbourne North Stage 2 PSP in partnership with Casey City Council (refer discussion below). During the course of the preparation of this PSP, the GAA and Casey City Council carried out a high level review of the urban structure of the Cranbourne North Development Plan area. The opportunity to improve open space/recreation facility planning was used to ensure that the remaining urban area still to be developed met contemporary standards. The GAA estimates that the area will be home to around 5,800 people when it is fully developed. A review of the former Cranbourne North Development Contributions Plan was undertaken.

This DCP is a result of the urban structure and infrastructure funding review and will ensure that future development in the area makes an appropriate financial contribution towards the timely provision of important local infrastructure and services.

CRANBOURNE NORTH STAGE 2 PRECINCT STRUCTURE PLAN

This PSP will facilitate urban development in the remainder of the area included within the Urban Growth Zone in the Cranbourne North strategic planning area. The GAA estimates that the PSP will eventually be home to around 5,800 people when it is fully developed. This PSP is to be incorporated into the Casey Planning Scheme via Amendment C125. This DCP was also introduced through Amendment C125 to provide for a financial contribution from new development towards important infrastructure and services.

CRANBOURNE NORTH SERVICE BUSINESS DEVELOPMENT PLAN

Between 2008-2010, Casey City Council led the preparation of the Cranbourne North Service Business Development Plan. The original Development Plan was exhibited as part of Amendment C113 to the Casey Planning Scheme in September 2008. A number of submissions were received to the exhibited Amendment. As a consequence of submissions, Casey Council revised the Development Plan and re-exhibited Amendment C113 in April 2010.

This DCP also provides for new development within the Service Business area to make a financial contribution towards the provision of infrastructure and services required for the broader Cranbourne North strategic planning area.

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Planning and Environment Act 1987 the Cranbourne North Development Contributions Plan applies to land shown in Plan 1. The area is also clearly indicated in the relevant Development Contributions Plan Overlay in the Casey Planning Scheme.

The DCP applies to approximately 556 gross hectares of land as shown in Plan 1. The total estimated Net Developable Area of the DCP area is 436 hectares.

The Development Contributions Plan area includes three types of development: residential, employment and 'stage 1 developed'.

Employment is all development within the Cranbourne North Service Business Development Plan area. This area will not include any residential development and will therefore only contribute towards road, intersection and structure planning preparation projects. The employment land is estimated to yield 37 net developable hectares when fully developed.

'Stage 1 developed' land is land which has been developed for urban purposes within the area of DCPO11

The other development in the DCP area is defined as residential.

Table 1: Status of projects in the Former Cranbourne North DCP, 2007

PROJECT REFERENCE	PROJECT DESCRIPTION	PROJECT STATUS
CI CF 1	Tennis facilities in district park adjoining secondary college.	Project not commenced. Project deleted. New tennis facility project is included in this DCP as project AR07.
CI CF 14b	Base and major pavilions in district park (associated with DI OS 14b).	Project not commenced. Project deleted. New district park facilities are included in this DCP.
CI CF 15b	Base pavilions in district park (associated with DI OS 14a).	Project not commenced. Project deleted. New pavilion facilities are included in this DCP.
CI CF 16b	Major pavilion adjacent to Hilltop Park.	Project not commenced. Project deleted. New pavilion facilities are included in this DCP.
DI CF 4	Western multi-purpose community centre.	Project not commenced. Project deleted. New community centre projects are included in this DCP.
DI CF 5	Eastern multi-purpose community centre.	Project not commenced. Project deleted. New community centre projects are included in this DCP.
DI LA 6	Western community centre site, 0.9 hectares.	Project not commenced. Project deleted. New community centre projects are included in this DCP.
DI LA 7	Eastern community centre site, 0.9 hectares.	Project not commenced. Project deleted. New community centre projects are included in this DCP.
DI LA 8	Land for Glasscocks Road affected by Public Acquisition Overlay.	Project not commenced. Project has been re-scoped based on updated alignment and cross-section of Glasscocks Road. Project now included in this DCP as RD01.
DI LA 9	Land for William Thwaites Boulevard (widening to accommodate future traffic volumes) between the former UGB and Thompsons Road	Project completed. Retain project in the revised DCP to ensure remaining contributions are collected. Project now included in this DCP as RD03.
DI LA 10	Land for north south collector road along the eastern boundary of the recreation reserve, outside the former UGB.	Project not commenced. Project has been re-scoped based on updated alignment and cross section of road. Project now included in this DCP as RD04.
DI LA 11	Land for Hill Top Park: 6.7 hectares within the buffer.	Project partially completed. Retain project in the revised DCP to ensure remaining contributions are collected. Project now included in this DCP as OS01
DI LA 12	Land required for road widening of Glasscocks Road (1.2 hectares required).	Project partially completed. Retain project in the revised DCP to ensure remaining contributions are collected. Project now included in this DCP as RD02.
DI LA 13	Land required for road widening of Narre Warren-Cranbourne Road (1.8 hectares required).	Project partially completed. Project removed from DCP.
DI OS 14a	District park adjoining secondary college sports and recreation facilities.	Project not commenced. Project deleted. New district park facilities are included in this DCP.
DI OS 15a	District park adjoining primary school sports and recreation facilities.	Project not commenced. Project deleted. New district park facilities are included in this DCP.
DI OS 16a	Sports and recreation facilities adjacent to Hilltop Park.	Project not commenced. Project deleted. New district park facilities are included in this DCP.
DI OS 17	Embellishment of Hilltop Park.	Project not commenced. Project still required. Project included in this DCP as OS02.
DI R 18	Glasscocks Road construction between Narre Warren-Cranbourne Road and The Promenade.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD05.
DI R 19	North-south road as a boulevard collector road between the former UGB and Thompsons Road.	Project partially completed. Retain project in the revised DCP to ensure remaining contributions are collected. Project now included in this DCP as RD06.
DI R 20	Boulevard collector road along the eastern boundary of the recreation reserve from the former UGB to Thompsons Road.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD07.
DI R 21	Ultimate intersection of Narre Warren-Cranbourne Road and Glasscocks Road.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD15.
DI R 22	Construction of intersection of boulevard collector road and Thompsons Road east of the recreation reserve.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD22.
DI R 23	Land and construction of intersection of William Thwaites Boulevard and Thomspons Road.	Project partially completed. Retain project in the revised DCP to ensure remaining contributions are collected.
DI R 24	Construction of the intersection of boulevard collector road east of Casey Central Town Centre to Glasscocks Road.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD16.
DI R 25	Construction of the intersection of north-south boulevard collector road (west) to Glasscocks Road.	Project not commenced. Project removed from the DCP. RD17
DI R 26	Construction of the intersection of north-south boulevard collector road (east) to Glasscocks Road.	Project not commenced. Project removed from the DCP.
DI R 27	Construction of the intersection of Rosebank Drive and Narre Warren-Cranbourne Road.	Project not commenced. Project re-scoped based on revised road alignment and cross-section. Project included in the DCP as RD14.
DI R 28	Construction of pedestrian operated signals to the north of the intersection of Thompsons Road and Narre Warren-Cranbourne Road.	Project not commenced. Project re-scoped and retained in DCP as RD23.
DI X 29	Preparation of Cranbourne North Structure Plan and Casey Central Draft Structure Plan and Preparation of Cranbourne North Development Contributions Plan	Project completed. Include project in revised DCP to ensure remaining contributions are collected from relevant development.

1.4 FORMER CRANBOURNE NORTH DEVELOPMENT CONTRIBUTIONS PLAN, 2007

Prior to the approval of Amendment C125 to the Casey Planning Scheme, part of the DCP area was within the area covered by Development Contributions Plan for Cranbourne North ("the Former Cranbourne North DCP").

The former Cranbourne North DCP, 2007 was prepared in 2004/2005 and incorporated into the Casey Planning Scheme by Amendment C77 Part 2.

The Cranbourne North DCP, 2007 was replaced by the Cranbourne North DCP, 2011 as part of Amendment C125 to the Casey Planning Scheme. A number of the projects contained within the Cranbourne North DCP, 2007 were carried forward into this DCP, although their costs were updated and some projects were removed. Table 1 below shows what has occurred to the projects in the former DCP.

Amendment C125 to the Casey Planning Scheme which incorporated this DCP into the Casey Planning Scheme removed the Former Cranbourne North DCP.

In retiring the former Cranbourne North DCP from the Scheme, consistent with Table 1 above:

- The following projects from the Former Cranbourne North DCP have been completed: DI LA 9 and DI X 29. These projects have been carried forward into this DCP. The scope and cost of these projects has not been updated and reflects the cost in the former DCP (indexed to 1 January 2010 values).
- The following projects from the Former Cranbourne North DCP have been deleted and not carried forward into this DCP: DI R 26, DI R 25 and DI LA 13. Funds collected to date by the Former DCP are reallocated by this DCP to be applied to the projects in this DCP.
- The remaining projects from the Former Cranbourne North DCP have been generally retained in this DCP. However, due to the updated Cranbourne North urban structure (refer Plan 2) and contemporary infrastructure standards - the projects are in a modified – or in some cases heavily modified form. For example, some items may be in a different location (for example the tennis facilities or the Hilltop Park Sports facilities and the community hubs, while others may be significantly re-scoped – such as the road construction projects). Funds collected to date by the Former DCP are reallocated by this DCP to be applied to the projects in this DCP.

Other updates in this DCP, compared to the Former DCP are:

- A number of new projects have been included as a result of the inclusion of the Casey Central Town Centre, Cranbourne North Service Business Development Plan and the Cranbourne North Stage 2 PSP areas in the DCP.
- The administrative arrangements which guide the implementation of the DCP have been updated.
- The collecting agency for the DCP has been specified, which is Casey City Council.
- The development agency for each project included in the DCP is clearly specified.
- An updated estimate of the net developable hectares and population yield of the Former DCP area has been developed and used in this DCP. The key information is shown below.

Table 2: Net Developable Hectares

	FORMER DCP	THIS DCP	DIFFERENCE
Net developable hectares	235.2 hectares	435.74 hectares*	200.54 hectares
Estimated dwelling yield	2,600 to 4,300 dwellings	5,400 to 7,100 dwellings	+2,800 dwellings
Estimated population	7,800 to 12,900 people	15,640 to 20,740 people	+7,840 people

Prior to the approval of this DCP, Planning Permits had issued for the following Estates:

- The Sierra Estate (Permit No. P94/07A).
- The Eve Estate (Permit No. P700/07 -B and Permit No. P77/07C).
- The Avenues Estate (Permit No. P246/08).
- Allen's Farm Estate (Permit No. P168/08).

The Planning Permits for subdivision of these Estates will continue to provide contributions at the rate specified (and as required to be indexed) in the approved DCP applying to the land at the time that a Statement of Compliance is used for each relevant stage.

Funds collected under the Former DCP will be reallocated to support the provision of the projects included in this DCP.

This DCP retains a maximum development infrastructure levy for the four abovementioned Estates of $76, 527 (at 1 January 2010) per net developable hectare, plus a $900 per dwelling community infrastructure levy. The land included in these Estates is identified as Area 1 in Schedule 11 to the Development Contributions Plan Overlay of the Casey Planning Scheme. This ensures that new development in that area will continue to pay the same contribution rate as that set out in the former DCP.

plan 3

future urban structure

cranbourne north PSP development contributions plan

1.5 INFRASTRUCTURE PROJECT JUSTIFICATION

1.5.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenario for Cranbourne North as described in the Cranbourne North Strategic Plans and their supporting documents.

Items can be included in a DCP if they will be used by the future community of an area. New development does not have to trigger the need for new items in its own right. The development is charged in line with its projected share of use. An item can be included in a DCP regardless of whether it is within or outside the DCP area.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Cranbourne North Development Plan, the proposed Cranbourne North Service Business Development Plan or the Cranbourne North Stage 2 Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act or as a condition on an existing planning permit. Identified overlap in funding has been addressed, for example by adjusting other relevant Development Contributions Plans or other suitable means provided for in the Planning and Environment Act, 1987.

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Cranbourne North DCP area. The cost apportionment methodology adopted in this DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 5.

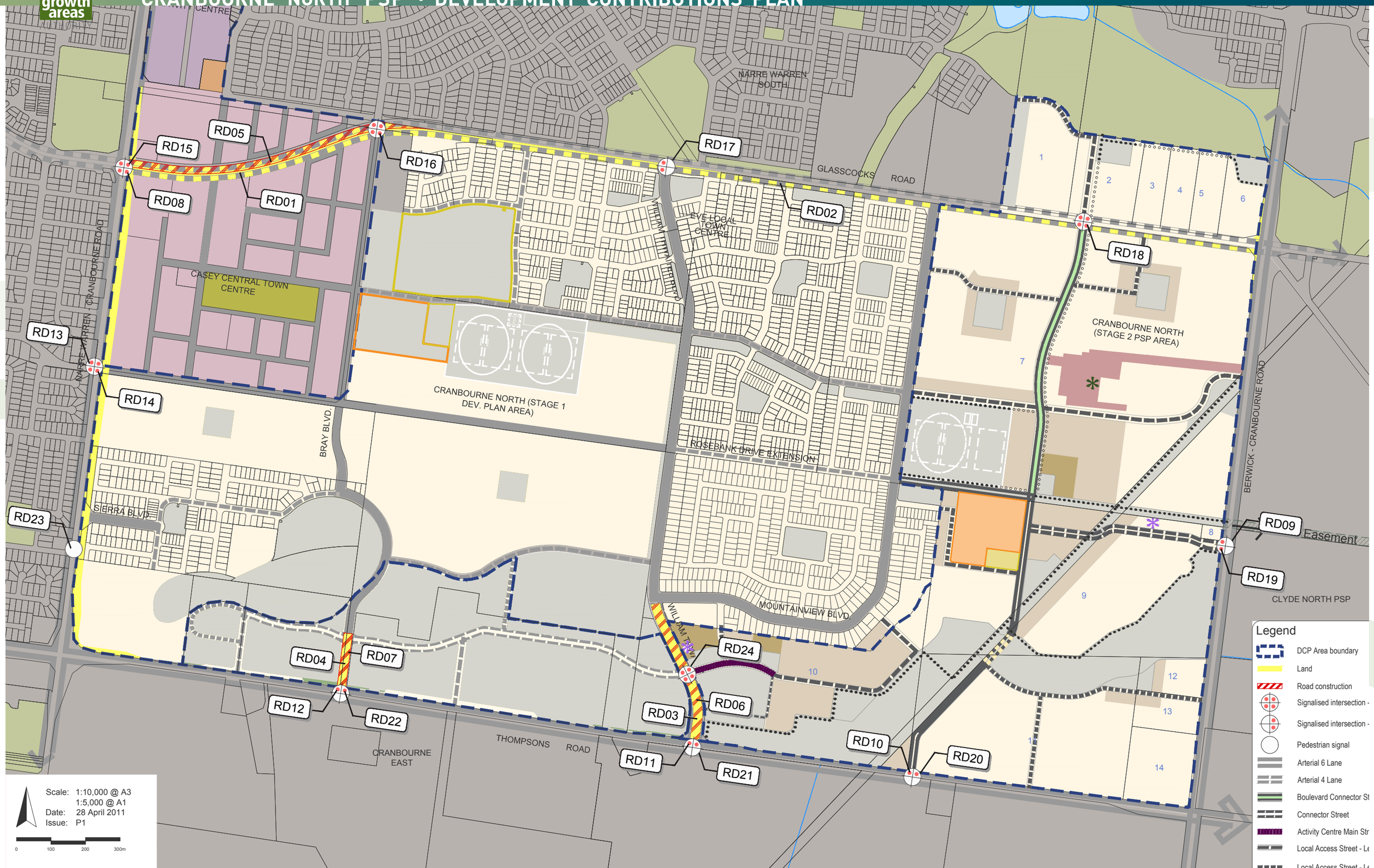
The items that have been included in the DCP all have the following characteristics:

- They are essential to the health, safety and well-being of the community.
- They will be used by a broad cross-section of the community.
- They reflect the vision and strategic aspirations as expressed in the Cranbourne North Strategic Plans.
- They are not recurrent items.

1.5.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The following items are not included in the DCP, as they are not considered to be higher order items, but must be provided by developers as a matter of course:

- Internal streets and connector streets, and associated traffic management measures. This includes streets on the edge of the DCP area.
- Flood mitigation works.
- Local drainage systems.
- Main drainage works.
- Intersections connecting the development to the existing road network, except where specified as DCP projects.
- Water, sewerage, underground power, gas, telecommunications services.
- Local pathways and connections to the regional and/or district pathway network.
- Basic levelling, water tapping and landscaping of open space.
- Passive public open space reserve master plans and any agreed associated works.
- Council's plan checking and supervision costs.
- Bus stops.



plan 4

road projects

cranbourne north PSP development contributions plan

1.6 INFRASTRUCTURE PROJECTS

1.6.1 TRANSPORT

The transport related projects in the DCP are based on the transport network depicted in Plan 4 which is based on the Cranbourne North Transport Modelling & Assessment, GTA Consultants, March 2010. The transport projects comprise of three categories:

- Road construction and duplication including land requirements.
- Flaring required for the intersection of connector streets and declared main roads.
- Construction of major controlled intersections.

The transport plan was prepared taking into account the requirements and objectives of the Cranbourne North Strategic Plans.

The following road and intersection projects are funded by the DCP:

DCP PROJECT NUMBER	DESCRIPTION
RD01	**Land for deviation of Glasscocks Road.** Land required for deviation of road reservation to Narre Warren-Cranbourne Road for a 34 metre reservation. This land is included with the Public Acquisition Overlay 3. Total land required is 3.15 hectares.
RD02	**Land for Glasscocks Road road widening.** Land required to achieve a 34 metre road reservation from eastern edge of RD01 to Berwick-Cranbourne Road (14 metre road widening). Total land required is 4.16 hectares.
RD03	**Land for William Thwaites Boulevard.** Land required to achieve a 34 metre road reservation between Thompsons Road and Mountainview Boulevard. Total land required is 0.15 hectares which is the difference between a connector road reservation (31 metre) and a 4-lane arterial road reservation.
RD04	**Land for Hilltop Park Connector Street.** Land required to achieve a 27m Connector Street road reservation between Thompsons Road and east-west connector road in the Cranbourne North Service Business Precinct Development Plan. Total land required is 0.43 hectares.
RD05	**Construction of first carriageway of Glasscocks Road.** Construction of deviation the first carriageway of Glassocks Road to Narre Warren Cranbourne Road. Road construction length is 836 metres.
RD06	**Construction of William Thwaites Boulevard.** Construction of William Thwaites Boulevard between Thompsons Road and Mountainview Boulevard.
RD07	**Construction of Hilltop Park Connector Stree.** Construction of Hilltop Park Connector Street from Thompsons Road to access the Cranbourne North Strategic Planning area.
RD08	**Land for intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Land required to facilitate construction of RD 15 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD09	**Land for intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 19 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD10	**Land for intersection of Thompsons Road and White Connector Street.** Land required to facilitate construction of RD 20 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD11	**Land for intersection of Thompsons Road and William Thwaites Boulevard.** Land required to facilitate construction of RD 21 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD12	**Land for intersection of Thompsons Road and Bray Boulevard.** Land required to facilitate construction of RD 22 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD13	**Land for intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 14 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD14	**Construction of Intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.

DCP PROJECT NUMBER	DESCRIPTION
RD15	**Construction of Intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD16	**Construction of Intersection of Glasscocks Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD17	**Construction of Intersection of Glasscocks Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD18	**Construction of Intersection of Glasscocks Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD19	**Construction of Intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD20	**Construction of Intersection of Thompsons Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD21	**Construction of Intersection of Thompsons Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD22	**Construction of Intersection of Thompsons Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD23	**Construction of Pedestrian Operated Traffic Signals South of Sierra Boulevard.** Construction of interim pedestrian operated traffic signals in accordance with agreed intersection scope prepared by CEDC.
RD24	**Construction of Intersection of William Thwaites Boulevard and Local Town Centre Main Street.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD25	**Construction of Signalised pedestrian over Berwick-Cranbourne Road.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.

plan 5

community facilities

cranbourne north PSP development contributions plan

1.6.2 COMMUNITY FACILITIES

The needs analysis undertaken by ASR Research and assessment by the GAA and Casey City Council determined the requirement for a range of community facilities which are illustrated in Plan 5.

The following community and indoor facility projects are funded by the DCP:

DCP PROJECT NUMBER	DESCRIPTION
CI01	**Land for Bray Boulevard Community Centre.** Land area required is 0.9 hectares.
CI02	**Construction of Bray Boulevard Community Centre.** Construction of maternal and child health centre, triple kindergarten and associated facilities.
CI03	**Land for White Connector Street Community Centre.** Land area required is 0.5 hectares.
CI04	**Construction of White Boulevard Community Centre.** Construction of triple kindergarten and associated facilities.

OS06, AR07 & AR08
Tennis Facility - 6 Tennis courts, carpark & pavillion

OS03, AR01 & AR02
Active Playing Fields 1
2 Football / Cricket ovals, Cricket Nets, 2 Netball courts, carpark pavillion

OS04, AR03 & AR04
Active Playing Fields 2
3 Soccer pitches / Cricket oval, Cricket Nets, carpark & pavillion

OS05, AR05 & AR06
2 Football / Cricket ovals, Cricket Nets, 2 Netball courts, carpark & pavillion

OS01, OS02
Passive Open Space
Hilltop park

CASEY CENTRAL ACTIVITY CENTRE
CASEY CENTRAL TOWN CENTRE
NARRE WARREN SOUTH
GLASSCOCKS ROAD
NARRE WARREN - CRANBOURNE ROAD
EVE LOCAL TOWN CENTRE
CRANBOURNE NORTH (STAGE 1 DEV. PLAN AREA)
CRANBOURNE NORTH (STAGE 2 PSP AREA)
BRAY BLVD
SIERRA BLVD
ROSEBANK DRIVE EXTENSION
BERWICK - CRANBOURNE ROAD
CRANBOURNE NORTH SERVICE BUSINESS PRECINCT
CRANBOURNE EAST
THOMPSONS ROAD
CLYDE NORTH PSP
Gas Easement

Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 28 April 2011
Issue: P1
0 100 200 300m

plan 6

open space

cranbourne north PSP development contributions plan

1.6.3 UNENCUMBERED LAND FOR ACTIVE AND PASSIVE OPEN SPACE

The analysis undertaken by ASR Research, the GAA and Casey City Council establishes the basis for facilities required to be built on the various active open space areas to meet the needs of the future community, refer Plan 6.

Pursuant to Clause 52.01 of the Casey Planning Scheme, new subdivision is required to contribute toward provision of unencumbered local active and passive open space. With the exception of the projects identified in this DCP, all unencumbered passive and active open space is provided through Clause 52.01 of the planning scheme. The land for the five areas of active open space which are included in this DCP as projects OS01, OS03, OS04, OS05 and OS06 will be acquired via funds generated by this DCP, rather than through funds sourced from cash contributions required under Clause 52.01.

Accordingly, the 4.04% passive open space contribution for Cranbourne North Stage 2 required for all residential land in accordance with Clause 52.01 does not include funding for these projects.

The acquisition of the following land areas for active open space are funded through the DCP:

DCP PROJECT NUMBER	DESCRIPTION
OS01	**Land for Hilltop Park.** Land required for passive parkland, area required is 1.24 hectares.
OS02	**Construction of Hilltop Park.** Basic improvements and embellishment of the Hilltop Park.
OS03	**Land for Secondary College Recreation Reserve.** Land area required is 8.41 hectares.
OS04	**Land for White Recreation Reserve.** Land area required is 6.88 hectares.
OS05	**Land for William Thwaites Boulevard Recreation Reserve.** Land area required is 8.4 hectares.
OS06	**Land for Bray Boulevard Tennis Facility.** Land area required is 2.0 hectares.

1.6.4 ACTIVE AND PASSIVE RECREATION PROJECTS

The analysis undertaken by ASR Research, the GAA and Casey City Council establishes the basis for facilities required to be built on the various active open space areas to meet the needs of the future community, refer Plan 5. In addition, the Hilltop Park will be an important passive recreation opportunity.

The following active recreation projects are funded by the DCP:

DCP PROJECT NUMBER	DESCRIPTION
AR01	**Construction of Secondary College Recreation Fields.** Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.
AR02	**Construction of Secondary College Recreation Pavilion.** Construction of Pavilion to serve the active playing fields.
AR03	**Construction of White Recreation Fields.** Construction of 3 soccer/cricket playing fields, cricket nets and car park.
AR04	**Construction of White Recreation Pavilion.** Construction of Pavilion to serve active playing fields.
AR05	**Construction of William Thwaites Boulevard Recreation Fields.** Construction of southern active playing fields. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.
AR06	**Construction of William Thwaites Pavilion.** Construction of Pavilion to serve active playing fields.
AR07	**Construction of Bray Boulevard Tennis Facility - Construction of 6 tennis courts and car park.**
AR08	**Construction of Bray Boulevard Tennis Pavilion - Construction of Pavilion to serve tennis facility.**
PL01	**Preparation of Structure Plans and Development Contributions Plans.** Includes Original Cranbourne North Development Plan $700,000, Service Business Precinct Development Plan $25,000 and Cranbourne North PSP $500,000.

1.6.5 STRATEGIC PLANNING

Funding for the preparation of the Cranbourne North Strategic Plans was made available up front by major development proponents. This funding of $1.225 million has been included in the DCP so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this DCP.

1.6.6 PROJECT TIMING

Each item in the DCP has an assumed indicative provision trigger specified in Table 6. The timing of the provision of the items in this DCP is consistent with information available at the time it was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Casey Planning Scheme to adjust indicative provision triggers as part of the 5 year review (or earlier if justified).

While indicative provision triggers are provided these do not preclude the early provision of certain infrastructure to be constructed/provided by development proponents as works or land in-kind, if agreed to by the Collecting Agency.

All items included in the DCP will be provided within 25 years from the date upon which this DCP was incorporated into the Casey Planning Scheme.

1.6.7 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions, the DCP makes a distinction between "development" and "community" infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

For community infrastructure, contributions are to be made by the home-builder at the time of building approval. Contributions relating to community infrastructure will be paid for at a "per-dwelling" rate. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than $900 per dwelling. If the cap is ever increased and the increased amount is equal to or less than the amount required by the DCP, this higher amount will be collected from the date a change to the cap is introduced.

DCP Project Number	Description
AR02	**Construction of Secondary College Recreation Pavilion.** Construction of Pavilion to serve the active playing fields.
AR04	**Construction of White Recreation Pavilion.** Construction of Pavilion to serve active playing fields.
AR06	**Construction of William Thwaites Pavilion.** Construction of Pavilion to serve active playing fields.
AR08	**Construction of Bray Boulevard Tennis Pavilion.** Construction of Pavilion to serve tennis facility.

The following infrastructure projects are deemed to be community infrastructure:

All other infrastructure projects are considered to be in the development infrastructure category.

Contributions relating to development infrastructure are to be made by developers at the time of subdivision; if subdivision is not applicable payments must be made prior to construction of works.

CASEY CENTRAL ACTIVITY CENTRE
NARRE WARREN SOUTH
GLASSCOCKS ROAD
NARRE WARREN - CRANBOURNE ROAD
CASEY CENTRAL TOWN CENTRE
EVE LOCAL TOWN CENTRE
WILLIAM THWAITES BLVD
CRANBOURNE NORTH (STAGE 1 DEV. PLAN AREA)
CRANBOURNE NORTH (STAGE 2 PSP AREA)
BRAY BLVD.
ROSEBANK DRIVE EXTENSION
BERWICK - CRANBOURNE ROAD
SIERRA BLVD.
MOUNTAINVIEW BLVD.
CRANBOURNE NORTH SERVICE BUSINESS PRECINCT
THOMPSONS ROAD
CRANBOURNE EAST
CLYDE NORTH PSP
Gas Easemer

Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 28 April 2011
Issue: P1
0 100 200 300m

Legend
POS not credited
AOS land added to Reserv
(Not in original CNDP)

plan 7

land use budget

cranbourne north PSP development contributions plan

2.0 CALCULATION OF CONTRIBUTIONS

Part 1 sets out the strategic basis for this DCP and identifies infrastructure items to be included in the DCP. Part 2 focuses on the calculation of contributions and apportionment of costs.

The general cost apportionment method includes the following steps:

- Calculation of the net developable area and demand units (refer Table 3),
- Calculation of project costs (refer Table 6),
- Identification and allowance for external use (refer Table 7),
- Cost apportionment (refer Table 7),
- Calculation of service catchments (refer Table 7),
- Identification of development types required to pay the levy (refer Table 7),
- Summary of costs payable by development type and precinct for each infrastructure category (refer Table 8), and
- The charge per hectare for the three development types (refer Table 8).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

The following section sets out how Net Developable Area is calculated, provides a detailed land budget for every property within the Cranbourne North DCP area and outlines the residential and employment projections.

2.1.2 NET DEVELOPABLE AREA

All development infrastructure contributions are payable on the net developable land on any given development site.

For the purposes of this DCP Net Developable Area is defined as the total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. It is the total DCP area minus Council community facilities, Government schools and educational facilities and open space, encumbered land and arterial roads. Additional small local parks defined at the subdivision stage are included in net developable area.

Land designated for town centres (including neighbourhood activity centres) have been included as part of the NDA and are required to pay a development contribution. This land is included within the residential land category for the purposes of payment of development infrastructure contributions.

2.1.3 LAND BUDGET AND DEMAND UNITS

The Net Developable Area for the DCP has been calculated in the Table 3 to ensure the levies are properly apportioned.

The NDA for the Cranbourne North Strategic Planning Area is 436 hectares which equates to approximately 78% of the gross area.

Net Developable Hectares is the demand unit for this DCP. This means that one hectare of developable land, regardless of whether it is town centre, employment or residential land is treated as a single demand unit.

Table 3: Summary of Net Developable Areas

AREA	GROSS AREA (HECTARES)	NET DEVELOPABLE AREA (HECTARES)
Casey Central Town Centre (southern section)	56.92	50.57
Cranbourne North Development Plan	272.74	213.16
Cranbourne North Service Business Precinct	40.35	37.19
Cranbourne North Stage 2 Precinct Structure Plan	189.13	135.84
TOTAL	559.14	436.8

2.1.4 DEVELOPMENT AND POPULATION PROJECTIONS

Table 5 on page 22 detailed property specific land use budget.

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each project has been assigned a land and/or construction cost. These costs are listed in Table 6. The costs are expressed in 1st January 2010 dollars and will be indexed annually in accordance with the indexation method specified in Section 3.1.6. A sub-total of the total costs for each by infrastructure category is shown in Table 6.

VALUATION OF LAND

The area of land to be acquired through the DCP was identified in a detailed drawing based on the information from the relevant Cranbourne North Strategic Planning document. The area of land was provided to Don Metcalfe and Associates to prepare a valuation. The cost of each land project was then determined based on a compensation based valuation to determine the current market value of the land required in accordance with the Cranbourne North Strategic Plans and the DCP. Where a single land acquisition project included land to be acquired from more than one property, a valuation was prepared for individual properties and added together to determine the overall cost of the project. The GAA has lodged the valuations with Casey City Council who holds them as a record associated with the production of this DCP.

CALCULATION OF CONSTRUCTION COSTS

CDCE Pty Ltd prepared the construction costs for each project. Detailed sheets showing the concept plans for each of the projects can be found in the Attachments. The cost sheets include:

- Community building projects
- Recreation projects
- Road construction
- Intersection works
- Community and Sports Building Projects

CDCE prepared the estimated cost for each of the community and sports building projects.

As the location for each site has been established and a detailed concept for each facility was identified, the costs for each project have been accurately determined. CDCE consulted with the Building Services group within Casey City Council who is the Development Agency for the projects. The detailed concept for each facility is based on similar buildings constructed within the municipality. After accurately establishing and quantifying the scope and detail of work requirements, a 20% contingency has been applied to each project to allow for unforseen future changes to the scope

RECREATION PROJECTS

CDCE prepared the estimated cost for each of the recreation projects.

As a location for each recreation project has been established and a detailed concept for each facility identified, the costs for each project have been accurately determined. CDCE consulted with the relevant section within Casey City Council who is the Development Agency for the projects. The detailed concept for each facility is based on similar projects constructed within the municipality. After accurately establishing and quantifying the scope and detail of work requirements, a 20% contingency has been applied to each project to allow for unforseen future changes to the scope.

ROAD CONSTRUCTION AND INTERSECTION WORKS

Road construction and intersection costs have been derived from intersection and road modelling prediction data, from which functional designs were generated which in turn, have been overlaid onto available topographical data and existing conditions into an accurate AutoCAD system. This then enabled the provision of accurate and detailed component costing as shown on the data sheets in the Attachments.

Rates for the works have been established by using current City of Casey road construction estimation rates.

The largest possibility of cost change is from any proposed change of scope detailed, not from individual component rates or current on ground conditions. The potential for change of scope has been minimised through detailed road network modelling and agreement from the road authority regarding the road cross-sections. In relation to intersection projects, detailed intersection analysis was undertaken to determine the functional layout of an intersection with a 10-year design life. The relevant intersection layout is shown in the cost sheets. The intersection layout was agreed with the relevant road authority – which usually meant the GAA reaching consensus with both VicRoads and Casey City Council regarding the scope of works.

The general assumptions used are:

- No land acquisition cost have been allowed for (these are identified in separate DCP projects).
- No truck services have been allowed for.
- Drainage allowance is only for 'road reserve or project land' areas, ie: no external catchments. However, major drainage such us culverts have been included in the costs.
- A typical excavation depth has been allowed for ie: road thickness or sporting field design thickness.

Additional conservatively based percentage costs tailored to each individual project have been included for:

- Traffic management.
- Field survey and detail design fees.
- Construction overheads and supervision.
- Existing services adjustment or relocation.

CONTINGENCY OF 20%

The 20% contingency is appropriate as the information costed is based on functional design completed in CAD and draped over existing infrastructure plans. This establishes accurate and measurable, scope of works, limits of works and quantities for roads works including intersection and connections to existing roads. Items that have been valued and included in costs are (which are sometimes allocated in the contingency of other DCPs based on a higher level costing): traffic management, survey, design, construction overheads (supervision), lump sum for service adjustments to SEC poles, water fittings, manholes etc. Also the costs are fully detailed including for example: street trees, road line marking, footpaths and street lighting.

With respect to road construction along existing road alignments:

- Most difficulties along the alignment will have been dealt with or built around due to the existing road, hence upgrading of pavement will have no affect or only a minor effect on, in-ground or underground assets.
- Similar vertical alignments have been allowed for hence; follow natural terrain, removing possibility of extra earthworks.
- Higher level of traffic management and service relocation has been allowed for.

With respect to road construction for green field alignments:

- Design follows natural terrain.
- Existing service alterations have been included and would be minimal.

Major cost items:

- Melbourne Water pipeline crossings and drainage culverts have been included.

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined the allowance for other uses external to the DCP area, which is also the Main Catchment Area (MCA) for specific projects - (i.e. use that does not emanate from the Cranbourne North Strategic Planning area). Table 7 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to Table 7).

In addition any pre-existing funding commitments under other Development Contributions Plans and agreements under Section 173 of the Planning and Environment Act 1987 that impact upon this DCP are identified and quantified in Table 6.

2.2.3 COST APPORTIONMENT

This DCP apportions a charge to new development according to its projected share of use of identified infrastructure items. Since development contributions charges are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore costs must be shared in accordance with the estimated share of use. The share of use is established for each project by reference to external demand as described in 2.2.2 above.

This DCP cannot and does not require payment from existing or approved development. However, the share of use that existing development receives from these items is taken into account when calculating the contribution expected from new development. This means new development only pays its fair share of the estimated cost of new infrastructure and services (and does not pay for the use by existing development).

This DCP calculates what each new development should pay towards provision of the identified infrastructure item. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total (existing and proposed) demand units (which is one net developable hectare in this DCP) within the MCA, then aggregated for all items used by a new development.

Residential land contributes to all projects, whereas employment land (in the Cranbourne North Services Business Development Plan area) only contributes towards road, intersection and structure plan preparation projects.

If a new development is not in the catchment for a particular item, it does not pay towards the cost of that item. This DCP includes all projects within a single catchment. This is appropriate as the area has been planned as a single integrated unit and as it is a generally contiguous two square mile area. The balance of the cost of the items not recovered under this DCP will be funded from alternative sources.

2.2.4 TOTAL CONTRIBUTIONS PAYABLE BY MCA AND DEVELOPMENT TYPE

The final column in Table 7 provides the contribution per net developable hectare for the respective infrastructure items.

2.2.5 SCHEDULE OF CHARGES

Table 4 shows the quantum of funds to be contributed towards each infrastructure project which adds up to the total amount to be collected.

Table 4: Summary of levies per charge area

	RESIDENTIAL LAND*	EMPLOYMENT LAND*
Development Infrastructure Levy per net developable hectare	$199,730	$83,923
Development Infrastructure Levy per dwelling (based on 15 dwellings per hectare)	$13,031	Not applicable
Community Infrastructure Levy per dwelling	$900	Not applicable

* Note: these terms are defined in Section 3.2.4 above.

It is important to note that the number of demand units (net developable hectares) in each area is based on the land budgets outlined in Table 5 (i.e. the Property Specific Land Use Budget).

The per hectare contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the DCP is permanently linked to the Detailed Land Budget in Table 5.

For the purposes of the DCP, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Table 5 should be used to determine the number of developable hectares (for DCP purposes) on individual parcels.

Table 5: Summary Land Use Budget

		TRANSPORT		COMMUNITY		ENCUMBERED LAND AVAILABLE FOR RECREATION					UNENCUMBERED LAND FOR RECREATION		TREE RESERVE			KEY PERCENTAGES			
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD / WIDENING	4 LANE ARTERIAL ROAD / WIDENING	COMMUNITY FACILITIES	GOVERNMENT EDUCATION	GAS EASEMENT	WATER / SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TREE RESERVE	HERITAGE SITE	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVPT AREA % OF PRECINCT	ACITVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %
CASEY TOWN AREA																			
Property I	56.92		3.05									3.30			50.57	88.84%		6.53%	6.53%
Sub-total	**56.92**		**3.05**									**3.30**			**50.57**	**88.84%**		**6.53%**	**6.53%**
TOTAL AREA 1	**56.92**		**3.05**									**3.30**			**50.57**	**88.84%**		**6.53%**	**6.53%**
STAGE 1 AREA																			
Property A	36.99	0.10		0.90	3.50						10.44	1.11			20.94	56.61%	49.86%	5.30%	55.16%
Property B	42.15	1.88			8.40							1.89			29.98	71.13%	0.00%	6.30%	6.30%
Property C	36.43	0.73						0.57				2.54			32.59	89.46%	0.00%	7.79%	7.79%
Property D	20.23	0.43										1.47			18.33	90.61%	0.00%	8.02%	8.02%
Property E	17.00	0.22										0.65			16.13	94.88%	0.00%	4.03%	4.03%
Property F	41.11									1.24	8.04	0.96			30.87	75.09%	26.04%	3.11%	29.15%
Property G	40.00										0.36	1.65			37.99	94.98%	0.95%	4.34%	5.29%
Property H	38.83	0.34	0.05							6.62		5.49			26.33	67.81%	0.00%	20.85%	20.85%
Sub-total	**272.74**	**3.70**	**0.05**	**0.90**	**11.90**	**0.00**	**0.00**	**0.57**	**0.00**	**7.86**	**18.84**	**15.76**	**0.00**	**0.00**	**213.16**	**78.16%**	**8.84%**	**7.39%**	**16.23%**
TOTAL AREA 1	**272.74**	**3.70**	**0.05**	**0.90**	**11.90**	**0.00**	**0.00**	**0.57**	**0.00**	**7.86**	**18.84**	**15.76**	**0.00**	**0.00**	**213.16**	**78.16%**	**8.84%**	**7.39%**	**16.23%**
STAGE 2 AREA																			
Property 1	5.95							1.23							4.72	79.32%			
Property 2	4.58											0.75			3.83	83.62%		19.58%	19.58%
Property 3	1.93														1.93	100%			
Property 4	2.02														2.02	100%			
Property 5	2.02							0.02							2.00	99.20%			
Property 6	2.76							0.77							1.99	72.21%			
Property 7	76.41		1.12			2.21	0.99	0.58			6.85	2.58		3.31	58.75	76.89%	11.66%	4.40%	16.06%
Property 8	0.24														0.24	100%			
Property 9	35.17			0.50	3.50		1.71	8.04				0.70			20.72	58.92%		3.38%	3.38%
Property 10	24.30						0.50	6.92	0.07			0.89			15.92	65.51%		5.61%	5.61%
Property 11	23.92	0.62					0.85	5.13				0.30			17.02	71.16%		1.74%	1.74%
Property 12	2.02							0.22				0.27			1.53	75.44%		17.98%	17.98%
Property 13	2.02														2.02	100%			
Property 14	4.04	0.90													3.14	77.84%			
Sub-total	**187.38**	**1.52**	**1.12**	**0.50**	**3.50**	**2.21**	**4.05**	**22.90**	**0.07**		**6.85**	**5.50**		**3.31**	**135.84**	**72.50%**	**5.04%**	**4.05%**	**9.09%**
Road Reserve - Glasscocks Rd	1.75	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00%	N.A.	N.A.	N.A.
Sub-total	**1.75**	**1.75**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.0%**	**N.A.**	**N.A.**	**N.A.**
TOTAL AREA 2	**189.13**	**1.52**	**1.12**	**0.50**	**3.50**	**2.21**	**4.05**	**22.90**	**0.07**		**6.85**	**5.50**		**3.31**	**135.84**	**71.83%**	**5.04%**	**4.05%**	**9.09%**
BUSINESS AREA																			
Property 1	3.00												0.07		2.93	97.67%	0.00%	0.00%	0.00%
Property 2	5.50												0.11		5.39	98.00%	0.00%	0.00%	0.00%
Property 3	19.60									1.37		0.34	0.07		17.82	90.92%	0.00%	1.91%	1.91%
Property 4	2.00									0.11		0.08	0.05		1.76	88.00%	0.00%	4.55%	4.55%
Property 5	4.04									0.09			0.28		3.67	90.84%	0.00%	0.00%	0.00%
Property 6	6.21									0.07		0.52			5.62	90.50%	0.00%	9.25%	9.25%
Sub-total	**40.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.64**	**0.00**	**0.94**	**0.58**	**0.00**	**37.19**	**92.2%**	**0.00%**	**2.53%**	**2.53%**
TOTAL AREA 3	**40.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.64**	**0.00**	**0.94**	**0.58**	**0.00**	**37.19**	**92.17%**	**0.00%**	**2.53%**	**2.53%**
TOTAL PRECINCT	**559.14**	**5.22**	**4.22**	**1.40**	**15.40**	**2.21**	**4.05**	**23.47**	**0.07**	**9.50**	**25.69**	**25.50**	**0.58**	**3.31**	**436.76**	**78.11%**	**5.88%**	**5.84%**	**11.72%**

Table 6: Project Details

DCP PROJECT NUMBER	DEVELOPMENT AGENCY	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
				LAND	CONSTRUCTION	TOTAL		
TRANSPORT								
RD01	Casey City Council	Development	**Land for deviation of Glasscocks Road.** Land required for deviation of road reservation to Narre Warren-Cranbourne Road for a 34 metre reservation. This land is included with the Public Acquisition Overlay 3. Total land required is 3.15 hectares.	**$5,059,000**	-	**$5,059,000**	At time of subdivision/ access demand.	Cranbourne North Transport Modelling and Assessment, GTA Consultants, August 2010.
RD02	Casey City Council	Development	**Land for Glasscocks Road road widening.** Land required to achieve a 34 metre road reservation from eastern edge of RD01 to Berwick-Cranbourne Road (14 metre road widening). Total land required is 4.16 hectares.	**$5,213,000**	-	**$5,213,000**	At time of subdivision/ access demand.	As above
RD03	Casey City Council	Development	**Land for William Thwaites Boulevard.** Land required to achieve a 34 metre road reservation between Thompsons Road and Mountainview Boulevard. Total land required is 0.15 hectares which is the difference between a connector road reservation (31 metre) and a 4-lane arterial road reservation.	**$135,000**	-	**$135,000**	At time of subdivision/ access demand.	As above
RD04	Casey City Council	Development	**Land for Hilltop Park Connector Street.** Land required to achieve a 27m Connector Street road reservation between Thompsons Road and east-west connector road in the Cranbourne North Service Business Precinct Development Plan. Total land required is 0.43 hectares.	**$345,000**	-	**$345,000**	At time of subdivision/ access demand.	As above
RD05	Casey City Council	Development	**Construction of first carriageway of Glasscocks Road.** Construction of deviation the first carriageway of Glassocks Road to Narre Warren Cranbourne Road. Road construction length is 836 metres.	-	**$1,031,791**	**$1,031,791**	When population growth triggers requirement for additional facilities.	As above
RD06	Casey City Council	Development	**Construction of William Thwaites Boulevard.** Construction of William Thwaites Boulevard between Thompsons Road and Mountain View Boulevard.	-	**$2,077,850**	**$2,077,850**	At time of subdivision/ access demand.	As above
RD07	Casey City Council	Development	**Construction of Hilltop Park Connector Street.** Construction of Hilltop Park Connector Street from Thompsons Road to access the Cranbourne North Strategic Planning area.	-	**$1,000,000**	**$1,000,000**	At time of subdivision/ access demand.	As above
RD08	Casey City Council	Development	**Land for intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Land required to facilitate construction of RD 15 and for ultimate road flaring in accordance with intersection land model. Land required 0.4 hectares.	**$347,000**	-	**$347,000**	At time of subdivision/ access demand.	As above
RD09	Casey City Council	Development	**Land for intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 19 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	**$163,000**	-	**$163,000**	At time of subdivision/ access demand.	As above
RD10	Casey City Council	Development	**Land for intersection of Thompsons Road and White Connector Street.** Land required to facilitate construction of RD 20 and for ultimate road flaring in accordance with intersection land model. Land required 0.1 hectares.	**$155,000**	-	**$155,000**	At time of subdivision.	As above
RD11	Casey City Council	Development	**Land for intersection of Thompsons Road and William Thwaites Boulevard.** Land required to facilitate construction of RD 21 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	**$113,000**	-	**$113,000**	At time of subdivision.	As above
RD12	Casey City Council	Development	**Land for intersection of Thompsons Road and Bray Boulevard.** Land required to facilitate construction of RD 22 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	**$108,000**	-	**$108,000**	At time of subdivision.	As above
RD13	Casey City Council	Development	**Land for intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 14 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	**$347,000**	-	**$347,000**	At time of subdivision.	As above
RD14	Casey City Council	Development	**Construction of Intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,125,613**	**$2,125,613**	At time of subdivision/ access demand.	As above
RD15	Casey City Council	Development	**Construction of Intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,144,903**	**$2,144,903**	When Glassocks Road deviation is connected to Narre Warren-Cranbourne Road.	As above
RD16	Casey City Council	Development	**Construction of Intersection of Glasscocks Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,718,205**	**$2,718,205**	At time of subdivision/ access demand.	As above
RD17	Casey City Council	Development	**Construction of Intersection of Glasscocks Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$1,304,736**	**$1,304,736**	At time of subdivision/ access demand.	As above
RD18	Casey City Council	Development	**Construction of Intersection of Glasscocks Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,119,500**	**$2,119,500**	At time of subdivision/ access demand.	As above
RD19	Casey City Council	Development	**Construction of Intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,899,277**	**$2,899,277**	At time of subdivision/ access demand.	As above
RD20	Casey City Council	Development	**Construction of Intersection of Thompsons Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$4,542,647**	**$4,542,647**	At time of subdivision/ access demand.	As above
RD21	Casey City Council	Development	**Construction of Intersection of Thompsons Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$5,328,421**	**$5,328,421**	At time of subdivision/ access demand.	As above
RD22	Casey City Council	Development	**Construction of Intersection of Thompsons Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$4,664,416**	**$4,664,416**	At time of subdivision/ access demand.	As above
RD23	Casey City Council	Development	**Construction of Pedestrian Operated Traffic Signals South of Sierra Boulevard.** Construction of interim pedestrian operated traffic signals in accordance with agreed intersection scope prepared by CDCE.	-	**$268,000**	**$268,000**	At time of subdivision/ access demand.	As above
RD24	Casey City Council	Development	**Construction of Intersection of William Thwaites Boulevard and Local Town Centre Main Street.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$2,806,205**	**$2,806,205**	At time of subdivision/ access demand.	As above
RD25	Casey City Council	Development	**Construction of pedestrian signals over Berwick-Cranbourne Road.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	-	**$1,026,930**	**$1,026,930**	At time of subdivision/ access demand.	

Project Details (continued)

DCP PROJECT NUMBER	DEVELOPMENT AGENCY	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
				LAND	CONSTRUCTION	TOTAL		
COMMUNITY								
CI01	Casey City Council	Development	**Land for Bray Boulevard Community Centre.** Land area required is 0.9 hectares.	**$2,475,000**	-	**$2,475,000**	At time of subdivision.	ASR Research, GAA and Casey City Council analysis has determined the need for this facility.
CI02	Casey City Council	Development	**Construction of Bray Boulevard Community Centre.** Construction of maternal and child health centre, triple kindergarten and associated facilities.	-	**$2,898,299**	**$2,898,299**	When population growth triggers requirement for additional facilities.	As above
CI03	Casey City Council	Development	**Land for White Connector Street Community Centre.** Land area required is 0.4 hectares.	**$1,320,000**	-	**$1,320,000**	At time of subdivision.	As above
CI04	Casey City Council	Development	**Construction of White Boulevard Community Centre.** Construction of triple kindergarten and associated facilities.	-	**$1,898,158**	**$1,898,158**	When population growth triggers requirement for additional facilities.	As above
OPEN SPACE								
OS01	Casey City Council	Development	**Land for Hilltop Park.** Land required for passive parkland, area required is 1.24 hectares.	**$930,000**	-	**$930,000**	At time of subdivision.	Need identified in Cranbourne North Development Plan.
OS02	Casey City Council	Development	**Construction of Hilltop Park.** Basic improvements and embellishment of the Hilltop Park.	-	**$1,000,000**	**$1,000,000**	When population growth triggers requirement for additional facilities.	As above
OS03	Casey City Council	Development	**Land for Secondary College Recreation Reserve.** Land area required is 8.41 hectares.	**$9,250,000**	-	**$9,250,000**	At time of subdivision.	ASR Research, GAA and Casey City Council analysis has determined the need for this facility.
OS04	Casey City Council	Development	**Land for White Recreation Reserve.** Land area required is 6.88 hectares.	**$7,568,000**	-	**$7,568,000**	At time of subdivision.	As above
OS05	Casey City Council	Development	**Land for William Thwaites Boulevard Recreation Reserve.** Land area required is 8.4 hectares.	**$5,000,000**	-	**$5,000,000**	At time of subdivision.	As above
OS06	Casey City Council	Development	**Land for Bray Boulevard Tennis Facility.** Land area required is 2.0 hectares.	**$2,600,000**	-	**$2,600,000**	At time of subdivision.	As above
AR01	Casey City Council	Development	**Construction of Secondary College Recreation Fields.** Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	-	**$3,508,234**	**$3,508,234**	When population growth triggers requirement for additional facilities.	As above
AR02	Casey City Council	Community	**Construction of Secondary College Recreation Pavilion.** Construction of Pavilion to serve the active playing fields.	-	**$2,382,430**	**$2,382,430**	When population growth triggers requirement for additional facilities.	As above
AR03	Casey City Council	Development	**Construction of White Recreation Fields.** Construction of 3 soccer/cricket playing fields, cricket nets and car park.	-	**$2,959,641**	**$2,959,641**	When population growth triggers requirement for additional facilities.	As above
AR04	Casey City Council	Community	**Construction of White Recreation Pavilion.** Construction of Pavilion to serve active playing fields.	-	**$2,041,969**	**$2,041,969**	When population growth triggers requirement for additional facilities.	As above
AR05	Casey City Council	Development	**Construction of William Thwaites Boulevard Recreation Fields.** Construction of southern active playing fields. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	-	**$4,718,989**	**$4,718,989**	When population growth triggers requirement for additional facilities.	As above
AR06	Casey City Council	Community	**Construction of William Thwaites Pavilion.** Construction of Pavilion to serve active playing fields.	-	**$2,382,430**	**$2,382,430**	When population growth triggers requirement for additional facilities.	As above
AR07	Casey City Council	Development	**Construction of Bray Boulevard Tennis Facility - Construction of 6 tennis courts and car park.**	-	**$1,287,836**	**$1,287,836**	When population growth triggers requirement for additional facilities.	As above
AR08	Casey City Council	Community	**Construction of Bray Boulevard Tennis Pavilion - Construction of Pavilion to serve tennis facility.**	-	**$770,529**	**$770,529**	When population growth triggers requirement for additional facilities.	As above
STRUCTURE PLANNING								
PL01	Casey City Council	Development	**Preparation of Structure Plans and Development Contributions Plans.** Includes Original Cranbourne North Development Plan $700,000, Service Business Precinct Development Plan $25,000 and Cranbourne North PSP $500,000.	-	**$1,225,000**	**$1,225,000**	Complete	GAA PSP Guidelines require comprensive planning to occur before development can be approved. The DCP Guidelines allow for Structure Plan and DCP preparation costs to be included within DCPs.
			TOTAL DEVELOPMENT INFRASTRUCTURE	**$41,128,000**	**$55,554,651**	**$96,682,651**		

Table 7: Calculation of Costs

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
TRANSPORT										
RD01	Development	Casey City Council	**Land for deviation of Glasscocks Road.** Land required for deviation of road reservation to Narre Warren-Cranbourne Road for a 34 metre reservation. This land is included with the Public Acquisition Overlay 3. Total land required is 3.15 hectares.	$0	$5,059,000	0%	$5,059,000	Residential and Employment	436.8	$11,582.93
RD02	Development	Casey City Council	**Land for Glasscocks Road road widening.** Land required to achieve a 34 metre road reservation from eastern edge of RD01 to Berwick-Cranbourne Road (14 metre road widening). Total land required is 4.16 hectares.	$0	$5,213,000	0%	$5,213,000	Residential and Employment	436.8	$11,935.53
RD03	Development	Casey City Council	**Land for William Thwaites Boulevard.** Land required to achieve a 34 metre road reservation between Thompsons Road and Mountainview Boulevard. Total land required is 0.15 hectares which is the difference between a connector road reservation (31 metre) and a 4-lane arterial road reservation.	$0	$135,000	0%	$135,000	Residential and Employment	436.8	$309.09
RD04	Development	Casey City Council	**Land for Hilltop Park Connector Street.** Land required to achieve a 27m Connector Street road reservation between Thompsons Road and east-west connector road in the Cranbourne North Service Business Precinct Development Plan. Total land required is 0.43 hectares.	$0	$345,000	0%	$345,000	Residential and Employment	436.8	$789.90
RD05	Development	Casey City Council	**Construction of first carriageway of Glasscocks Road.** Construction of deviation the first carriageway of Glassocks Road to Narre Warren Cranbourne Road. Road construction length is 836 metres.	$1,031,791	$1,031,791	0%	$1,031,791	Residential and Employment	436.8	$2,362.36
RD06	Development	Casey City Council	**Construction of William Thwaites Boulevard.** Construction of William Thwaites Boulevard between Thompsons Road and Mountain View Boulevard.	$2,077,850	$2,077,850	0%	$2,077,850	Residential and Employment	436.8	$4,757.38
RD07	Development	Casey City Council	**Construction of Hilltop Park Connector Street.** Construction of Hilltop Park Connector Street from Thompsons Road to access the Cranbourne North Strategic Planning area.	$1,000,000	$1,000,000	0%	$1,000,000	Residential and Employment	436.8	$2,289.57
RD08	Development	VicRoads	**Land for intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Land required to facilitate construction of RD 15 and for ultimate road flaring in accordance with intersection land model. Land required 0.4 hectares.	$0	$347,000	0%	$347,000	Residential and Employment	436.8	$794.48
RD09	Development	VicRoads	**Land for intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 19 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$0	$163,000	0%	$163,000	Residential and Employment	436.8	$373.20
RD10	Development	VicRoads	**Land for intersection of Thompsons Road and White Connector Street.** Land required to facilitate construction of RD 20 and for ultimate road flaring in accordance with intersection land model. Land required 0.1 hectares.	$0	$155,000	0%	$155,000	Residential and Employment	436.8	$354.88
RD11	Development	VicRoads	**Land for intersection of Thompsons Road and William Thwaites Boulevard.** Land required to facilitate construction of RD 21 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$0	$113,000	0%	$113,000	Residential and Employment	436.8	$258.72
RD12	Development	VicRoads	**Land for intersection of Thompsons Road and Bray Boulevard.** Land required to facilitate construction of RD 22 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$0	$108,000	0%	$108,000	Residential and Employment	436.8	$247.27
RD13	Development	VicRoads	**Land for intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Land required to facilitate construction of RD 14 and for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$0	$347,000	0%	$347,000	Residential and Employment	436.8	$794.48
RD14	Development	Casey City Council	**Construction of Intersection of Narre Warren-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,125,613	$2,125,613	0%	$2,125,613	Residential and Employment	436.8	$4,866.74
RD15	Development	Casey City Council	**Construction of Intersection of Narre Warren-Cranbourne Road and Glasscocks Road.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,144,903	$2,144,903	0%	$2,144,903	Residential and Employment	436.8	$4,910.90
RD16	Development	Casey City Council	**Construction of Intersection of Glasscocks Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,718,205	$2,718,205	0%	$2,718,205	Residential and Employment	436.8	$6,223.52
RD17	Development	Casey City Council	**Construction of Intersection of Glasscocks Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$1,304,736	$1,304,736	0%	$1,304,736	Residential and Employment	436.8	$2,987.28
RD18	Development	Casey City Council	**Construction of Intersection of Glasscocks Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,119,500	$2,119,500	0%	$2,119,500	Residential and Employment	436.8	$4,852.74
RD19	Development	Casey City Council	**Construction of Intersection of Berwick-Cranbourne Road and Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,899,277	$2,899,277	50%	$1,449,639	Residential and Employment	436.8	$3,319.05
RD20	Development	Casey City Council	**Construction of Intersection of Thompsons Road and White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$4,542,647	$4,542,647	0%	$4,542,647	Residential and Employment	436.8	$10,400.71
RD21	Development	Casey City Council	**Construction of Intersection of Thompsons Road and William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$5,328,421	$5,328,421	50%	$2,664,211	Residential and Employment	436.8	$6,099.90
RD22	Development	Casey City Council	**Construction of Intersection of Thompsons Road and Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$4,664,416	$4,664,416	0%	$4,664,416	Residential and Employment	436.8	$10,679.51
RD23	Development	Casey City Council	**Construction of Pedestrian Operated Traffic Signals South of Sierra Boulevard.** Construction of interim pedestrian operated traffic signals in accordance with agreed intersection scope prepared by CDCE.	$268,000	$268,000	0%	$268,000	Residential and Employment	436.8	$613.60
RD24	Development	Casey City Council	**Construction of Intersection of William Thwaites Boulevard and Local Town Centre Main Street.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,806,205	$2,806,205	0%	$2,806,205	Residential and Employment	436.8	$6,425.00
RD25	Development	Casey City Council	**Construction of pedestrian signals over Berwick-Cranbourne Road.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$1,026,930	$1,026,930	0%	$1,026,930	Residential and Employment	436.8	$2,351.23

Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
COMMUNITY										
CI01	Development	Casey City Council	**Land for Bray Boulevard Community Centre.** Land area required is 0.9 hectares.	$0	$2,475,000	0%	$2,475,000	Residential	399.6	$6,194.11
CI02	Development	Casey City Council	**Construction of Bray Boulevard Community Centre.** Construction of maternal & child health centre, triple kindergarten & associated facilities.	$2,898,299	$2,898,299	0%	$2,898,299	Residential	399.6	$7,253.49
CI03	Development	Casey City Council	**Land for White Connector Street Community Centre.** Land area required is 0.4 hectares.	$0	$1,320,000	0%	$1,320,000	Residential	399.6	$3,303.52
CI04	Development	Casey City Council	**Construction of White Boulevard Community Centre.** Construction of triple kindergarten & associated facilities.	$1,898,158	$1,898,158	0%	$1,898,158	Residential	399.6	$4,750.46
OPEN SPACE										
OS01	Development	Casey City Council	**Land for Hilltop Park.** Land required for passive parkland, area required is 1.24 hectares.	$0	$930,000	0%	$930,000	Residential	399.6	$2,327.48
OS02	Development	Casey City Council	**Construction of Hilltop Park.** Basic improvements & embellishment of the Hilltop Park.	$1,000,000	$1,000,000	0%	$1,000,000	Residential	399.6	$2,502.67
OS03	Development	Casey City Council	**Land for Secondary College Recreation Reserve.** Land area required is 8.41 hectares.	$0	$9,250,000	0%	$9,250,000	Residential	399.6	$23,149.69
OS04	Development	Casey City Council	**Land for White Recreation Reserve.** Land area required is 6.88 hectares.	$0	$7,568,000	0%	$7,568,000	Residential	399.6	$18,940.20
OS05	Development	Casey City Council	**Land for William Thwaites Boulevard Recreation Reserve.** Land area required is 8.4 hectares.	$0	$5,000,000	0%	$5,000,000	Residential	399.6	$12,513.35
OS06	Development	Casey City Council	**Land for Bray Boulevard Tennis Facility.** Land area required is 2.0 hectares.	$0	$2,600,000	0%	$2,600,000	Residential	399.6	$6,506.94
AR01	Development	Casey City Council	**Construction of Secondary College Recreation Fields.** Construction of 2 football/cricket ovals, cricket nets, 2 netball courts & car park.	$3,508,234	$3,508,234	0%	$3,508,234	Residential	399.6	$8,779.95
AR02	Community	Casey City Council	**Construction of Secondary College Recreation Pavilion.** Construction of Pavilion to serve the active playing fields.	$2,382,430	$2,382,430	0%	$2,382,430	Residential	399.6	$5,962.44
AR03	Development	Casey City Council	**Construction of White Recreation Fields.** Construction of 3 soccer/cricket playing fields, cricket nets and car park.	$2,959,641	$2,959,641	0%	$2,959,641	Residential	399.6	$7,407.00
AR04	Community	Casey City Council	**Construction of White Recreation Pavilion.** Construction of Pavilion to serve active playing fields.	$2,041,969	$2,041,969	0%	$2,041,969	Residential	399.6	$5,110.37
AR05	Development	Casey City Council	**Construction of William Thwaites Boulevard Recreation Fields.** Construction of southern active playing fields. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts & car park.	$4,718,989	$4,718,989	0%	$4,718,989	Residential	399.6	$11,810.07
AR06	Community	Casey City Council	**Construction of William Thwaites Pavilion.** Construction of Pavilion to serve active playing fields.	$2,382,430	$2,382,430	0%	$2,382,430	Residential	399.6	$5,962.44
AR07	Development	Casey City Council	**Construction of Bray Boulevard Tennis Facility - Construction of 6 tennis courts & car park.**	$1,287,836	$1,287,836	0%	$1,287,836	Residential	399.6	$3,223.03
AR08	Community	Casey City Council	**Construction of Bray Boulevard Tennis Pavilion - Construction of Pavilion to serve tennis facility.**	$770,529	$770,529	0%	$770,529	Residential	399.6	$1,928.38
STRUCTURE PLANNING										
PL01	Development	Casey City Council	**Preparation of Structure Plans & Development Contributions Plans.** Includes Original Cranbourne North Development Plan $700,000, Service Business Precinct Development Plan $25,000 & Cranbourne North PSP $500,000.	$1,225,000	$1,225,000	0%	$1,225,000	Residential and Employment	436.8	$2,804.72
			TOTAL COMMUNITY INFRASTRUCTURE	**$7,577,358**	**$7,577,358**		**$7,577,358**			**$18,964**
			TOTAL DEVELOPMENT INFRASTRUCTURE	**$55,554,651**	**$96,682,651**		**$92,568,802**			
				$63,132,009	**$104,260,009**		**$100,146,160**			
									CIL per dwelling ($900 cap)	**$1,264.24**

Table 8: Summary of Charges

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE	EMPLOYMENT DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE	COMMUNITY INFRASTRUCTURE LEVY (PER DWELLING)
TRANSPORT						
RD01	Development	Casey City Council	**Land for deviation of Glasscocks Road - Land required for deviation of road reservation to Narre Warren-Cranbourne Road for a 34 metre reservation.** This land is included with the Public Acquisition Overlay 3. Total land required is 3.15 hectares.	$11,583	$11,583	$0
RD02	Development	Casey City Council	**Land for Glasscocks Road road widening - Land required to achieve a 34 metre road reservation from eastern edge of RD01 to Berwick-Cranbourne Road (14 metre road widening).** Total land required is 4.16 hectares.	$11,936	$11,936	$0
RD03	Development	Casey City Council	**Land for William Thwaites Boulevard - Land required to achieve a 34 metre road reservation between Thompsons Road & Mountainview Boulevard.** Total land required is 0.15 hectares which is the difference between a connector road reservation (31 metre) & a 4-lane arterial road reservation.	$309	$309	$0
RD04	Development	Casey City Council	**Land for Hilltop Park Connector Street - Land required to achieve a 27m Connector Street road reservation between Thompsons Road & east-west connector road in the Cranbourne North Service Business Precinct Development Plan.** Total land required is 0.43 hectares.	$790	$790	$0
RD05	Development	Casey City Council	**Construction of first carriageway of Glasscocks Rd - Construction of deviation the first carriageway of Glassocks Road to Narre Warren Cranbourne Road.** Road construction length is 836 metres.	$2,362	$2,362	$0
RD06	Development	Casey City Council	**Construction of William Thwaites Boulevard - Construction of William Thwaites Boulevard between Thompsons Road & Mountain View Boulevard.**	$4,757	$4,757	$0
RD07	Development	Casey City Council	**Construction of Hilltop Park Connector Street - Construction of Hilltop Park Connector Street from Thompsons Road to access the Cranbourne North Strategic Planning area.**	$2,290	$2,290	$0
RD08	Development	Casey City Council	**Land for intersection of Narre Warren-Cranbourne Road & Glasscocks Road.** Land required to facilitate construction of RD 15 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$794	$794	$0
RD09	Development	Casey City Council	**Land for intersection of Berwick-Cranbourne Road & Rosebank Drive Extension.** Land required to facilitate construction of RD 19 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$373	$373	$0
RD10	Development	Casey City Council	**Land for intersection of Thompsons Road & White Connector Street.** Land required to facilitate construction of RD 20 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$355	$355	$0
RD11	Development	Casey City Council	**Land for intersection of Thompsons Road & William Thwaites Boulevard.** Land required to facilitate construction of RD 21 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$259	$259	$0
RD12	Development	Casey City Council	**Land for intersection of Thompsons Road & Bray Boulevard.** Land required to facilitate construction of RD 22 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$247	$247	$0
RD13	Development	Casey City Council	**Land for intersection of Narre Warren-Cranbourne Road & Rosebank Drive Extension.** Land required to facilitate construction of RD 14 & for ultimate road flaring in accordance with intersection land model. Land required 0.2 hectares.	$794	$794	$0
RD14	Development	Casey City Council	**Construction of Intersection of Narre Warren-Cranbourne Road & Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$4,867	$4,867	$0
RD15	Development	Casey City Council	**Construction of Intersection of Narre Warren-Cranbourne Road & Glasscocks Road.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$4,911	$4,911	$0
RD16	Development	Casey City Council	**Construction of Intersection of Glasscocks Road & Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$6,224	$6,224	$0
RD17	Development	Casey City Council	**Construction of Intersection of Glasscocks Road & William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$2,987	$2,987	$0
RD18	Development	Casey City Council	**Construction of Intersection of Glasscocks Road & White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$4,853	$4,853	$0
RD19	Development	Casey City Council	**Construction of Intersection of Berwick-Cranbourne Road & Rosebank Drive Extension.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$3,319	$3,319	$0
RD20	Development	Casey City Council	**Construction of Intersection of Thompsons Road & White Connector Street.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$10,401	$10,401	$0
RD21	Development	Casey City Council	**Construction of Intersection of Thompsons Road & William Thwaites Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$6,100	$6,100	$0
RD22	Development	Casey City Council	**Construction of Intersection of Thompsons Road & Bray Boulevard.** Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$10,680	$10,680	$0
RD23	Development	Casey City Council	**Construction of Pedestrian Operated Traffic Signals South of Sierra Boulevard.** Construction of interim pedestrian operated traffic signals in accordance with agreed intersection scope prepared by CDCE.	$614	$614	$0
RD24	Development	Casey City Council	**Construction of Intersection of William Thwaites Boulevard & Local Town Centre Main Street.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants & CDCE.	$6,425	$6,425	$0
RD25	Development	Casey City Council	**Construction of pedestrian signals over Berwick-Cranbourne Road.** Construction of intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CDCE.	$2,351	$2,351	$0

Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE	EMPLOYMENT DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE	COMMUNITY INFRASTRUCTURE LEVY (PER DWELLING)
COMMUNITY						
CI01	Development	Casey City Council	**Land for Bray Boulevard Community Centre.** Land area required is 0.9 hectares.	$6,194	$0	$0
CI02	Development	Casey City Council	**Construction of Bray Boulevard Community Centre.** Construction of maternal and child health centre, double kindergarten and associated facilities.	$7,253	$0	$0
CI03	Development	Casey City Council	**Land for White Connector Street Community Centre.** Land area required is 0.4 hectares.	$3,304	$0	$0
CI04	Development	Casey City Council	**Construction of White Boulevard Community Centre.** Construction of double kindergarten and associated facilities.	$4,750	$0	$0
OPEN SPACE						
OS01	Development	Casey City Council	**Land for Hilltop Park.** Land required for passive parkland, area required is 1.24 hectares.	$2,327	$0	$0
OS02	Development	Casey City Council	**Construction of Hilltop Park.** Basic improvements and embellishment of the Hilltop Park.	$2,503	$0	$0
OS03	Development	Casey City Council	**Land for Secondary College Recreation Reserve.** Land area required is 8.41 hectares.	$23,150	$0	$0
OS04	Development	Casey City Council	**Land for White Recreation Reserve.** Land area required is 6.88 hectares.	$18,940	$0	$0
OS05	Development	Casey City Council	**Land for William Thwaites Boulevard Recreation Reserve.** Land area required is 8.4 hectares.	$12,513	$0	$0
OS06	Development	Casey City Council	**Land for Bray Boulevard Tennis Facility.** Land area required is 2.0 hectares.	$6,507	$0	$0
AR01	Development	Casey City Council	**Construction of Secondary College Recreation Fields.** Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	$8,780	$0	$0
AR02	Community	Casey City Council	**Construction of Secondary College Recreation Pavilion.** Construction of Pavilion to serve the active playing fields.	$0	$0	$397
AR03	Development	Casey City Council	**Construction of White Recreation Fields.** Construction of 3 soccer/cricket playing fields, cricket nets and car park.	$7,407	$0	$0
AR04	Community	Casey City Council	**Construction of White Recreation Pavilion.** Construction of Pavilion to serve active playing fields.	$0	$0	$341
AR05	Development	Casey City Council	**Construction of William Thwaites Boulevard Recreation Fields.** Construction of southern active playing fields. Construction of 2 football/cricket ovals, cricket nets, 2 netball courts and car park.	$11,810	$0	$0
AR06	Community	Casey City Council	**Construction of William Thwaites Pavilion.** Construction of Pavilion to serve active playing fields.	$0	$0	$397
AR07	Development	Casey City Council	**Construction of Bray Boulevard Tennis Facility - Construction of 6 tennis courts and car park.**	$3,223	$0	$0
AR08	Community	Casey City Council	**Construction of Bray Boulevard Tennis Pavilion - Construction of Pavilion to serve tennis facility.**	$0	$0	$129
STRUCTURE PLANNING						
PL01	Development	Casey City Council	**Preparation of Structure Plans and Development Contributions Plans.** Includes Original Cranbourne North Development Plan $700,000, Service Business Precinct Development Plan $25,000 and Cranbourne North PSP $500,000.	$2,805	$0	$0
			TOTAL	**$222,047**	**$100,580**	**$1,264**

$900 CIL Cap

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

This section clearly sets out 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 Development Infrastructure Levy in this DCP applies to subdivision and/or development of land.

The Community Infrastructure Levy in this DCP applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

DEVELOPMENT INFRASTRUCTURE

For subdivision of land

- An infrastructure levy must be paid to the Collecting Agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.
- 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 for that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.
- If the Collecting Agency agrees to works 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 Planning and Environment Act in respect of the proposed works or provision of land in lieu to specify implementation requirements.

For development of land where no subdivision is proposed

- Provided an infrastructure levy has not already been paid on the subject land, an infrastructure levy must be paid to the Collecting Agency for each demand unit (Net Developable Hectare) proposed to be developed prior to the commencement of any development (for example: development includes buildings, car park, access ways, landscaping and ancillary components). The Collecting Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.
- If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement or other suitable arrangement under section 173 of the Planning and Environment Act in relation to the proposed works or land in lieu.

Where no planning permit is required

The following requirements apply where no planning permit is required:

- The land may only be used and developed subject to the following requirements being met:
- Unless some other arrangement has been agreed to by Collecting Agency in a section 173 agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this DCP.
- If Collecting Agency agrees to works 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 Planning and Environment Act in respect of the proposed works or provision of land in lieu.

COMMUNITY INFRASTRUCTURE

Contributions relating to community infrastructure are to be made by the home-builder prior to issue of a Building Permit. However, development proponents are encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders.

Levies for 'residential buildings' will be calculated at the rate for a single dwelling. In all other forms of accommodation, the dwelling is the individual unit (such as each dwelling in a residential village, retirement village, serviced apartment and so on) 'corrective institutions' are exempt.

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this Development Contributions Plan was first incorporated into the Casey Planning Scheme through Amendment C125 to the Casey Planning Scheme.

3.1.2 WORKS IN KIND

Works may be constructed in-lieu of a cash contribution on some projects. This is only possible where the arrangement has been approved in writing by the Collecting Agency.

As outlined in Section 3.1.1, payment of development contributions is to be made in cash.

Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the written agreement of the Collecting Agency. In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

- Only works or land identified in the DCP can be provided in lieu of cash,
- Works must be provided to a standard that generally accords with the DCP unless agreed between the Collecting Agency and the developer,
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the DCP unless agreed by the Collecting Agency and the developer,
- The construction of works must be completed to the satisfaction of the Collecting Agency, and
- There is no additional financial impact on the DCP.

3.1.3 CREDIT FOR OVER PROVISION

Where the Collection Agency agrees that a development proponent can physically provide 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 for the individual project.

In such a case the developer may be entitled to credits against other projects in the DCP to the extent that they "over contributed". Alternatively, a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project.

The details of credits and reimbursements will need to be negotiated with, and agreed to by the Collecting Agency.

3.1.4 FUNDS ADMINISTRATION

The administration of the contributions made under the DCP will be transparent and development contributions paid will be held until required for provision of the item. 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 Planning and Environment Act 1987.

The administration of contributions made under the DCP will demonstrate:

- The amount and timing of funds collected.
- The source of the funds collected.
- The amount and timing of expenditure on specific projects.
- The project on which the expenditure was made.
- The account balances for individual projects.
- Whether any pooling of funds to deliver specific projects is proposed/has occurred, 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 46QB(2) of the Planning and Environment Act, 1987.

Should the Collecting Agency (with the agreement of the Development Agency) resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Planning & Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges as required by the Planning & Environment Act.

3.1.5 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

Capital costs of all infrastructure items except for land are in 1st January 2011 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

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

- The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year.

In relation to the cost of land, the land value must be adjusted by adopting a revised value determined according to the following method:

- The land value will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer. Within 14 days of the adjustments being made, the Collecting Agency will publish the amended contributions on the Collecting Agency's web site.

3.1.6 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

This DCP adopts a long-term outlook for development. It takes into account planned future development in Cranbourne North. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2035 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Planning Scheme through Amendment C125 to the Casey Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2035 and when the DCP is removed from the Planning Scheme.

The DCP is expected to be revised and updated every 5 years (or more if required). This will require an amendment to the Casey Planning Scheme to replace this document with an alternative, revised document.

The periodic review is anticipated to include:

- Update any aspect of the plan which is required.
- Review of projects required, as well as their costs, contingency and scope (as relevant) and indicative provision trigger.
- Review of estimated Net Developable Area (this will also be required if the Precinct Structure Plan is subject to a substantive amendment.
- Review of land values for land to be acquired through the plan.

3.1.7 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Casey City Council is the Collecting Agency pursuant to section 46K(1)(fa) of the Planning and Environment Act 1987 which means that it is the public authority to whom all levies are payable. As the Collecting Agency, Casey City Council is also responsible for the administration of this DCP and also its enforcement pursuant to section 46QC of the Act.

3.1.8 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Table 5 indicates which public authority is the Development Agency for each project. Casey City Council is the Development Agency for all projects.

In the future the responsibility or oversight for several other road and intersection infrastructure projects may change from Casey City Council to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

3.2 IMPLEMENTATION STRATEGY

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

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This Implementation Strategy has been incorporated into the DCP to provide certainty to the Collecting Agency, Development Agencies and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collection Agency, Development Agency, development proponent and future community.

The implementation strategy has been formulated by:

- Assessing the risk posed by the urban structure as set out in the Cranbourne North Strategic Plans and identifying high risk items.
- Having regard to the development context.
- Assessing the need for finance requirements – upfront financing and pooling of funds.
- Agreeing to the land value and indexing it appropriately.
- Seeking direct delivery of infrastructure and land by development proponents where appropriate.
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will delivered as intended.
- Provision of adequate resources to administer the DCP.

3.2.2 PREFERRED IMPLEMENTATION MECHANISMS

Under Section 46P of the Planning and Environment Act 1987, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency), the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. This can be agreed between a development proponent and the Collecting Agency before or after the application for a planning permit is made or before or after the development is carried out.

To co-ordinate the provision of infrastructure, an application for a permit for subdivision will be accompanied by an infrastructure plan to the satisfaction of the responsible authority. The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified or reasonably required as a result of the subdivision of the land and address the following:

- Storm water drainage works.
- Road works internal or external to the land consistent with any relevant traffic report or assessment.
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities.
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the Cranbourne 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 required by the responsible authority.

Through the approval of this plan, Casey City Council (acting as the Collecting Agency) will consider if and what infrastructure should be provided as in-kind works under the Cranbourne North DCP in accordance with section 46P of the Act. The approved Public Infrastructure Plan must include a list of DCP infrastructure which the Collecting Agency has agreed in writing to allow to be provided as works in lieu.

Once approved, the Public Infrastructure Plan must be implemented to the satisfaction of the responsible authority. The implementation of the Public Infrastructure Plan may include the requirement to enter into a section 173 agreement.

4.0 OTHER INFORMATION

4.1 ACRONYMS

AFL	Australian Football League ovals
CAD	Central Activities District
CBD	Central Business District
CIL	Community Infrastructure Levy
DEECD	Department of Education & Early Childhood Development
DIL	Development Infrastructure Levy
GAA	Growth Areas Authority
GDA	Gross Developable Area
Ha	Hectare
MCA	Main Catchment Area
MCH	Maternal & Child Health
MSS	Municipal Strategic Statement
NAC	Neighbourhood Activity Centre
NDA	Net Developable Area
NDHa	Net Developable Hectare
PSP	Precinct Structure Plan
P-6	State School Prep to Year 6
P-12	State School Prep to Year 12
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone

4.2 GLOSSARY

ACTIVE OPEN SPACE

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

ACTIVITY CENTRE

Provide the focus for 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. For further information refer to Melbourne 2030.

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 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.

COMMUNITY FACILITIES

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 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.

ENCUMBERED LAND

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 trails, sports fields).

GROWTH AREA

Areas on the fringe of metropolitan Melbourne around major regional transport corridors that are designated for large-scale change, over many years from rural to urban use. Melbourne has five growth areas called Casey-Cardinia, Hume, Melton-Caroline Springs, Whittlesea and Wyndham.

GROWTH AREA FRAMEWORK PLAN

Government document that sets long-term strategic planning direction to guide the creation of a more sustainable community in the growth areas.

HIGH DENSITY HOUSING

Housing with an average density of more than 30 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.

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.

LOWER DENSITY HOUSING

Housing with an average density of less than 10 dwellings per hectare.

MAJOR ACTIVITY CENTRE

Activity centres that have similar characteristics to Principal Activity Centres but serve smaller catchment areas. For further information refer to Melbourne 2030.

MAIN CATCHMENT AREA

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

MEDIUM DENSITY HOUSING

Housing with an average density of 16 to 30 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, local and connector 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.

NET RESIDENTIAL AREA

As per net developable area but excluding neighbourhood activity centres, non-government schools and golf course sites.

PASSIVE 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.

PRECINCT STRUCTURE PLAN

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

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.

URBAN GROWTH BOUNDARY

A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development.

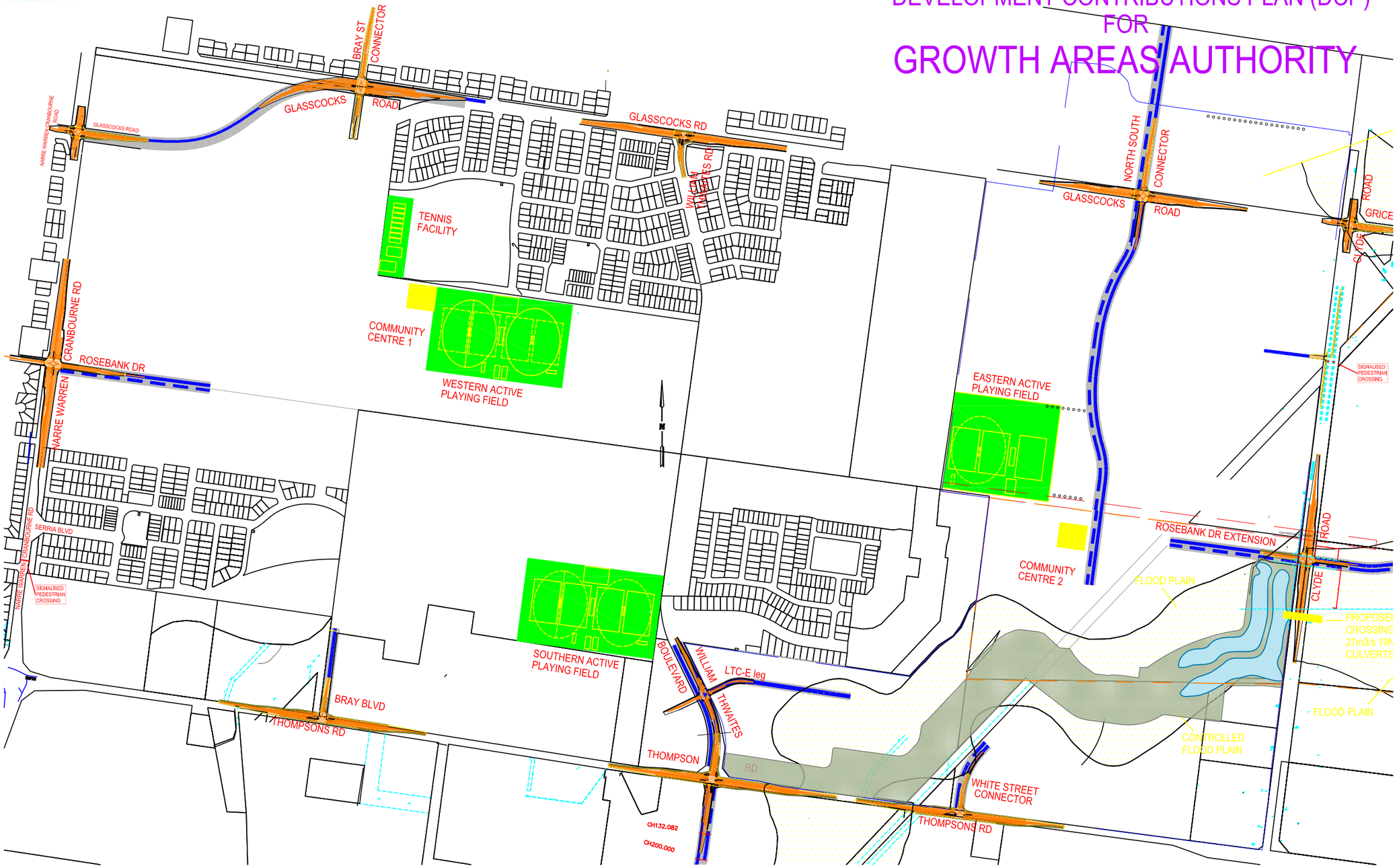
URBAN GROWTH ZONE

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land, (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan, (3) to reduce the number of development approvals needed in areas where an agreed plan is in place, and (4) to safeguard non-urban land from use and development that could prejudice its future urban development.

5.0 ATTACHMENTS

Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
FOR
GROWTH AREAS AUTHORITY



LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN H	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

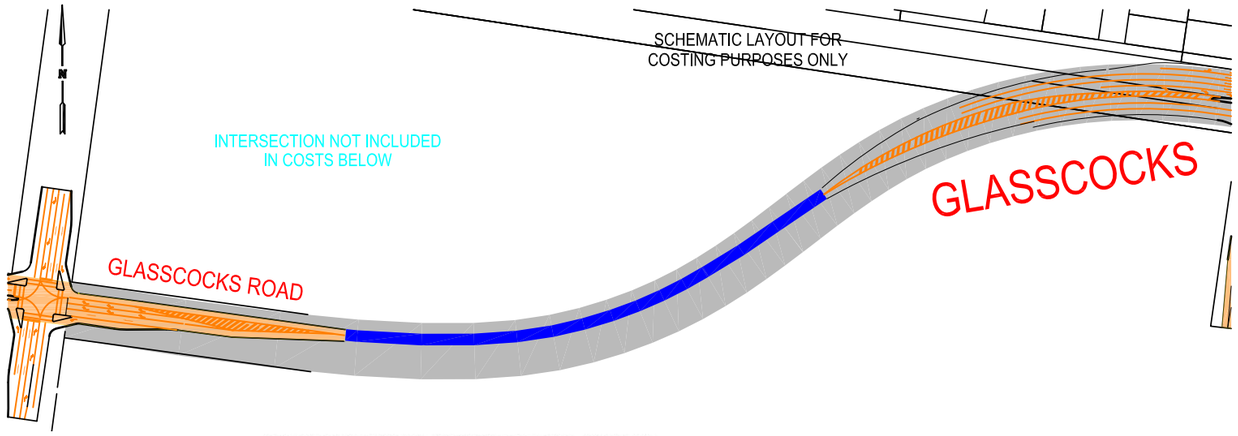
DATUM: N/A
SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
FACE AND INDEX SHEET

JOB NO. 10 107
DWG. FILE NAME XXXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.

DATE: June 2011
REVISION 10 107
SHEET 1 OF 9



CRANBOURNE NORTH PRECINCT

RD-05 GLASSCOCKS RD COSTS

Cranbourne North DCP Roadworks Estimate

Road Name: RD-05 Glasscocks Rd
Limit of works: As shown on drawing road reserve and cross section vary
Length of Job: Length o froad works is inbetween intersections
Notes: Costs based on City of Casey specification for road construction & anticipated road cross section

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 1,627.65	310.6	m		$ 505,548.92	$ 505,549
Bulk Earthworks	m³	$ 40.00	4.8	metres	$ 40	$ 192.00	m					$ 59,635.20	$ -
Pavement (Urban)	m²	$ 91.50	8.4	metres	$ 92	$ 768.60	m					$ 238,727.16	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	1	sides	$ 40	$ 40.00	m					$ 12,424.00	$ -
Kerb and Channel S 504		$ 45.00	1	sides	$ 45	$ 45.00	m					$ 13,977.00	
side entry pits std drw S305	unit	$ 2,000.00	1	interval metres	90		no					$ 6,902.22	$ 6,902
Bike path 2.0m wide conc	m²	$ 60.00	0	metres		$ -						$ -	
Shared pathway 2.5m wide gravel	m²	$ 30.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.4m wide	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	2		$ 15	$ 29.40	m					$ 9,131.64	$ -
Linemarking & Signage	m	$ 25.00	2	metres	$ 25	$ 50.00	m					$ 15,530.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path	m²	$ 45.00	0		$ 45	$ -	m					$ -	$ -
level / trim nature strip	m²	$ 4.00	9.8	metres	$ 4	$ 39.20	m					$ 12,175.52	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	2	rows of trees	$ 25	$ 50.00	m					$ 15,530.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr BF	per metre	$182	103	metres		$ 60.35						$ 18,746	
375mm conc drain stormwater Cr Bk fill	per metre	$231	103	metres		$ 76.60						$ 23,793	
450mm conc drain stormwater Cr BF	per metre	$294	103	metres		$ 97.50						$ 30,282	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Kirrabilli Intersection & 2 No. Sth "T" connectors			1	No.									$ 155,434
Pedestrian Traffic Signals	Unit	$ 134,000.00	0									$ -	$ -
Traffic Signals	Unit	$ 102,500.00	0	No of intesection								$ -	$ -
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	1	rows of lights		$ 129.00	m					$ 40,067.40	
lighting conduit	m	$ 50.00	1	No of runs/sides		$ 50.00	m					$ 15,530.00	
Subtotal						$ 1,627.65						$ 512,451.14	
estimated total													$ 667,885
Traffic Management										5.0%			$ 33,394
Contingency										20.0%			$ 133,577
Total + contingencies													
Services relocation Sec Poles, water fitting	Item												$ 50,000
Survey and Design										7%			$ 46,752
Overheads (supervision etc)										15%			$ 100,183
Total excluding land cost													**$ 1,031,791**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 1,031,791**
Adopted Cost													

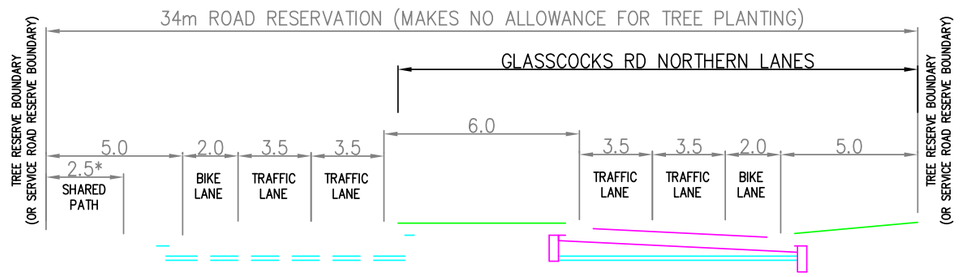
Estimate Prepared by: CDCE Jun-11

NOTES AND ASSUMPTIONS FOR: RD-05 GLASSCOCKS RD
1: Traffic Management considered to be low in complexity
2: Survey & Design is considered to be Medium complexity
due to no intersection included
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) green field road, connection to existing road
c) length of proposed works

ROAD RESERVE

COSTED ROAD

INTERSECTION AREA



S-107 (B) TYPICAL CROSS SECTION FOR FOUR LANE DIVIDED ARTERIAL ROAD
(34m ROAD RESERVATION)

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LEGEND

PROPOSED DRAINAGE; PROPOSED DRAINAGE PITS; EXISTING DRAINAGE; EXISTING DRAINAGE PITS; PROPOSED KERB AND CHANNEL; EXISTING KERB AND CHANNEL; GAS MAIN (G); WATER MAIN (W); TELEPHONE U/G (T); POWER U/G (E); POWER OVERHEAD (E); SEWER MAIN (S); FIRE PLUG; STOP VALVE; FIRE HYDRANT; POWER POLE; LIGHT POLE; POWER PIT; SEWER MANHOLE; TELEPHONE PIT; TELEPHONE POLE; TELEPHONE BOX; GAS VALVE; HOUSE DRAIN (H); GRAVEL DRIVE; CONCRETE DRIVE; THICKENED PATH; TREE; TREE REMOVAL; TREE STUMP; PSM; TITLE PEG; NATURAL SURFACE; HOUSE NO.; LOT/LP NO. 65; PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF
JOB NO. 10 1070
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS
CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-05 GLASSCOCKS RD

DATE: June 2011
REVISION 10 107
SHEET 1 OF 1

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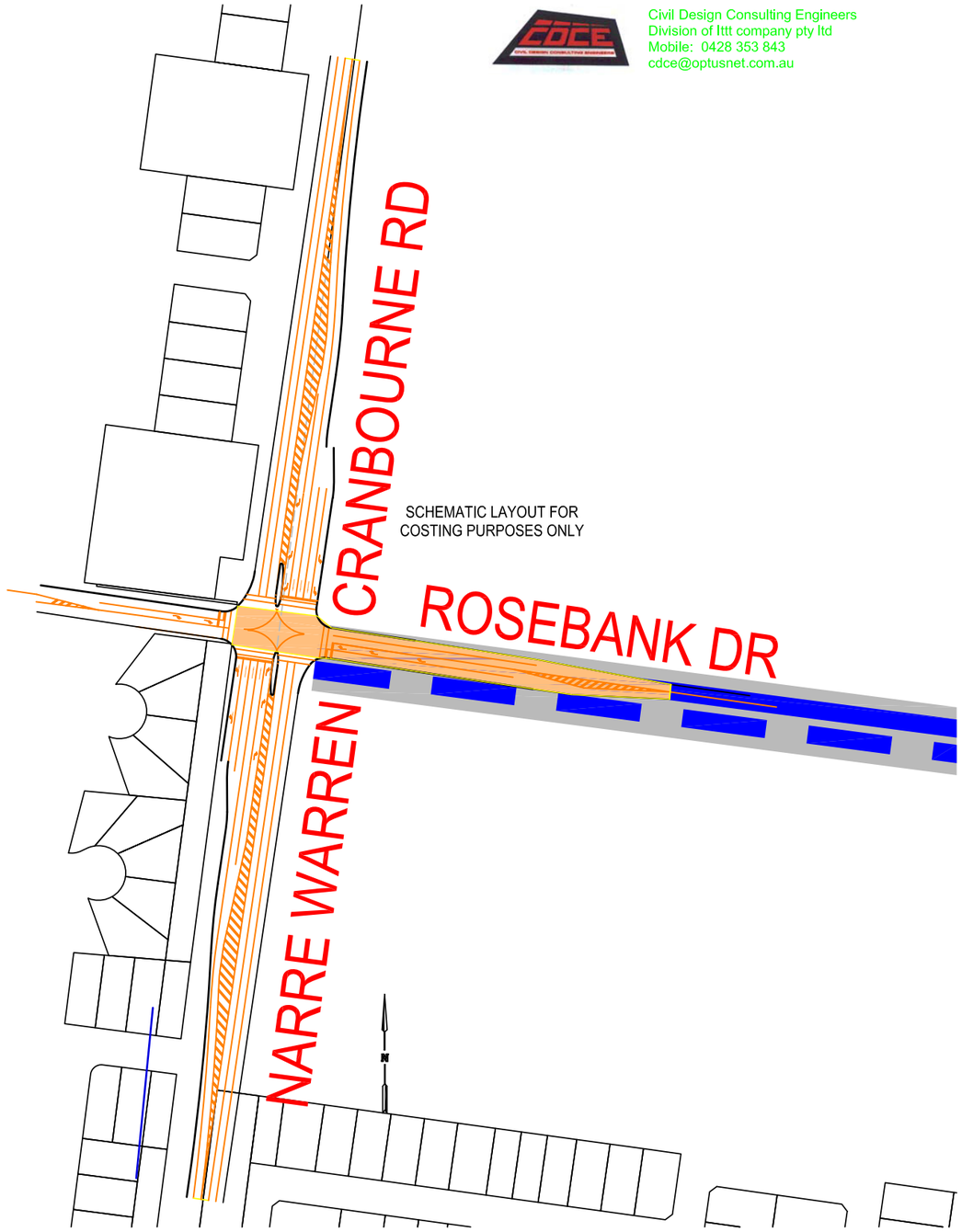
CRANBOURNE NORTH PRECINCT

INTERSECTION COSTS
RD-14 ROSEBANK DR &
NARRE WARREN CRANBOURNE RD



SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR RD-14 ROSEBANK DR & NARRE W. CRAN. RD INT
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium in complexity
due to signalised intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field connetion
c) length of proposed works

Cranbourne North DCP Roadworks Estimate

Road Name: RD-14 Rosebank Dr & Narre Warren Cranbourne Rd Intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 703,298.80	1	m		$ 703,298.80	$ 703,299
Bulk Earthworks	m³	$ 40.00	1648	metres	$ 40	$ 65,920.00	m					$ 65,920.00	$ -
Pavement (Urban)	m²	$ 91.50	2996	metres	$ 92	$ 274,134.00	m					$ 274,134.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	0	sides	$ 40	$ -	m					$ -	$ -
Kerb and Channel S 504		$ 45.00	334	sides	$ 45	$ 15,030.00	m					$ 15,030.00	
side entry pits std drw S305	unit	$ 2,000.00	6	interval metres	90	$ 12,000.00	m					$ 12,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	710	metres		$ 165,430.00						$ 165,430.00	
Shared pathway 3.0m concrete	m²	$ 60.00	501	metres		$ 30,060.00						$ 30,060.00	
concrete island infill	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	334		$ 15	$ 4,909.80	m					$ 4,909.80	$ -
Linemarking & Signage	m	$ 25.00	836	metres	$ 25	$ 20,900.00	m					$ 20,900.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	250		$ 45	$ 11,250.00	m					$ 11,250.00	$ -
level / trim nature strip	m²	$ 4.00	1169	metres	$ 4	$ 4,676.00	m					$ 4,676.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	5	rows of trees	$ 25	$ 125.00	m					$ 125.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bk	per metre	$182	167	metres		$ 30,394.00						$ 30,394	
375mm conc drain stormwater Cr Bk fill	per metre	$231	167	metres		$ 38,577.00						$ 38,577	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	4	No of intesection								$ 410,000	$ 410,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	167	rows of lights		$ 21,543.00	m					$ 21,543.00	
lighting conduit	m	$ 50.00	167	No of runs/sides		$ 8,350.00	m					$ 8,350.00	
Subtotal						$ 703,299						$ 1,113,298.80	
estimated total													$ 1,113,299
Traffic Management										10.0%			$ 111,330
Contingency										20.0%			$ 222,660
Total + contingencies													
Services relocation Sec Poles, water fitt	Item												$ 400,000
Survey and Design										10%			$ 111,330
Overheads (supervision etc)										15%			$ 166,995
Total excluding land cost													**$ 2,125,613**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 2,125,613**
Adopted Cost													

Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN H	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF

SCALE NOT TO SCALE
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXX
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

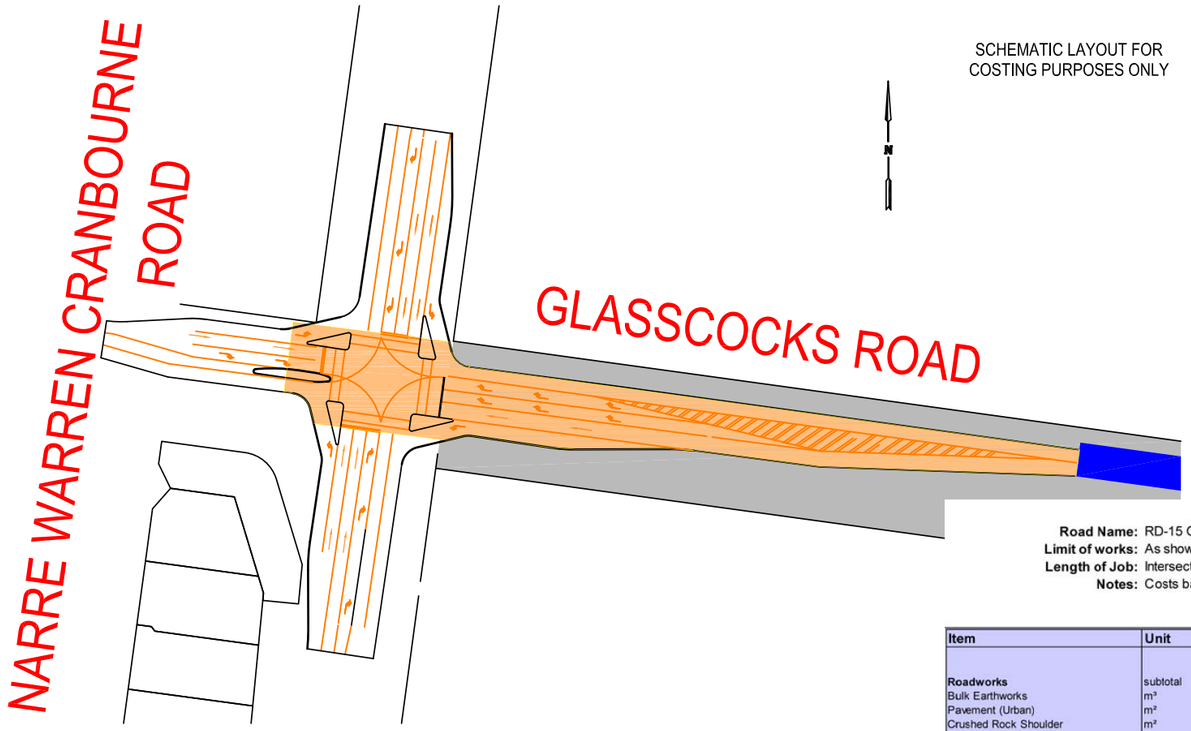
CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-11 NORTH SOUTH ARTERIAL & EAST WEST COLLECTOR INTERSECTION

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

RD-15 GLASSCOCKS RD &
NARRE WARREN CRANBOURNE RD
INTERSECTION COSTS

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY



ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR RD-15 INTERSECTION
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity
due to no intersection included
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) connection road in green field & crossing existing services
c) length of proposed works

Cranbourne North DCP Roadworks Estimate

Road Name: RD-15 Glasscocks Rd & Narre Warren Cranbourne Rd intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 715,743.90	1	m		$ 715,743.90	$ 715,744
Bulk Earthworks	m³	$ 40.00	1689	metres	$ 40	$ 67,560.00	m					$ 67,560.00	$ -
Pavement (Urban)	m²	$ 91.50	3379	metres	$ 92	$ 309,178.50	m					$ 309,178.50	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	152	sides	$ 40	$ 6,080.00	m					$ 6,080.00	$ -
Kerb and Channel S 504		$ 45.00	360	sides	$ 45	$ 16,200.00	m					$ 16,200.00	
side entry pits std drw S305	unit	$ 2,000.00	8	interval metres	90	$ 16,000.00	m					$ 16,000.00	
Bike path 2.0m wde on road	m²	$ 233.00	428	metres		$ 99,724.00						$ 99,724.00	
Shared pathway 2.5m wide gravel	m²	$ 30.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.4m wide	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	512		$ 15	$ 7,526.40	m					$ 7,526.40	$ -
Linemarking & Signage	m	$ 25.00	1300	metres	$ 25	$ 32,500.00	m					$ 32,500.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path	m²	$ 45.00	0		$ 45	$ -	m					$ -	$ -
level / trim nature strip as per standard drawings	m²	$ 4.00	840	metres	$ 4	$ 3,360.00	m					$ 3,360.00	$
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	12	rows of trees	$ 25	$ 300.00	m					$ 300.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bk	per metre	$162	0	metres		$ -						$ -	
375mm conc drain stormwater Cr Bk fill	per metre	$231	211	metres		$ 48,741.00						$ 48,741	
450mm conc drain stormwater Cr BF	per metre	$294	211	metres		$ 62,034.00						$ 62,034	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	4	No of intesection								$ 410,000	$ 410,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	260	rows of lights		$ 33,540.00	m					$ 33,540.00	
lighting conduit	m	$ 50.00	260	No of runs/sides		$ 13,000.00	m					$ 13,000.00	
Subtotal						$ 715,743.90						$ 1,125,743.90	
estimated total													$ 1,125,744
Traffic Management										10.0%			$ 112,574
Contingency										20.0%			$ 225,149
Total + contingencies													
Services relocation Sec Poles, water fitt	Item												$ 400,000
Survey and Design										10%			$ 112,574
Overheads (supervision etc)										15%			$ 168,862
Total excluding land cost													**$ 2,144,903**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													
Adopted Cost													**$ 2,144,903**

Estimate Prepared by: **CDCE** Mar-11

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LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65		
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN H	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A SCALE NOT TO SCALE

COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF

JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

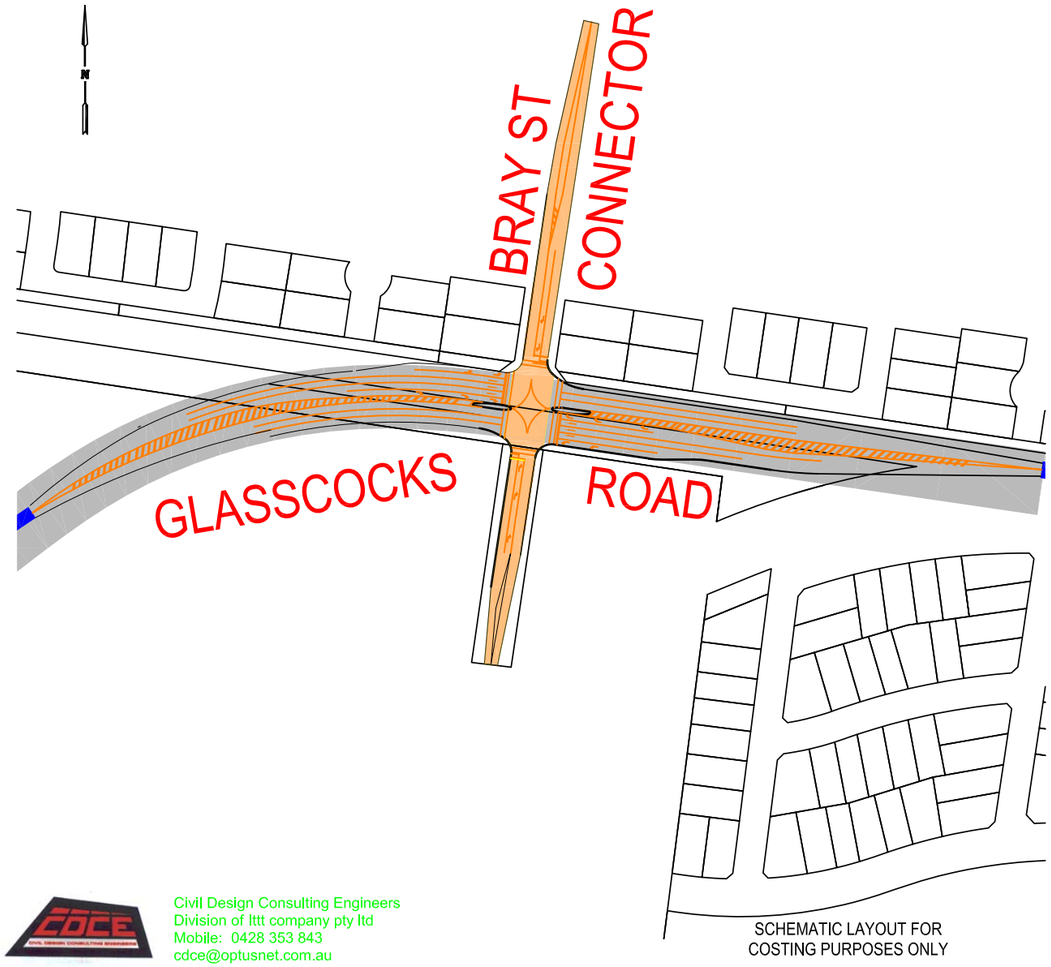
CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-15 GLASSCOCKS RD &
NARRE WARREN CRANBOURNE RD INTERSECTION

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

INTERSECTION COSTS
RD-16 BRAY BLVD & GLASSCOCKS RD



SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR RD-16 BRAY ST / GLASSCOCKS RD INT.
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium in complexity
due to signalised intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field works
c) length of proposed works

Cranbourne North DCP Roadworks Estimate

Road Name: RD-16 Glasscocks Rd & Bray Rd connector intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on intersection layout provided by GTA in June 2011 submission

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 1,182,390.30	1	m		$ 1,182,390.30	$ 1,182,390
Bulk Earthworks	m³	$ 40.00	2569	metres	$ 40	$ 102,760.00	m					$ 102,760.00	$ -
Pavement (Urban)	m²	$ 91.50	4576	metres	$ 92	$ 418,704.00	m					$ 418,704.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	4.1	sides	$ 40	$ 164.00	m					$ 164.00	$ -
Kerb and Channel S 504		$ 45.00	625	sides	$ 45	$ 28,125.00	m					$ 28,125.00	
side entry pits std drw S305	unit	$ 2,000.00	12	interval metres	90	$ 24,000.00	m					$ 24,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	1176	metres		$ 274,008.00						$ 274,008.00	
Shared pathway 3.0m concrete	m²	$ 60.00	1038	metres		$ 62,280.00						$ 62,280.00	
Pedestrian Footpath 1.4m wide	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	629		$ 15	$ 9,246.30	m					$ 9,246.30	$ -
Linemarking & Signage	m	$ 25.00	692	metres	$ 25	$ 17,300.00	m					$ 17,300.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	519		$ 45	$ 23,355.00	m					$ 23,355.00	$ -
level / trim nature strip	m²	$ 4.00	4329	metres	$ 4	$ 17,316.00	m					$ 17,316.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	12	rows of trees	$ 25	$ 300.00	m					$ 300.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr BF	per metre	$182	346	metres		$ 62,972.00						$ 62,972	
375mm conc drain stormwater Cr Bk fill	per metre	$231	346	metres		$ 79,926.00						$ 79,926	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	4	No of intesection								$ 410,000	$ 410,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	346	rows of lights		$ 44,634.00	m					$ 44,634.00	
lighting conduit	m	$ 50.00	346	No of runs/sides		$ 17,300.00	m					$ 17,300.00	
Subtotal						$ 1,182,390.30						$ 1,592,390.30	
estimated total													$ 1,592,390
Traffic Management										10.0%			$ 159,239
Contingency										20.0%			$ 318,478
Total + contingencies													
Services relocation Sec Poles, water fitting	Item												$ 250,000
Survey and Design										10%			$ 159,239
Overheads (supervision etc)										15%			$ 238,859
Total excluding land cost													**$ 2,718,205**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 2,718,205**
Adopted Cost													

Estimate Prepared by: CDCE Jun-11

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LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65		
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
DRAWN SAF
MELWAY REF.
TRACED SAF
CONTRACT NO.
CHECKED SAF

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-16 BRAY BLVD & GLASSCOCKS RD
INTERSECTION

DATE: JUNE 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

RD-17 INTERSECTION
GLASSCOCKS RD & WILLIAM THWAITES RD

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

Cranbourne North DCP Roadworks Estimate

Road Name: RD-17 Glasscocks Rd & William Thwaites intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 469,749.10	1	m		$ 469,749.10	$ 469,749
Bulk Earthworks	m³	$ 40.00	1320	metres	$ 40	$ 52,800.00	m					$ 52,800.00	$ -
Pavement (Urban)	m²	$ 91.50	2219	metres	$ 92	$ 203,038.50	m					$ 203,038.50	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	181	sides	$ 40	$ 7,240.00	m					$ 7,240.00	$ -
Kerb and Channel S 504		$ 45.00	267	sides	$ 45	$ 12,015.00	m					$ 12,015.00	
side entry pits std drw S305	unit	$ 2,000.00	6	interval metres	90	$ 12,000.00	m					$ 12,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	340	metres		$ 79,220.00						$ 79,220.00	
Shared pathway 3.0m concrete	m²	$ 60.00	300	metres		$ 18,000.00						$ 18,000.00	
concrete island infill	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	448		$ 15	$ 6,585.60	m					$ 6,585.60	$ -
Linemarking & Signage	m	$ 25.00	400	metres	$ 25	$ 10,000.00	m					$ 10,000.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	150		$ 45	$ 6,750.00	m					$ 6,750.00	$ -
level / trim nature strip	m²	$ 4.00	700	metres	$ 4	$ 2,800.00	m					$ 2,800.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	4	rows of trees	$ 25	$ 100.00	m					$ 100.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bf	per metre	$182	100	metres		$ 18,200.00						$ 18,200	
375mm conc drain stormwater Cr Bk fill	per metre	$231	100	metres		$ 23,100.00						$ 23,100	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	3	No of intesection								$ 307,500	$ 307,500
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	100	rows of lights		$ 12,900.00	m					$ 12,900.00	
lighting conduit	m	$ 50.00	100	No of runs/sides		$ 5,000.00	m					$ 5,000.00	
Subtotal						$ 469,749						$ 777,249.10	
estimated total													$ 777,249
Traffic Management										10.0%			$ 77,725
Contingency										20.0%			$ 155,450
Total + contingencies													
Services relocation Sec Poles, water fitt	Item												$ 100,000
Survey and Design										10%			$ 77,725
Overheads (supervision etc)										15%			$ 116,587
Total excluding land cost													**$ 1,304,736**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													
Adopted Cost													**$ 1,304,736**

NOTES AND ASSUMPTIONS FOR RD-17 Glasscock William Thwaites int
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity due to signalised proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) future connection roads, need to cross existing services
c) length of proposed works

SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

Civil Design Consulting Engineers
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Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE, PROPOSED DRAINAGE PITS, EXISTING DRAINAGE, EXISTING DRAINAGE PITS, PROPOSED KERB AND CHANNEL, GAS MAIN G, WATER MAIN W, TELEPHONE U/G T, POWER U/G E, POWER OVERHEAD E, FIRE PLUG, STOP VALVE, FIRE HYDRANT, POWER POLE, LIGHT POLE, SEWER MANHOLE, TELEPHONE PIT, TELEPHONE POLE, TELEPHONE BOX, GAS VALVE, GRAVEL DRIVE, CONCRETE DRIVE, THICKENED PATH, TREE, TREE REMOVAL, PSM, TITLE PEG, NATURAL SURFACE, HOUSE NO., LOT/LP NO. 65

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 1070
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

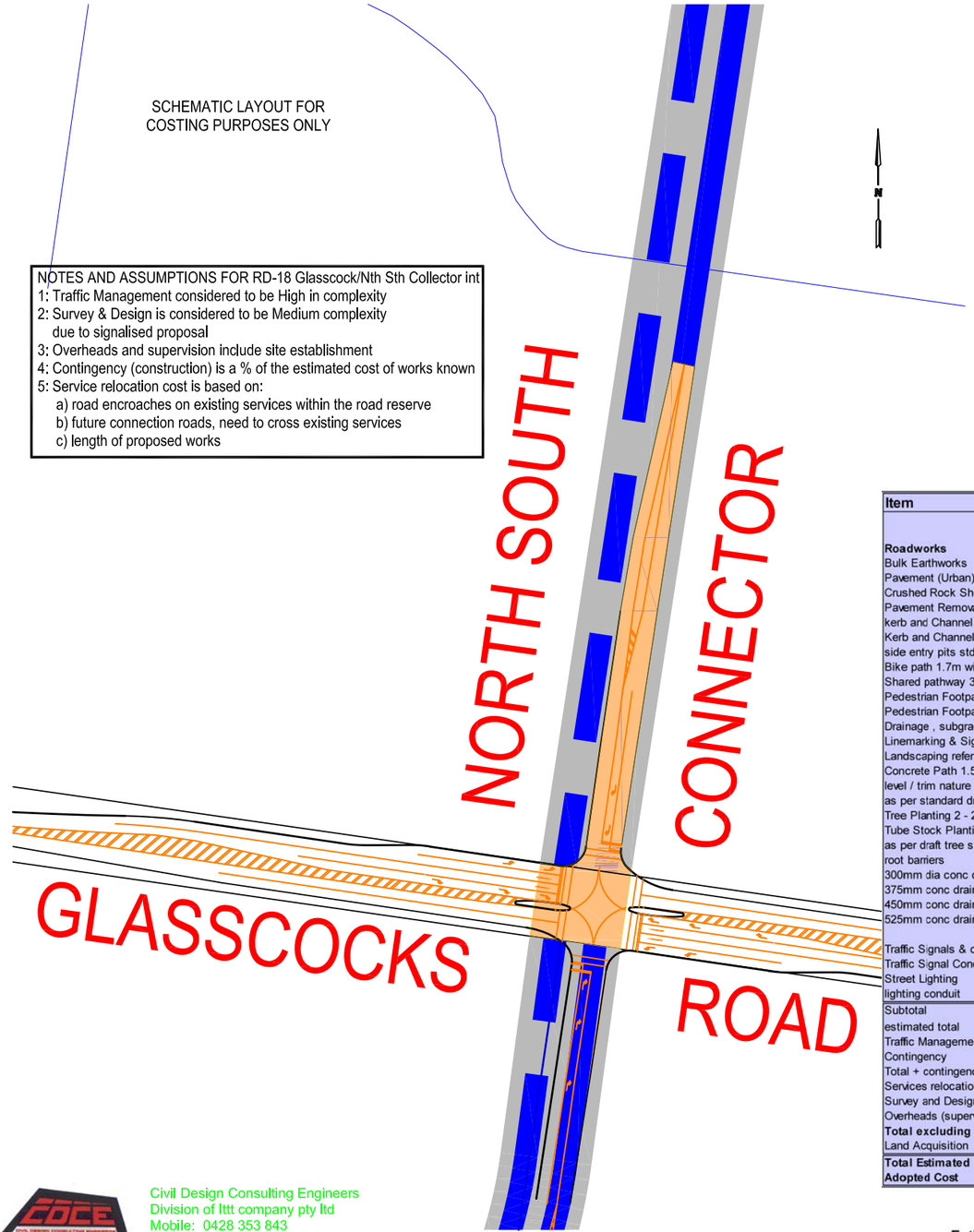
CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-17 INTERSECTION GLASSCOCKS RD & WILLIAM THWAITES RD

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

RD-18 INTERSECTION NORTH SOUTH-CONNECTOR & GLASSCOCKS RD

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY



NOTES AND ASSUMPTIONS FOR RD-18 Glasscock/Nth Sth Collector int
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity
due to signalised proposal
3; Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) future connection roads, need to cross existing services
c) length of proposed works

Cranbourne North DCP Roadworks Estimate

Road Name: RD-18 Glasscocks Rd & North South connector intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 796,129.10	1	m		$ 796,129.10	$ 796,129
Bulk Earthworks	m³	$ 40.00	2061	metres	$ 40	$ 82,440.00	m					$ 82,440.00	$ -
Pavement (Urban)	m²	$ 91.50	3759	metres	$ 92	$ 343,948.50	m					$ 343,948.50	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	28	sides	$ 40	$ 1,120.00	m					$ 1,120.00	$ -
Kerb and Channel S 504		$ 45.00	405	sides	$ 45	$ 18,225.00	m					$ 18,225.00	
side entry pits std drw S305	unit	$ 2,000.00	8	interval metres	90	$ 16,000.00	m					$ 16,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	642	metres		$ 149,586.00						$ 149,586.00	
Shared pathway 3.0m concrete	m²	$ 60.00	567	metres		$ 34,020.00						$ 34,020.00	
Pedestrian Footpath 1.4m wide	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	433		$ 15	$ 6,365.10	m					$ 6,365.10	$ -
Linemarking & Signage	m	$ 25.00	567	metres	$ 25	$ 14,175.00	m					$ 14,175.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	283.5		$ 45	$ 12,757.50	m					$ 12,757.50	$ -
level / trim nature strip	m²	$ 4.00	1326	metres	$ 4	$ 5,304.00	m					$ 5,304.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	12	rows of trees	$ 25	$ 300.00	m					$ 300.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr BF	per metre	$182	189	metres		$ 34,398.00						$ 34,398	
375mm conc drain stormwater Cr Bk fill	per metre	$231	189	metres		$ 43,659.00						$ 43,659	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	4	No of intesection								$ 410,000	$ 410,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	189	rows of lights		$ 24,381.00	m					$ 24,381.00	
lighting conduit	m	$ 50.00	189	No of runs/sides		$ 9,450.00	m					$ 9,450.00	
Subtotal						$ 796,129.10						$ 1,206,129.10	
estimated total													$ 1,206,129
Traffic Management										10.0%			$ 120,613
Contingency										20.0%			$ 241,226
Total + contingencies													
Services relocation Sec Poles, water fitting	Item												$ 250,000
Survey and Design										10%			$ 120,613
Overheads (supervision etc)										15%			$ 180,919
Total excluding land cost													**$ 2,119,500**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 2,119,500**
Adopted Cost													

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Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-18 INTERSECTION NORTH SOUTH CONNECTOR
& GLASSCOCKS RD

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

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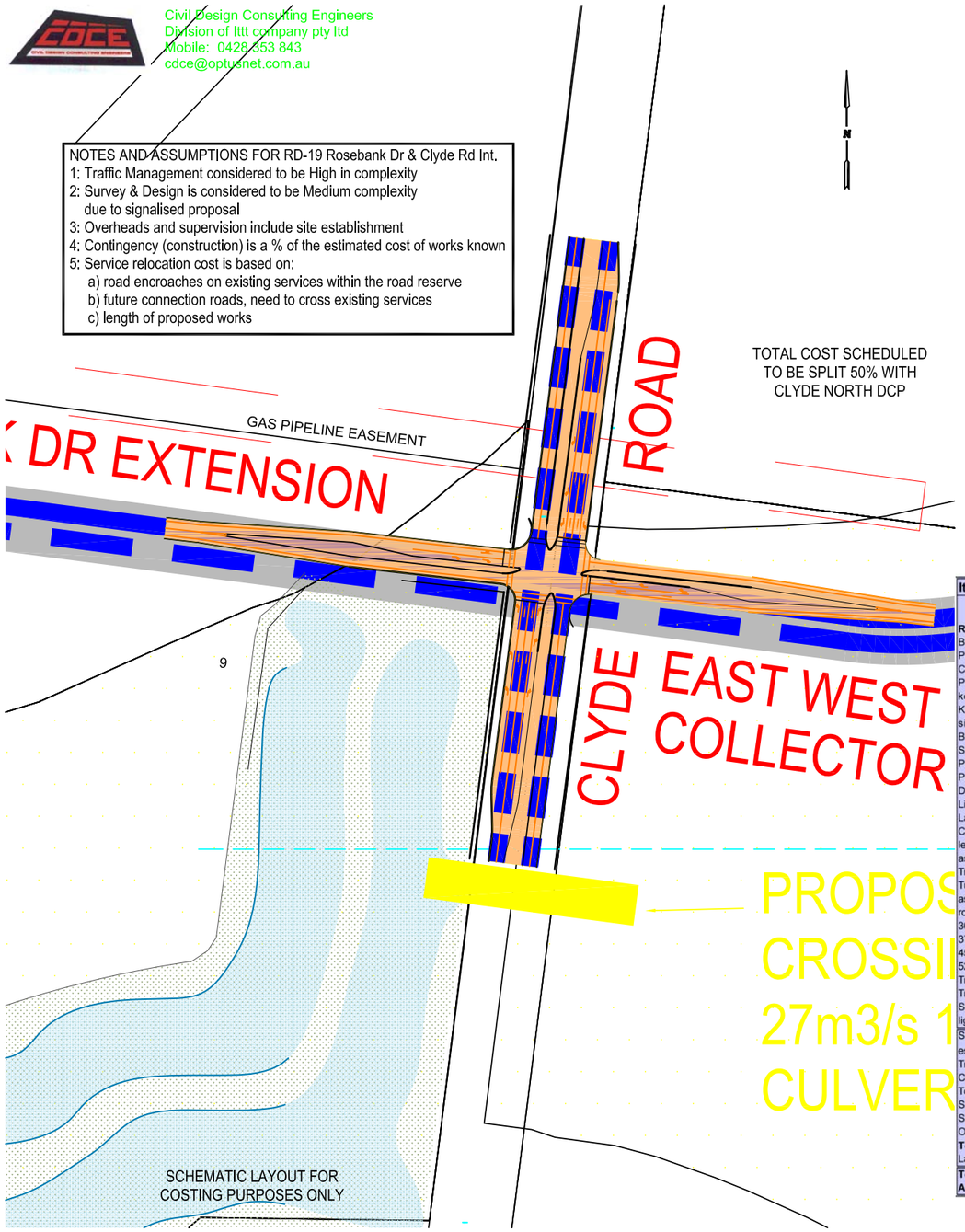
CRANBOURNE NORTH PRECINCT

RD-19 INTERSECTION EAST WEST CONNECTOR & BERWICK CRANBOURNE RD

NOTES AND ASSUMPTIONS FOR RD-19 Rosebank Dr & Clyde Rd Int.
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity due to signalised proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) future connection roads, need to cross existing services
c) length of proposed works

TOTAL COST SCHEDULED TO BE SPLIT 50% WITH CLYDE NORTH DCP



ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

Cranbourne North DCP Roadworks Estimate

Road Name: RD-19 Rosebank Dr extension & Clyde Rd intersection
Limit of works: As shown on drawing
Length of Job: Intersection works ony
Notes: Costs based on Interim layout as per GTA evidence to panel report

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 1,299,211.10	1	m		$ 1,299,211.10	$ 1,299,211
Bulk Earthworks	m³	$ 40.00	3781	metres	$ 40	$ 151,240.00	m					$ 151,240.00	$ -
Pavement Urban	m²	$ 91.50	5606	metres	$ 92	$ 512,949.00	m					$ 512,949.00	$ -
Crushed Rock Shoulder	m²	$ 15.10	0	metres	$ 15	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel island	m	$ 40.00	1163	sides	$ 40	$ 46,520.00	m					$ 46,520.00	$ -
Kerb and Channel S 504		$ 45.00	1010	sides	$ 45	$ 45,450.00	m					$ 45,450.00	
side entry pits std drw S305	unit	$ 2,000.00	12	interval metres	90.00	$ 24,000.00	m					$ 24,000.00	
Bike path 2.5m wide conc	m²	$ 60.00	0	metres		$ -						$ -	
Shared pathway 2.5m wide gravel	m²	$ 30.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m wide	m²	$ 60.00	1044	metres		$ 62,640.00						$ 62,640.00	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	2173		$ 15	$ 31,943.10	m					$ 31,943.10	$ -
Linemarking & Signage	m	$ 25.00	1750	metres	$ 25	$ 43,750.00	m					$ 43,750.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path	m²	$ 45.00	0		$ 45	$ -	m					$ -	$ -
level / trim nature strip	m²	$ 4.00	6060	metres	$ 4	$ 24,240.00	m					$ 24,240.00	$ -
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	15	rows of trees	$ 25	$ 375.00	m					$ 375.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bf	per metre	$182	330	metres		$ 60,060.00						$ 60,060	
375mm conc drain stormwater Cr Bk fill	per metre	$231	330	metres		$ 76,230.00						$ 76,230	
450mm conc drain stormwater Cr BF	per metre	$294	330	metres		$ 97,020.00						$ 97,020	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals	Unit	$ 102,500.00	4	No of intesection								$ 410,000	$ 410,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	686	rows of lights		$ 88,494.00	m					$ 88,494.00	
lighting conduit	m	$ 50.00	686	No of runs/sides		$ 34,300.00	m					$ 34,300.00	
Subtotal						$ 1,299,211.10						$ 1,709,211.10	
estimated total													$ 1,709,211
Traffic Management										10.0%			$ 170,921
Contingency										20.0%			$ 341,842
Total + contingencies												$ 2,221,974	
Services relocation Sec Poles, water fitt	Item												$ 250,000
Survey and Design										10%			$ 170,921
Overheads (supervision etc)										15%			$ 256,382
Total excluding land cost													**$ 2,899,277**
Land Acquisition	hectares	$ -		hectares									$ -
Total Estimated Cost													**$ 2,899,277**
Adopted Cost													

Estimate Prepared by: CDCE Jun-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

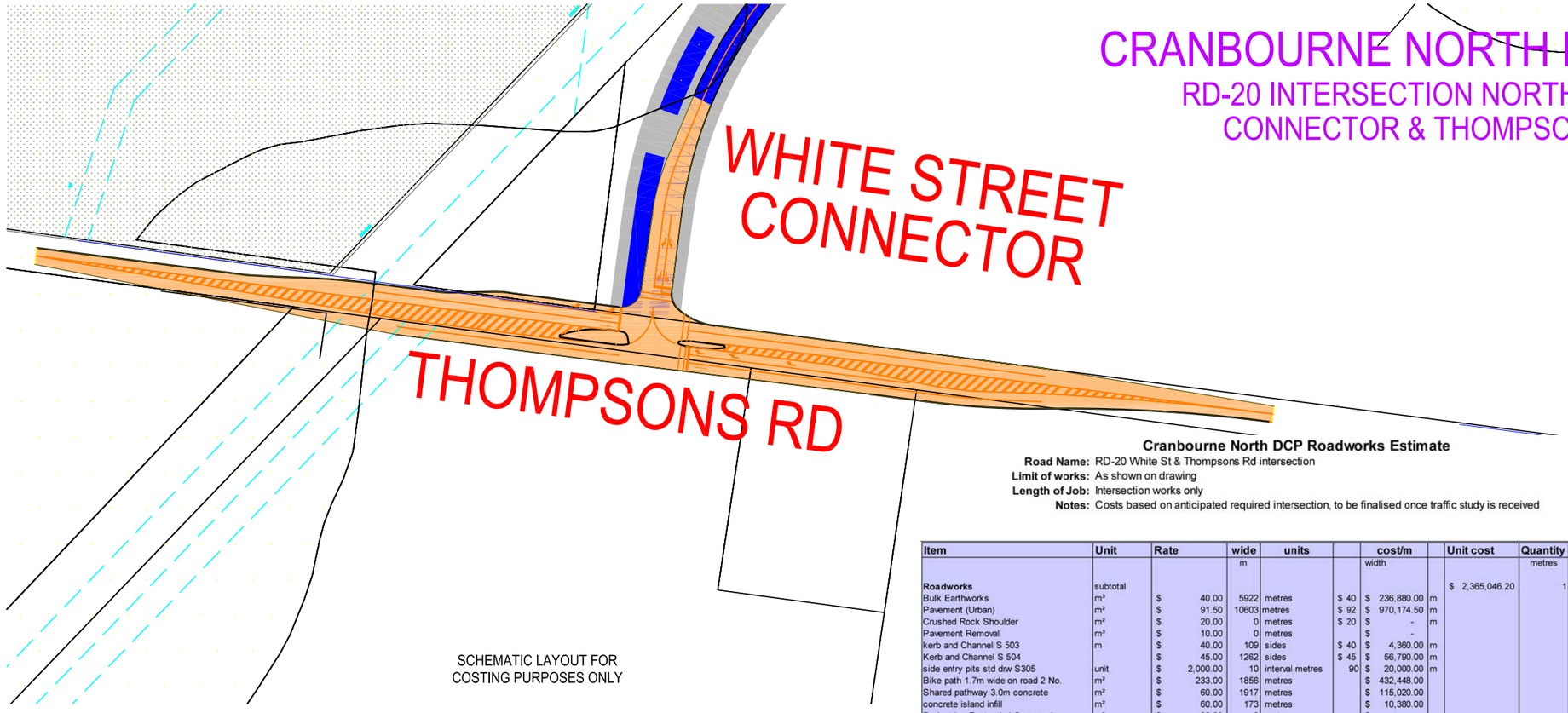
DATUM: N/A
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF

SCALE NOT TO SCALE
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-19 INTERSECTION EAST WEST CONNECTOR & BERWICK CRANBOURNE ROAD

DATE: June 2011
REVISION
10 107
SHEET 1 OF 1



CRANBOURNE NORTH PRECINCT

RD-20 INTERSECTION NORTH SOUTH - CONNECTOR & THOMPSONS RD

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR WHITE ST. & THOMPSONS RD INT.
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity
due to signalised intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field connetion
c) length of proposed works

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Cranbourne North DCP Roadworks Estimate

Road Name: RD-20 White St & Thompsons Rd intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 2,365,046.20	1	m		$ 2,365,046.20	$ 2,365,046
Bulk Earthworks	m³	$ 40.00	5922	metres	$ 40	$ 236,880.00	m					$ 236,880.00	$ -
Pavement (Urban)	m²	$ 91.50	10603	metres	$ 92	$ 970,174.50	m					$ 970,174.50	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	109	sides	$ 40	$ 4,360.00	m					$ 4,360.00	$ -
Kerb and Channel S 504		$ 45.00	1262	sides	$ 45	$ 56,790.00	m					$ 56,790.00	
side entry pits std drw S305	unit	$ 2,000.00	10	interval metres	90	$ 20,000.00	m					$ 20,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	1856	metres		$ 432,448.00						$ 432,448.00	
Shared pathway 3.0m concrete	m²	$ 60.00	1917	metres		$ 115,020.00						$ 115,020.00	
concrete island infill	m²	$ 60.00	173	metres		$ 10,380.00						$ 10,380.00	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	1371		$ 15	$ 20,153.70	m					$ 20,153.70	$ -
Linemarking & Signage	m	$ 25.00	2370	metres	$ 25	$ 59,250.00	m					$ 59,250.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	958		$ 45	$ 43,110.00	m					$ 43,110.00	$ -
level / trim nature strip as per standard drawings	m²	$ 4.00	4473	metres	$ 4	$ 17,892.00	m					$ 17,892.00	$ -
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	12	rows of trees	$ 25	$ 300.00	m					$ 300.00	
Tube Stock Plantings as per draft tree strategy	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
root barriers	optional as per design in respect of appropriate offset criteria											$ -	
300mm dia conc drain Stormwater Cr BF	per metre	$182	639	metres		$ 116,298.00						$ 116,298	
375mm conc drain stormwater Cr Bk fill	per metre	$231	639	metres		$ 147,609.00						$ 147,609	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	3	No of intesection								$ 307,500	$ 307,500
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	639	rows of lights		$ 82,431.00	m					$ 82,431.00	
lighting conduit	m	$ 50.00	639	No of runs/sides		$ 31,950.00	m					$ 31,950.00	
Subtotal						$ 2,365,046						$ 2,672,546.20	
estimated total													$ 2,672,546
Traffic Management										10.0%			$ 267,255
Contingency										20.0%			$ 534,509
Total + contingencies													
Services relocation Sec Poles, water fitting	Item												$ 400,000
Survey and Design										10%			$ 267,255
Overheads (supervision etc)										15%			$ 400,882
Total excluding land cost													**$ 4,542,447**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 4,542,447**
Adopted Cost													

Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN H	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

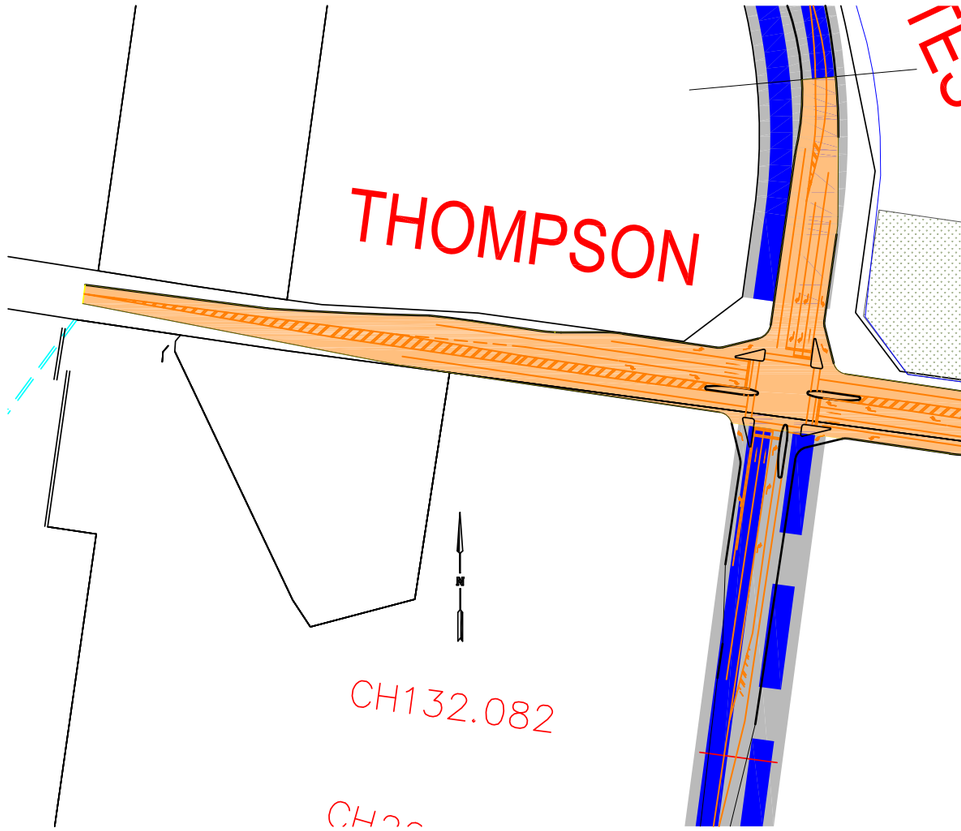
CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-20 INTERSECTION NORTH SOUTH CONNECTOR & THOMPSONS ROAD

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

RD-21 INTERSECTION
WILLIAM THWAITES BLD &
THOMPSONS ROAD



SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

Cranbourne North DCP Roadworks Estimate

Road Name: RD-21 William Thwaites & Thompsons Rd intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			wdth			metres		cost		
Roadworks	subtotal							$ 2,872,126.60	1	m		$ 2,872,126.60	$ 2,872,127
Bulk Earthworks	m³	$ 40.00	7221	metres	$ 40	$ 288,840.00	m					$ 288,840.00	$ -
Pavement (Urban)	m²	$ 91.50	13048	metres	$ 92	$ 1,193,892.00	m					$ 1,193,892.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	188	sides	$ 40	$ 7,520.00	m					$ 7,520.00	$ -
Kerb and Channel S 504		$ 45.00	1350	sides	$ 45	$ 60,750.00	m					$ 60,750.00	
side entry pits std drw S305	unit	$ 2,000.00	12	interval metres	90	$ 24,000.00	m					$ 24,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	2407	metres		$ 560,831.00						$ 560,831.00	
Shared pathway 3.0m concrete	m²	$ 60.00	2124	metres		$ 127,440.00						$ 127,440.00	
concrete island infill	m²	$ 60.00	177	metres		$ 10,620.00						$ 10,620.00	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	1538		$ 15	$ 22,608.60	m					$ 22,608.60	$ -
Linemarking & Signage	m	$ 25.00	3540	metres	$ 25	$ 88,500.00	m					$ 88,500.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	1062		$ 45	$ 47,790.00	m					$ 47,790.00	$ -
level / trim nature strip	m²	$ 4.00	4956	metres	$ 4	$ 19,824.00	m					$ 19,824.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	15	rows of trees	$ 25	$ 375.00	m					$ 375.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bf	per metre	$182	708	metres		$ 128,856.00						$ 128,856	
375mm conc drain stormwater Cr Bk fill	per metre	$231	708	metres		$ 163,548.00						$ 163,548	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	3	No of intesection								$ 307,500	$ 307,500
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	708	rows of lights		$ 91,332.00	m					$ 91,332.00	
lighting conduit	m	$ 50.00	708	No of runs/sides		$ 35,400.00	m					$ 35,400.00	
Subtotal						$ 2,872,127						$ 3,179,626.60	
estimated total													$ 3,179,627
Traffic Managment										10.0%			$ 317,963
Contingency										20.0%			$ 635,925
Total + contingencies													
Services relocation Sec Poles, water fitt	Item												$ 400,000
Survey and Design										10%			$ 317,963
Overheads (supervision etc)										15%			$ 476,944
Total excluding land cost													**$ 5,328,421**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 5,328,421**
Adopted Cost													

Estimate Prepared by: CDCE Mar-11

NOTES AND ASSUMPTIONS FOR RD-21 WILLIAM THWAITE & THOMPSONS RD INT
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium complexity
due to signalised intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field connetion
c) length of proposed works

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LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO.
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.

AMENDMENTS

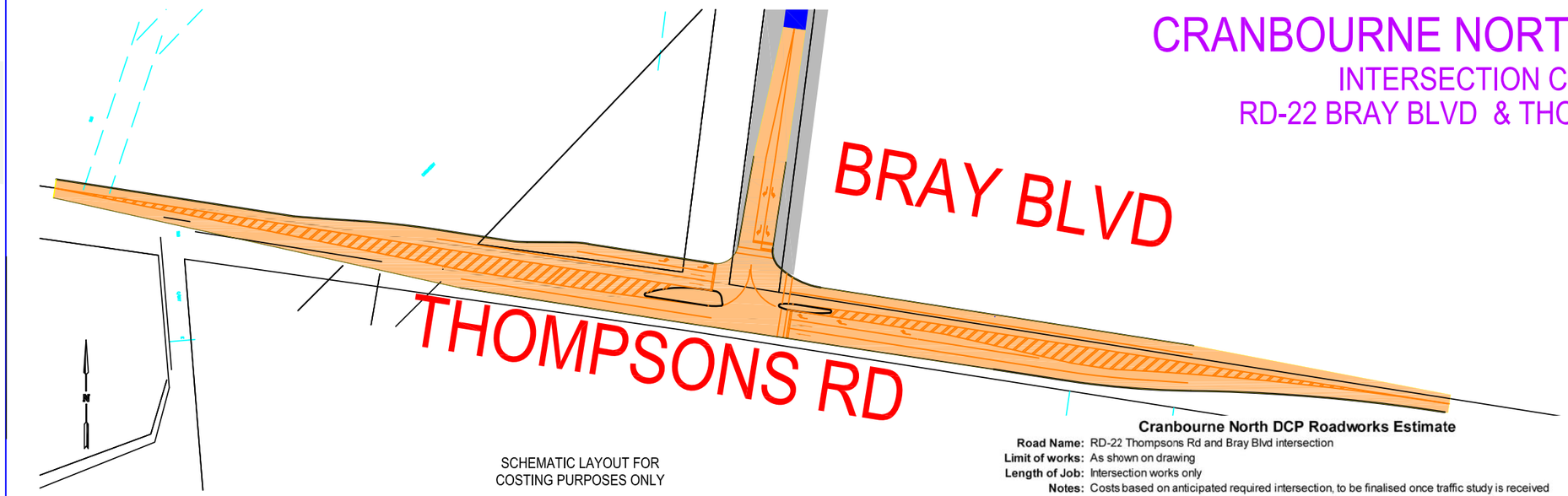
DATE	REMARKS	REV	APP

DATUM: N/A
SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD–21 INTERSECTION WILLIAM THWAITES BLD &
THOMPSONS RD

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1



SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

CRANBOURNE NORTH PRECINCT

INTERSECTION COSTS

RD-22 BRAY BLVD & THOMPSONS RD

Cranbourne North DCP Roadworks Estimate

Road Name: RD-22 Thompsons Rd and Bray Blvd intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 2,443,736.00	1	m		$ 2,443,736.00	$ 2,443,736
Bulk Earthworks	m³	$ 40.00	5923	metres	$ 40	$ 236,920.00	m					$ 236,920.00	$ -
Pavement (Urban)	m²	$ 91.50	10532	metres	$ 92	$ 963,678.00	m					$ 963,678.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	109	sides	$ 40	$ 4,360.00	m					$ 4,360.00	$ -
Kerb and Channel S 504		$ 45.00	1261	sides	$ 45	$ 56,745.00	m					$ 56,745.00	
side entry pits std drw S305	unit	$ 2,000.00	12	interval metres	90	$ 24,000.00	m					$ 24,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	2183	metres		$ 508,639.00						$ 508,639.00	
Shared pathway 3.0m concrete	m²	$ 60.00	1638	metres		$ 98,280.00						$ 98,280.00	
concrete island infill	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	1370		$ 15	$ 20,139.00	m					$ 20,139.00	$ -
Linemarking & Signage	m	$ 25.00	4104	metres	$ 25	$ 102,600.00	m					$ 102,600.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	963		$ 45	$ 43,335.00	m					$ 43,335.00	$ -
level / trim nature strip	m²	$ 4.00	1169	metres	$ 4	$ 4,676.00	m					$ 4,676.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	12	rows of trees	$ 25	$ 300.00	m					$ 300.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr Bk	per metre	$182	642	metres		$ 116,844.00						$ 116,844	
375mm conc drain stormwater Cr Bk fill	per metre	$231	642	metres		$ 148,302.00						$ 148,302	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	3	No of intesection								$ 307,500	$ 307,500
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	642	rows of lights		$ 82,818.00	m					$ 82,818.00	
lighting conduit	m	$ 50.00	642	No of runs/sides		$ 32,100.00	m					$ 32,100.00	
Subtotal						$ 2,443,736						$ 2,751,236.00	
estimated total													$ 2,751,236
Traffic Management										10.0%			$ 275,124
Contingency										20.0%			$ 550,247
Total + contingencies													
Services relocation Sec Poles, water fitt	Item												$ 400,000
Survey and Design										10%			$ 275,124
Overheads (supervisicn etc)										15%			$ 412,685
Total excluding land cost													**$ 4,664,416**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													
Adopted Cost													**$ 4,664,416**

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FORRD-22 BRAY BLVD /THOMPSONS RD INT.
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium in complexity
due to signalised intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field works
c) length of proposed works

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Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65		
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF

SCALE NOT TO SCALE
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

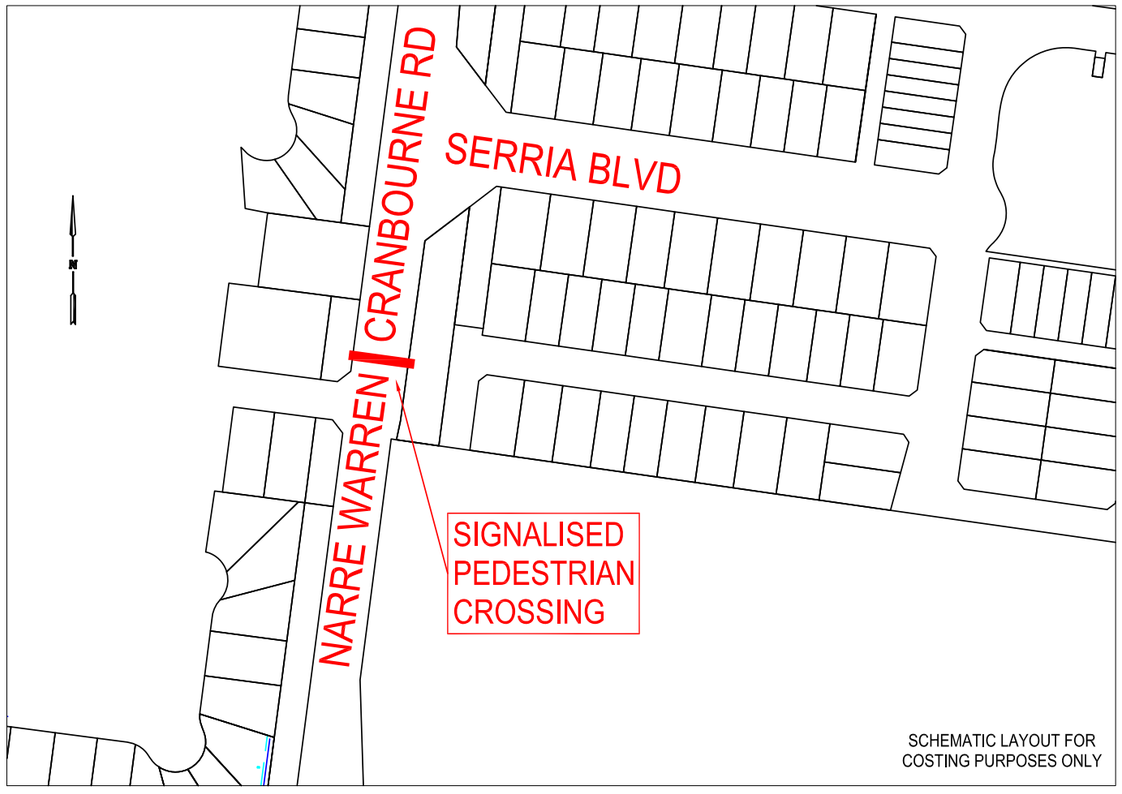
CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-22 BRAY BLVD & THOMPSONS RD
INTERSECTION

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

RD-23 NARRE WARREN CRANBOURNE RD DUAL PEDESTRIAN CROSSING



SCHEMATIC LAYOUT FOR COSTING PURPOSES ONLY

NOTES AND ASSUMPTIONS FOR RD-23 DUAL PEDESTRIAN CROSSING
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium in complexity due to dual pedestrian crossing
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) works in existing road reserve
b) attaininng power to crossing
c) works around existing services

RD-23 TOTAL COST IS $268,000

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LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM				
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG				
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE				
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.				
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65				
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.				

AMENDMENTS

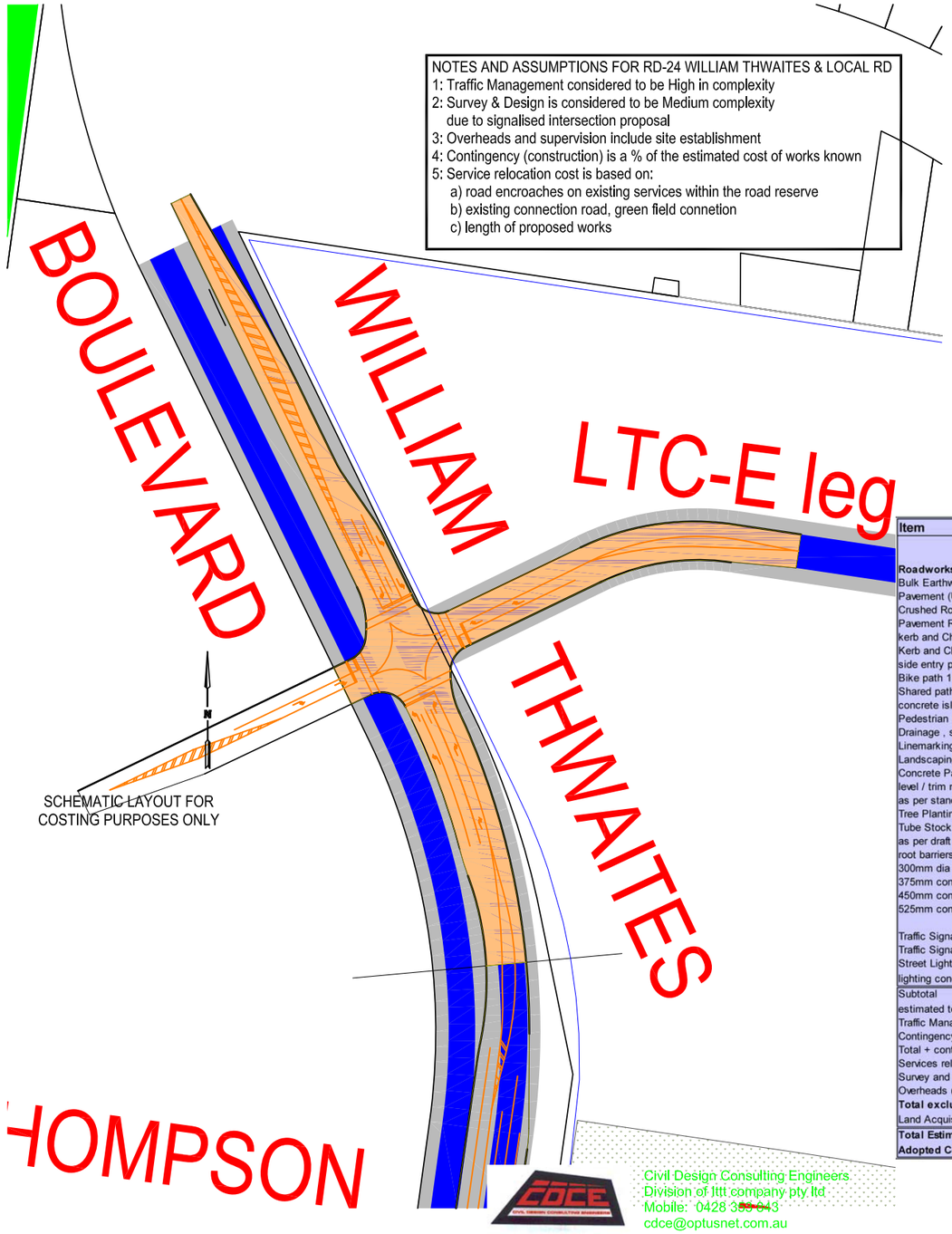
DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-25 NARRE WARREN CRANBOURNE RD
DUAL PEDESTRIAN CROSSING

DATE: JUNE 2011
REVISION
10 107
SHEET 1 OF 1



CRANBOURNE NORTH PRECINCT

RD-24 INTERSECTION LTC-E Leg & WILLIAM THWAITES BLD

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

Cranbourne North DCP Roadworks Estimate

Road Name: RD-24 William Thwaites & Local collector intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on anticipated required intersection, to be finalised once traffic study is received

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 1,438,438.40	1	m		$ 1,438,438.40	$ 1,438,438
Bulk Earthworks	m³	$ 40.00	3079	metres	$ 40	$ 123,160.00	m					$ 123,160.00	$ -
Pavement (Urban)	m²	$ 91.50	5446	metres	$ 92	$ 498,309.00	m					$ 498,309.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	0	sides	$ 40	$ -	m					$ -	$ -
Kerb and Channel S 504		$ 45.00	792	sides	$ 45	$ 35,640.00	m					$ 35,640.00	
side entry pits std drw S305	unit	$ 2,000.00	10	interval metres	90	$ 20,000.00	m					$ 20,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	1469	metres		$ 342,277.00						$ 342,277.00	
Shared pathway 3.0m concrete	m²	$ 60.00	1296	metres		$ 77,760.00						$ 77,760.00	
concrete island infill	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	792		$ 15	$ 11,642.40	m					$ 11,642.40	$ -
Linemarking & Signage	m	$ 25.00	1296	metres	$ 25	$ 32,400.00	m					$ 32,400.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	648		$ 45	$ 29,160.00	m					$ 29,160.00	$ -
level / trim nature strip	m²	$ 4.00	3024	metres	$ 4	$ 12,096.00	m					$ 12,096.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	10	rows of trees	$ 25	$ 250.00	m					$ 250.00	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr BF	per metre	$182	432	metres		$ 78,624.00						$ 78,624	
375mm conc drain stormwater Cr Bk fill	per metre	$231	432	metres		$ 99,792.00						$ 99,792	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Traffic Signals & conduits	Unit	$ 102,500.00	3	No of intesection								$ 307,500	$ 307,500
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	432	rows of lights		$ 55,728.00	m					$ 55,728.00	
lighting conduit	m	$ 50.00	432	No of runs/sides		$ 21,600.00	m					$ 21,600.00	
Subtotal						$ 1,438,438						$ 1,745,938.40	
estimated total													$ 1,745,938
Traffic Management										10.0%			$ 174,594
Contingency										20.0%			$ 349,188
Total + contingencies													
Services relocation Sec Poles, water fitting	Item												$ 100,000
Survey and Design										10%			$ 174,594
Overheads (supervision etc)										15%			$ 261,891
Total excluding land cost													**$ 2,806,205**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 2,806,205**
Adopted Cost													

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Estimate Prepared by: CDCE Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO.
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

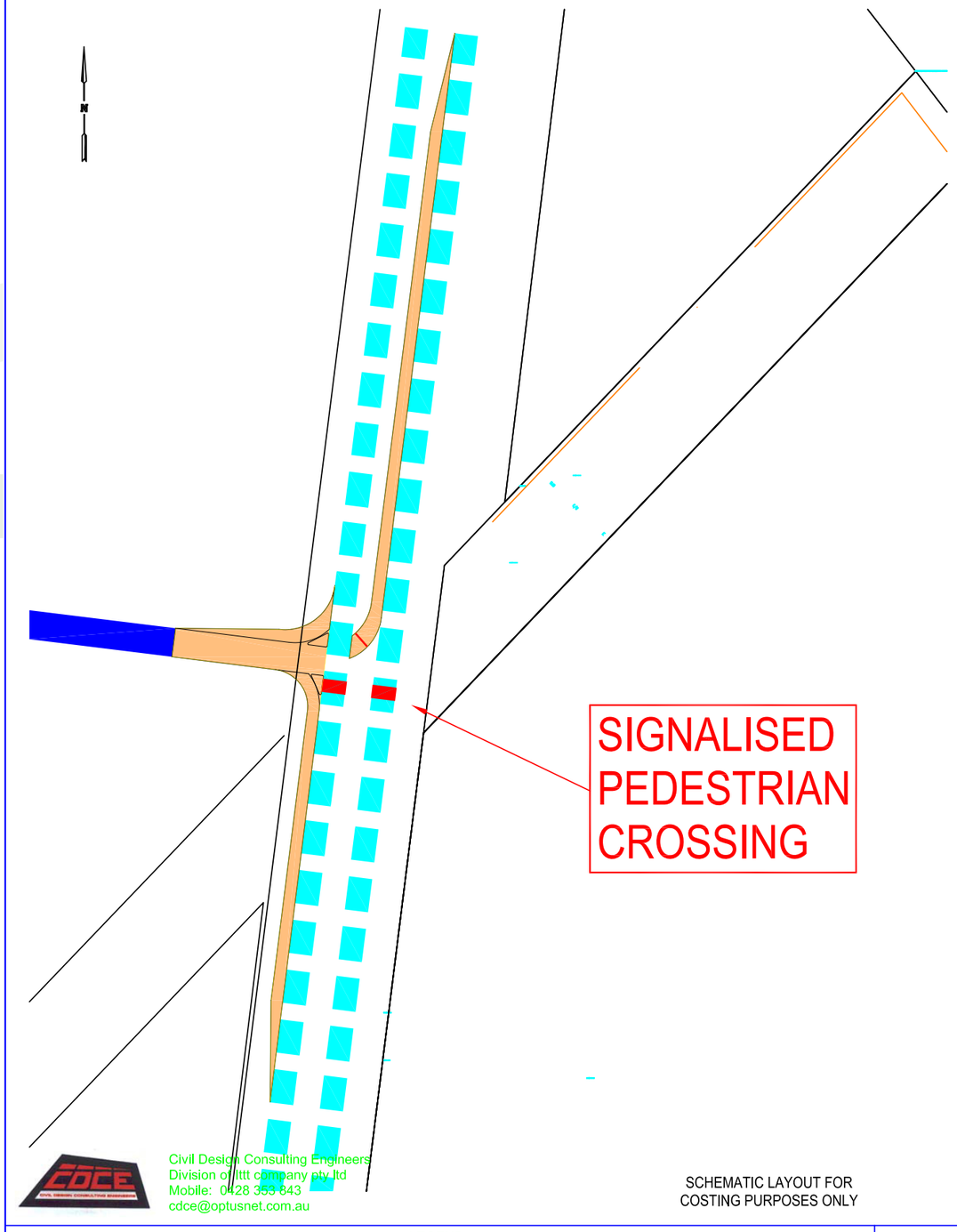
DATUM: N/A
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF

SCALE NOT TO SCALE
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-24 INTERSECTION LTC E Leg &
WILLIAM THWAITES BLD

DATE: March 2011
REVISION
10 107
SHEET 1 OF 1



CRANBOURNE NORTH PRECINCT

INTERSECTION COSTS
RD-25 CLYDE RD & EASTWEST CONNECTOR

ROAD RESERVE

ROAD

INTERSECTION AREA COSTED

NOTES AND ASSUMPTIONS FOR RD-25 CLYDE RD & E/W RIGHT TURN
1: Traffic Management considered to be High in complexity
2: Survey & Design is considered to be Medium in complexity
due to signalised right hand turn only intersection proposal
3: Overheads and supervision include site establishment
4: Contingency (construction) is a % of the estimated cost of works known
5: Service relocation cost is based on:
a) road encroaches on existing services within the road reserve
b) existing connection road, green field works
c) length of proposed works

Cranbourne North DCP Roadworks Estimate

Road Name: RD-25 Clyde Rd mid block RHT only to E/W connetor intersection
Limit of works: As shown on drawing
Length of Job: Intersection works only
Notes: Costs based on intersection layout prcposed by CDCE with dual Pedestrian crossing

Item	Unit	Rate	wide	units		cost/m		Unit cost	Quantity		subset	subtotal	Amount
			m			width			metres		cost		
Roadworks	subtotal							$ 323,535.30	1	m		$ 323,535.30	$ 323,535
Bulk Earthworks	m³	$ 40.00	1145	metres	$ 40	$ 45,800.00	m					$ 45,800.00	$ -
Pavement (Urban)	m²	$ 91.50	1570	metres	$ 92	$ 143,655.00	m					$ 143,655.00	$ -
Crushed Rock Shoulder	m²	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Pavement Removal	m³	$ 10.00	0	metres		$ -						$ -	
kerb and Channel S 503	m	$ 40.00	33	sides	$ 40	$ 1,320.00	m					$ 1,320.00	$ -
Kerb and Channel S 504		$ 45.00	426	sides	$ 45	$ 19,170.00	m					$ 19,170.00	
side entry pits std drw S305	unit	$ 2,000.00	4	interval metres	90	$ 8,000.00	m					$ 8,000.00	
Bike path 1.7m wide on road 2 No.	m²	$ 233.00	0	metres		$ -						$ -	
Shared pathway 3.0m concrete	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.4m wide	m²	$ 60.00	0	metres		$ -						$ -	
Pedestrian Footpath 1.5m gravel	m²	$ 30.00	0	metres		$ -						$ -	
Drainage , subgrade drain	m	$ 14.70	459		$ 15	$ 6,747.30	m					$ 6,747.30	$ -
Linemarking & Signage	m	$ 25.00	324	metres	$ 25	$ 8,100.00	m					$ 8,100.00	$ -
Landscaping refer plantings	m	$ 20.00	0	metres	$ 20	$ -	m					$ -	$ -
Concrete Path 1.5m	m²	$ 60.00	0		$ 45	$ -	m					$ -	$ -
level / trim nature strip	m²	$ 4.00	2556	metres	$ 4	$ 10,224.00	m					$ 10,224.00	$
as per standard drawings													
Tree Planting 2 - 2.5m tall	unit	$25/m-$150/tree	0	rows of trees	$ 25	$ -	m					$ -	
Tube Stock Plantings	unit	$5.27 -$6.78	0	metres wide	$ 6	$ -	m					$ -	$ -
as per draft tree strategy												$ -	
root barriers	optional as per design in respect of appropriate offset criteria												
300mm dia conc drain Stormwater Cr BF	per metre	$182	45	metres		$ 8,190.00						$ 8,190	
375mm conc drain stormwater Cr Bk fill	per metre	$231	45	metres		$ 10,395.00						$ 10,395	
450mm conc drain stormwater Cr BF	per metre	$294	0	metres		$ -						$ -	
525mm conc drain stormwater Cr BF	per metre	$351	0	metres		$ -						$ -	
Pedestrial signals	unit	$134,000.00	1	No of intesection								$ 134,000	$ 134,000
Traffic Signals & conduits	Unit	$ 102,500.00	2	No of intesection								$ 205,000	$ 205,000
Traffic Signal Conduit subset	m	$ 35.00	0	metres								$ -	$ -
Street Lighting	m	$ 129.00	346	rows of lights		$ 44,634.00	m					$ 44,634.00	
lighting conduit	m	$ 50.00	346	No of runs/sides		$ 17,300.00	m					$ 17,300.00	
Subtotal						$ 323,535.30						$ 662,535.30	
estimated total													$ 662,535
Traffic Management										10.0%			$ 66,254
Contingency										20.0%			$ 132,507
Total + contingencies													
Services relocation Sec Poles, water fitting	item												$ -
Survey and Design										10%			$ 66,254
Overheads (supervsion etc)										15%			$ 99,380
Total excluding land cost													**$ 1,026,930**
Land Acquisition	hectares	$ -		hectares						111%			$ -
Total Estimated Cost													**$ 1,026,930**
Adopted Cost													

Estimate Prepared by: **CDCE** Jun-11

Civil Design Consulting Engineers
Division of ittt company pty ltd
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SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

LEGEND

PROPOSED DRAINAGE	GAS MAIN — G —	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN — W —	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G — T —	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G — E —	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD — E —	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN — S —	POWER PIT	HOUSE DRAIN —H—	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
RD-25 CLYDE RD & EAST WEST CONNECTOR
RIGHT TURN ONLY & PEDESTRIAN CROSSING

DATE: JUNE 2011
REVISION
10 107
SHEET 1 OF 1

Civil Design Consulting Engineers
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CRANBOURNE NORTH PRECINCT

CI-01 & CI-02
COMMUNITY CENTRE 1

Community Centre 1

Name: C101 & C102 Community Centre 1 Site 0.9ha
Scope of works: Integrated Community Centre
Detail Dual Kindergarten, Maternal and child health care
Notes: Costs based on estimate from previous community centres
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Tennis:												
Community Centre												
Building	**subtotal**		**850**	**square metres**			**$ 1,827,670.00**	**1**				**$ 1,827,670**
Kindergarten	m²	$ 2,377.00	200		1	$ 475,400.00					$ 475,400.00	
Maternal & Child Health	m²	$ 2,377.00	100		1	$ 237,700.00					$ 237,700.00	
Child Care	m²	$ 2,377.00	350		1	$ 831,950.00					$ 831,950.00	
Foyer & Toilets	m²	$ 2,377.00	60		1	$ 142,620.00					$ 142,620.00	
Playground	m²	$ 70,000.00	1		2	$ 140,000.00					$ 140,000.00	
Carpark works	**subtotal**	**per**	**100**	**car spaces**			**$ 157,775.00**	**0.35**	**35**	**Car Spaces**		**$ 55,221**
Bulk Earthworks	m³	$ 35.00	700	metres		$24,500					$ 24,500.00	
Crushed Rock (Gravel)	m²	$ 32.00	2000	metres		$64,000					$ 64,000.00	
Timber edging	Lm	$ 15.00	500			$7,500					$ 7,500.00	
Side entry pits std drw S305	unit	$ 1,200.00	2	interval metres		$2,400					$ 2,400.00	
Drainage . subgrade drain	m	$ 14.70	250			$3,675					$ 3,675.00	
Granitic path	m²	$ 30.00	1250		1	$37,500					$ 37,500.00	
300mm dia conc drain Cr BF	per metre	$ 182.00	100	metres		$18,200					$ 18,200.00	
Landscaping Level B	m²	$ 40.00	270	Level B								$ 10,800
Landscaping Level A	m²	$ 55.00	270	Level A								$ 14,850
Subtotal						$ 1,985,445					$ 1,985,445.00	
estimated total												$ 1,908,541
Contingence									20.0%			$ 381,708
Total + contingencies											$ 2,290,250	
Services for buildings	Item											$ 150,000
Survey and Design									12%			$ 229,025
Overheads (supervision etc)									12%			$ 229,025
Total excluding land cost												**$ 2,898,299**
Total Estimated Cost												**$ 2,898,299**
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-10

LEGEND

PROPOSED DRAINAGE	GAS MAIN	G	FIRE PLUG		SEWER MANHOLE		GRAVEL DRIVE		PSM		
PROPOSED DRAINAGE PITS	WATER MAIN	W	STOP VALVE		TELEPHONE PIT		CONCRETE DRIVE		TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G	T	FIRE HYDRANT		TELEPHONE POLE		THICKENED PATH		NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G	E	POWER POLE		TELEPHONE BOX		TREE		HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD	E	LIGHT POLE		GAS VALVE		TREE REMOVAL		LOT/LP NO.	65	
EXISTING KERB AND CHANNEL	SEWER MAIN	S	POWER PIT		HOUSE DRAIN		TREE STUMP		PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
CI-01 & CI-02 COMMUNITY CENTRE 1

DATE: October 2010
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

CI-03 & CI-04
COMMUNITY CENTRE 2

Civil Design Consulting Engineers
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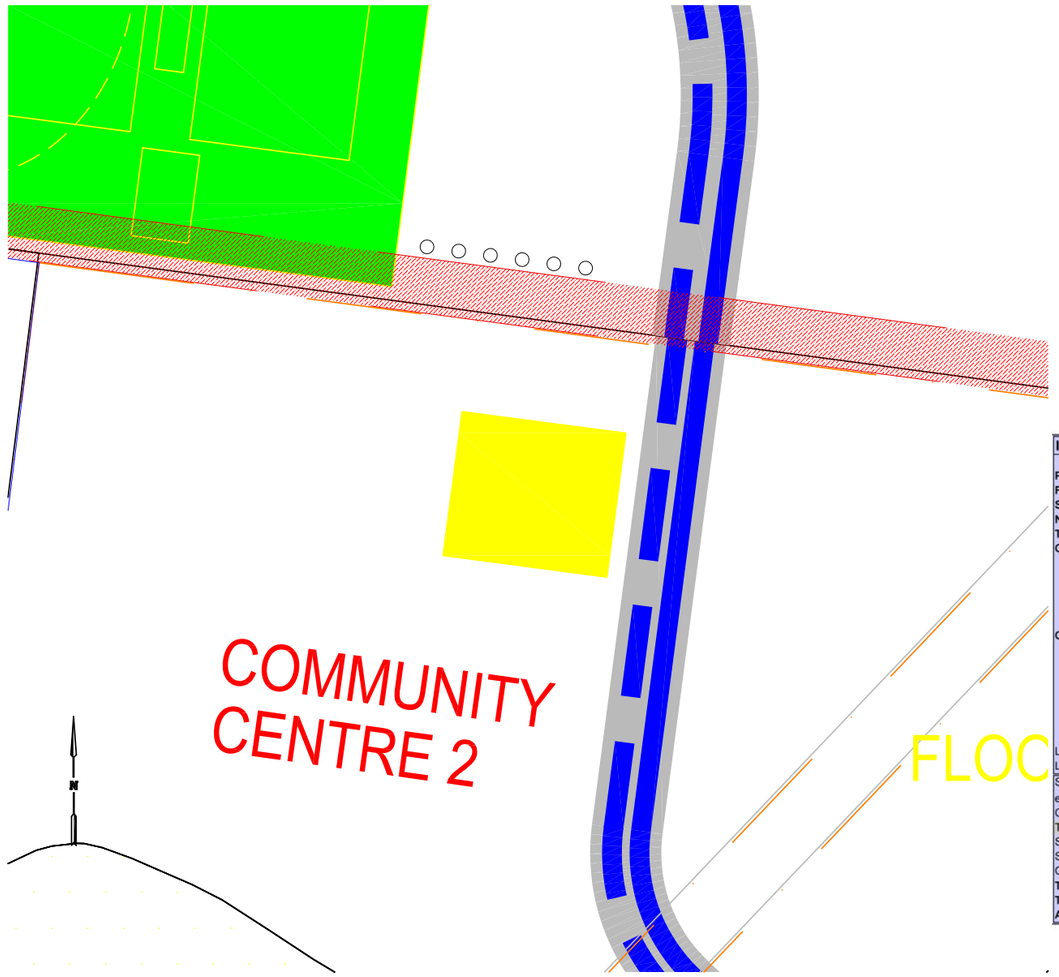


Community Centre 2

Name: C103 & C104 Community Centre 2 Site 0.5ha
Scope of works: Triple Kindergarten
Detail Triple Kindergarten
Notes: Costs based on estimate from previous community centres
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Tennis:												
Community Centre												
Building	**subtotal**		**390**	**square metres**			**$ 1,137,030.00**	**1**				**$ 1,137,030**
Kindergarten	m²	$ 2,377.00	300		1	$ 713,100.00					$ 713,100.00	
Foyer & Toilets	m²	$ 2,377.00	90		1	$ 213,930.00					$ 213,930.00	
Playground	m²	$ 70,000.00	1		3	$ 210,000.00					$ 210,000.00	
Pavilion	m²		**0**			$ -						
Carpark works	**subtotal**	**per**	**100**	**car spaces**			**$ 157,775.00**	**0.25**	**25**	**Car Spaces**		**$ 39,444**
Bulk Earthworks	m³	$ 35.00	700	metres		$24,500					$ 24,500.00	
Crushed Rock (Gravel)	m²	$ 32.00	2000	metres		$64,000					$ 64,000.00	
Timber edging	Lm	$ 15.00	500			$7,500					$ 7,500.00	
Side entry pits std drw S305	unit	$ 1,200.00	2	interval metres		$2,400					$ 2,400.00	
Drainage , subgrade drain	m	$ 14.70	250			$3,675					$ 3,675.00	
Granitic path	m²	$ 30.00	1250		1	$37,500					$ 37,500.00	
300mm dia conc drain Cr BF	per metre	$ 182.00	100	metres		$18,200					$ 18,200.00	
Landscaping Level B	m²	$ 40.00	395	Level B								$ 15,800
Landscaping Level A	m²	$ 55.00	395	Level A								$ 21,725
Subtotal						$ 1,294,805					$ 1,294,805.00	
estimated total												$ 1,213,999
Contingence									20.0%			$ 242,800
Total + contingencies											$ 1,456,799	
Services for buildings	Item											$ 150,000
Survey and Design									12%			$ 145,680
Overheads (supervision etc)									12%			$ 145,680
Total excluding land cost												**$ 1,898,158**
Total Estimated Cost												**$ 1,898,158**
Adopted Cost												

Estimate Prepared by: **CDCE** Mar-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN — G —	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN — W —	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G — T —	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G — E —	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD — E —	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO.	65	
EXISTING KERB AND CHANNEL	SEWER MAIN — S —	POWER PIT	HOUSE DRAIN — H —	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
CI-03 & CI-04 COMMUNITY CENTRE 2

DATE: February 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

AR-01 & AR-02

WESTERN ACTIVE PLAYING FIELD

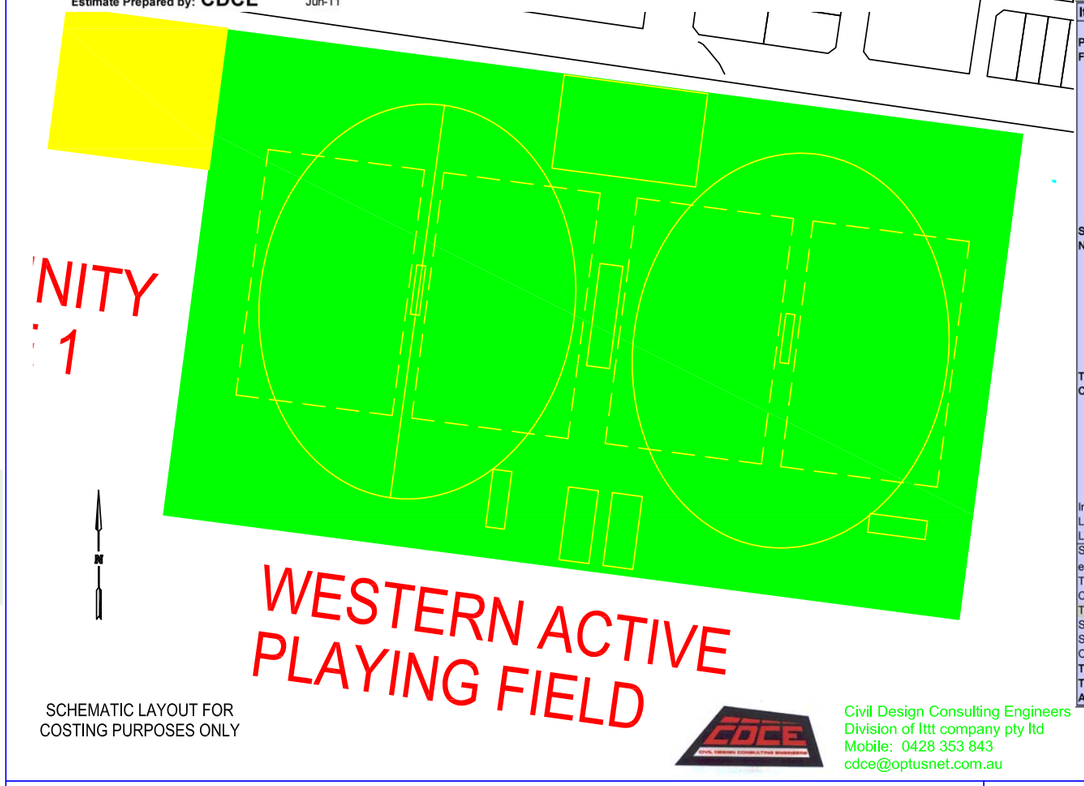
Western Active Playing Field Pavilion Costing

Name: Western Active Playing Field - 8.4ha site
Scope of works: Pavilion (combined) 750m2, water tanks

Detail Pavilion for ovals, criket and netball
Notes: Costs based on estimate from previous playing fields, Netball pavilion within main pavilion building site
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Pavilion			**634**	**square meters**			**$ 1,668,740.00**	**1**				**$ 1,668,740**
Function Room	m²	$ 2,377.00	120	multi function room	1	$ 285,240.00					$ 285,240.00	
Change Rooms	m²	$ 2,377.00	204	57m home 45m away	1	$ 484,908.00					$ 484,908.00	
Toilets & showers	m²	$ 2,377.00	92	1 male + 1 female	1	$ 218,684.00					$ 218,684.00	
Public Toilets	m²	$ 2,377.00	25	10m M + 10m F +5m I	1	$ 59,425.00					$ 59,425.00	
Kitchen/Kiosk/bar	m²	$ 2,377.00	28		1	$ 66,556.00					$ 66,556.00	
External covered viewing area	m²	$ 1,500.00	100		1	$ 150,000.00					$ 150,000.00	
Storage	m²	$ 2,377.00	30		1	$ 71,310.00					$ 71,310.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m²	$ 2,377.00	35		1	$ 83,195.00					$ 83,195.00	
Soccer:												
Netball:												
Pavilion	unit											
Change Rooms	m²	$ 2,377.00	20	2 rooms	2	$ 95,080.00					$ 95,080.00	
Toilets & showers	m²	$ 2,377.00	18	2 rooms	2	$ 85,572.00					$ 85,572.00	
External covered viewing area	m²	$ 1,500.00	30		1	$ 45,000.00					$ 45,000.00	
Storage	m²	$ 2,377.00	10		1	$ 23,770.00					$ 23,770.00	
Tennis:												
Water tanks for pavilion	unit	$ 20,000.00			2							**$ 40,000**
Subtotal						$ 1,668,740					$ 1,668,740.00	
estimated total												$ 1,708,740
Traffic Management									0.5%			$ 8,544
Contingency									20.0%			$ 341,748
Total + contingencies											$ 2,059,032	
Services for pavilion & lighting	Item											$ 50,000
Survey and Design									6%			$ 102,524
Overheads (supervision etc)									10%			$ 170,874
Total excluding land cost												**$ 2,382,430**
Total Estimated Cost												**$ 2,382,430**
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-11



SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

Civil Design Consulting Engineers
Division of Ittt company pty ltd
Mobile: 0428 353 843
cdce@optusnet.com.au

Western Active Playing Field Costing

Name: Western Active Playing Field - 8.4ha site
Scope of works: 2 No. Senior District level Football/Cricket ovals, lighting 1No. for night play, 1No. practise, 3 practice cricket nets, 2 netball courts, lighting 1No. Night, District playground, Gravel carpark (100 cars), & paths etc
Detail Playing Fields only with associated equipment and carpark
Notes: Costs based on estimate from previous playing fields site
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Oval:	**subtotal**			**Senior District Level**			**$ 887,000.00**	**2**				**$ 1,774,000**
Bulk Earthworks	m³	$ 30.00	11400	0.6 metres deep	1	$ 342,000.00					$ 342,000.00	
Sandy loam	m³	$ 20.00	7600	0.4 metres deep	1	$ 152,000.00					$ 152,000.00	
Top soil & seeding	m³	$ 40.00	3800	0.2 metres deep	1	$ 152,000.00					$ 152,000.00	
irrigation	unit	$ 35,000.00			1	$ 35,000.00					$ 35,000.00	
fences oval perimeter	unit	$ 40.00		1.2m highfence	300	$ 12,000.00					$ 12,000.00	
fences perimeter	unit	$ 40.00		1.8m high fence	900	$ 36,000.00					$ 36,000.00	
goals	unit	$ 2,000.00		per post	8	$ 16,000.00					$ 16,000.00	
Cricket pitch	unit	$ 25,000.00			1	$ 25,000.00					$ 25,000.00	
Practise Cricket pitches & nets	unit	$ 28,000.00			1.5	$ 42,000.00					$ 42,000.00	
Lighting night play	unit	$ 25,000.00		4 pole play 2 practise	3	$ 75,000.00					$ 75,000.00	
Soccer:												
Netball:												
Courts:	**subtotal**						**$ 67,600.00**	**2**				**$ 135,200**
Bulk Earthworks	m³	$ 40.00	80	metres	1	$ 3,200.00					$ 3,200.00	
Sub-Surface	m²	$ 32.00	200	4 layers 100mm thick	1	$ 6,400.00					$ 6,400.00	
Surface	m²	$ 60.00	200	metres	1	$ 12,000.00					$ 12,000.00	
Drainage	unit	$ 25,000.00			1	$ 25,000.00					$ 25,000.00	
Rings, No fencing, lines etc	unit	$ 1,000.00			1	$ 1,000.00					$ 1,000.00	
Lighting night play 1 crt only	unit	$ 10,000.00		4 poles all 1 court	2	$ 20,000.00					$ 20,000.00	
Pavilion	unit											
Tennis:												
Carpark works	**subtotal**			**100 cars Crushed Rock**			**$210,275.00**	**1**				**$ 210,275**
Bulk Earthworks	m³	$ 35.00	700	metres		$24,500					$ 24,500.00	
Crushed Rock (Gravel)	m²	$ 32.00	2000	metres		$64,000					$ 64,000.00	
Timber edging	Lm	$ 15.00	500			$7,500					$ 7,500.00	
Side entry pits std drw S305	unit	$ 1,200.00	2	interval metres		$2,400					$ 2,400.00	
Drainage , subgrade drain	m	$ 14.70	250			$3,675					$ 3,675.00	
Granitic path	m²	$ 30.00	3000	1.22km of 2.5m wide		$90,000					$ 90,000.00	
300mm dia conc drain Cr BF	per metre	$ 182.00	100	metres		$18,200					$ 18,200.00	
Interchange shelters	unit	$ 5,000.00			7	$35,000					$ 35,000.00	$ 35,000
Landscaping Level B	m²	$ 35.00	5980	Level B								**$ 209,300**
Landscaping Level A	m²	$ 55.00	2420	Level A								**$ 133,100**
Subtotal						$ 1,199,875					$ 1,199,875.00	
estimated total												$ 2,496,875
Traffic Management									0.5%			$ 12,484
Contingency									20.0%			$ 499,375
Total + contingencies											$ 3,008,734	
Services for pavilion & lighting	Item											$ 100,000
Survey and Design									6%			$ 149,813
Overheads (supervision etc)									10%			$ 249,688
Total excluding land cost												**$ 3,508,234**
Total Estimated Cost												**$ 3,508,234**
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN — G —	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN — W —	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G — T —	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G — E —	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD — E —	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO.		
EXISTING KERB AND CHANNEL	SEWER MAIN — S —	POWER PIT	HOUSE DRAIN —H—	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A SCALE NOT TO SCALE
COORD. SYS.: N/A
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
AR-01 & AR-02 WESTERN ACTIVE PLAYING FIELD

DATE: June 2011
REVISION
10 107
SHEET 1 OF 1

Eastern Active Playing Field Pavilion Costing

Name: Eastern Active Playing Field - 6.88ha site
Scope of works: Pavilion 634m2, & water tanks

Detail Pavilion for Soccer pitches & cricket
Notes: Costs based on estimate from previous playing field pavilion
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Pavilion	**subtotal**		**634**	**square metres**			**$ 1,419,318.00**	**1**				**$ 1,419,318**
Function Room	m²	$ 2,377.00	120	multi function room	1	$ 285,240.00					$ 285,240.00	
Change Rooms	m²	$ 2,377.00	204	57m home 45m away	1	$ 484,908.00					$ 484,908.00	
Toilets & showers	m²	$ 2,377.00	92	1 male + 1 female	1	$ 218,684.00					$ 218,684.00	
Public Toilets	m²	$ 2,377.00	25	10m M + 10m F +5m D	1	$ 59,425.00					$ 59,425.00	
Kitchen/Kiosk/bar	m²	$ 2,377.00	28		1	$ 66,555.00					$ 66,556.00	
External covered viewing area	m²	$ 1,500.00	100		1	$ 150,000.00					$ 150,000.00	
Storage	m²	$ 2,377.00	30		1	$ 71,310.00					$ 71,310.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m²	$ 2,377.00	35		1	$ 83,195.00					$ 83,195.00	
Netball:												
Pavilion	unit											
Tennis:												
Water tanks for pavilion	unit	$ 20,000.00			2							**$ 40,000**
Subtotal						$ 1,419,318					$ 1,419,318.00	
estimated total												$ 1,459,318
Traffic Management									0.5%			$ 7,297
Contingency									20.0%			$ 291,864
Total + contingencies											$ 1,758,478	
Services for fields & lighting	Item											$ 50,000
Survey and Design									6%			$ 87,559
Overheads (supervision etc)									10%			$ 145,932
Total excluding land cost												**$ 2,041,969**
Total Estimated Cost												**$ 2,041,969**
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-11

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CRANBOURNE NORTH PRECINCT
AR-03 & AR-04
EASTERN ACTIVE PLAYING FIELD

Eastern Active Playing Field Costing

Name: Eastern Active Playing Field - 6.88ha site
Scope of works: 3 No. Senior District level Soccer Fields, lighting 1No. for night play, 1No. practise, 1 cricket wickes & 2 practice cricket nets, Gravel carpark (100 cars), other infrastructure, paths, etc
Detail Playing Fields only with associated equipment and carpark
Notes: Costs based on estimate from previous playing fields.
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Oval:	**subtotal**			**Senior District Level**			**$ 81,000.00**	**1**				**$ 81,000**
Cricket pitch	unit	$ 25,000.00			1	$ 25,000.00					$ 25,000.00	
Practise Cricket pitches & nets	unit	$ 28,000.00			2	$ 56,000.00					$ 56,000.00	
Soccer:												
Pitchs:	**subtotal**						**$ 507,000.00**	**3**				**$ 1,521,000**
Bulk Earthworks	m³	$ 40.00	4620	0.6 metres deep	1	$ 184,800.00					$ 184,800.00	
Sandy loam	m³	$ 20.00	3080	0.4 metres deep	1	$ 61,500.00					$ 61,600.00	
Top soil & seeding	m³	$ 40.00	1540	0.2 metres deep	1	$ 61,500.00					$ 61,600.00	
irrigation	unit	$ 75,000.00			1	$ 75,000.00					$ 75,000.00	
fences oval perimeter	unit	$ 40.00		1.2m highfence	300	$ 12,000.00					$ 12,000.00	
fences perimeter	unit	$ 40.00		1.8m high fence	900	$ 36,000.00					$ 36,000.00	
fences goals etc	unit	$ 8,000.00			2	$ 16,000.00					$ 16,000.00	
Lighting night play	unit	$ 20,000.00		6 poles per dble pitch	3	$ 60,000.00					$ 60,000.00	
Netball:												
Pavilion	unit											
Tennis:												
Carpark works	**subtotal**			**100 cars Crushed Rock**			**$210,275.00**	**1**				**$ 210,275**
Bulk Earthworks	m³	$ 35.00	700	metres		$24,500					$ 24,500.00	
Crushed Rock (Gravel)	m²	$ 32.00	2000	metres		$64,000					$ 64,000.00	
Timber edging	Lm	$ 15.00	500			$7,500					$ 7,500.00	
Side entry pits std drw S305	unit	$ 1,200.00	2	interval metres		$2,400					$ 2,400.00	
Drainage , subgrade drain	m	$ 14.70	250			$3,675					$ 3,675.00	
Granitic path	m²	$ 30.00	3000	1.2km of 2.5m wide		$90,000					$ 90,000.00	
300mm dia conc drain Cr BF	per metre	$ 182.00	100	metres		$18,200					$ 18,200.00	
Interchange shelters	unit	$ 5,000.00			6							$ 30,000
Landscaping Level B	m²	$ 20.00	5980	Level B								**$ 119,600**
Landscaping Level A	m²	$ 55.00	2420	Level A								**$ 133,100**
Subtotal						$ 798,275					$ 798,275.00	
estimated total												$ 2,094,975
Traffic Management									0.5%			$ 10,475
Contingency									20.0%			$ 418,995
Total + contingencies											$ 2,524,445	
Services for fields & lighting	Item											$ 100,000
Survey and Design									6%			$ 125,699
Overheads (supervision etc)									10%			$ 209,498
Total excluding land cost												**$ 2,959,641**
Total Estimated Cost												**$ 2,959,641**
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN	TREE STUMP	PIT NO.

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
SURVEY N/A
DESIGN SAF
TRACED SAF
CHECKED SAF
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS
CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
AR-03 & AR-04 EASTERN ACTIVE PLAYING FIELD

DATE: June 2011
REVISION
10 107
SHEET 1 OF 1

Southern Active Playing Field Pavilion Costing

Name: Southern Active Playing Field - 8.4ha site
Scope of works: Pavilion (combined) 750m2, & water tanks,

Detail Pavilion for ovals, criket and netball
Notes: Costs based on estimate from previous playing fields, Netball pavilion within main pavilion building site
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Pavilion			**634**	**square meters**			**$ 1,668,740.00**	**1**				**$ 1,668,740**
Function Room	m²	$ 2,377.00	120	multi function room	1	$ 285,240.00					$ 285,240.00	
Change Rooms	m²	$ 2,377.00	204	57m home 45m away	1	$ 484,908.00					$ 484,908.00	
Toilets & showers	m²	$ 2,377.00	92	1 male + 1 female	1	$ 218,684.00					$ 218,684.00	
Public Toilets	m²	$ 2,377.00	25	10m M + 10m F +5m I	1	$ 59,425.00					$ 59,425.00	
Kitchen/Kiosk/bar	m²	$ 2,377.00	28		1	$ 66,556.00					$ 66,556.00	
External covered viewing area	m²	$ 1,500.00	100		1	$ 150,000.00					$ 150,000.00	
Storage	m²	$ 2,377.00	30		1	$ 71,310.00					$ 71,310.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m²	$ 2,377.00	35		1	$ 83,195.00					$ 83,195.00	
Soccer:												
Netball:												
Pavilion	unit											
Change Rooms	m²	$ 2,377.00	20	2 rooms	2	$ 95,080.00					$ 95,080.00	
Toilets & showers	m²	$ 2,377.00	18	2 rooms	2	$ 85,572.00					$ 85,572.00	
External covered viewing area	m²	$ 1,500.00	30		1	$ 45,000.00					$ 45,000.00	
Storage	m²	$ 2,377.00	10		1	$ 23,770.00					$ 23,770.00	
Tennis:												
Landscaping Level B	m²	$ 35.00		Level B								
Landscaping Level A	m²	$ 55.00		Level A								
Water tanks for pavilion	unit	$ 20,000.00			2							**$ 40,000**
Subtotal						$ 1,668,740					$ 1,668,740.00	
estimated total												$ 1,708,740
Traffic Management									0.5%			$ 8,544
Contingency									20.0%			$ 341,748
Total + contingencies											$ 2,059,032	
Services for pavilion & lighting	Item											$ 50,000
Survey and Design									6%			$ 102,524
Overheads (supervision etc)									10%			$ 170,874
Total excluding land cost												**$ 2,382,430**
Total Estimated Cost												**$ 2,382,430**
Adopted Cost												

Estimate Prepared by: CDCE Jun-11

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

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CRANBOURNE NORTH PRECINCT

AR-05 & AR-06
SOUTHERN ACTIVE PLAYING FIELD

LEGEND

PROPOSED DRAINAGE	GAS MAIN G	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN W	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G T	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G E	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD E	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO. 65		
EXISTING KERB AND CHANNEL	SEWER MAIN S	POWER PIT	HOUSE DRAIN W	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
DWG. FILE NAME XXXXXX.DWG
REG. FILE NO. XXXXXXX
DESIGN SAF
TRACED SAF
CHECKED SAF
MELWAY REF.
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS
CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
AR-05 & AR-06 SOUTHERN ACTIVE PLAYING FIELD

DATE: June 2011
REVISION
10 107
SHEET 1 OF 1

CRANBOURNE NORTH PRECINCT

AR-07 & AR-08
TENNIS FACILITY

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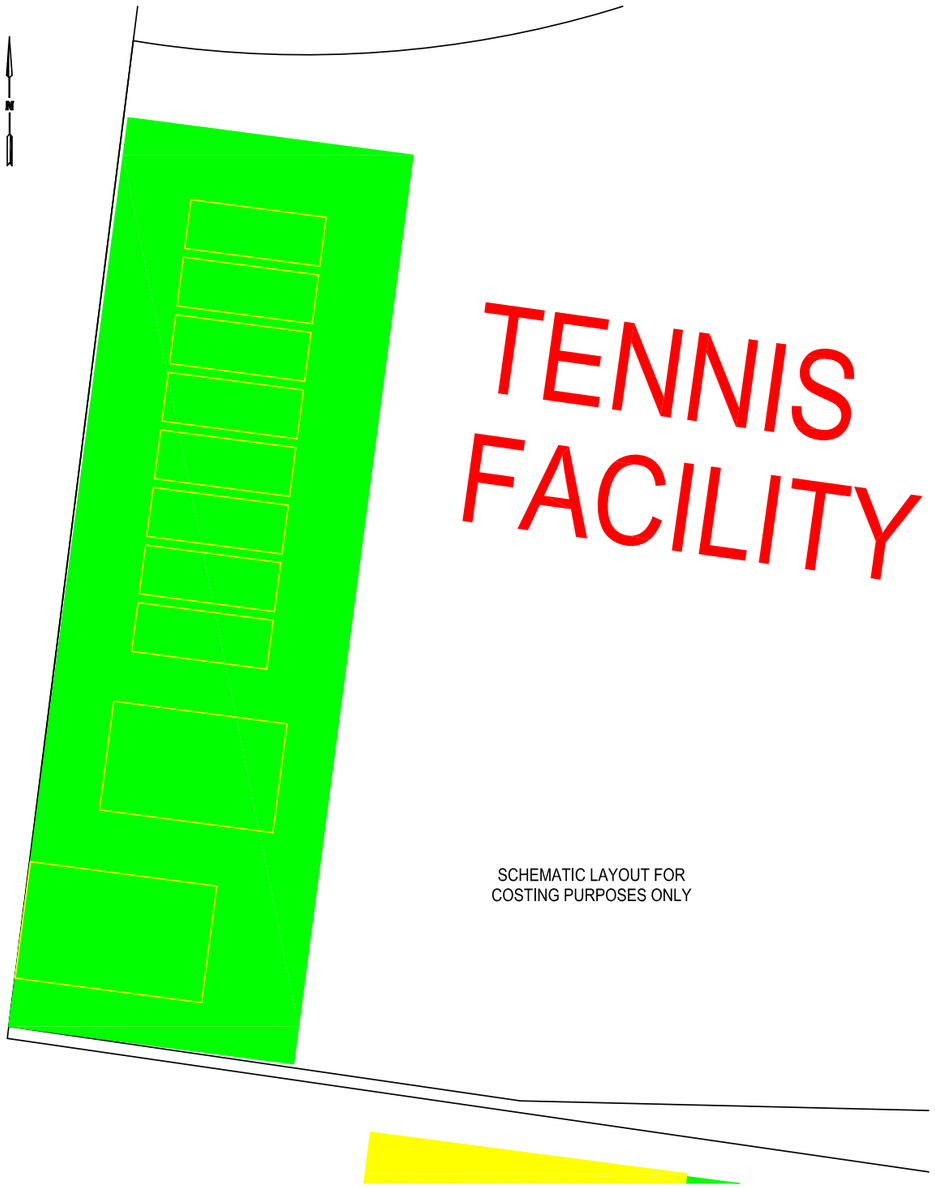

SCHEMATIC LAYOUT FOR
COSTING PURPOSES ONLY

Cranbourne Nth DCP TennisPavilion Costing

Name: Tennis Facility - 2.0 ha site
Scope of works: Pavilion 204m2, and water tanks.

Detail Playing Fields Pavilion
Notes: Costs based on estimate from previous tennis facilities preferred pavilion requirements
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Pavilion	unit											
Tennis:												
Pavilion			204				$ 487,860.00	1				$ 487,860
Change Rooms	m²	$ 2,377.00	20	2 rooms	1	$ 47,540.00					$ 47,540.00	
Toilets & showers	m²	$ 2,377.00	16	2 rooms	2	$ 76,064.00					$ 76,064.00	
Public Toilets	m²	$ 2,377.00	8	accessible toilet & shc	1	$ 19,016.00					$ 19,016.00	
Community Space	m²	$ 2,377.00	60		1	$ 142,620.00					$ 142,620.00	
Kitchen/Kiosk/bar	m²	$ 2,377.00	28	inc. 8m bar	1	$ 66,556.00					$ 66,556.00	
External covered viewing area	m²	$ 1,500.00	40		1	$ 60,000.00					$ 60,000.00	
Storage	m²	$ 2,377.00	15		1	$ 35,655.00					$ 35,655.00	
Ancillary rooms: Referees, scorers, Office, Cleaners	m²	$ 2,377.00	17		1	$ 40,409.00					$ 40,409.00	
Landscaping Level B	m²	$ 20.00	7370	Level B								
Landscaping Level A	m²	$ 55.00	3630	Level A								
Water tanks for pavilion	unit	$ 20,000.00			2							$ 40,000
Subtotal						$ 487,860					$ 487,860	
estimated total												$ 527,860
Traffic Management									0.5%			$ 2,639
Contingency									20.0%			$ 105,572
Total + contingencies											$ 636,071	
Services to pavilion	Item											$ 50,000
Survey and Design									6%			$ 31,672
Overheads (supervision etc)									10%			$ 52,786
Total excluding land cost												$ 770,529
Total Estimated Cost												$ 770,529
Adopted Cost												

Estimate Prepared by: **CDCE** Jul-10

Cranbourne Nth DCP Tennis Facility Costing

Name: Tennis Facility - 2.0 ha site
Scope of works: 8 No. Tennis Courts, lighting for night play, carpark & surrounding landscaping.

Detail Playing Fields only with associated fixed equipment
Notes: Costs based on estimate from previous tennis facilities
Estimate based on normal earthworks on fairly level site

Item	Unit	Rate	area	comments	No.	cost	Unit cost	Quantity		subset	subtotal	Amount
								Number		cost		
Playing Fields												
Football/Cricket:												
Soccer:												
Netball:												
Pavilion	unit											
Tennis:												
Courts:	**subtotal**						$ 55,000.00	8				$ 440,000
Carpark works	**subtotal**			**40 cars Crushed Rock**			**$210,275.00**	**0.5**				$ 105,138
Bulk Earthworks	m³	$ 35.00	700	metres		$24,500					$ 24,500.00	
Crushed Rock (Gravel)	m²	$ 32.00	2000	metres		$64,000					$ 64,000.00	
Timber edging	Lm	$ 15.00	500			$7,500					$ 7,500.00	
Side entry pits std drw S305	unit	$ 1,200.00	2	interval metres		$2,400					$ 2,400.00	
Drainage , subgrade drain	m	$ 14.70	250			$3,675					$ 3,675.00	
Granitic path	m²	$ 30.00	3000	1.2km of 2.5m wide		$90,000					$ 90,000.00	
300mm dia conc drain Cr BF	per metre	$ 182.00	100	metres		$18,200					$ 18,200.00	
Landscaping Level B	m²	$ 20.00	7370	Level B								$ 147,400
Landscaping Level A	m²	$ 55.00	3630	Level A								$ 199,650
Subtotal						$ 210,275					$ 210,275	
estimated total												$ 892,188
Traffic Management									0.5%			$ 4,461
Contingency									20.0%			$ 178,438
Total + contingencies											$ 1,075,086	
Services to pavilion	Item											$ 70,000
Survey and Design									6%			$ 53,531
Overheads (supervision etc)									10%			$ 89,219
Total excluding land cost												$ 1,287,836
Total Estimated Cost												$ 1,287,836
Adopted Cost												

Estimate Prepared by: **CDCE** Jun-11

LEGEND

PROPOSED DRAINAGE	GAS MAIN — G —	FIRE PLUG	SEWER MANHOLE	GRAVEL DRIVE	PSM		
PROPOSED DRAINAGE PITS	WATER MAIN — W —	STOP VALVE	TELEPHONE PIT	CONCRETE DRIVE	TITLE PEG		
EXISTING DRAINAGE	TELEPHONE U/G — T —	FIRE HYDRANT	TELEPHONE POLE	THICKENED PATH	NATURAL SURFACE		
EXISTING DRAINAGE PITS	POWER U/G — E —	POWER POLE	TELEPHONE BOX	TREE	HOUSE NO.		
PROPOSED KERB AND CHANNEL	POWER OVERHEAD — E —	LIGHT POLE	GAS VALVE	TREE REMOVAL	LOT/LP NO.	65	
EXISTING KERB AND CHANNEL	SEWER MAIN — S —	POWER PIT	HOUSE DRAIN —H—	TREE STUMP	PIT NO.		

AMENDMENTS

DATE	REMARKS	REV	APP

DATUM: N/A
COORD. SYS.: N/A
SCALE NOT TO SCALE
F.B. L.B.
JOB NO. 10 107
SURVEY N/A
DWG. FILE NAME XXXXXX.DWG
DESIGN SAF
REG. FILE NO. XXXXXXX
TRACED SAF
MELWAY REF.
CHECKED SAF
CONTRACT NO.

CIVIL DESIGN CONSULTING ENGINEERS

CRANBOURNE NORTH PRECINCT
DEVELOPMENT CONTRIBUTIONS PLAN (DCP)
AR-07 & AR-08 TENNIS FACILITY

DATE: June 2011
REVISION
10 107
SHEET 1 OF 1

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