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# COLLISON ESTATE

DEVELOPMENT CONTRIBUTIONS PLAN (**DRAFT**)

PREPARED FOR CASEY CITY COUNCIL | OCTOBER 2023



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Collison Estate Final Draft DCP V2.3 301023

## VERSION

2.3

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# SUMMARY OF COSTS AND CHARGES

Table 1 provides an overview of the infrastructure costs and levies resulting from this Development Contributions Plan.

## T1. SUMMARY OF INFRASTRUCTURE COSTS AND LEVIES

Summary - Total Cost Apportioned to DCP by Land and Construction		
Project Type		Total Cost
Land		\$25,620,894.93
Construction		\$33,093,404.60
Total		\$58,714,299.53
Summary - Total Cost Apportioned to DCP by Infrastructure Type		
Infrastructure Type		Total Cost
Roads		\$18,973,061.44
Intersections		\$3,689,327.92
Drainage		\$25,417,742.42
Community Facilities		\$10,004,000.00
Other		\$630,167.76
Total		\$58,714,299.53
Summary - Total Cost Apportioned to DCPs by Levy Type		
Levy Type		Total Cost
Total Development Infrastructure Levy (DIL)		\$58,714,299.53
Total Community Infrastructure Levy (CIL)		\$0
Total		\$58,714,299.53
Summary - DIL by Development Type		
Development Type	Levy (July 2022)	Unit
Residential and Activity Centre	\$847,411.54	per hectare NDA

# 1. INTRODUCTION

## 1.1. BACKGROUND

This Collison Estate Development Contributions Plan (DCP) has been developed to formalise the funding of shared infrastructure to support the development of Collison Estate in Cranbourne East.

The DCP supports the objectives of the Planning Policy Framework, particularly Clause 19.03-1S, the objective of which is “to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans”.

The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in future residential areas such as Collison Estate.

The DCP forms part of a package of documents that informs the finalisation of a new Collison Estate Development Plan and a Planning Scheme Amendment that introduces the Development Contributions Plan Overlay (DCPO) to Collison Estate.

## 1.2. COLLISON ESTATE

Collison Estate is a semi-rural area in Cranbourne East within the City of Casey. Existing land use within the Estate is generally a mixture of low density residential and small-scale agricultural use.

All land within the Collison Estate is subject to Schedule 22 to the Development Plan Overlay (DPO22). This area is referred to as the **DCP area** and is generally bound by Casey Fields Boulevard to the west, Berwick-Cranbourne Road to the south, Linsell Boulevard to the north, and a developing residential estate to the east known as Selandra Rise.

The DCP area is zoned General Residential Zone – Schedule 1 (GRZ1) under the *Casey Planning Scheme* and is comprised of 94 individual land properties with an overall land area of 83.0778 hectares. Landownership within the DCP area is currently highly fragmented, stemming from the previous Low Density Residential Zone (rezoned in 2010) and associated subdivision pattern. This feature of the area creates infrastructure delivery and co-ordination challenges which have influenced the preparation of this DCP.

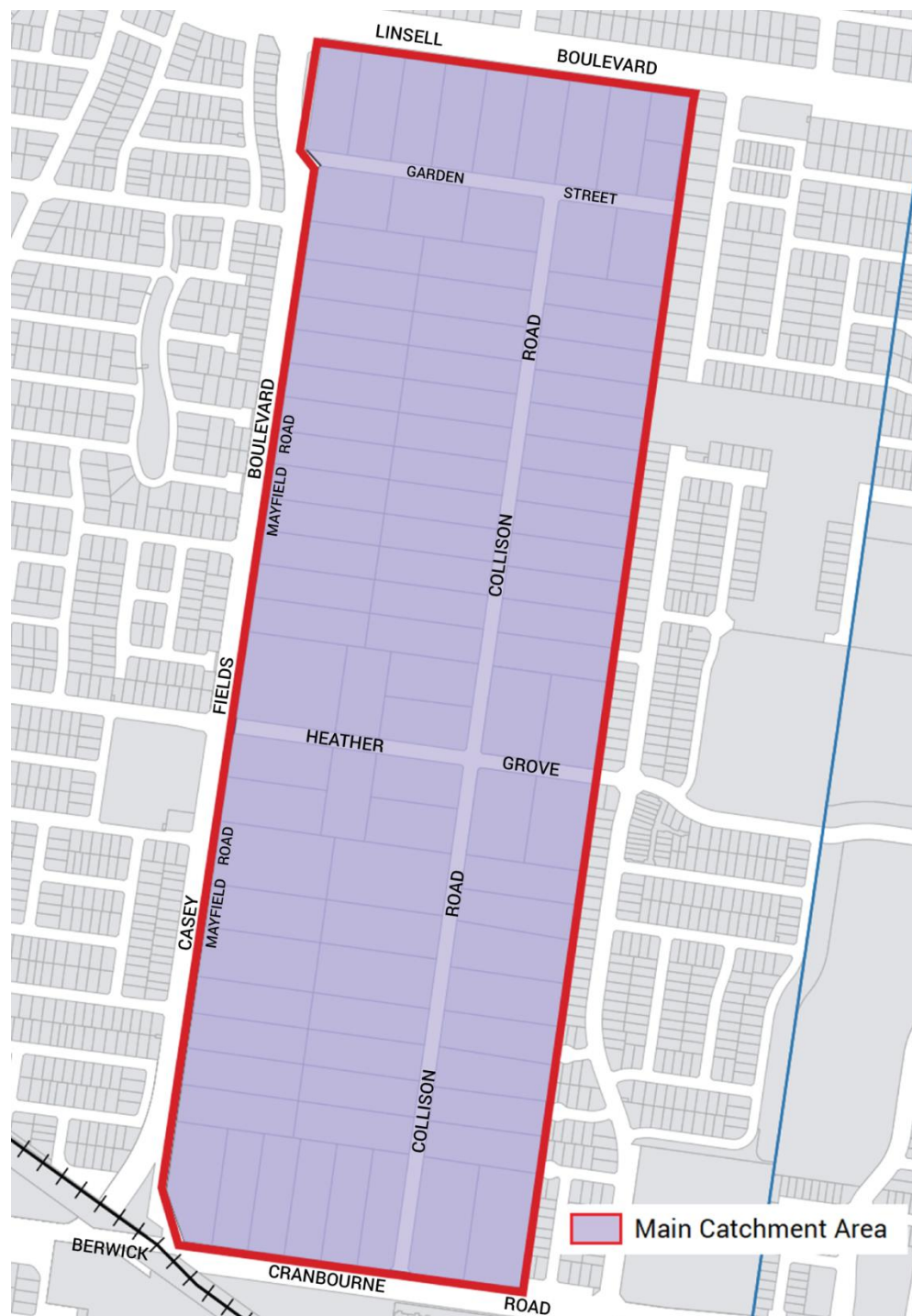
The boundaries of the DCP area (also referred to as the Main Catchment Area (MCA)) are shown in Figure 1.

## 1.3. DCP TIMEFRAME

For the purposes of this DCP a 30 year timeframe has been adopted. This period commences from the date that the DCP is incorporated into the *Casey Planning Scheme*.

A longer timeframe has been adopted due to the highly fragmented nature of the DCP area, which generally results in slower development rates than areas with consolidated owners. It is expected that the precinct will take some time to develop given this context.

# F1. DCP AREA AND MAIN CATCHMENT AREA MAP



Source: Collison Estate Development Plan, Casey City Council, 2022.

## 2. STATUTORY FRAMEWORK

### 2.1. INTRODUCTION

This DCP is to be incorporated into the *Casey Planning Scheme* and complies with the statutory framework guiding the preparation and management of Development Contributions Plans in Victoria which is summarised below.

### 2.2. PLANNING AND ENVIRONMENT ACT

Part 3B of the *Planning and Environment Act 1987* outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- The inclusion of a DCP in the planning scheme, for the purpose of levying contributions for the provision of works, services and facilities (section 46I);
- The opportunity to impose a Development Infrastructure Levy, Community Infrastructure Levy or both (section 46J);
- The contents required of a DCP (section 46K);
- The setting of limits in respect of a Community Infrastructure Levy. In the case of the construction of a dwelling, the Community Infrastructure Levy must not exceed \$1,253 (2022-23 financial year) per dwelling (section 46L);
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (section 46M); and
- The collection of a Development Infrastructure Levy, by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or entering into an agreement to pay the levy within a specified time (section 46N).

The Act states that “a development contributions plan must—

- (a) specify the area to which it applies; and
- (b) set out the plan preparation costs, works, services and facilities to be funded through the plan, including the staging of the provision of the works, services or facilities; and
- (c) relate the need for the plan preparation costs, works, services and facilities to the proposed development of land in the area; and
- (d) specify in respect of each of the plan preparation costs, works, services and facilities—
  - i. the amount of the plan preparation costs and the estimated cost of the works, services or facilities; or
  - ii. the standard levy applicable to the plan preparation costs, works, services or facilities; and
- (e) unless a standard levy is applied, specify the proportion of the total estimated cost of the plan preparation costs, works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both; and
- (f) specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development of land; and
- (fa) specify the Minister, public authority or municipal council to whom or to which the community infrastructure levy or development infrastructure levy is payable under this Part (the *collecting agency*); and
- (fb) specify any Minister, public authority or municipal council that is to be responsible for the provision of the works, services or facilities or for the plan preparation costs for which the community infrastructure levy or development infrastructure levy or part of that levy is payable under this Part (the *development agency*); and
- (g) provide for the procedures for the collection of a development infrastructure levy in respect of any development for which a permit under this Act is not required.”

Information on each required content of a DCP is provided in this document.

## 2.3. MINISTERIAL DIRECTION

The *Ministerial Direction on the Preparation and Content of Development Contributions Plans* (11 October 2016):

- Defines certain terms relevant to DCPs;
- Limits the application of DCPs to areas where the Infrastructure Contributions Plan system does not apply;
- Specifies that non-government schools and public housing is exempt from DCP levies;
- Specifies the infrastructure types which may be funded through a development contribution levy;
- Provides for Ministerial exemptions to the Direction; and
- Sets out the reporting requirements of Collecting Agencies and Development Agencies.

The Ministerial Direction sets out the types of works, services or facilities may be funded from a development infrastructure levy as follows:

- "Acquisition of land for roads, public transport corridors, drainage, public open space and community facilities;
- Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices;
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops;
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating a playground equipment;
- Drainage works; and
- Buildings and works for or associated with the construction of a maternal and child health care centre, child care centre, kindergarten, or any centre which provides these facilities in combination."

In addition to the above categories which can be funded under a Development Infrastructure Levy, a Community Infrastructure Levy may also be collected towards items which do not fall within these categories. The Community Infrastructure Levy is currently capped at \$1,253 per dwelling (2022-23 financial year), and is typically used to fund Council buildings and facilities such as:

- Libraries;
- Community meeting rooms, senior citizens centres and youth centres;
- Pavilions for active (structured) sporting reserves; and
- Leisure Centres.

This DCP only funds works which can be categorised as Development Infrastructure Levy items. There are no Community Infrastructure Levy items in this DCP.

## 2.4. DEVELOPMENT CONTRIBUTIONS GUIDELINES

The Development Contributions Guidelines (2007) include the following relevant points relating to the types of infrastructure that can be included in a DCP:

- A DCP may include infrastructure to be provided by a council or State Government agency. Basic utilities, such as water supply and sewerage, provided by servicing authorities under their own legislation cannot be included in a DCP.
- The types of projects in a DCP can include the following:
  - a new item of infrastructure
  - an upgrade in the standard of provision of an existing infrastructure item
  - an extension to an existing facility, or
  - the total replacement of an infrastructure item after it has reached the end of its economic life.
- A DCP cannot be used to fund the total replacement of an infrastructure item, if the replacement is necessary as a result of poor maintenance.
- It is not appropriate to include existing infrastructure in a DCP that was funded through general taxes or rates.
- The following costs can be included in the calculation of levies:
  - the capital costs of providing the infrastructure projects;
  - the cost of financing the infrastructure projects, if provided early in the life of the DCP;
  - the design costs associated with the infrastructure projects, and
  - the cost of preparing and approving the DCP.
- Recurrent costs such as maintenance and operating costs or costs associated with the administration of the DCP cannot be included in the calculation of a development contributions levy.

In order to ensure that equity is maintained, development contributions cannot be collected for infrastructure that may also be funded through another user-pays mechanism (such as public open space contributions). The avoidance of this “double-dipping” is a key consideration when selecting an infrastructure list.

Preparation of this DCP has had regard to the recommended approaches set out in the DCP Guidelines.

## 3. PROPOSED DEVELOPMENT

### 3.1. OVERVIEW

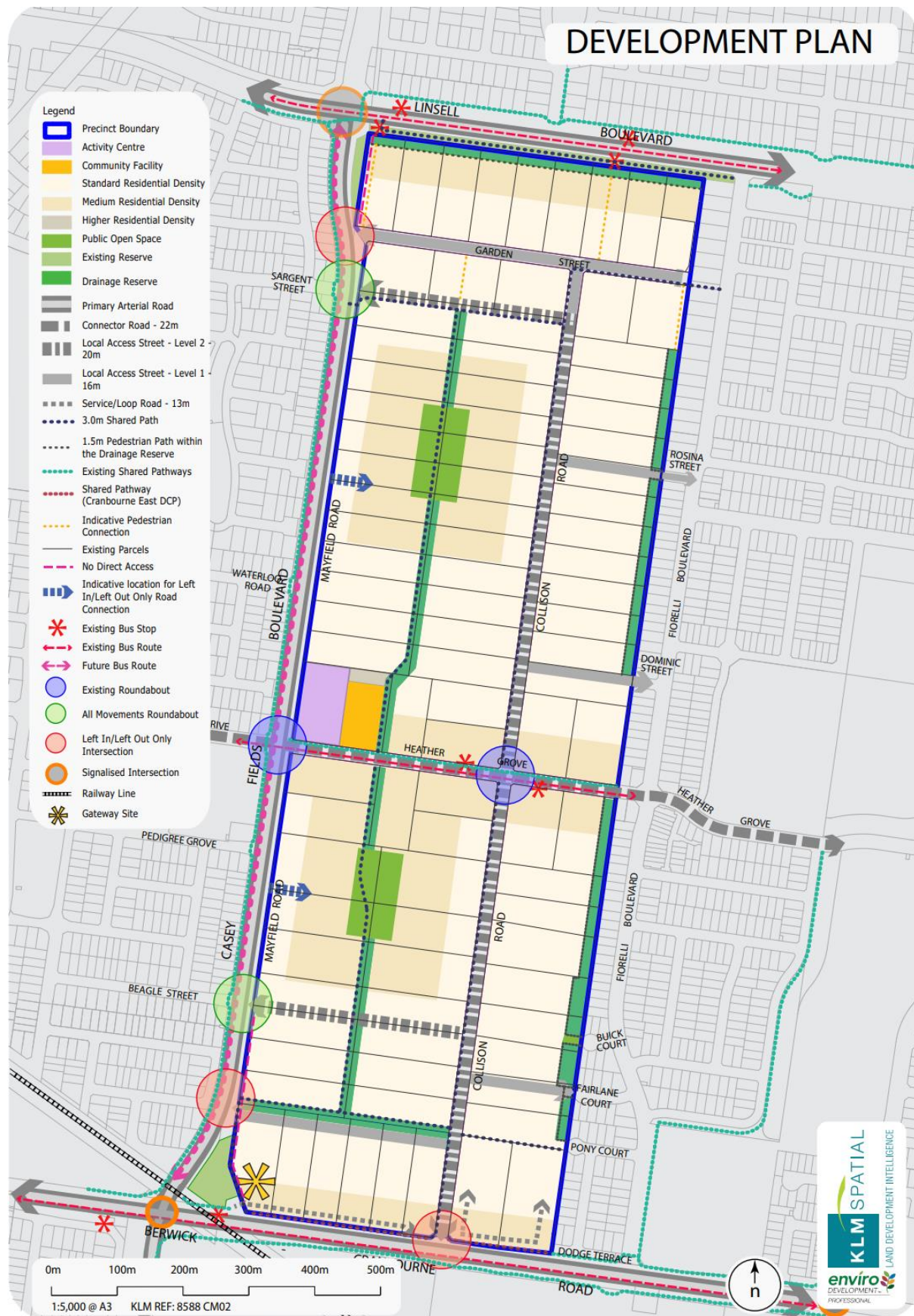
A Development Plan has been prepared to guide development of all land within the DCP area. The Collison Estate Development Plan (May 2021) was prepared by KLM Spatial and Casey City Council, and seeks to facilitate residential development across the entire precinct, along with an activity centre.

The Development Plan is shown in Figure 2.

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## F2. DEVELOPMENT PLAN



Source: Collison Estate Development Plan (December 2022).



### 3.2. LAND BUDGET

The DCP land budget is summarised in Table 2. The DCP area has a total area of 83.0778 hectares and a Net Developable Area (NDA) of 69.2866 hectares.

All land except existing roads is defined as 'developable' – this land is shown in Table 2 as Gross Developable Area.

Some of this land is required for public infrastructure, including roads, drainage, community facilities and open space – this land is secured through either the DCP or Clause 53.01 (Public Open Space Contributions and Subdivision) of the *Casey Planning Scheme*. Details of each section of land required for public purposes are provided in Section 4.

T2. LAND BUDGET SUMMARY

Land Budget	Area (HA)	% of site area	% of GDA	% of contribution area
DCP Area	83.0778			
Existing Roads	4.9900	6.0%		
Gross Developable Area (GDA)	78.0878	94.0%	100.0%	
Land required for roads (DCP)	1.3347	1.6%	1.7%	
Land required for intersections (DCP)	0.0024	0.0%	0.0%	
Land required for drainage (DCP)	4.9309	5.9%	6.3%	
Land required for community facilities (DCP)	0.6000	0.7%	0.8%	
Contribution Area	71.2198	85.7%	91.2%	
Open Space land (Clause 53.01)	1.9332	2.3%	2.5%	2.71%
Net Developable Area	69.2866	83.4%	88.7%	
Activity Centre	0.8000	1.0%	1.0%	
Net Developable Area - Residential	68.4866	82.4%	87.7%	

Source: Casey City Council (analysed by Urban Enterprise), 2023. Gross Developable Area based on title information provided by Council.

### 3.3. DEVELOPMENT YIELD

The Development Plan states that Collison Estate is expected to yield 1,635 dwellings, at an average density of approximately 24 dwellings per hectare, and accommodate approximately 5,346 residents based on an average household size of 3.27 people per dwelling.

There is 0.8 hectares allocated for an Activity Centre to service local convenience needs. The Collison Estate Activity Centre Assessment (SGS Economics & Planning, June 2023) provides guidance on land area requirements and floorspace yields for the activity centre. It was estimated that the activity centre yield could be between 2,850 sqm and 4,900 sqm of floorspace, as shown in Table 3.

T3. LAND AREA ALLOCATION FOR POTENTIAL COLLISON ESTATE NAC

	Minimum Floorspace (sqm)	Maximum Floorspace (sqm)
Retail	2,100	3,400
Commercial office / medical suites	750	1,500
Total Floorspace	2,850	4,900
Land Area (ha)	0.8	1.4

Source: SGS Economics and Planning, 2023

## 4. INFRASTRUCTURE ITEMS

### 4.1. INTRODUCTION

This section identifies the relationship between the proposed development and the infrastructure required to support development of the DCP area.

### 4.2. TECHNICAL STUDIES

A number of reports have been prepared to identify the infrastructure items required to support development of the precinct, including roads, intersections, drainage, shared paths and open space.

The key documents that have informed the provision of infrastructure items to be funded by the DCP are:

- Traffic Impact Assessment, Traffix Group, July 2023;
- Collision Estate Cranbourne East Stormwater Strategy, Incitus, April 2019; and
- Social Infrastructure Requirements for Collision Estate, Change Sustainable Solutions, June 2023.

Based on these reports, further details including designs and costings were prepared as summarised in Table 4.

T4. TECHNICAL SOURCE INFORMATION FOR INFRASTRUCTURE ITEMS AND DESIGNS

Category	Technical Report	Detailed Designs
Roads and Intersections	Traffic Impact Assessment, Traffix Group, July 2023	Intersection Designs, Traffix Group, Jan 2020 Linsell Blvd / Casey Field Blvd FLP, G24859-01, Traffix Group, June 2023 Heather Grove Concept Layout Plan, G24859-02, Traffix Group, May 2023
Drainage	Collision Estate Cranbourne East Stormwater Strategy Revision 4, Incitus, March 2020 Stormwater Management Strategy – Collision Estate, KLM Spatial, March 2021	Stormwater Management Strategy – Collision Estate, KLM Spatial, March 2021
Community Facilities	Social Infrastructure Requirements for Collision Estate, Change Sustainable Solutions, June 2023	No detailed design available, scope described in Social Infrastructure Requirements for Collision Estate document.

Source: Urban Enterprise.

### 4.3. DCP ITEMS

The Technical Reports identify the need for a range of road, drainage and community items required to support development of the DCP area.

Decisions have been made about the infrastructure items which are to be funded by this DCP having regard to statutory framework for DCPs in Victoria. The guiding principles for selection of DCP items are:

- Items are needed to provide for the wellbeing, health and safety of the future residents of Collison Estate; and
- Items benefit the entire DCP area; and/or
- Items require co-ordinated delivery that would be challenging to implement if not included in the DCP.

The highly fragmented land ownership across the DCP area is a particularly relevant consideration which has guided the identification of infrastructure items to be included in the DCP. In particular, delivery of the road and drainage network will require land and works to be delivered within and adjacent to many individual properties which are likely to develop at different times. For this reason, this DCP includes infrastructure items that are often excluded from larger greenfield DCPs, such as certain access roads and a linear drainage network.

The resulting levies are also higher than many other DCPs given the inclusion of a wider range of infrastructure items.

#### NUMBER AND LOCATION OF ITEMS

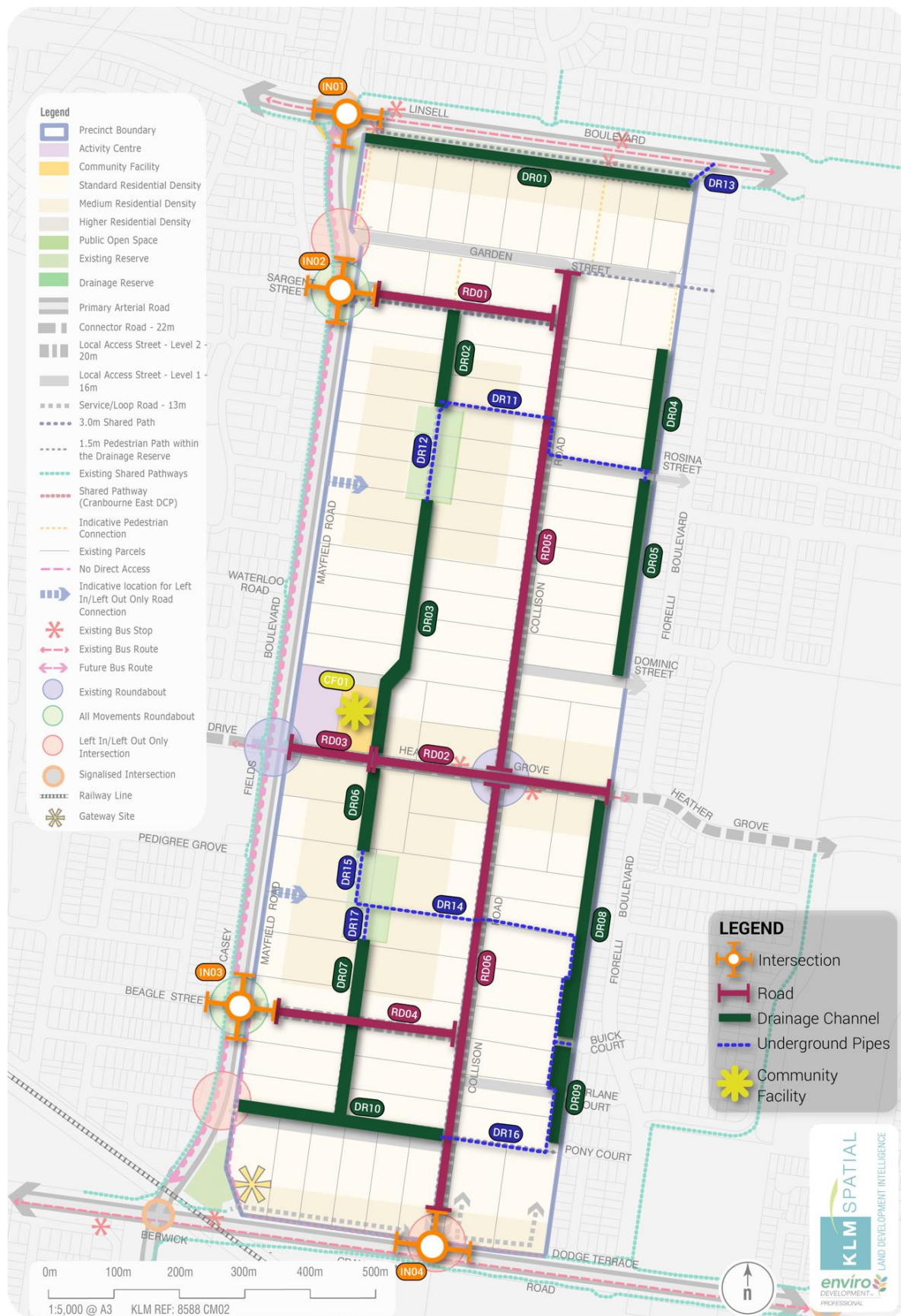
The DCP applies to 30 infrastructure items and enables collection of levies to ensure that the required shared infrastructure can be practically delivered when it is needed by the community, and that all shared infrastructure costs are equitably apportioned.

The location of each DCP item is shown on the map in Figure 3. Tables 5 to 8 provide a summary of the infrastructure items in the DCP within the categories of:

- Transport (roads and intersections, and associated land);
- Drainage (works and associated land); and
- Community facilities (works and associated land).

In addition to physical infrastructure, the DCP also funds planning costs.

### F3. INFRASTRUCTURE MAP – DCP ITEMS



Source: Urban Enterprise

## 4.4. TRANSPORT ITEMS

The DCP area is served by an existing road network, however this network requires upgrades to facilitate urban development, as well as construction of two new Level 2 Local Access Roads through fragmented land.

In terms of transport infrastructure, the DCP funds:

- A contribution to the signalisation of the existing intersection of Linsell Boulevard and Casey Fields Boulevard (IN-01) – see Appendix D for more details.
- Upgrades to existing Heather Grove and Collison Road, and their intersections with the arterial road network; and
- New Local Access Level 2 roads (land and construction) and associated intersections to the arterial network.

Local roads (level 1) are to be funded by developers as part of subdivision works.

Transport infrastructure items are summarised in Table 5.

### T5. TRANSPORT PROJECTS

Project ID	Project Title / Description	Construction / Land / Other
<b>Roads Projects</b>		
RD01	<b>Sargent Street</b> - Land and construction of Sargent Street as a Local Access - Level 2 road (0.5873 hectares)	Land & Construction
RD02	<b>Heather Grove</b> - Land and upgrade of Heather Grove to a Connector Road standard (2m widening) (0.0925 hectares).	Land & Construction
RD03	<b>Heather Grove</b> - Land and upgrade of Heather Grove fronting 1 Heather Grove to a 'Main Street' (land included in RD-02)	Land & Construction
RD04	<b>Beagle Street</b> - Land and construction of Beagle Street as a Local Access - Level 2 road standard (0.6567 hectares).	Land & Construction
RD05	<b>Collison Road North</b> - Upgrade of Collison Road North to a Local Access - Level 2 road standard.	Construction
RD06	<b>Collison Road South</b> - Upgrade of Collison Road South to a Local Access - Level 2 road standard.	Construction
<b>Intersection Projects</b>		
IN01	<b>Linsell Boulevard and Casey Fields Boulevard</b> - Land and construction of signalised intersection (0.0006 hectares).	Land & Construction
IN02	<b>Sargent Road and Casey Fields Boulevard</b> - Construction of a roundabout.	Construction
IN03	<b>Beagle Street and Casey Fields Boulevard</b> - Construction of a roundabout.	Construction
IN04	<b>Collison Road and Berwick-Cranbourne Road</b> - Left in/left out intersection.	Construction

## 4.5. DRAINAGE ITEMS

The Stormwater Management Plan recommended a network of linear drainage reserves and works to distribute land required for drainage purposes in the context of fragmented land ownership. One of the primary reasons for this network design is its flexibility to enable drainage infrastructure to be delivered 'out of sequence', if necessary.

The DCP includes three drainage project types:

- Land for drainage channels on private land which is needed to convey stormwater flow to the designated outfall points and for stormwater retention;
- Construction of works within drainage channels to facilitate stormwater flow; and
- Construction of underground pipes needed to connect all properties and channels to the network.

These projects form a package of works which enable development within 10 separate drainage sub-catchments. A map showing detailed catchments and drainage components is provided in Appendix C.

Drainage items are summarised in Table 6.

T6. DRAINAGE PROJECTS

Project ID	Project Title / Description	Construction / Land / Other
DR01	Drainage channel A - Land and construction of drainage channel (0.7038 hectares).	Land & Construction
DR02	Drainage channel B - Land and construction of drainage channel (0.2706 hectares).	Land & Construction
DR03	Drainage channel C - Land and construction of drainage channel (0.7475 hectares).	Land & Construction
DR04	Drainage channel D - Land and construction of drainage channel (0.3394 hectares).	Land & Construction
DR05	Drainage channel E - Land and construction of drainage channel (0.5536 hectares).	Land & Construction
DR06	Drainage channel F - Land and construction of drainage channel (0.2323 hectares).	Land & Construction
DR07	Drainage channel G - Land and construction of drainage channel (0.4546 hectares).	Land & Construction
DR08	Drainage channel H - Land and construction of drainage channel (0.7384 hectares).	Land & Construction
DR09	Drainage channel I - Land and construction of drainage channel (0.2979 hectares).	Land & Construction
DR10	Drainage channel J - Land and construction of drainage channel (0.5927 hectares).	Land & Construction
DR11	Underground pipes - Channel B to outlet (1050Ø @ 391.6 linear metres).	Construction
DR12	Underground pipes - Channel C to Channel B pipe (750Ø @ 148.9 linear metres).	Construction
DR13	Underground pipes - Channel A to outlet (600Ø @ 46.6m linear metres).	Construction
DR14	Underground pipes - South POS to outlet (750Ø @ 502.2 linear metres).	Construction
DR15	Underground pipes - Channel F to South POS (525Ø @ 99.45 linear metres).	Construction
DR16	Underground pipes - Channel J to outlet - (525Ø @ 259.2 linear metres).	Construction
DR17	Underground pipes - Channel G to South POS (525Ø @ 53.65 linear metres).	Construction

## 4.6. COMMUNITY FACILITIES

One community facility (early years centre) is funded through the DCP, including land and construction. Details are provided in Table 7.

### T7. COMMUNITY FACILITY PROJECTS

Project ID	Project Title / Description	Construction / Land / Other
CF01	<b>Community Facility</b> - Land and construction of centre to include three kindergarten rooms, two maternal and child health rooms and flexible community rooms (0.6 hectares).	Land & Construction

## 4.7. OTHER DCP PROJECTS

Two other projects are funded through the DCP:

- Council incurred costs on behalf of and to the benefit of all landowners in the DCP area relating to the preparation of the DCP and associated studies.
- Landowners incurred costs on behalf of and to the benefit of all landowners in the DCP area relating to the preparation of the Collison Estate Development Plan and associated studies.

### T8. OTHER DCP PROJECTS

Project ID	Project Title / Description	Construction / Land / Other
PR01	<b>Development Contributions Plan Preparation Costs</b> – Planning preparation costs incurred in relation to preparation of the DCP.	Other
PR02	<b>Development Plan Preparation Costs</b> – Planning preparation costs incurred in relation to preparation of the Development Plan.	Other

## 4.8. TIMING

Given the fragmented nature of land ownership in Collison Estate, the timing the infrastructure delivery is flexible to respond to the timing and located of development as it progresses.

Some infrastructure items have specific delivery triggers as follows:

- **IN01:** Prior to Statement of Compliance for the 680th lot within the Estate or at Council's discretion having regard to the timing of funds available from the Cranbourne East DCP to deliver the item;
- **IN04:** Once Collison Road South is upgraded and requiring connection to Berwick-Cranbourne Road; and
- **CF01:** Prior to the 800th household in the Estate or 500th household south of Heather Grove, whichever occurs first.



#### 4.9. ITEMS NOT FUNDED BY THE DCP

The DCP does not fund the following items which are to be delivered by developers:

- Internal streets and associated traffic management measures, except where specified as DCP projects;
- Intersections connecting the development to the existing and planned road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, and telecommunications services, except where specified as DCP projects;
- Stormwater drainage and water quality works, except where specified as DCP projects;
- Local pathways and connections to the regional and/or district pathway network, except where specified as DCP projects;
- Basic levelling, seeding, water tapping and landscaping of local parks, except where specified as DCP projects;
- Local park masterplans and any agreed associated works required by the ordinance package, except where specified as DCP projects; and
- Bus stops.

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

#### PUBLIC OPEN SPACE CONTRIBUTIONS

The *Casey Planning Scheme* (at Clause 53.01 Public Open Space Contributions and Subdivision) requires any subdivision within the area defined as "CR5" (including Collison Estate) to make a public open space contribution of 5%.

This DCP does not include any public open space items – all open space land and improvements shown on the Development Plan are to be secured through Clause 53.01.

In some cases, the proportion of land to be provided as public open space in accordance with the Development Plan may exceed the required contribution under Clause 53.01 (i.e. 5%). In these cases, the relevant landowners will be compensated by Council for any over-provision which will be secured through a separate section 173 agreement. Where the proportion of land to be provided as public open space is less than the required contribution under Clause 53.01, the relevant landowners will be required to pay the balance of the contribution to Council in accordance with Clause 53.01.



## 5. LEVY CALCULATION

### 5.1. INTRODUCTION

The method and results of levy calculations are described in this section.

### 5.2. PROJECT CATEGORISATION

In accordance with the Ministerial Direction, each item has been categorised as being funded by Development Infrastructure Levy (DIL) or the Community Infrastructure Levy (CIL).

In this DCP, all items are categorised as DIL, therefore no CIL is applicable.

### 5.3. PROJECT COSTS AND APPORTIONMENT

#### COSTS

Each item in the DCP has a cost specified for either capital works or land. Cost estimates were prepared by technical study authors, Casey City Council or land valuation experts.

DCP item costs are expressed in July 2022 values and will be indexed annually in accordance with the method specified in this DCP. Detailed cost estimates are provided in Appendix B.

#### APPORTIONMENT

The approach to apportioning the cost of each DCP infrastructure item relies on the nexus principle. The DCP area is deemed to have a nexus with an infrastructure item if the residents within the DCP area are likely to make use of the infrastructure item.

This DCP apportions costs to all new development (residential and activity centre) within the MCA based upon the likelihood that an item will be used by residents within and external to the MCA. Costs are shared in accordance with the projected development outcomes and an estimated shared of use of each infrastructure project.

The proportion of costs attributable to external use is subtracted from the total project cost of an infrastructure item to give the cost attributable to the MCA for each infrastructure item. Two items (IN01 – Linsell Boulevard and Casey Fields Boulevard, and CF01 – Community Facility) are identified as having external apportionment based on the catchment for the items including development outside the MCA. The Development Agency will fund any costs not collected through the DCP, or other DCPs / ICPs, for these items.

It is noted that infrastructure contributions have been collected for IN01 through the Cranbourne East DCP and are also expected to be collected through the future Croskell ICP. Collison Estate will only make contributions to the apportioned cost of works defined in this DCP.

For each item in the DCP, the item cost and the cost apportioned to the MCA is specified in Table 11.

## 5.4. LEVY CALCULATION

### DEMAND UNITS

In order to calculate a levy, the cost apportioned to the MCA must be converted into a levy per demand unit. The most common demand unit type in residential growth areas is an area measure, such as Net Developable hectares.

In Collision Estate, almost all land is proposed to be developed for residential purposes. Although some non-residential uses may be permitted in certain areas, the default land use and zoning is residential.

Therefore, in order to fairly levy developers while maintaining financial certainty for Council, a standard 'per hectare of net developable land' (i.e. NDA) demand unit is used for levies applied to all development (residential and activity centre) in this DCP. Table 9 shows the total number of demand units used to calculate levies.

T9. DEMAND UNITS

Levy Type	Unit	Demand Units
Development Infrastructure Levy	NDA	69.29

Source: Casey City Council, 2021.

### LEVIES

The total cost attributable to the MCA for each infrastructure item is divided by the number of demand units for that item to calculate the levy for each item as shown in Table 11.

The levy amounts for each item are then aggregated to form an overall levy per demand unit for the MCA.

Table 10 summarises the overall cost apportioned to the DCP and the resulting levies per hectares of NDA to be paid by all development within the MCA (residential and activity centre).

T10. SUMMARY OF COSTS AND LEVIES (JULY 2022 DOLLARS)

Levy type	Cost apportioned to MCA	Levy per ha NDA
Development Infrastructure Levy (DIL)	\$58,714,299.53	\$847,411.54
Community Infrastructure Levy (CIL)	\$0.00	\$0.00

Source: Urban Enterprise; All costs and levies expressed in July 2022 values.

# T11. INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM (JULY 2022 DOLLARS)

ID	Project Name	Land Cost	Construction Cost	Total Cost	Apportionment to MCA	Cost to MCA	Demand Units	Levy
<b>Roads</b>								
RD01	<b>Sargent Street</b> - Land and construction of Sargent Street as a Local Access - Level 2 road (0.5873 hectares)	\$2,074,020.00	\$1,853,399.58	\$3,927,419.58	100%	\$3,927,419.58	69.29	\$56,683.65
RD02	<b>Heather Grove</b> - Land and upgrade of Heather Grove to a Connector Road standard (2m widening) (0.0925 hectares).	\$344,365.05	\$463,249.21	\$807,614.26	100%	\$807,614.26	69.29	\$11,656.13
RD03	<b>Heather Grove</b> - Land and upgrade of Heather Grove fronting 1 Heather Grove to a 'Main Street' (land included in RD-02)		\$1,273,880.73	\$1,273,880.73	100%	\$1,273,880.73	69.29	\$18,385.66
RD04	<b>Beagle Street</b> - Land and construction of Beagle Street as a Local Access - Level 2 road standard (0.6567 hectares).	\$2,298,450.00	\$1,848,236.41	\$4,146,686.41	100%	\$4,146,686.41	69.29	\$59,848.28
RD05	<b>Collision Road North</b> - Upgrade of Collision Road North to a Local Access - Level 2 road standard.		\$4,581,524.10	\$4,581,524.10	100%	\$4,581,524.10	69.29	\$66,124.21
RD06	<b>Collision Road South</b> - Upgrade of Collision Road South to a Local Access - Level 2 road standard.		\$4,235,936.36	\$4,235,936.36	100%	\$4,235,936.36	69.29	\$61,136.41
<b>Subtotal</b>		<b>\$4,716,835.05</b>	<b>\$14,256,226.39</b>	<b>\$18,973,061.44</b>		<b>\$18,973,061.44</b>		<b>\$273,834.34</b>
<b>Intersections</b>								
IN01	<b>Linsell Boulevard and Casey Fields Boulevard</b> - Land and construction of signalised intersection (0.0006 hectares).	\$2,152.80	\$5,868,104.20	\$5,870,257.00	2.05%	\$122,623.85	69.29	\$1,769.81
IN02	<b>Sargent Road and Casey Fields Boulevard</b> - Construction of a roundabout.		\$1,299,822.60	\$1,299,822.60	100%	\$1,299,822.60	69.29	\$18,760.08
IN03	<b>Beagle Street and Casey Fields Boulevard</b> - Construction of a roundabout.		\$1,570,049.14	\$1,570,049.14	100%	\$1,570,049.14	69.29	\$22,660.20
IN04	<b>Collision Road and Berwick-Cranbourne Road</b> - Left in/left out intersection.		\$696,832.33	\$696,832.33	100%	\$696,832.33	69.29	\$10,057.24
<b>Subtotal</b>		<b>\$2,152.80</b>	<b>\$9,434,808.27</b>	<b>\$9,436,961.07</b>		<b>\$3,689,327.92</b>		<b>\$53,247.32</b>
<b>Drainage</b>								
DR01	<b>Drainage channel A</b> - Land and construction of drainage channel (0.7038 hectares).	\$2,593,160.00	\$1,252,507.46	\$3,845,667.46	100%	\$3,845,667.46	69.29	\$55,503.74
DR02	<b>Drainage channel B</b> - Land and construction of drainage channel (0.2706 hectares).	\$976,008.88	\$284,386.99	\$1,260,395.87	100%	\$1,260,395.87	69.29	\$18,191.04
DR03	<b>Drainage channel C</b> - Land and construction of drainage channel (0.7475 hectares).	\$2,941,704.60	\$757,435.69	\$3,699,140.29	100%	\$3,699,140.29	69.29	\$53,388.94
DR04	<b>Drainage channel D</b> - Land and construction of drainage channel (0.3394 hectares).	\$1,187,799.20	\$482,464.94	\$1,670,264.14	100%	\$1,670,264.14	69.29	\$24,106.58
DR05	<b>Drainage channel E</b> - Land and construction of drainage channel (0.5536 hectares).	\$1,937,698.00	\$836,707.83	\$2,774,405.83	100%	\$2,774,405.83	69.29	\$40,042.44
DR06	<b>Drainage channel F</b> - Land and construction of drainage channel (0.2323 hectares).	\$854,362.11	\$271,463.96	\$1,125,826.07	100%	\$1,125,826.07	69.29	\$16,248.82
DR07	<b>Drainage channel G</b> - Land and construction of drainage channel (0.4546 hectares).	\$1,629,634.69	\$476,192.63	\$2,105,827.32	100%	\$2,105,827.32	69.29	\$30,392.98
DR08	<b>Drainage channel H</b> - Land and construction of drainage channel (0.7384 hectares).	\$2,584,400.00	\$956,324.90	\$3,540,724.90	100%	\$3,540,724.90	69.29	\$51,102.56

ID	Project Name	Land Cost	Construction Cost	Total Cost	Apportionment to MCA	Cost to MCA	Demand Units	Levy
DR09	Drainage channel I - Land and construction of drainage channel (0.2979 hectares).	\$1,042,818.00	\$420,724.17	\$1,463,542.17	100%	\$1,463,542.17	69.29	\$21,123.01
DR10	Drainage channel J - Land and construction of drainage channel (0.5927 hectares).	\$2,399,121.60	\$597,890.97	\$2,997,012.57	100%	\$2,997,012.57	69.29	\$43,255.27
DR11	Underground pipes - Channel B to outlet (1050Ø @ 391.6 linear metres).		\$295,762.96	\$295,762.96	100%	\$295,762.96	69.29	\$4,268.69
DR12	Underground pipes - Channel C to Channel B pipe (750Ø @ 148.9 linear metres).		\$96,840.05	\$96,840.05	100%	\$96,840.05	69.29	\$1,397.67
DR13	Underground pipes - Channel A to outlet (600Ø @ 46.6m linear metres).		\$25,418.96	\$25,418.96	100%	\$25,418.96	69.29	\$366.87
DR14	Underground pipes - South POS to outlet (750Ø @ 502.2 linear metres).		\$326,615.66	\$326,615.66	100%	\$326,615.66	69.29	\$4,713.98
DR15	Underground pipes - Channel F to South POS (525Ø @ 99.45 linear metres).		\$45,901.41	\$45,901.41	100%	\$45,901.41	69.29	\$662.49
DR16	Underground pipes - Channel J to outlet - (525Ø @ 259.2 linear metres).		\$119,634.45	\$119,634.45	100%	\$119,634.45	69.29	\$1,726.66
DR17	Underground pipes - Channel G to South POS (525Ø @ 53.65 linear metres).		\$24,762.30	\$24,762.30	100%	\$24,762.30	69.29	\$357.39
Subtotal		\$18,146,707.08	\$7,271,035.34	\$25,417,742.42		\$25,417,742.42		\$366,849.11
Community Facilities								
CF01	Community Facility – Land and construction of centre to include three kindergarten rooms, two maternal and child health rooms and flexible community rooms (0.6 hectares).	\$3,360,000.00	\$8,840,000.00	\$12,200,000.00	82%	\$10,004,000.00	69.29	\$144,385.70
Subtotal		\$3,360,000.00	\$8,840,000.00	\$12,200,000.00		\$10,004,000.00		\$144,385.70
Other								
PR01	Development Contributions Plan Preparation Costs – Planning preparation costs incurred in relation to preparation of the DCP.		\$157,347.50	\$157,347.50	100%	\$157,347.50	69.29	\$2,270.96
PR02	Development Plan Preparation Costs – Planning preparation costs incurred in relation to preparation of the Development Plan.		\$472,820.25	\$472,820.25	100%	\$472,820.25	69.29	\$6,824.12
Subtotal		\$0.00	\$630,167.76	\$630,167.76		\$630,167.76		\$9,095.08
Total		\$26,225,694.93	\$40,432,237.75	\$66,657,932.68		\$58,714,299.53		\$847,411.54

Source: Urban Enterprise

## 6. IMPLEMENTATION

### 6.1. INDEXATION OF LEVIES

Capital costs of all infrastructure items in this DCP are in July 2022 dollars and will be indexed by the Collecting Agency annually to account for inflation.

In relation to the cost of infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following methods:

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

The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

Land values will be adjusted on 1 July every year following a revaluation by a registered valuer of properties with land required by the DCP. The valuation must be undertaken using the same method and principles as the original DCP.

The Collecting Agency will publish the amended contributions on the Collecting Agency's website within 14 days of the adjustments.

### 6.2. VALUATION OF LAND

Valuations for land to be acquired under this DCP were prepared by Westlink Consulting on 1 July 2022. Land to be acquired was valued based on the 'before and after method'.

### 6.3. COLLECTING AGENCY

The Casey City Council is the Collecting Agency pursuant to section 46K of the *Planning and Environment Act* (1987).

### 6.4. DEVELOPMENT AGENCY

The Casey City Council is the Development Agency for all infrastructure items pursuant to section 46K of the *Planning and Environment Act* (1987).

## 6.5. COLLECTION OF LEVIES

The DIL will be payable to and collected by the collecting agency, for the:

- Subdivision of land; or
- Development of land which requires a planning permit; or
- Development of land which does not require a planning permit, as set out in this DCP.

### SUBDIVISIONS

In respect of the subdivision of land affected by the DCP, the following applies:

- A requirement may be imposed, including by a planning permit condition requiring payment of the DIL as a precondition to any statement of compliance being issued. This must be paid after certification of the relevant plan of subdivision, but not more than 21 days prior to the issue of a Statement of Compliance for the relevant plan, or otherwise included in an agreement under Section 173 of the Act.
- If a staged subdivision, the DIL will be payable in respect of the NDA within the relevant stage, excluding any residual or balance lot, within 21 days prior to the issue of a Statement of Compliance.
- In respect of any residual or balance lot, the DIL will be incurred upon the subsequent subdivision or development of such lot.

### DEVELOPMENT REQUIRING A PLANNING PERMIT

A planning permit for the development of land to which this DCP applies must include a condition requiring the applicant to:

- Pay the DIL to the collecting agency within a time specified by the collecting agency which may include a requirement for payment prior to the commencement of any development or works; or
- Enter into an agreement with the collecting agency to pay the DIL to the collecting agency within the time for payment specified in the agreement.

### DEVELOPMENT NOT REQUIRING A PLANNING PERMIT

For a development which does not require a planning permit, the party who proposes to develop the land must:

- Pay the DIL to the collecting agency within a time and in a manner specified by the collecting agency which may include a requirement for payment prior to the commencement of any development or works; or
- Enter into an agreement with the collecting agency to pay the DIL to the collecting agency within the time specified in the agreement.

## 6.6. EXEMPTIONS

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Casey City Council or stated below. The following development is exempt from the development contribution:

- Development of land for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Development of land for housing provided by or on behalf of the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016.
- Renovation or alteration to an existing dwelling;
- Reinstatement of a building which has been unintentionally damaged or destroyed.
- Outbuildings no more than 10 square metres in floor area, which are normal to an existing dwelling.
- Fences normal to an existing dwelling.

## 6.7. ADMINISTRATIVE PROCEDURES

The collecting agency will undertake ongoing accounting and review of this DCP in terms of:

- The relevance of projects listed in the DCP;
- The level of contributions collected;
- The construction costs of infrastructure projects;
- The land costs of infrastructure projects;
- Updating the DCP to reflect any relevant amendments to the Planning and Environment Act (1987), or any new Ministerial Directions relating to development contributions.

A review of this DCP will be prepared every five years during the lifespan of the DCP, resulting in a formal review of DCP content if required to reflect any material changes in policy, development, infrastructure or financial matters.

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Planning and Environment Act* (1987). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

If Council resolves not to proceed with any of the infrastructure projects listed in this DCP, the Collecting Agency will comply with section 46(Q) of the *Planning and Environment Act* (1987).

## 6.8. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is to be monetary. Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the agreement of the collecting agency.

The collecting agency may enter into Section 173 Agreements with landowners to formalise details of infrastructure items to be provided in-kind. All development infrastructure (including land) can be provided in-kind under this agreement with the exception of the Community Facility (CF01) and development contributions planning costs (PR01).

Where a developer intends to undertake any DCP works in-kind, this must first be agreed to by the Collecting Agency. In determining whether to agree to the provision of works in-kind, 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.
- The impact on the DCP must be cost and revenue neutral.

Where the collecting agency agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided must equal the value identified in the DCP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;
- Where credit for works-in-kind cannot be offset against future levy payments, the developer must be reimbursed by the collecting agency for any excess credit at such time that cash to the equal value of the excess credit has been received by the collecting agency from other landowners in the Main Catchment Area;
- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP, this can be done provided the impact on the DCP is cost and revenue neutral; and
- Where a developer is in credit against their development contributions liability, this credit will be indexed annually in accordance with the method outlined in Section 7.1.

## LAND

As with works-in-kind, the provision of land in-kind would be agreed between the developer and the Collecting Agency pursuant to Section 173 of the *Planning and Environment Act* (1987). The value of the credit will equal the value shown in the DCP, subject to indexation.



# APPENDICES

## APPENDIX A PROPERTY SPECIFIC LAND BUDGET

PROPERTY ID	LAND DESCRIPTION	GROSS DEVELOPABLE AREA (HECTARES)	Transport					Community and Education	Open Space		Drainage										NET DEVELOPABLE AREA	NET DEVELOPABLE AREA % OF PROPERTY
			Land to be acquired for intersections		Land to be acquired for roads			Community Facility	Open Space		Land to be acquired for drainage											
			IN01	RD02	RD01	RD02	RD04	CI01	OS01	OS02	DR01	DR02	DR03	DR04	DR05	DR06	DR07	DR08	DR09	DR10		
1	1 Garden Street CRANBOURNE EAST VIC 3977	0.8109	0.0006								0.0774										0.7329	90.4%
2	3 Garden Street CRANBOURNE EAST VIC 3977	0.8169									0.0817										0.7352	90.0%
3	5 Garden Street CRANBOURNE EAST VIC 3977	0.8195									0.0773										0.7422	90.6%
4	7 Garden Street CRANBOURNE EAST VIC 3977	0.8195									0.0786										0.7409	90.4%
5	9 Garden Street CRANBOURNE EAST VIC 3977	0.8194									0.0782										0.7412	90.5%
6	11 Garden Street CRANBOURNE EAST VIC 3977	0.8195									0.0782										0.7413	90.5%
7	13 Garden Street CRANBOURNE EAST VIC 3977	0.8195									0.0784										0.7411	90.4%
8	15 Garden Street CRANBOURNE EAST VIC 3977	0.8169									0.0778										0.7391	90.5%
9	19 Garden Street CRANBOURNE EAST VIC 3977	0.4106									0.0762										0.3344	81.4%
10	17 Garden Street CRANBOURNE EAST VIC 3977	0.4047																			0.4047	100.0%
11	2 Garden Street CRANBOURNE EAST VIC 3977	0.8119				0.0925															0.7194	88.6%
12	4 Garden Street CRANBOURNE EAST VIC 3977	0.8094				0.0869															0.7225	89.3%
13	49 Collison Road CRANBOURNE EAST VIC 3977	0.8093				0.0922															0.7171	88.6%
14	46 Mayfield Road CRANBOURNE EAST VIC 3977	0.8144				0.1618						0.0397									0.6129	75.3%
15	44 Mayfield Road CRANBOURNE EAST VIC 3977	0.8156										0.0466									0.7690	94.3%
16	42 Mayfield Road CRANBOURNE EAST VIC 3977	0.7335										0.0431									0.6904	94.1%
17	40 Mayfield Road CRANBOURNE EAST VIC 3977	0.7360							0.1397			0.0059									0.5904	80.2%
18	38 Mayfield Road CRANBOURNE EAST VIC 3977	0.7360							0.1629												0.5731	77.9%

PROPERTY ID	LAND DESCRIPTION	GROSS DEVELOPABLE AREA (HECTARES)	Transport					Community and Education	Open Space		Drainage										NET DEVELOPABLE AREA	NET DEVELOPABLE AREA % OF PROPERTY	
			Land to be acquired for intersections		Land to be acquired for roads			Community Facility	Open Space		Land to be acquired for drainage												
			IN01	RD02	RD01	RD02	RD04	CI01	OS01	OS02	DR01	DR02	DR03	DR04	DR05	DR06	DR07	DR08	DR09	DR10			
19	36 Mayfield Road CRANBOURNE EAST VIC 3977	0.7385							0.1648													0.5737	77.7%
20	34 Mayfield Road CRANBOURNE EAST VIC 3977	0.7385							0.0327				0.0340									0.6718	91.0%
21	32 Mayfield Road CRANBOURNE EAST VIC 3977	0.7411											0.0433									0.6978	94.2%
22	30 Mayfield Road CRANBOURNE EAST VIC 3977	0.7411											0.0413									0.6998	94.4%
23	28 Mayfield Road CRANBOURNE EAST VIC 3977	0.7336											0.0429									0.6907	94.2%
24	26 Mayfield Road CRANBOURNE EAST VIC 3977	0.7436											0.0429									0.7007	94.2%
25	24 Mayfield Road CRANBOURNE EAST VIC 3977	0.7436											0.0659									0.6777	91.1%
26	1 Heather Grove CRANBOURNE EAST VIC 3977	1.6504		0.0018		0.0038		0.6000					0.1076									0.9372	56.8%
27	47 Collison Road CRANBOURNE EAST VIC 3977	0.8094			0.1539							0.0397										0.6158	76.1%
28	45 Collison Road CRANBOURNE EAST VIC 3977	0.8094										0.0466										0.7628	94.2%
29	43 Collison Road CRANBOURNE EAST VIC 3977	0.7284										0.0431										0.6863	94.1%
30	41 Collison Road CRANBOURNE EAST VIC 3977	0.7284							0.1393			0.0059										0.5832	80.1%
31	39 Collison Road CRANBOURNE EAST VIC 3977	0.7284							0.1630													0.5654	77.6%
32	37 Collison Road CRANBOURNE EAST VIC 3977	0.7284							0.1649													0.5635	77.4%
33	35 Collison Road CRANBOURNE EAST VIC 3977	0.7284							0.0327				0.0341									0.6616	90.8%
34	33 Collison Road CRANBOURNE EAST VIC 3977	0.7284											0.0433									0.6851	94.1%
35	31 Collison Road CRANBOURNE EAST VIC 3977	0.7284											0.0413									0.6871	94.3%
36	29 Collison Road CRANBOURNE EAST VIC 3977	0.7284											0.0429									0.6855	94.1%
37	27 Collison Road CRANBOURNE EAST VIC 3977	0.7284											0.0429									0.6855	94.1%
38	25 Collison Road CRANBOURNE EAST VIC 3977	0.7284											0.0379									0.6905	94.8%
39	23 Collison Road CRANBOURNE EAST VIC 3977	0.7284																				0.7284	100.0%
40	21 Collison Road CRANBOURNE EAST VIC 3977	0.7259																				0.7259	100.0%
41	3 Heather Grove CRANBOURNE EAST VIC 3977	0.7284											0.1272									0.6012	82.5%

PROPERTY ID	LAND DESCRIPTION	GROSS DEVELOPABLE AREA (HECTARES)	Transport				Community and Education	Open Space		Drainage										NET DEVELOPABLE AREA	NET DEVELOPABLE AREA % OF PROPERTY	
			Land to be acquired for intersections		Land to be acquired for roads		Community Facility	Open Space		Land to be acquired for drainage												
			IN01	RD02	RD01	RD02	RD04	CI01	OS01	OS02	DR01	DR02	DR03	DR04	DR05	DR06	DR07	DR08	DR09	DR10		
42	20 Mayfield Road CRANBOURNE EAST VIC 3977	0.8301				0.0187										0.0531					0.7583	91.4%
43	18 Mayfield Road CRANBOURNE EAST VIC 3977	0.8306														0.0569					0.7737	93.2%
44	16 Mayfield Road CRANBOURNE EAST VIC 3977	1.3802								0.2802						0.0117					1.0883	78.8%
45	14 Mayfield Road CRANBOURNE EAST VIC 3977	0.9958								0.1891							0.0058				0.8009	80.4%
46	12 Mayfield Road CRANBOURNE EAST VIC 3977	1.0193															0.0632				0.9561	93.8%
47	10 Mayfield Road CRANBOURNE EAST VIC 3977	0.8033					0.1719										0.0369				0.5945	74.0%
48	8 Mayfield Road CRANBOURNE EAST VIC 3977	0.8033					0.1633										0.0364				0.6036	75.1%
49	6 Mayfield Road CRANBOURNE EAST VIC 3977	0.8063															0.0463				0.7600	94.3%
50	4 Mayfield Road CRANBOURNE EAST VIC 3977	0.8066															0.0387		0.1483		0.6196	76.8%
51	4 Heather Grove CRANBOURNE EAST VIC 3977	0.7284				0.0121										0.1106					0.6057	83.2%
52	19 Collison Road CRANBOURNE EAST VIC 3977	1.4569				0.0242															1.4327	98.3%
53	17 Collison Road CRANBOURNE EAST VIC 3977	0.7284																			0.7284	100.0%
54	15 Collison Road CRANBOURNE EAST VIC 3977	1.4030								0.2773											1.1257	80.2%
55	13 Collison Road CRANBOURNE EAST VIC 3977	0.9712								0.1866							0.0058				0.7788	80.2%
56	11 Collison Road CRANBOURNE EAST VIC 3977	1.1007															0.0633				1.0374	94.3%
57	9 Collison Road CRANBOURNE EAST VIC 3977	0.8094					0.1635										0.0369				0.6090	75.2%
58	7 Collison Road CRANBOURNE EAST VIC 3977	0.8094					0.1580										0.0364				0.6150	76.0%
59	5 Collison Road CRANBOURNE EAST VIC 3977	0.8094															0.0463				0.7631	94.3%
60	3 Collison Road CRANBOURNE EAST VIC 3977	0.8094															0.0387		0.1481		0.6226	76.9%
61	175 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	1.0280																	0.0651		0.9629	93.7%
62	181 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	0.8094																	0.0465		0.7629	94.3%
63	185 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	0.8094																	0.0463		0.7631	94.3%
64	191 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	0.8094																	0.0466		0.7628	94.2%

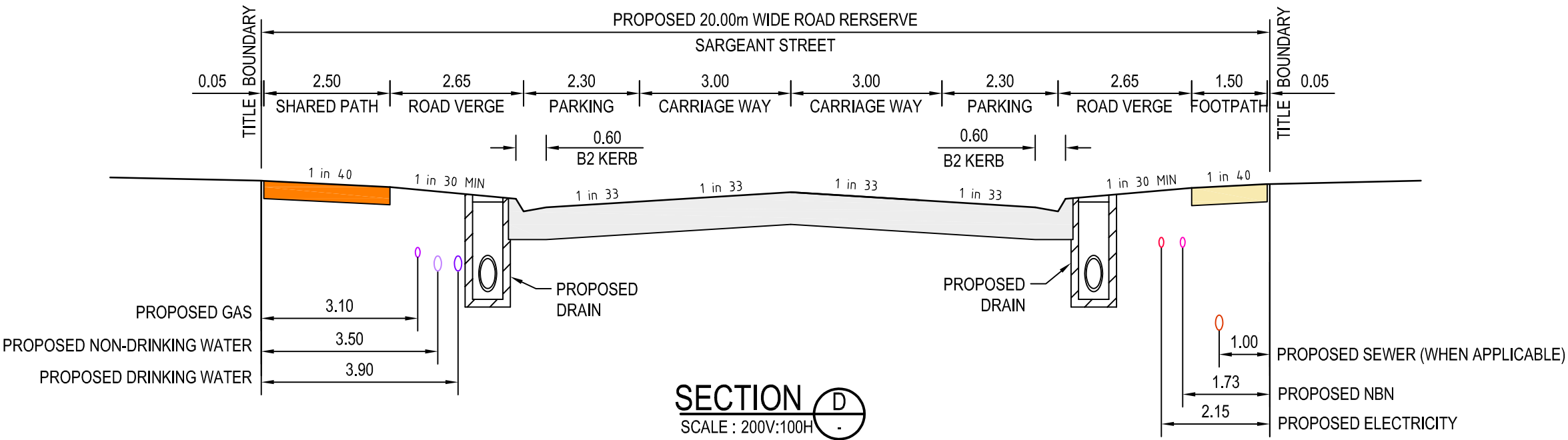
PROPERTY ID	LAND DESCRIPTION	GROSS DEVELOPABLE AREA (HECTARES)	Transport					Community and Education	Open Space		Drainage										NET DEVELOPABLE AREA	NET DEVELOPABLE AREA % OF PROPERTY
			Land to be acquired for intersections		Land to be acquired for roads			Community Facility	Open Space		Land to be acquired for drainage											
			IN01	RD02	RD01	RD02	RD04	CI01	OS01	OS02	DR01	DR02	DR03	DR04	DR05	DR06	DR07	DR08	DR09	DR10		
65	195 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	0.8094																		0.0462	0.7632	94.3%
66	201 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	0.8090																		0.0457	0.7633	94.3%
67	8 Garden Street CRANBOURNE EAST VIC 3977	0.8094																			0.8094	100.0%
68	10 Garden Street CRANBOURNE EAST VIC 3977	0.8094																			0.8094	100.0%
69	46 Collison Road CRANBOURNE EAST VIC 3977	0.7310												0.0847							0.6463	88.4%
70	44 Collison Road CRANBOURNE EAST VIC 3977	0.7310												0.0824							0.6486	88.7%
71	42 Collison Road CRANBOURNE EAST VIC 3977	0.7310												0.0845							0.6465	88.4%
72	40 Collison Road CRANBOURNE EAST VIC 3977	0.7310												0.0850							0.6460	88.4%
73	38 Collison Road CRANBOURNE EAST VIC 3977	0.7310												0.0028	0.0491						0.6791	92.9%
74	36 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0844						0.6466	88.5%
75	34 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0849						0.6461	88.4%
76	32 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0820						0.6490	88.8%
77	30 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0844						0.6466	88.5%
78	28 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0822						0.6488	88.8%
79	26 Collison Road CRANBOURNE EAST VIC 3977	0.7310													0.0866						0.6444	88.2%
80	24 Collison Road CRANBOURNE EAST VIC 3977	0.7310																			0.7310	100.0%
81	Unit 1/7 Heather Grove CRANBOURNE EAST VIC 3977	0.9687																			0.9687	100.0%
82	9 Heather Grove CRANBOURNE EAST VIC 3977	0.9712																			0.9712	100.0%
83	8 Heather Grove CRANBOURNE EAST VIC 3977	0.9707				0.0160															0.9547	98.4%
84	10 Heather Grove CRANBOURNE EAST VIC 3977	0.9712				0.0159												0.2181			0.7372	75.9%
85	18 Collison Road CRANBOURNE EAST VIC 3977	0.7540																0.0865			0.6675	88.5%
86	16 Collison Road CRANBOURNE EAST VIC 3977	0.7537																0.0900			0.6637	88.1%
87	14 Collison Road CRANBOURNE EAST VIC 3977	0.9955																0.1105			0.8850	88.9%

PROPERTY ID	LAND DESCRIPTION	GROSS DEVELOPABLE AREA (HECTARES)	Transport					Community and Education	Open Space		Drainage										NET DEVELOPABLE AREA	NET DEVELOPABLE AREA % OF PROPERTY
			Land to be acquired for intersections		Land to be acquired for roads			Community Facility	Open Space		Land to be acquired for drainage											
			IN01	RD02	RD01	RD02	RD04	CI01	OS01	OS02	DR01	DR02	DR03	DR04	DR05	DR06	DR07	DR08	DR09	DR10		
88	12 Collison Road CRANBOURNE EAST VIC 3977	0.9712																0.1585			0.8127	83.7%
89	10 Collison Road CRANBOURNE EAST VIC 3977	0.8094																0.0748	0.0247		0.7098	87.7%
90	8 Collison Road CRANBOURNE EAST VIC 3977	0.8094																	0.1425		0.6669	82.4%
91	6 Collison Road CRANBOURNE EAST VIC 3977	0.8094																	0.0641		0.7453	92.1%
92	4 Collison Road CRANBOURNE EAST VIC 3977	0.8094																	0.0666		0.7428	91.8%
93	205 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	1.2925																			1.2925	100.0%
94	215 Berwick-Cranbourne Road CRANBOURNE EAST VIC 3977	1.2950																			1.2950	100.0%
		78.0878	0.0006	0.0018	0.5873	0.0907	0.6567	0.6000	1.0000	0.9332	0.7038	0.2706	0.7475	0.3394	0.5536	0.2323	0.4546	0.7384	0.2979	0.5927	69.2866	88.7%

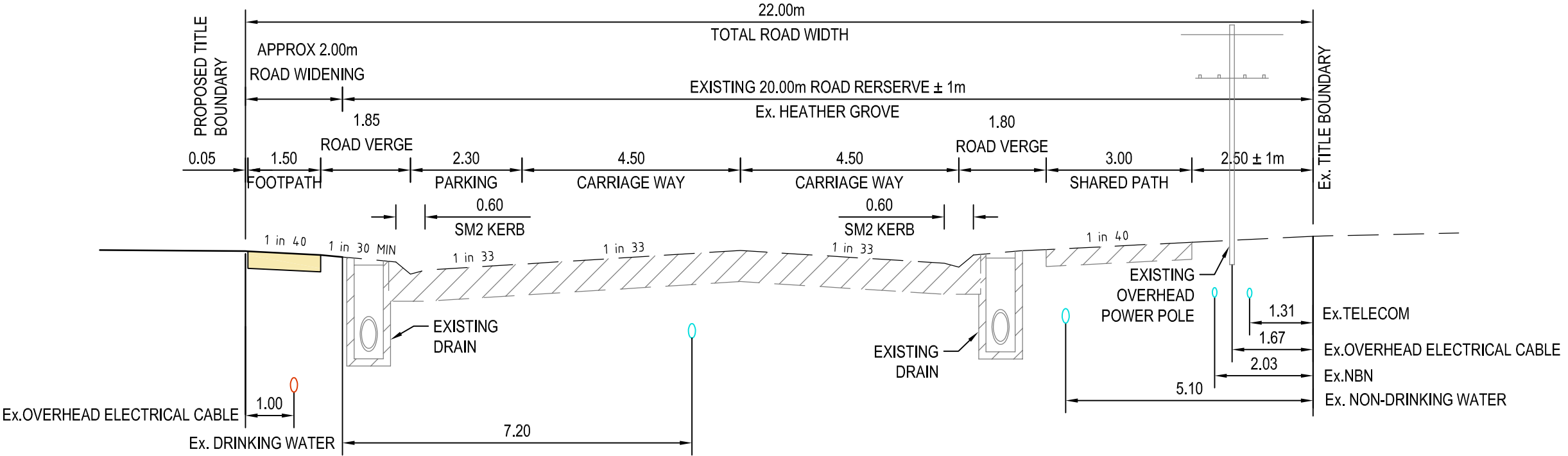
## APPENDIX B INFRASTRUCTURE DESIGN AND COSTINGS

DRAFT

RD01 - Sargent Street



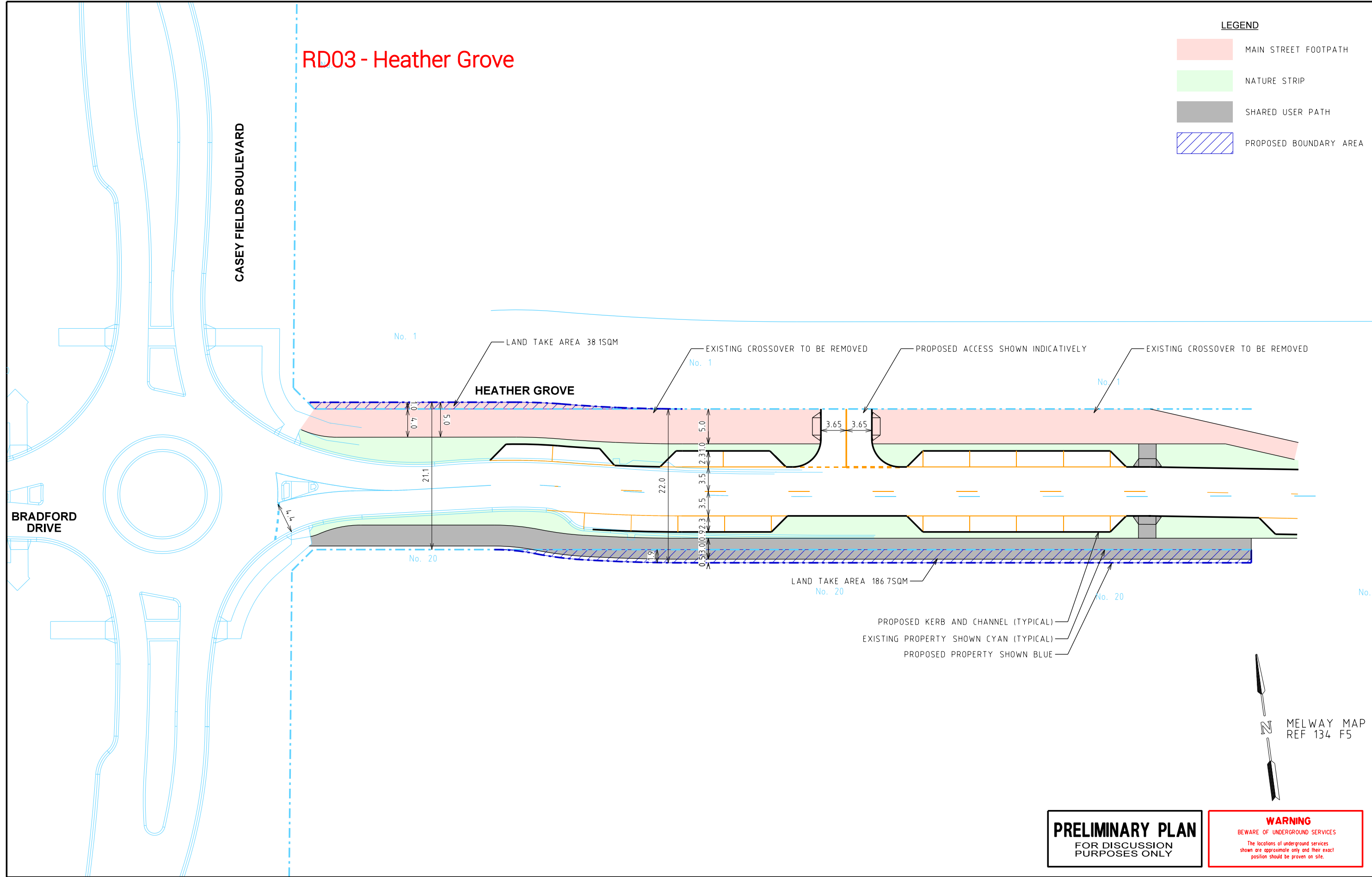
# RD02 - Heather Grove



SECTION E  
SCALE : 200V:100H



DATE: 1/06/2023  
MODEL: G24859-02-01  
FILE: \\traffixgroup\Synergy\Projects\GRP2\GRP24859\03-Drawings\G24859-02.dgn



ISSUE	ISSUE DESCRIPTION	ISSUE DATE
A	INITIAL ISSUE	07/10/22
B	AMENDMENT	02/02/23
C	DRAINAGE RESERVE REMOVED	18/05/23

GENERAL NOTES
1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP)
2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL
3. LOCAL ROAD - HEATHER GROVE (SPEED ZONE 50km/h)
- CASEY FIELDS BOULEVARD (SPEED ZONE 50km/h)
- BRADFORD DRIVE (SPEED ZONE 50km/h)
4. ALL PROPOSED FOOTPATHS AND PRAM CROSSINGS ARE TO BE CONSTRUCTED WITH TACTILE GROUND SURFACE INDICATORS TO DDA COMPLIANCE GUIDELINES REFER TO AS 1428.4-2009

DESIGNED
S. O'KEEFE
CHECKED/APPROVED
B. CHISHOLM (RPE7582)
FILE NAME
G24859-02.dgn

**Traffix Group**

Level 28, 459 Collins Street  
Melbourne, Victoria 3000  
+61 3 9822 2888  
www.traffixgroup.com.au

HEATHER GROVE, CRANBOURNE EAST

CITY OF CASEY

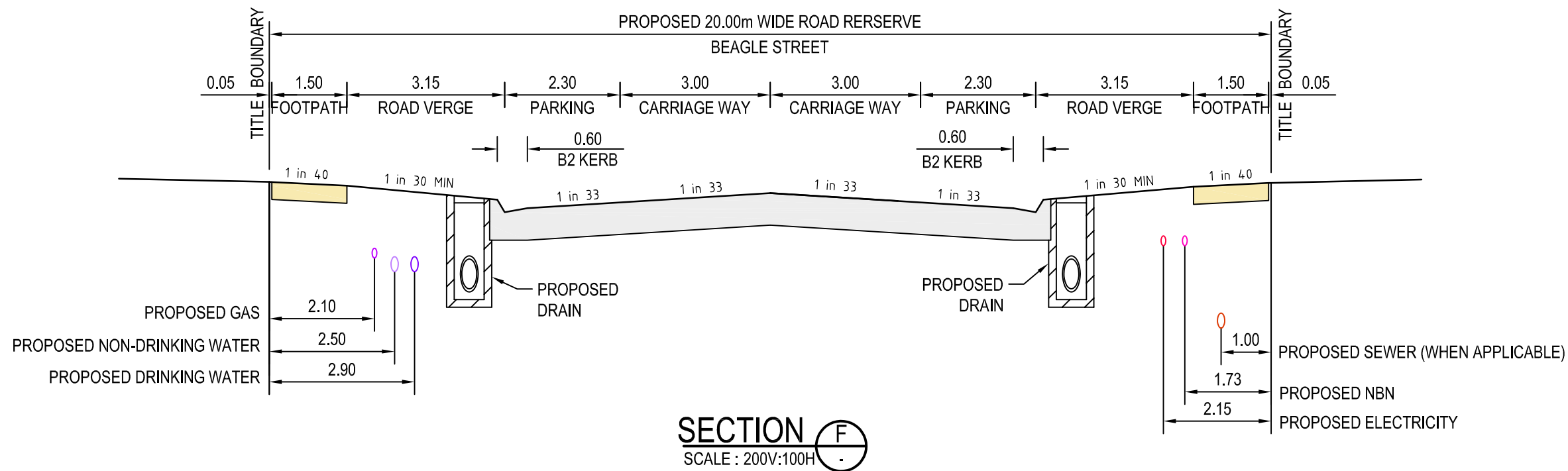
CONCEPT LAYOUT PLAN

SCALE 1:500 (A3) 0 2.5 5 7.5 10

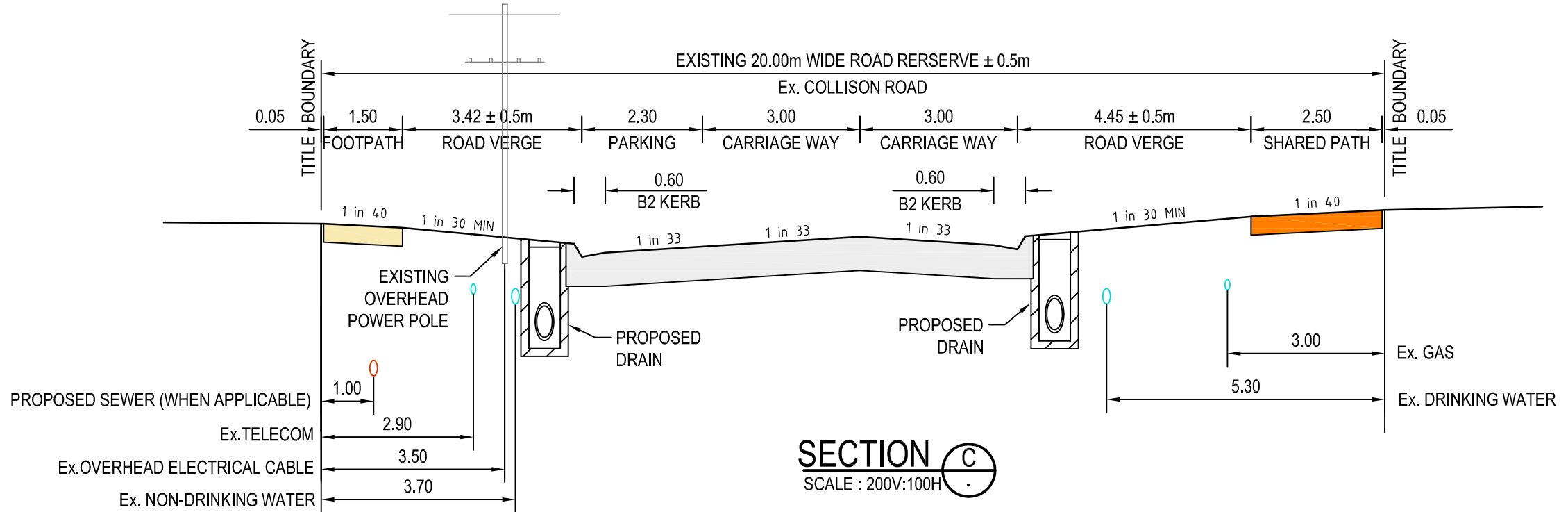
SHEET No. 1/1

DWG No. G24859-02-01

# RD04 - Beagle Street



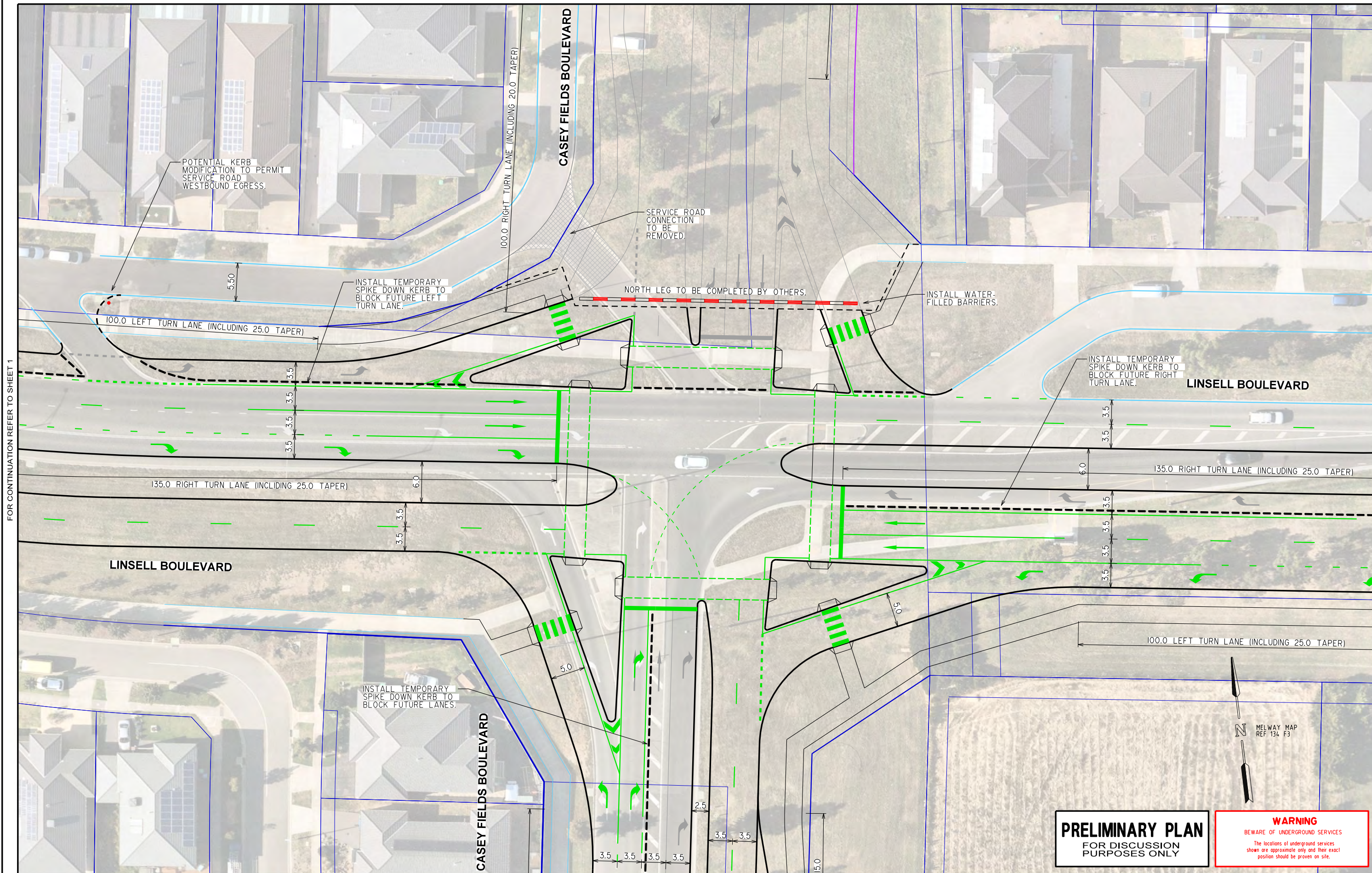
## RD05 & RD06 - Collison Road





FOR CONTINUATION REFER TO SHEET 1

FOR CONTINUATION REFER TO SHEET 3



ISSUE	ISSUE DESCRIPTION	DESIGNER	CHECKED/APPROVED	ISSUE DATE
A	INITIAL ISSUE	M.C.	B.C. (PE0007582)	09/06/2023

**GENERAL NOTES**

1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP NOV 2019)
2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL
3. LOCAL ROAD - CASEY FIELDS BOULEVARD - SOUTH OF LINSSELL BVD (SPEED ZONE 50km/h)
4. LOCAL ROAD - CASEY FIELDS BOULEVARD - NORTH OF LINSSELL BVD (SPEED ZONE 60km/h)
5. LOCAL ROAD - LINSSELL BOULEVARD (EXISTING SPEED ZONE 60km/h, ULTIMATE SPEED ZONE 80km/h)

**IN01 - Casey Fields Bvd & Linsell Bvd**

**FUTURE WORKS**

PROPOSED PROPERTY BOUNDARY

DESIGNED	M. CHIU
CHECKED/APPROVED	B. CHISHOLM
FILE NAME	G24859-01.dgn

**Traffix Group**

Level 28, 459 Collins Street  
Melbourne, Victoria 3000  
+61 3 9822 2888  
[www.traffixgroup.com.au](http://www.traffixgroup.com.au)

**LINSSELL BOULEVARD / CASEY FIELDS BOULEVARD**  
CASEY CITY  
POTENTIAL TO BE CONSTRUCTED - SECONDARY ARTERIAL / SECONDARY-ARTERIAL T-INTERSECTION  
**FUNCTIONAL LAYOUT PLAN**

SCALE: 1:500 (A3)

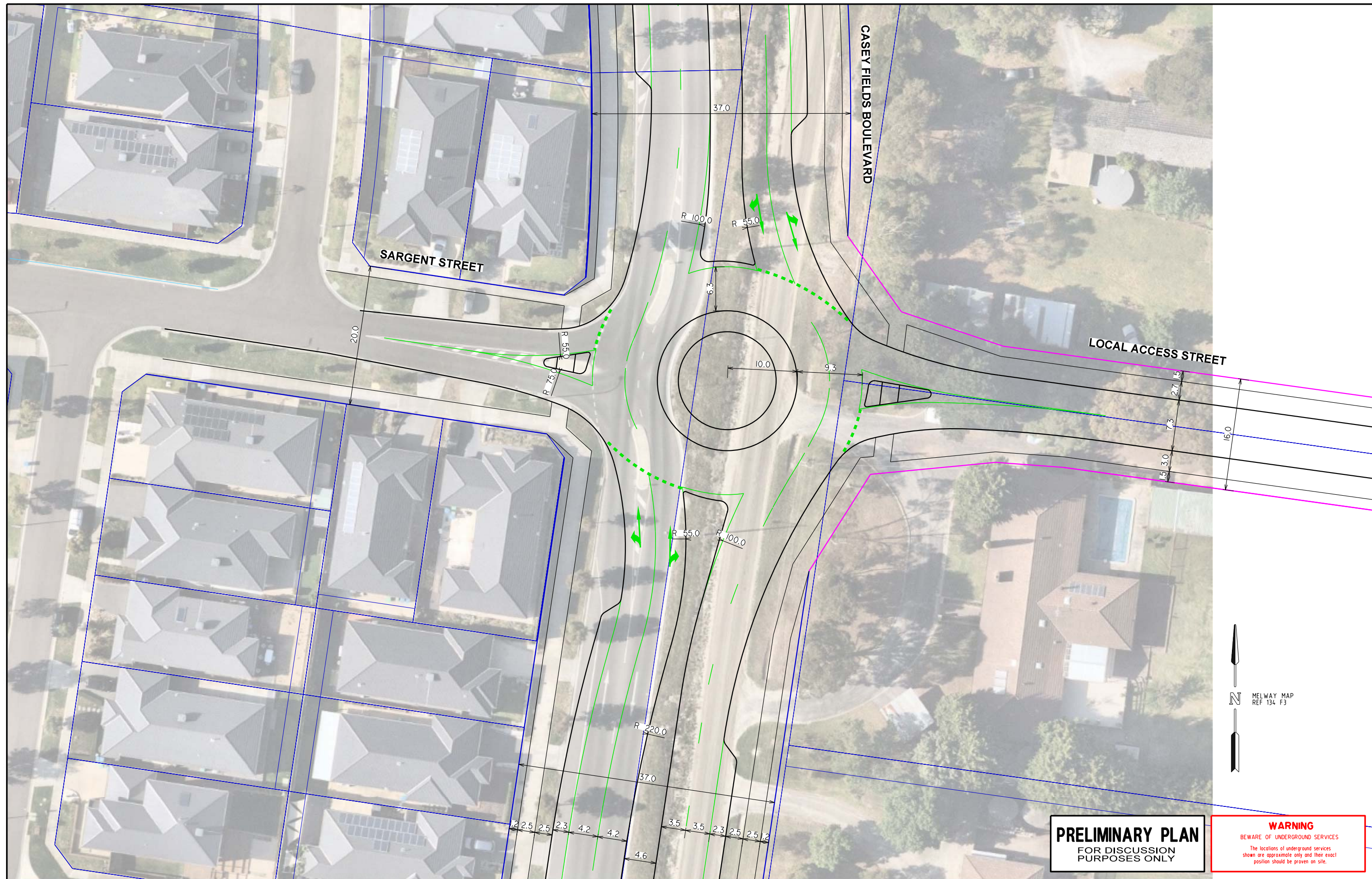
SHEET No. 2 of 5

DWG No. G24859-01-32

**PRELIMINARY PLAN**  
FOR DISCUSSION  
PURPOSES ONLY

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





ISSUE	ISSUE DESCRIPTION	ISSUE DATE

GENERAL NOTES 1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP NOV 2019) 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL 3. LOCAL ROAD - CASEY FIELDS BOULEVARD (SPEED ZONE 60km/h)
<b>IN02 - Casey Fields Bvd &amp; Sargent St</b>

DESIGNED M CHIU 22 JAN 2020
CHECKED/APPROVED B CHISHOLM 22 JAN 2020
FILE NAME G24859-01.dgn

**Traffix Group**  
Level 28, 459 Collins Street  
Melbourne, Victoria 3000  
+61 3 9822 2888  
www.traffixgroup.com.au

<b>COLLISON ESTATE</b> CITY OF CASEY <b>CONCEPT LAYOUT PLAN - CASEY FIELDS BOULEVARD AND SARGENT STREET</b>	
SCALE: 1:500 (A3) 0 2.5 5 7.5 10	SHEET No.      DWG No. G24859-01-03











# DRAINAGE PLAN<sup>21</sup>

## Legend

- Drainage Sub-catchment
- # Sub-catchment number
- 4.265Ha Sub-catchment size
- Existing Parcel
- Public Open Space
- Existing Reserve
- Drainage Reserve
- Drainage Channel
- Rainwater Garden
- Drainage Pool
- Contour Line
- 10m Contour Line
- 50 Contour Heights
- Drainage Flow
- Culvert under Road
- Underground pipes
- 10500 Underground pipe size
- Road Network
- Road Connections
- Roundabout Treatments
- Railway Line
- 3.0m Shared Pathway
- 1.5m Footpath
- Outfall
- Existing pipe connection
- Service Pits

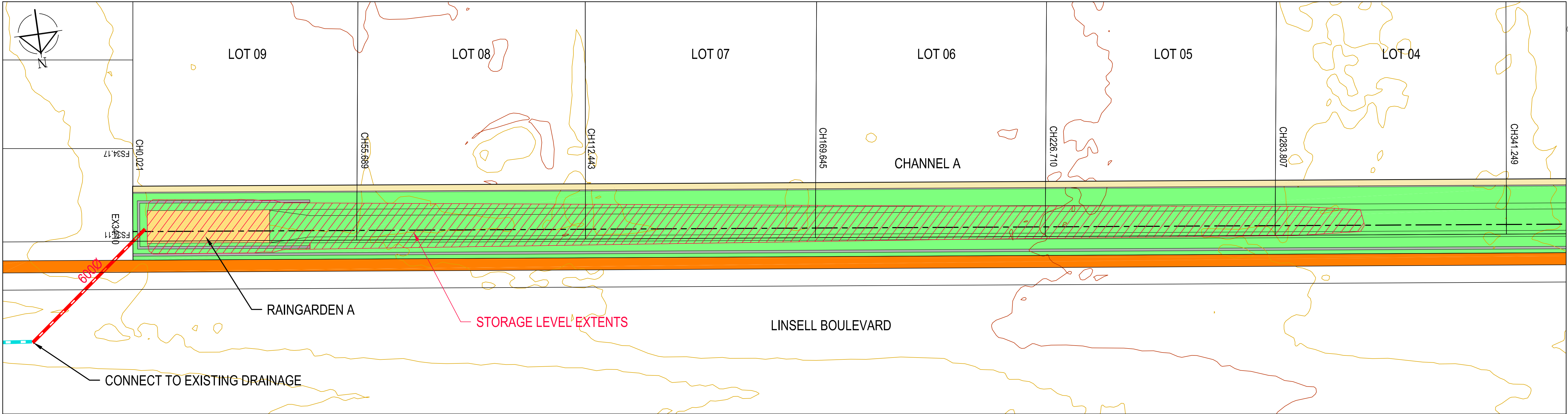


0m 100m 200m 300m 400m 500m

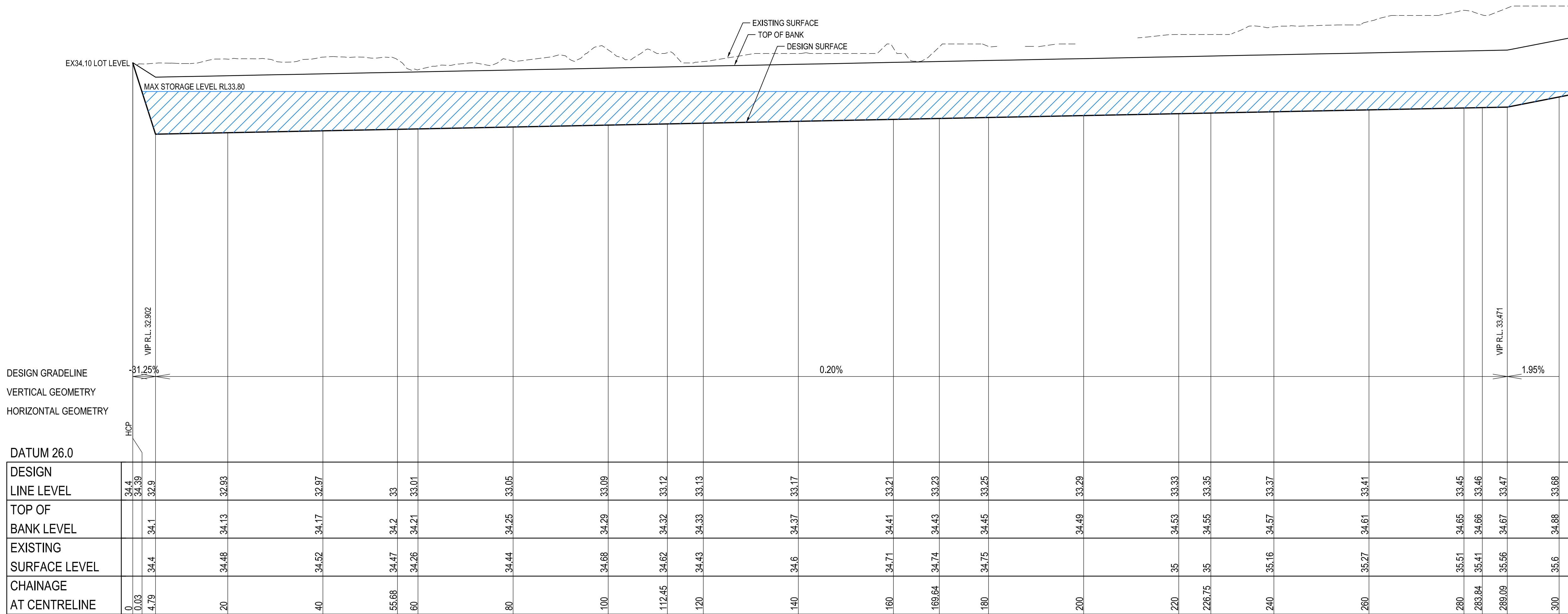
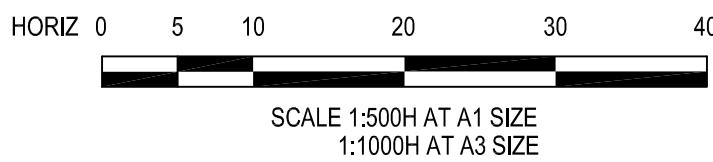
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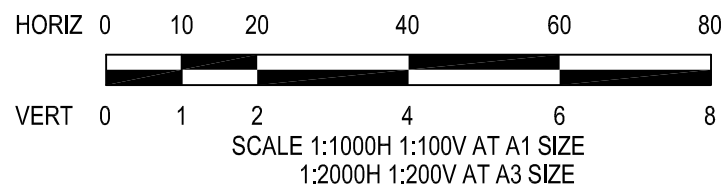




DETAIL PLAN - CHANNEL A



LONGITUDINAL SECTION - CHANNEL A



D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENT	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

PRELIMINARY

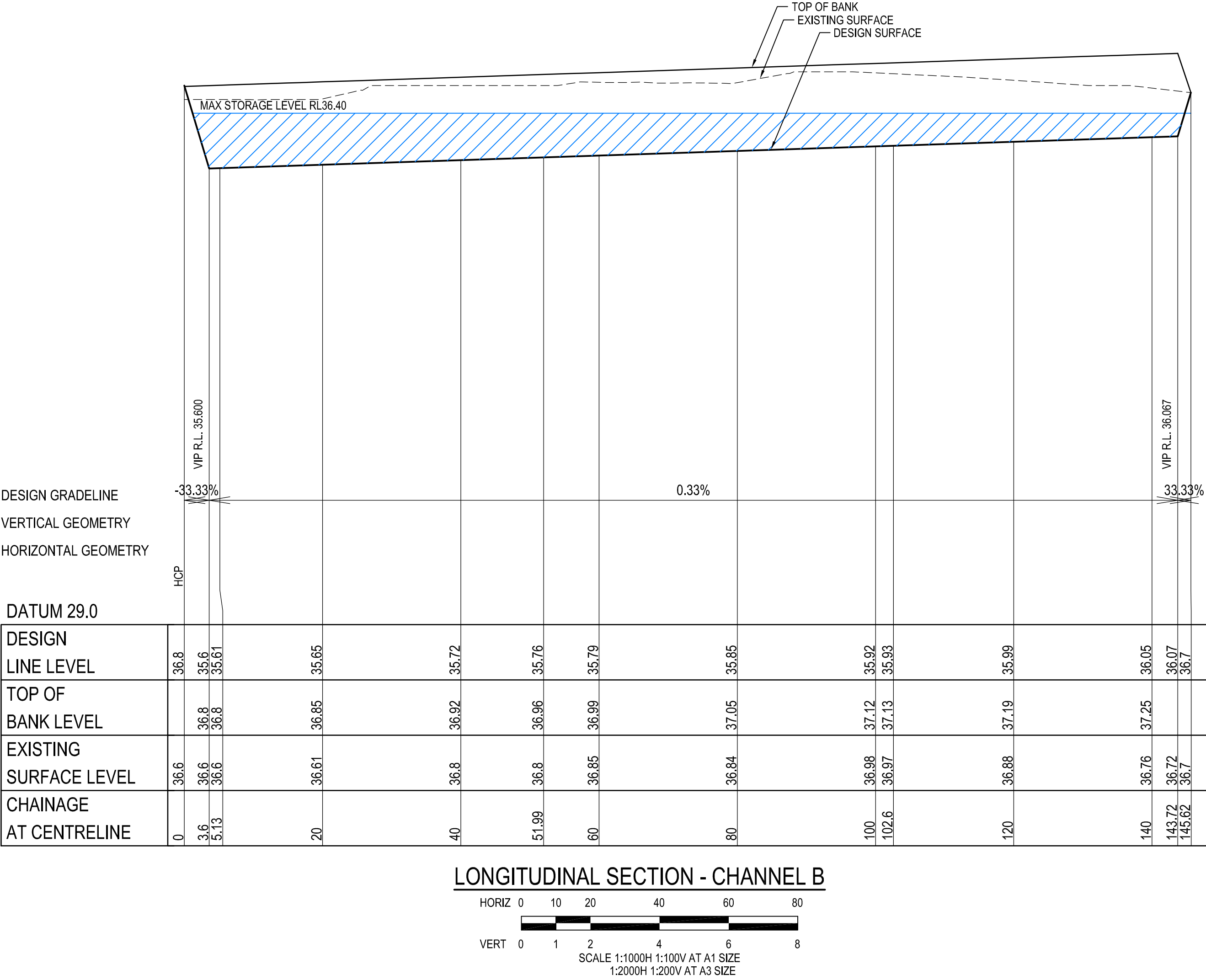
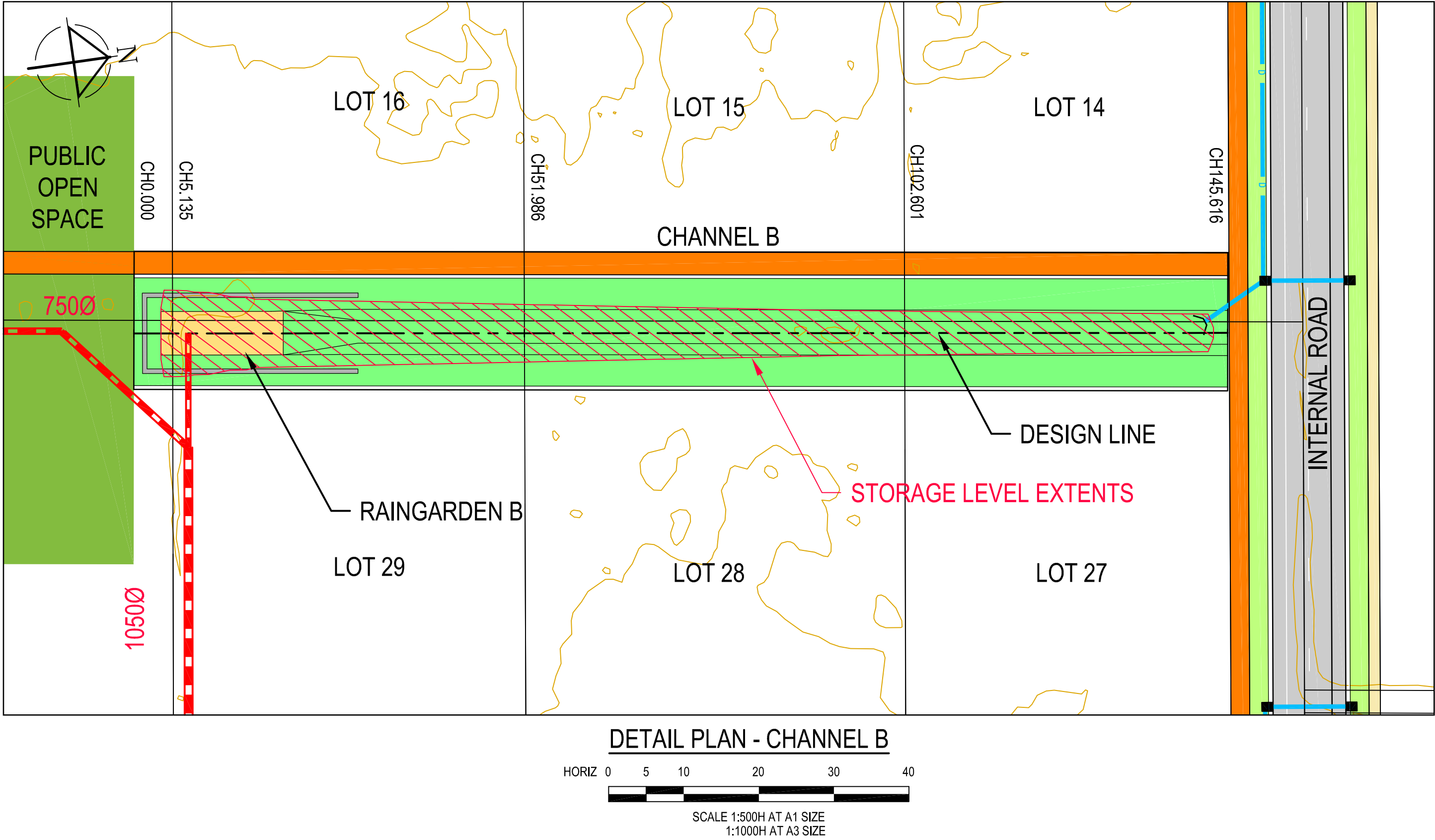
CLIENT:  
COLLISION ESTATE GROUP INC.

PROJECT:  
COLLISION ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 01 OF 10

Job	Drawing	Revision
E8588.00	C_05	D
Sheet: 05 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6

DR01



D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

PRELIMINARY

CLIENT:  
COLLISON ESTATE GROUP INC.

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 02 OF 10

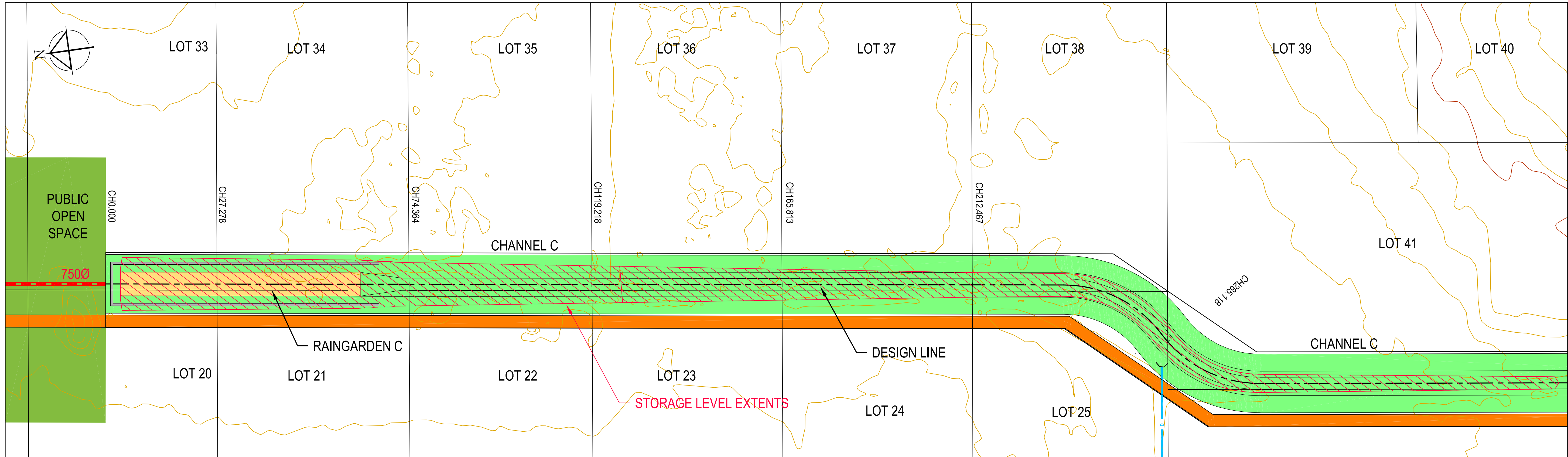
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E8588.00	C_06	D
Sheet: 06 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6



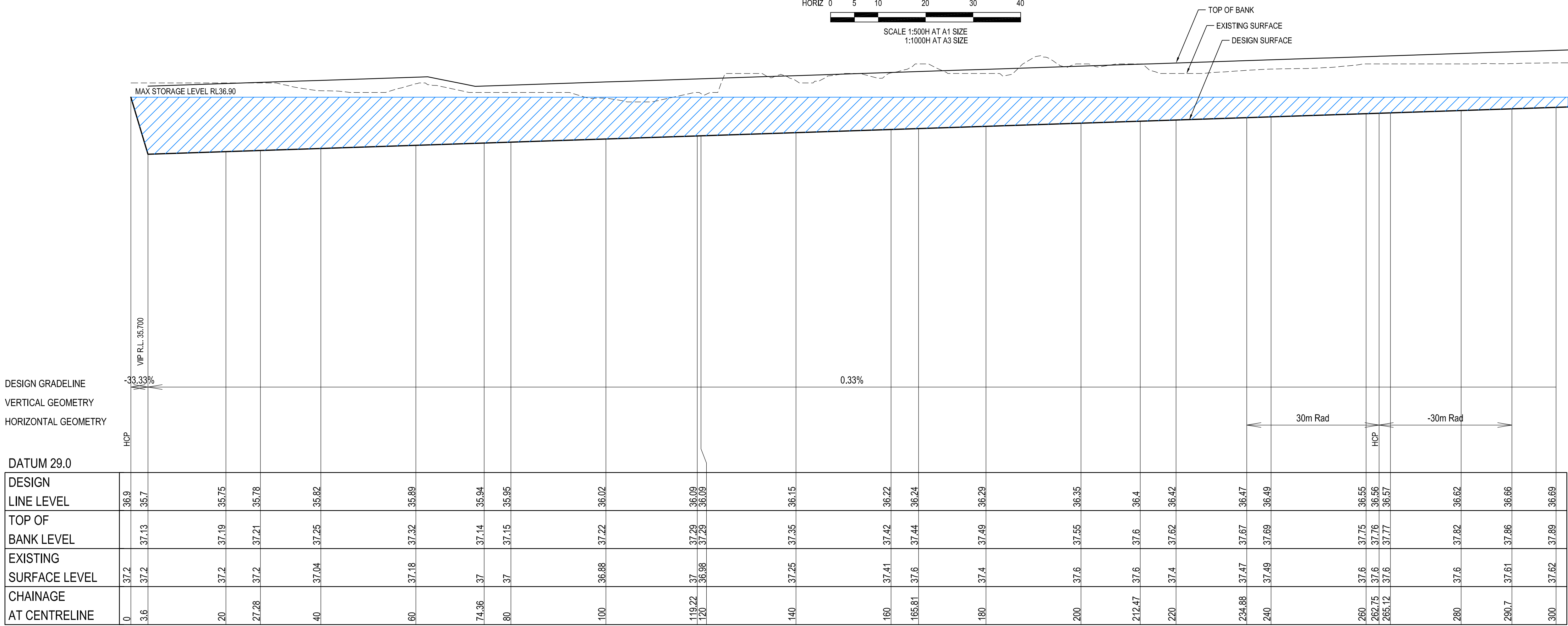
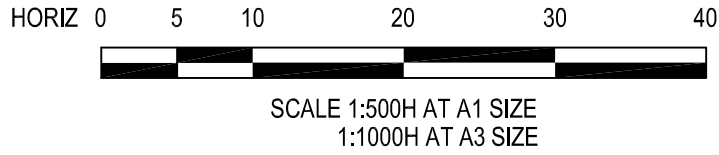
Planners Building Designers  
Surveyors Engineers  
Suite 1, Building 2  
3 Ordish Road  
Dandenong South 3175  
Telephone 03 9794 1600  
manager@klms.com.au

DR02

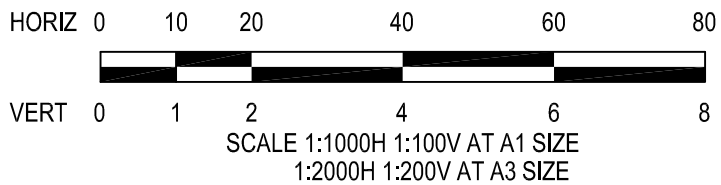




DETAIL PLAN - CHANNEL C



LONGITUDINAL SECTION - CHANNEL C



D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

PRELIMINARY

CLIENT:  
COLLISION ESTATE GROUP INC.

PROJECT:  
COLLISION ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 03 OF 10

Job	Drawing	Revision
E8588.00	C_07	D
Sheet: 07 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6

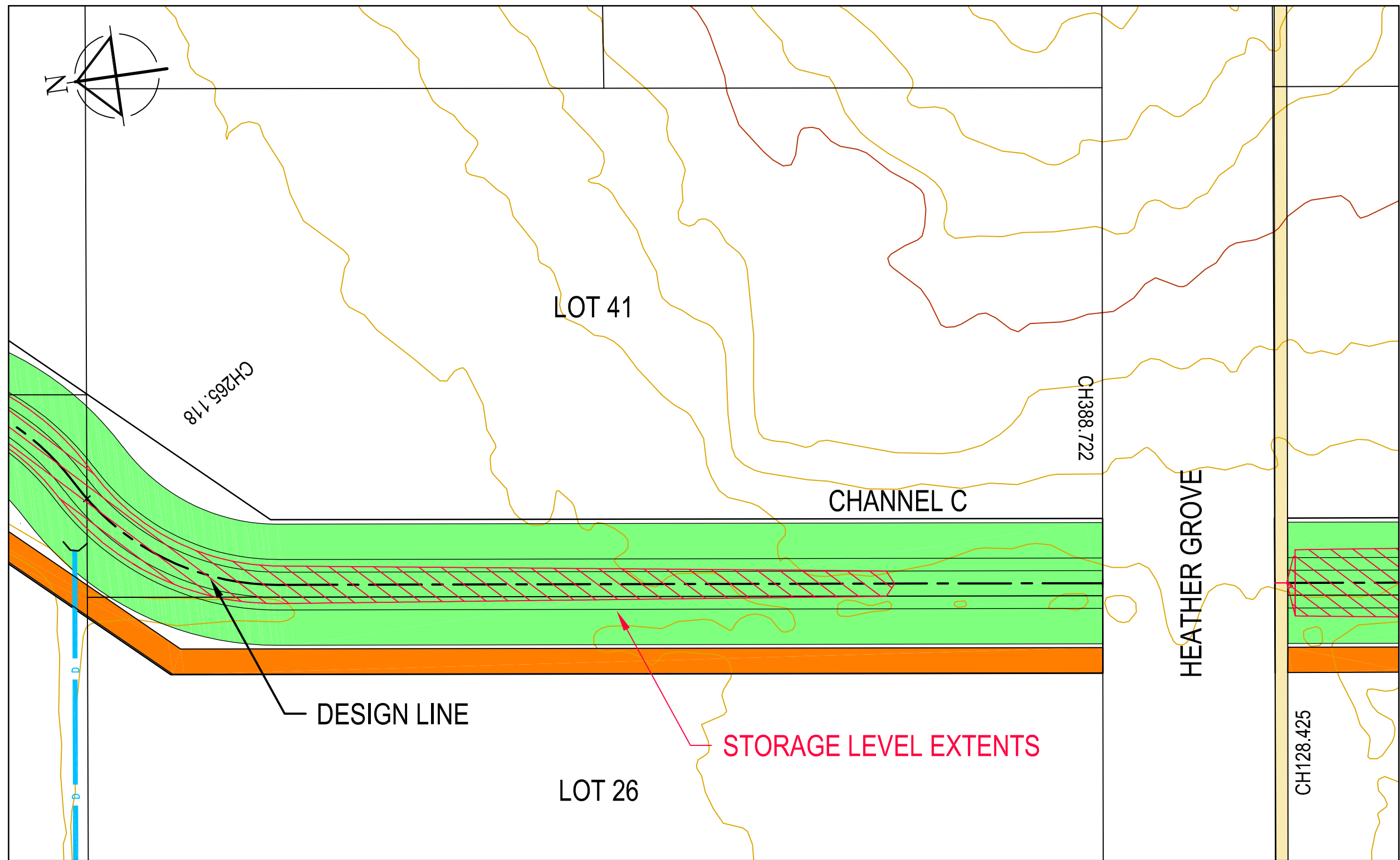
DR03

enviro  
DEVELOPMENT  
PROFESSIONAL

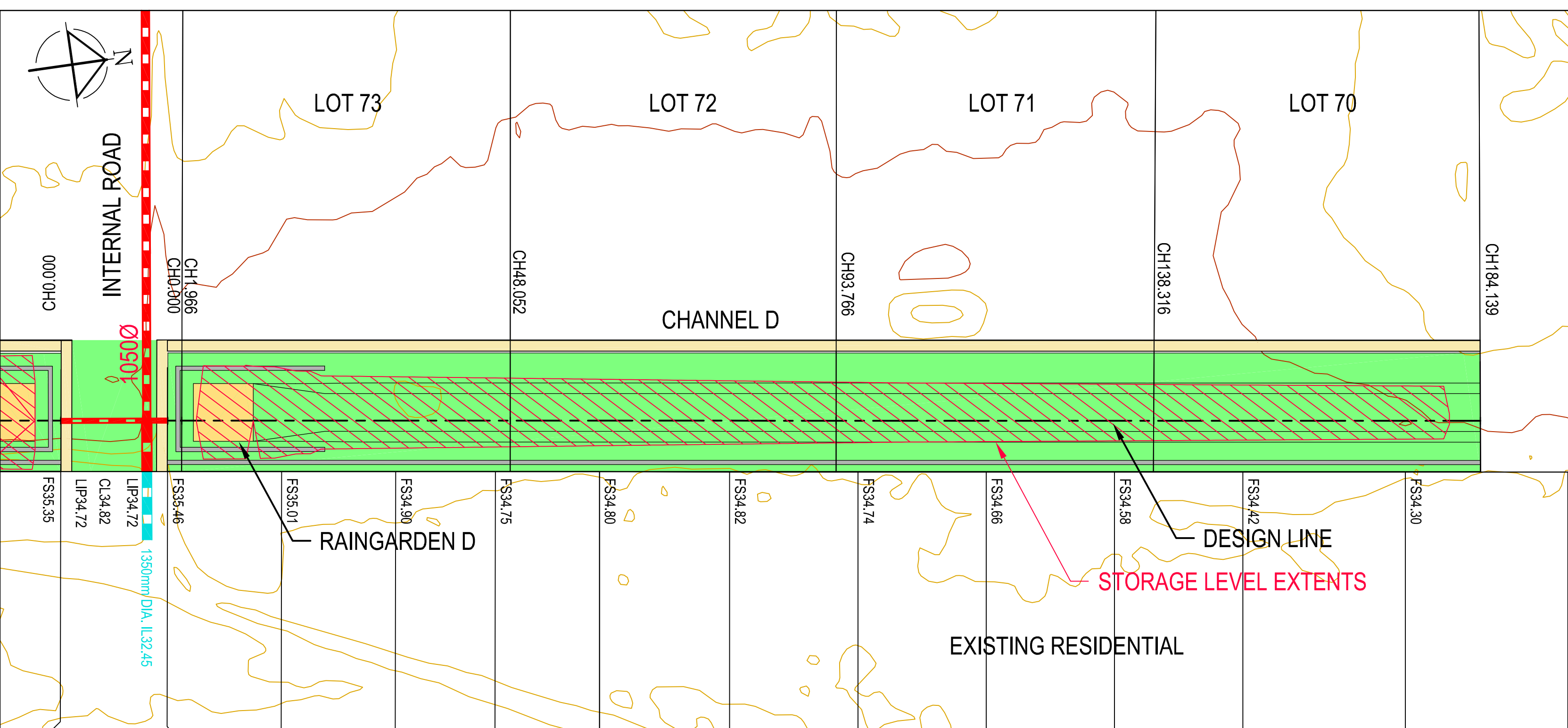
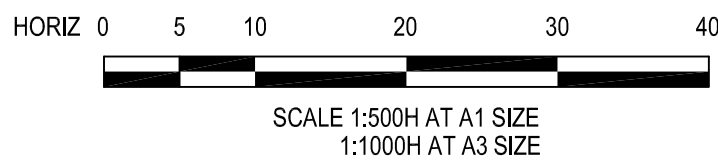
KLM SPATIAL  
LAND DEVELOPMENT INTELLIGENCE

Planners Building Designers  
Surveyors Engineers  
Suite 1, Building 2  
3 Ordish Road  
Dandenong South 3175  
Telephone 03 9794 1600  
manager@klms.com.au

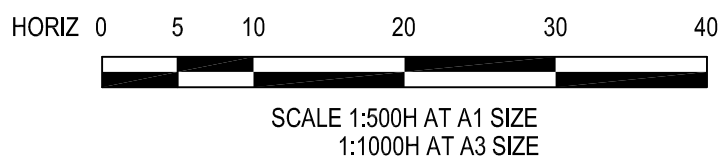




DETAIL PLAN - CHANNEL C



DETAIL PLAN - CHANNEL D

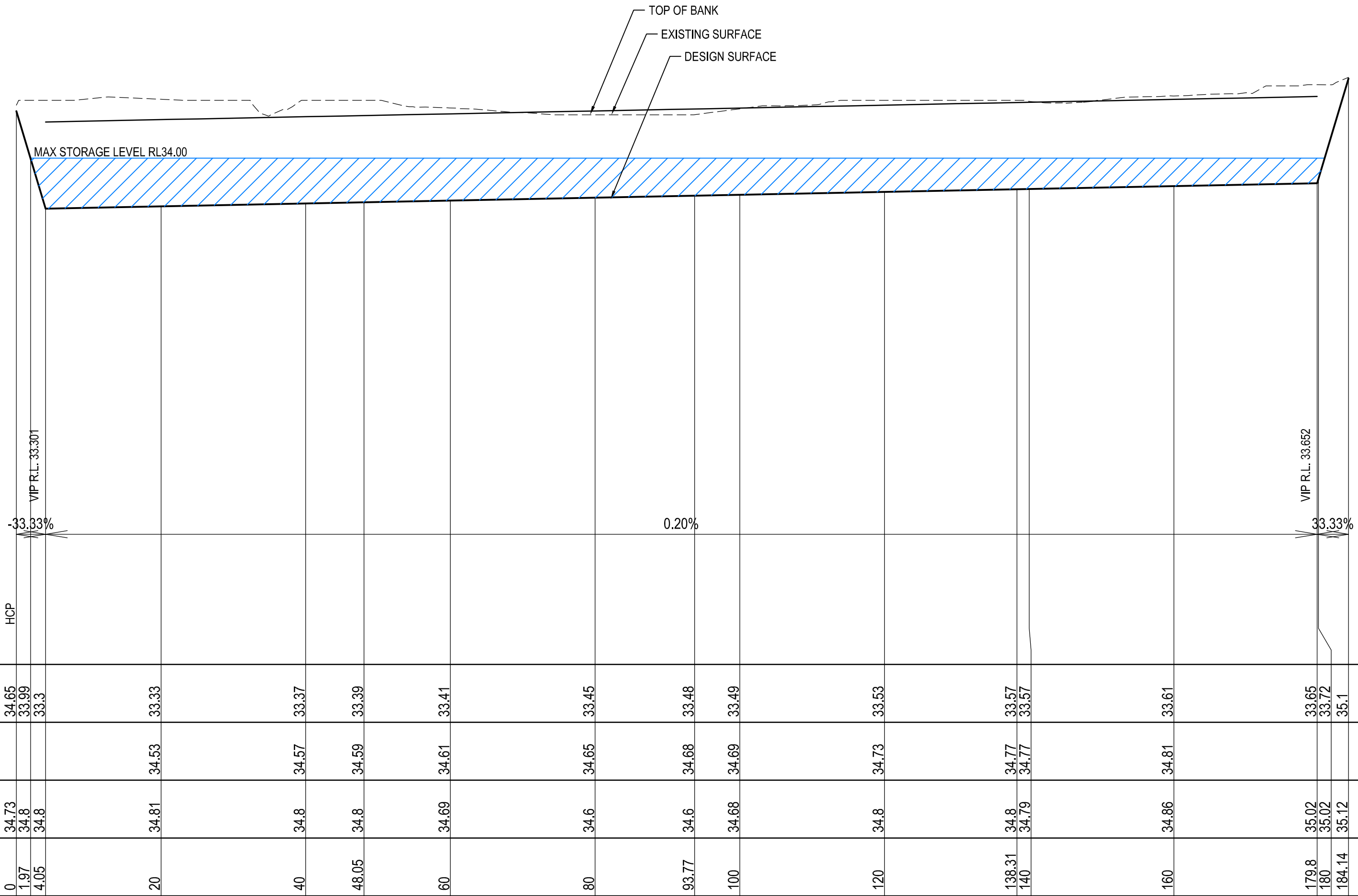
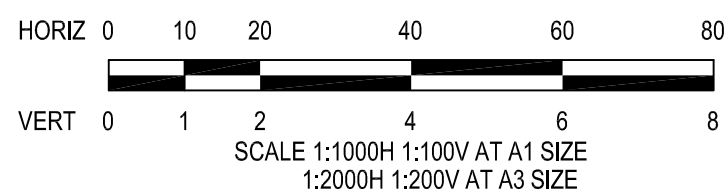


DESIGN GRADELINE  
VERTICAL GEOMETRY  
HORIZONTAL GEOMETRY

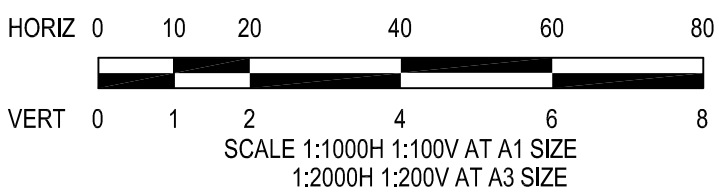
DATUM 30.0

DESIGN LINE LEVEL	36.69	36.75	36.82	36.89	36.95	36.97	38.2
TOP OF BANK LEVEL	37.89	37.95	38.02	38.09	38.15	38.16	38.2
EXISTING SURFACE LEVEL	37.62	37.8	37.9	38.4	38.24	38.16	38.2
CHAINAGE AT CENTRELINE	300	320	340	360	380	385.04	388.72

LONGITUDINAL SECTION - CHANNEL C



LONGITUDINAL SECTION - CHANNEL D



Rev	Reason	S.Y.	S.Y.	R.F.	Date
D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020

**PRELIMINARY**

CLIENT:  
COLLISON ESTATE GROUP INC.

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 04 OF 10

Job	Drawing	Revision
E8588.00	C_08	D
Sheet: 08 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6

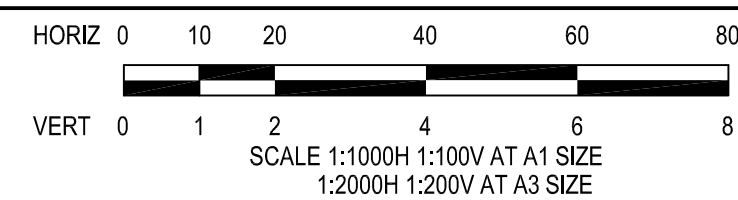
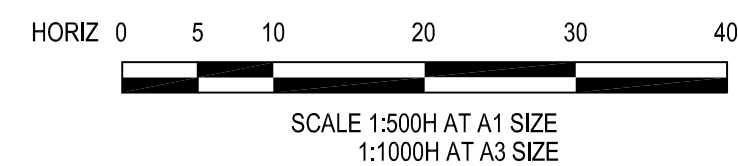
enviro  
DEVELOPMENT  
PROFESSIONAL

KLM SPATIAL  
LAND DEVELOPMENT INTELLIGENCE

Planners Building Designers  
Surveyors Engineers  
Suite 1, Building 2  
3 Ordish Road  
Dandenong South 3175  
Telephone 03 9794 1600  
manager@klms.com.au

DR04

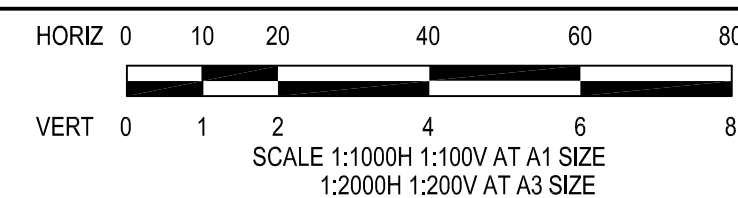
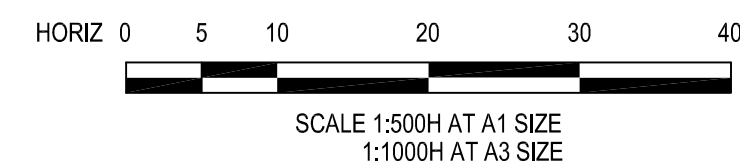




**Planners Building Designers  
Surveyors Engineers**  
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C	COUNCIL COMMENTS	S.Y	S.Y	R.F	04/12/2020
B	COUNCIL COMMENTS	S.Y	S.Y	R.F	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

# PRELIMINARY

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 06 OF 10

Job	Drawing	Revision
E8588.00	C_10	D
Sheet: 10 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6



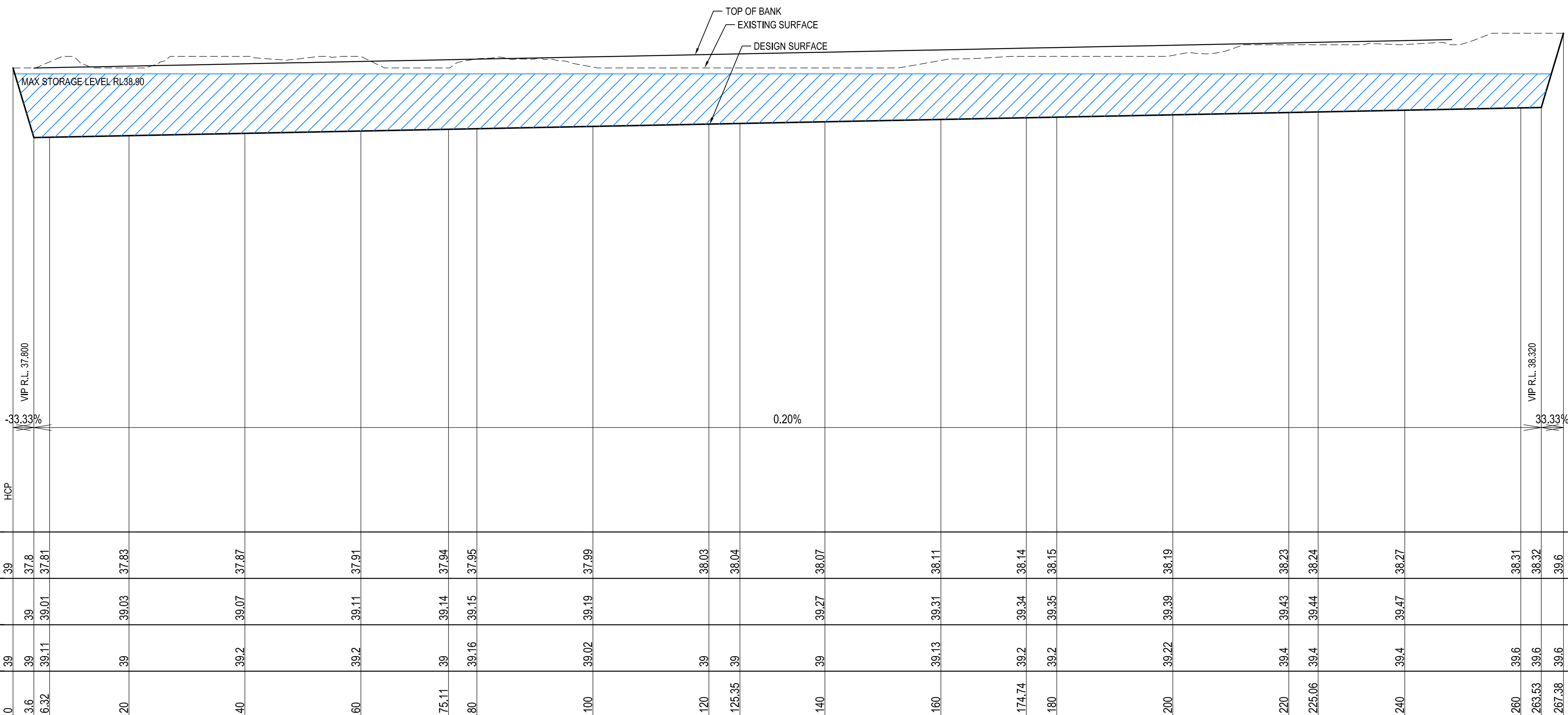
**Planners Building Designers  
Surveyors Engineers**  
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DR06

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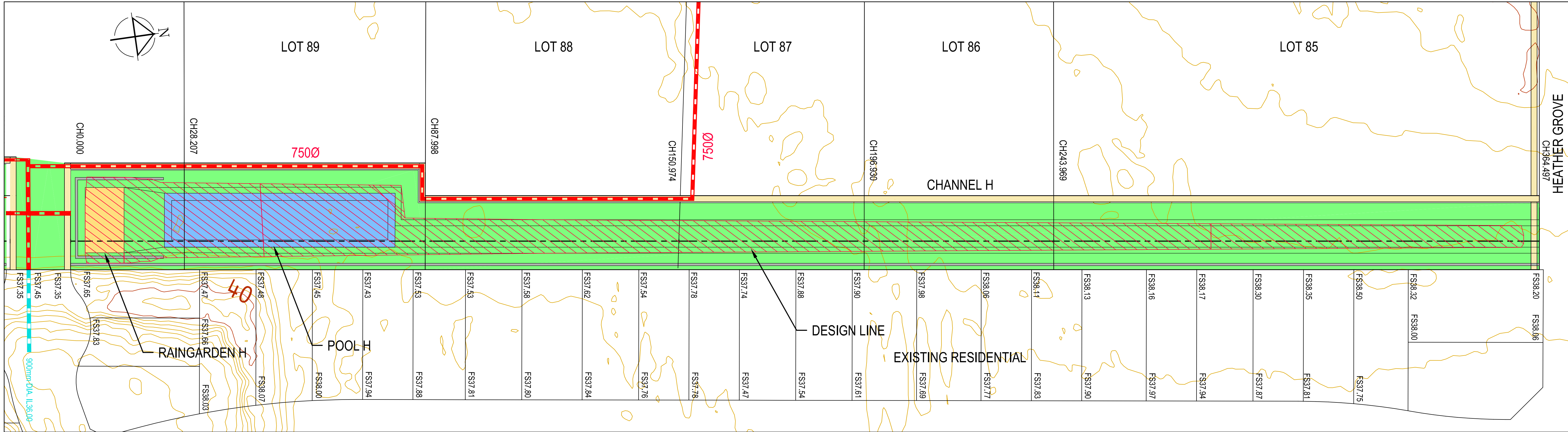


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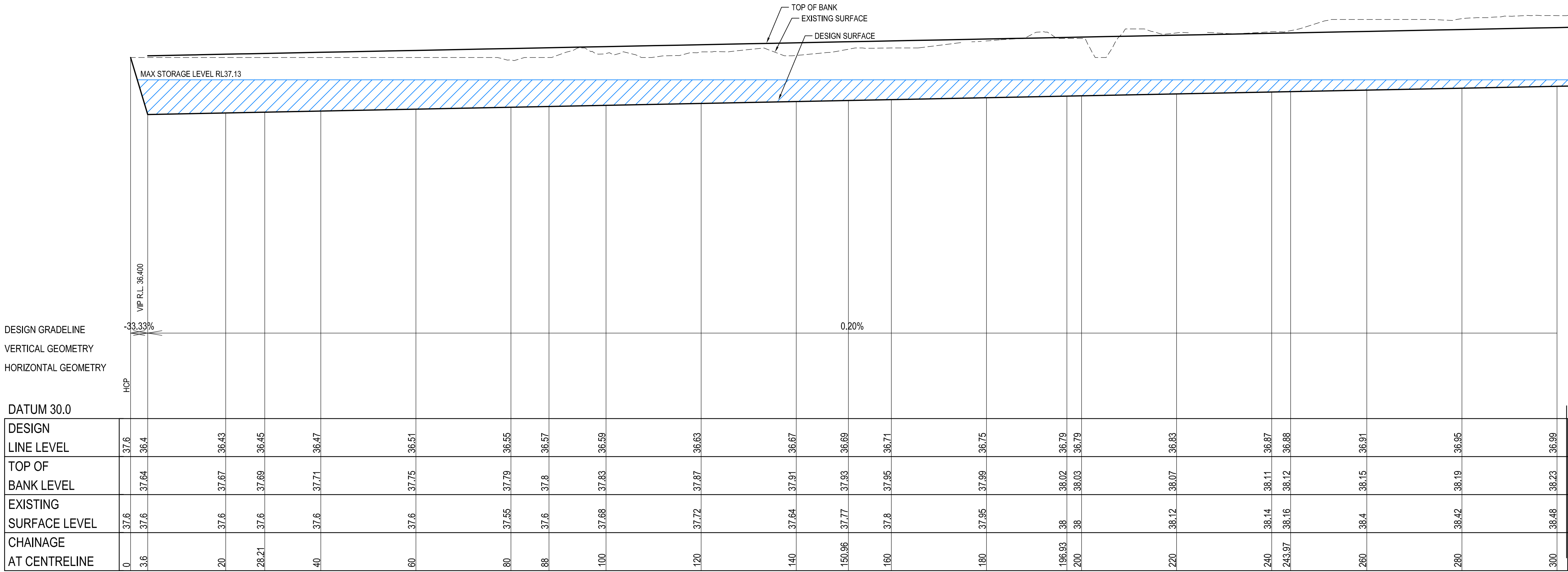
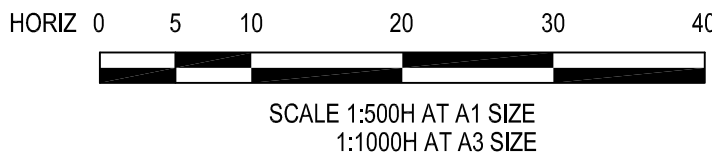
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E8588.00	C_11	D
Sheet: 11 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6

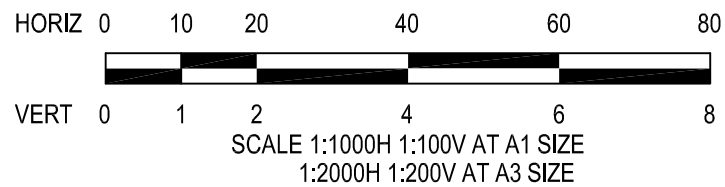




DETAIL PLAN - CHANNEL H



LONGITUDINAL SECTION - CHANNEL H



D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn	Des.	Chk.	Date

PRELIMINARY

CLIENT:  
COLLISON ESTATE GROUP INC.

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 08 OF 10

Job	Drawing	Revision
E8588.00	C_12	D
Sheet: 12 of 14		
Scale: AS SHOWN @ A1	Municipality: CITY OF CASEY	Melway Ref. 134F6

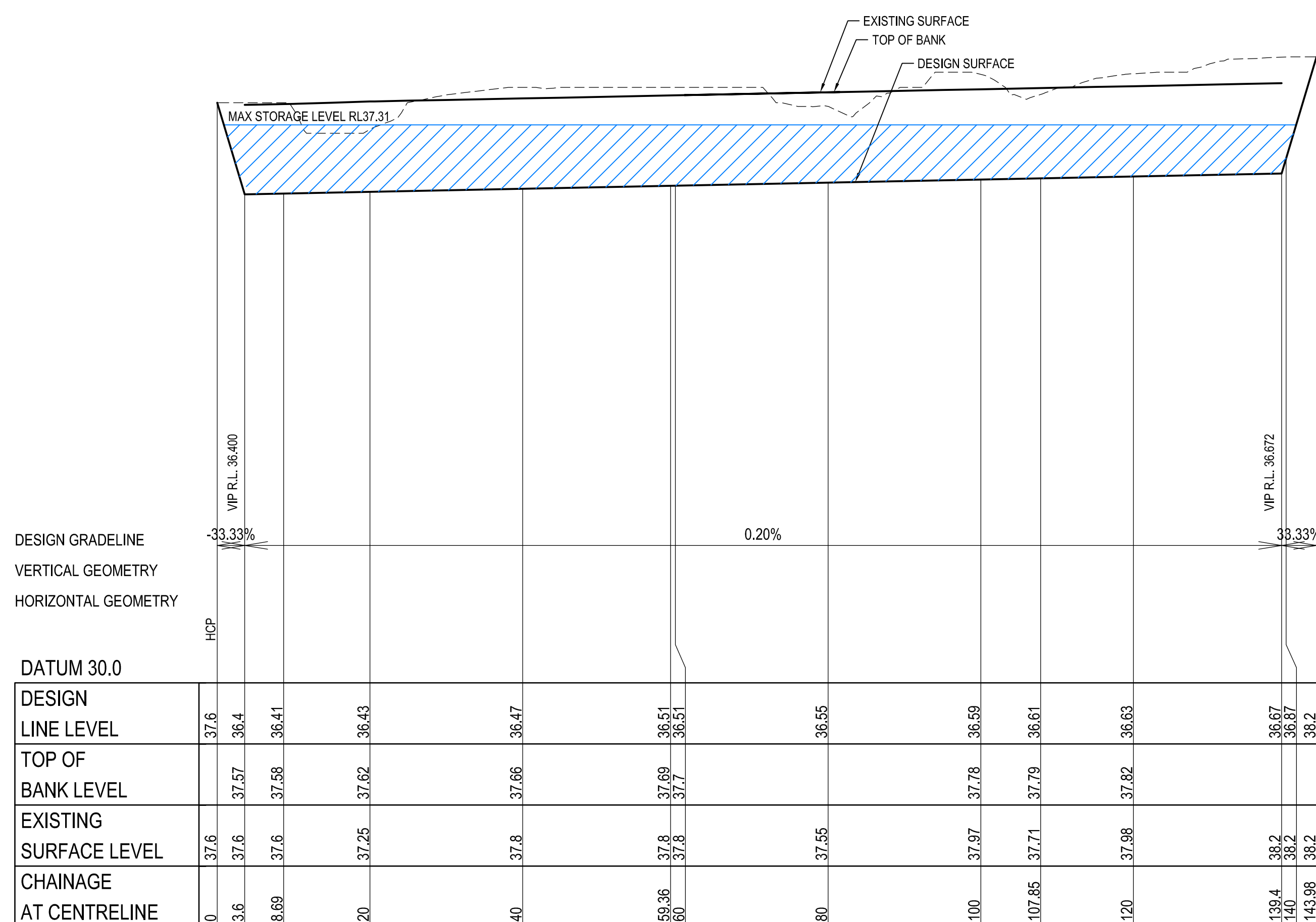
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DEVELOPMENT  
PROFESSIONAL

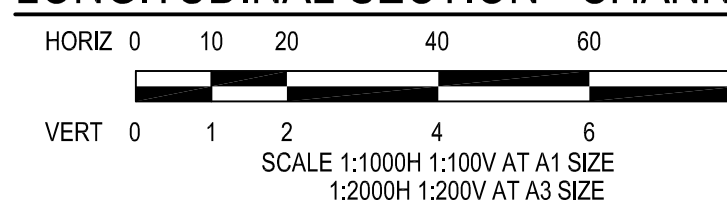
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LONGITUDINAL SECTION - CHANNEL I



D	COUNCIL COMMENTS	S.Y	S.Y	R.F	02/03/2021
C	COUNCIL COMMENTS	S.Y	S.Y	R.F	04/12/2020
B	COUNCIL COMMENTS	S.Y	S.Y	R.F	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

# PRELIMINARY

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 09 OF 10

Job	Drawing	Revision
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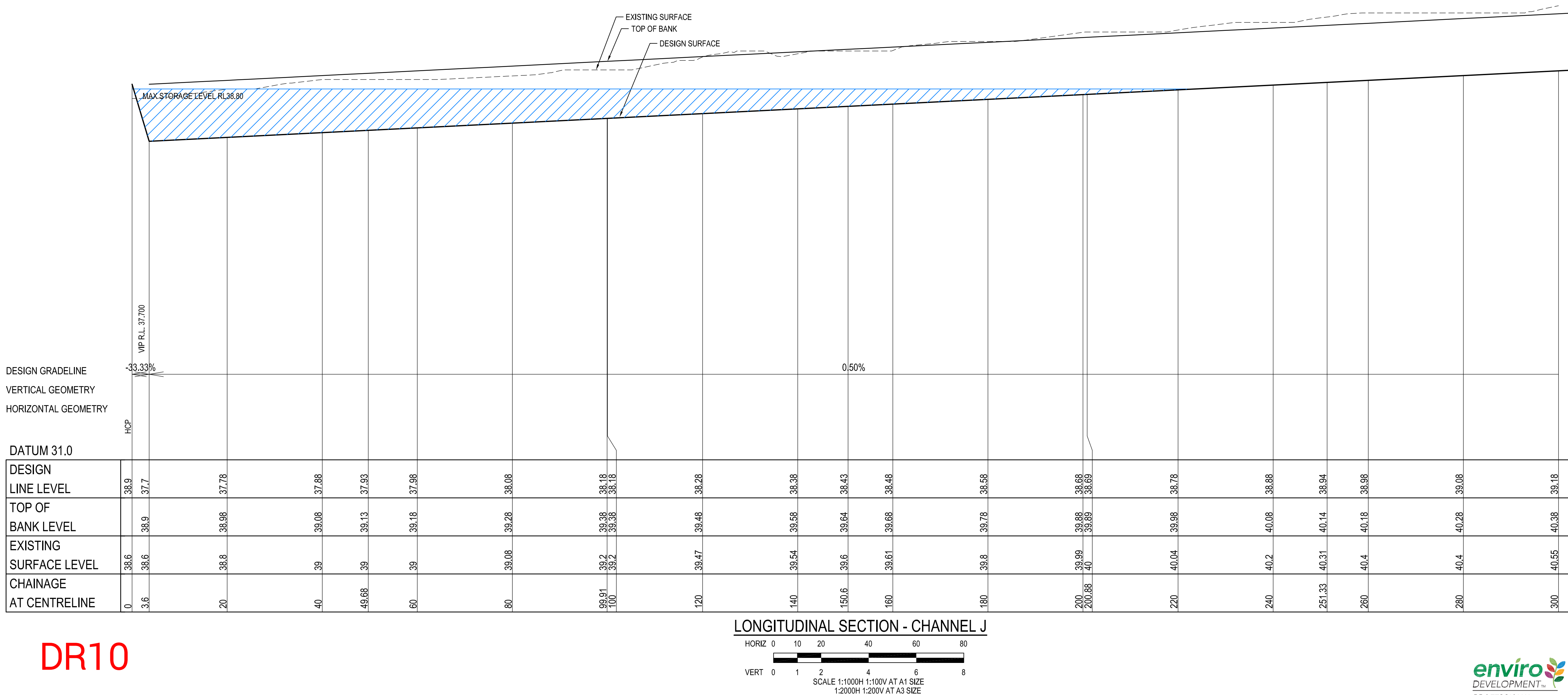
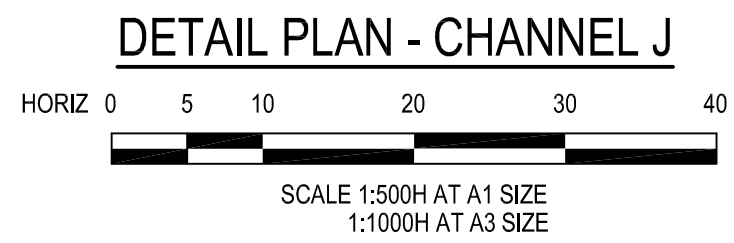
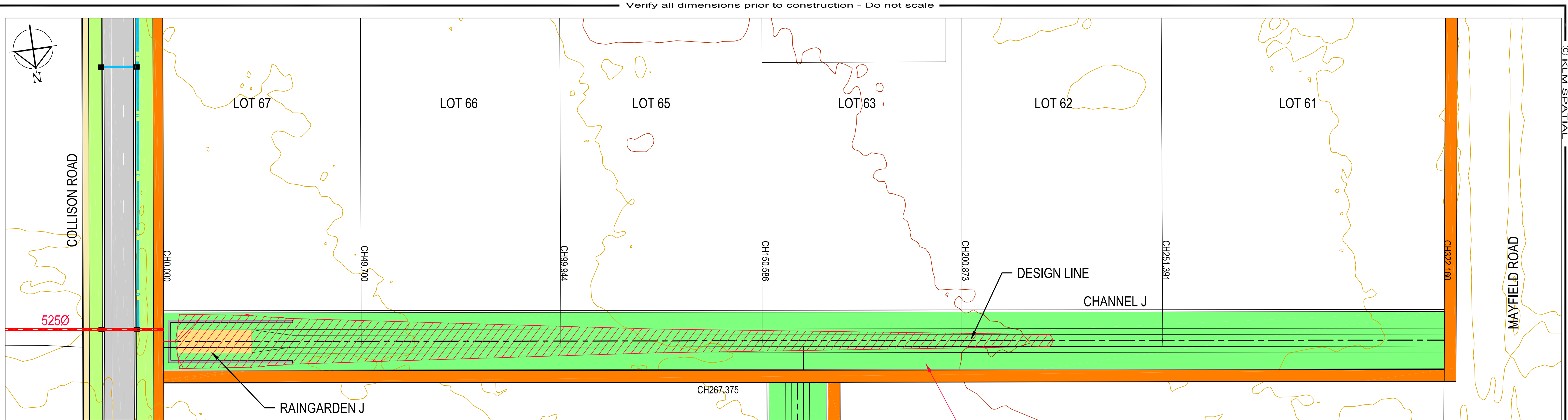
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 Sheet: 13 of 14  
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DR09



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D	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	02/03/2021
C	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	04/12/2020
B	COUNCIL COMMENTS	S.Y.	S.Y.	R.F.	01/09/2020
A	PRELIMINARY ISSUE	S.Y.	S.Y.	R.F.	17/05/2020
Rev	Reason	Drawn.	Des.	Chk.	Date

PRELIMINARY

CLIENT:  
COLLISON ESTATE GROUP INC.

PROJECT:  
COLLISON ESTATE  
DRAINAGE STRATEGY

DETAIL PLAN  
SHEET 10 OF 10

Job	Drawing	Revision
E8588.00	C_14	D
Sheet: 14 of 14		
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DR10



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RD-01 - SARGEANT ROAD					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREPARATION</b>				
1.1	Site setup and establishment	1	Item	\$3,000.00	\$3,000.00
1.2	Insurance	1	Item	\$3,000.00	\$3,000.00
1.3	Construction management and supervision costs	1	Item	\$50,000.00	\$50,000.00
1.4	Surveying / Setting out	1	Item	\$3,000.00	\$3,000.00
1.5	Traffic Control (including provision of daily vehicles and pedestrians access during duration of works) and submission of Traffic Management and After Care Plans.	1	Item	\$10,000.00	\$10,000.00
1.6	Site specific environmental management plan	1	Item	\$3,000.00	\$3,000.00
1.7	Sedimentation and environmental control. All control measures are to be maintained to Council's standards for duration of works.	1	Item	\$3,000.00	\$3,000.00
1.8	Operation of quality system including OH&S and Environmental Management	1	Item	\$3,000.00	\$3,000.00
1.9	Locate all existing services	1	Item	\$2,500.00	\$2,500.00
1.10	Vegetation report / offset requirements	1	Item	\$50,000.00	\$50,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Relocate / remove existing property fence	1	Item	\$25,000.00	\$25,000.00
2.2	Relocate other existing assets on private properties	1	Item	\$5,000.00	\$5,000.00
2.3	Tree and vegetation removals	1	Item	\$10,000.00	\$10,000.00
<b>3</b>	<b>BULK EARTHWORKS</b>				
3.1	Earthworks	1	Item	\$50,000.00	\$50,000.00
3.2	Arrangement and implementation of geotechnical testing of earthworks compaction including supply of test results, reports and retesting as necessary to establish compliance with the specifications	1	Item	\$5,000.00	\$5,000.00
<b>4</b>	<b>DRAINAGE WORKS</b>				
4.1	Side Entry Pit (SEP)	12	Nos.	\$3,500.00	\$42,000.00
4.2	Junction Pit (JP)	1	Nos.	\$3,500.00	\$3,500.00
4.3	Trench excavation to install 375mm diameter RCP at 0 m - 1.0 m depth	315	Lm	\$80.00	\$25,200.00
4.4	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w normal backfill	249	Lm	\$300.00	\$74,700.00
4.5	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w CR backfill	66	Lm	\$320.00	\$21,120.00
4.6	Culvert headwall 375mm Ø- in Channel G	1	Nos.	\$3,000.00	\$3,000.00
4.7	Rock beaching (culvert under road in easement)	1	Item	\$2,500.00	\$2,500.00
<b>5</b>	<b>CONCRETE WORKS</b>				
5.1	Kerb and channel to Council's standard drawing	590	Lm	\$100.00	\$59,000.00
5.2	Concrete footpath (1.5m wide)	440	m2	\$100.00	\$44,000.00
5.3	Concrete shared path (2.5m wide)	735	m2	\$100.00	\$73,500.00
<b>6</b>	<b>PAVEMENT WORKS</b>				
6.1	Road pavement constructions to Council's Standard	2768	m2	\$200.00	\$553,600.00
<b>7</b>	<b>ANCILLARY WORKS</b>				
7.1	Crack sealing to all pavement joints	1	Item	\$2,000.00	\$2,000.00
7.2	Line marking works	1	Item	\$3,000.00	\$3,000.00
7.3	Signage	1	Item	\$2,500.00	\$2,500.00
7.4	Street tree planting & landscape	1	Item	\$10,000.00	\$10,000.00
7.5	Establish nature strip including top soil, seed and maintain until grass is matured	1530	m2	\$5.00	\$7,650.00
7.6	CCTV inspections upon completion of all drainage works	1	Item	\$3,500.00	\$3,500.00
7.7	Street lighting and design	1	Item	\$70,000.00	\$70,000.00
<b>8</b>	<b>REINSTATEMENT WORKS</b>				
8.1	Demobilisation, removal of all temporary structures and final cleaning up.	1	Item	\$2,000.00	\$2,000.00
8.2	Property service / down pipe / drain reconnections	1	Item	\$10,000.00	\$10,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$1,238,270.00</b>
	<b>ALLOWANCES</b>				
	Contingency (20%)	20	%		\$247,654.00
	Authority Checking Fees (0.75%)	0.75	%		\$9,287.03
	Authority Supervision Fees (2.5%)	2.5	%		\$30,956.75
	Design Fees (15%)	15	%		\$185,740.50
	<b>Total Estimate</b>				<b>\$1,711,908.28</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

RD-02 - HEATHER GROVE					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREPARATION</b>				
1.1	Site setup and establishment	1	Item	\$2,000.00	\$2,000.00
1.2	Insurance	1	Item	\$2,000.00	\$2,000.00
1.3	Construction management and supervision costs	1	Item	\$25,000.00	\$25,000.00
1.4	Surveying / Setting out	1	Item	\$3,000.00	\$3,000.00
1.5	Traffic Control (including provision of daily vehicles and pedestrians access during duration of works) and submission of Traffic Management and After Care Plans.	1	Item	\$50,000.00	\$50,000.00
1.6	Site specific environmental management plan	1	Item	\$2,500.00	\$2,500.00
1.7	Sedimentation and environmental control. All control measures are to be maintained to Council's standards for duration of works.	1	Item	\$2,000.00	\$2,000.00
1.8	Operation of quality system including OH&S and Environmental Management	1	Item	\$2,000.00	\$2,000.00
1.9	Locate all existing services	1	Item	\$5,000.00	\$5,000.00
1.10	Vegetation report / offset requirements	1	Item	\$50,000.00	\$50,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Relocate abutting property fence	1	Item	\$25,000.00	\$25,000.00
2.2	Relocate abutting shed	1	Item	\$5,000.00	\$5,000.00
2.3	Tree and vegetation removals	1	Item	\$10,000.00	\$10,000.00
<b>3</b>	<b>CONCRETE WORKS</b>				
3.1	Concrete footpath (1.5m wide)	710	m2	\$100.00	\$71,000.00
<b>4</b>	<b>ANCILLARY WORKS</b>				
4.1	Street tree planting & landscape	1	Item	\$7,500.00	\$7,500.00
4.2	Establish nature strip including top soil, seed and maintain until grass is matured	1	Item	\$7,500.00	\$7,500.00
<b>5</b>	<b>REINSTATEMENT WORKS</b>				
5.1	Demobilisation, removal of all temporary structures and final cleaning up.	1	Item	\$2,000.00	\$2,000.00
5.2	Reinstate abutting property fences at new boundary	1	Item	\$30,000.00	\$30,000.00
5.2	Reimstate abutting shed	1	Item	\$5,000.00	\$5,000.00
5.3	Property service / down pipe / drain reconnections	1	Item	\$3,000.00	\$3,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$309,500.00</b>
	<b>ALLOWANCES</b>				
	Contingency (20%)	20	%		\$61,900.00
	Authority Checking Fees (0.75%)	0.75	%		\$2,321.25
	Authority Supervision Fees (2.5%)	2.5	%		\$7,737.50
	Design Fees (15%)	15	%		\$46,425.00
<b>Total Estimate</b>					<b>\$427,883.75</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

RD-03 - HEATHER GROVE					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>EARTHWORKS</b>				
1.1	Cut	121.54	cu.m	\$40.00	\$4,861.60
1.2	Fill	80	cu.m	\$60.00	\$4,800.00
1.3	Disposal of Excess Material Offsite	41.54	cu.m	\$30.00	\$1,246.20
<b>2</b>	<b>DEMOLITION WORKS</b>				
2.1	Removal/Milling of Existing Pavement	94	sq.m	\$50.00	\$4,700.00
2.2	Removal of Existing Drain (300-450mm dia.)	15	no.	\$100.00	\$1,500.00
2.3	Removal of Existing Pit (600x900mm)	0	no.	\$2,000.00	\$0.00
2.4	Removal of Existing K&C	156	m	\$30.00	\$4,680.00
2.5	Removal of Existing Concrete Path	310	sq.m	\$30.00	\$9,300.00
2.6	Removal of Trees	1	Item	\$50,000.00	\$50,000.00
<b>3</b>	<b>CONCRETE WORKS</b>				
3.1	Kerb & Channel (M1, SM1, SM2, SM3, B2600, B3600)	198.66	lin.m	\$120.00	\$23,839.20
3.2	Traffic Islands (200mm Thick Reinforced Concrete)	0	sq.m	\$200.00	\$0.00
3.3	Footpath (1.5m Wide, 125mm Thick Reinforced Concrete)	0	sq.m	\$95.00	\$0.00
3.4	Shared Path (2.5m Wide, 125mm Thick Reinforced Concrete)	1152	sq.m	\$95.00	\$109,440.00
<b>4</b>	<b>PAVEMENT WORKS</b>				
4.1	Wearing Course - 30mm Depth, Size 10, Type L Asphalt	206	sq.m	\$30.00	\$6,180.00
4.2	Base Course - 30mm Depth, Size 10, Type N Asphalt	206	sq.m	\$30.00	\$6,180.00
4.3	Prime	206	sq.m	\$15.00	\$3,090.00
4.4	Base - 130mm Depth, Cement Treated Class 2 Crushed Road	206	sq.m	\$20.00	\$4,120.00
4.5	Base - 100mm Depth, Cement Treated Class 3 Crushed Road	243.08	sq.m	\$25.00	\$6,077.00
4.6	Capping Layer - 150mm Depth, Type A Material	245.14	sq.m	\$20.00	\$4,902.80
4.7	Subgrade Improvement/Replacement (Allow 30% of Total Area)	49.028	sq.m	\$80.00	\$3,922.24
<b>5</b>	<b>DRAINAGE WORKS</b>				
5.1	AG Drain	198.66	lin.m	\$45.00	\$8,939.70
5.2	Drainage Pits (600x900 GSEP)	6	no.	\$3,500.00	\$21,000.00
5.3	Drainage Pipe (300-450mm dia. RCP CR Backfill)	10	lin.m	\$550.00	\$5,500.00
5.4	ReConstruct Pit to Proposed Design	2	no.	\$5,000.00	\$10,000.00
<b>6</b>	<b>SIGNAGE AND LINEMARKING</b>				
6.1	Signage and Linemarking (Allowance)	1	Item	\$5,000.00	\$5,000.00
<b>7</b>	<b>ELECTRICAL WORKS</b>				
7.1	Street Light Poles (@50m Spacings)	3	no.	\$18,000.00	\$54,000.00
7.2	Street Lighting Cabling and Conduit	100	lin.m	\$100.00	\$10,000.00
<b>8</b>	<b>LANDSCAPE WORKS</b>				
8.1	Topsoil and Hydro-Seed of Disturbed Areas Only	600	sq.m	\$10.00	\$6,000.00
8.2	Street Trees (@15m Spacings on Both Sides)	20	no.	\$500.00	\$10,000.00
8.3	Retaining Wall (south side of proposed path)	140	m	\$1,000.00	\$140,000.00
<b>9</b>	<b>SERVICE RELOCATION (PROVISIONAL ITEM)</b>				
9.1	Relocation of Existing Street Lights and Associated Cabling	1	no.	\$160,000.00	\$160,000.00
9.2	Lowering of Existing Gas/Water/Recycled Water Beneath Proposed Pavement	300	lin.m	\$600.00	\$180,000.00
9.3	Lowering of Communication Cables and Conduits Under Road Crossings	0	Item	\$50,000.00	\$0.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$859,278.74</b>
	<b>ALLOWANCES</b>				
	Traffic Management (@5%)	5	%		\$42,963.94
	Site Establishment (@5%)	5	%		\$42,963.94
	Survey & Design (@10%)	10	%		\$85,927.87
	Supervision & Project Management (@5%)	5	%		\$42,963.94
	Council Checking & Supervision Fees (@3.25%)	3.25	%		\$27,926.56
	Contingency (@20%)	20	%		\$171,855.75
	<b>Total Estimate</b>				<b>\$1,273,880.73</b>

Source: Casey City Council

July 2022 dollars

RD-04 - BEAGLE STREET					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREPARATION</b>				
1.1	Site setup and establishment	1	Item	\$3,000.00	\$3,000.00
1.2	Insurance	1	Item	\$3,000.00	\$3,000.00
1.3	Construction management and supervision costs	1	Item	\$50,000.00	\$50,000.00
1.4	Surveying / Setting out	1	Item	\$3,000.00	\$3,000.00
1.5	Traffic Control (including provision of daily vehicles and pedestrians access during duration of works) and submission of Traffic Management and After Care Plans	1	Item	\$10,000.00	\$10,000.00
1.6	Site specific environmental management plan	1	Item	\$3,000.00	\$3,000.00
1.7	Sedimentation and environmental control. All control measures are to be maintained to Council's standards for duration of works.	1	Item	\$3,000.00	\$3,000.00
1.8	Operation of quality system including OH&S and Environmental Management	1	Item	\$3,000.00	\$3,000.00
1.9	Locate all existing services	1	Item	\$2,500.00	\$2,500.00
1.10	Vegetation report / offset requirements	1	Item	\$50,000.00	\$50,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Relocate / remove existing property fence	1	Item	\$25,000.00	\$25,000.00
2.2	Relocate other existing assets on private properties	1	Item	\$5,000.00	\$5,000.00
2.3	Tree and vegetation removals	1	Item	\$10,000.00	\$10,000.00
<b>3</b>	<b>BULK EARTHWORKS</b>				
3.1	Earthworks	1	Item	\$50,000.00	\$50,000.00
3.2	Arrangement and implementation of geotechnical testing of earthworks compaction including supply of test results, reports and retesting as necessary to establish compliance with the specifications	1	Item	\$5,000.00	\$5,000.00
<b>4</b>	<b>DRAINAGE WORKS</b>				
4.1	Side Entry Pit (SEP)	13	Nos.	\$3,500.00	\$45,500.00
4.2	Junction Pit (JP)	1	Nos.	\$3,500.00	\$3,500.00
4.3	Trench excavation to install 375mm diameter RCP at 0 m - 1.0 m depth	325	Lm	\$80.00	\$26,000.00
4.4	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w normal backfill	259	Lm	\$300.00	\$77,700.00
4.5	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w CR backfill	66	Lm	\$320.00	\$21,120.00
4.6	Culvert headwall 525mm Ø- in Channel G	2	Nos.	\$3,500.00	\$7,000.00
4.7	Trench excavation to install 525mm diameter RCP at approx. 1.5-2.0 m depth (in Channel G)	25	Lm	\$100.00	\$2,500.00
4.8	Drainage pipes 525mm Ø Class 3 RCP, RRJ c/w CR backfill (culvert under road)	25	Lm	\$350.00	\$8,750.00
4.9	Rock beaching (in Channel G)	1	Item	\$5,000.00	\$5,000.00
<b>5</b>	<b>CONCRETE WORKS</b>				
5.1	Kerb and channel to Council's standard drawing	580	Lm	\$100.00	\$58,000.00
5.2	Concrete paths (1.5m wide)	865	m2	\$100.00	\$86,500.00
<b>6</b>	<b>PAVEMENT WORKS</b>				
6.1	Road pavement constructions to Council's Standard	2780	m2	\$200.00	\$556,000.00
<b>7</b>	<b>ANCILLARY WORKS</b>				
7.1	Crack sealing to all pavement joints	1	Item	\$2,000.00	\$2,000.00
7.2	Line marking works	1	Item	\$3,000.00	\$3,000.00
7.3	Signage	1	Item	\$2,500.00	\$2,500.00
7.4	Street tree planting & landscape	1	Item	\$10,000.00	\$10,000.00
7.5	Establish nature strip including top soil, seed and maintain until grass is matured	1750	m2	\$5.00	\$8,750.00
7.6	CCTV inspections upon completion of all drainage works	1	Item	\$3,500.00	\$3,500.00
7.7	Street lighting and design	1	Item	\$70,000.00	\$70,000.00
<b>8</b>	<b>REINSTATEMENT WORKS</b>				
8.1	Demobilisation, removal of all temporary structures and final cleaning up.	1	Item	\$2,000.00	\$2,000.00
8.2	Property service / down pipe / drain reconnections	1	Item	\$10,000.00	\$10,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$1,234,820.00</b>
	<b>ALLOWANCES</b>				
	Contingency (20%)	20	%		\$246,964.00
	Authority Checking Fees (0.75%)	0.75	%		\$9,261.15
	Authority Supervision Fees (2.5%)	2.5	%		\$30,870.50
	Design Fees (15%)	15	%		\$185,223.00
	<b>Total Estimate</b>				<b>\$1,707,138.65</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

RD-05 - COLLISON ROAD NORTH					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREPARATION</b>				
1.1	Site setup and establishment	1	Item	\$3,000.00	\$3,000.00
1.2	Insurance	1	Item	\$3,000.00	\$3,000.00
1.3	Construction management and supervision costs	1	Item	\$50,000.00	\$50,000.00
1.4	Surveying / Setting out	1	Item	\$5,000.00	\$5,000.00
1.5	Traffic Control (including provision of daily vehicles and pedestrians access during duration of works) and submission of Traffic Management and After Care Plans	1	Item	\$50,000.00	\$50,000.00
1.6	Site specific environmental management plan	1	Item	\$3,000.00	\$3,000.00
1.7	Sedimentation and environmental control. All control measures are to be maintained to Council's standards for duration of works.	1	Item	\$3,000.00	\$3,000.00
1.8	Operation of quality system including OH&S and Environmental Management	1	Item	\$3,000.00	\$3,000.00
1.9	Locate all existing services	1	Item	\$7,500.00	\$7,500.00
1.10	Consultations with power authority and application for 'support' to poles to allow excavation works in close proximity to impacted electricity poles and light poles including permit to work under overhead power lines.	1	Item	\$10,000.00	\$10,000.00
1.11	Relocation of power poles	1	Item	\$75,000.00	\$75,000.00
1.12	Relocation of Telstra overhead cables	1	Item	\$20,000.00	\$20,000.00
1.13	Vegetation report / offset requirements	1	Item	\$50,000.00	\$50,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Removal of all redundant structures	1	Item	\$25,000.00	\$25,000.00
2.3	Tree and vegetation removals	1	Item	\$10,000.00	\$10,000.00
<b>3</b>	<b>BULK EARTHWORKS</b>				
3.1	Earthworks	1	Item	\$75,000.00	\$75,000.00
3.2	Arrangement and implementation of geotechnical testing of earthworks compaction including supply of test results, reports and retesting as necessary to establish compliance with the specifications	1	Item	\$5,000.00	\$5,000.00
<b>4</b>	<b>DRAINAGE WORKS</b>				
4.1	Side Entry Pit (SEP)	23	Nos.	\$3,500.00	\$80,500.00
4.2	Side Entry Pit (SEP) - for 1050mm Ø pipe	3	Nos.	\$4,000.00	\$12,000.00
4.3	Trench excavation to install 375mm diameter RCP at 0 m - 1.0 m depth	750	Lm	\$80.00	\$60,000.00
4.4	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w normal backfill	638	Lm	\$300.00	\$191,400.00
4.5	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w CR backfill	112	Lm	\$325.00	\$36,400.00
4.6	Trench excavation to install 1050mm Ø RCP at approx. 2.0 m depth (in Channel G)	85	Lm	\$150.00	\$12,750.00
4.7	Drainage pipes 1050mm Ø Class 3 RCP, RRJ c/w normal backfill (in easement)	85	Lm	\$600.00	\$51,000.00
<b>5</b>	<b>CONCRETE WORKS</b>				
5.1	Kerb and channel to Council's standard drawing	1475	Lm	\$100.00	\$147,500.00
5.2	Concrete paths (1.5m wide)	1105	m2	\$100.00	\$110,500.00
5.3	Concrete paths (2.5m wide)	1818	m2	\$100.00	\$181,800.00
<b>6</b>	<b>PAVEMENT WORKS</b>				
6.1	Road pavement constructions to Council's Standard	5490	m2	\$200.00	\$1,098,000.00
<b>7</b>	<b>ANCILLARY WORKS</b>				
7.1	Crack sealing to all pavement joints	1	Item	\$2,000.00	\$2,000.00
7.2	Line marking works	1	Item	\$5,000.00	\$5,000.00
7.3	Signage	1	Item	\$2,500.00	\$2,500.00
7.4	Street tree planting & landscape	1	Item	\$10,000.00	\$10,000.00
7.5	Establish nature strip including top soil, seed and maintain until grass is matured	5320	m2	\$5.00	\$26,600.00
7.6	CCTV inspections upon completion of all drainage works	1	Item	\$3,500.00	\$3,500.00
7.7	Street lighting and design	1	Item	\$70,000.00	\$70,000.00
7.8	Allowance for other service relocation	1	Item	\$50,000.00	\$50,000.00
7.9	Allowance for undergrounding electricity	1	Item	\$500,000.00	\$500,000.00
<b>8</b>	<b>REINSTATEMENT WORKS</b>				
8.1	Demobilisation, removal of all temporary structures and final cleaning up.	1	Item	\$2,000.00	\$2,000.00
8.2	Property service / down pipe / drain reconnections	1	Item	\$10,000.00	\$10,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$3,060,950.00</b>
	<b>ALLOWANCES</b>				
	Contingency (20%)	20	%		\$612,190.00

	Authority Checking Fees (0.75%)	0.75	%		\$22,957.13
	Authority Supervision Fees (2.5%)	2.5	%		\$76,523.75
	Design Fees (15%)	15	%		\$459,142.50
<b>Total Estimate</b>					<b>\$4,231,763.38</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars



RD-06 - COLLISON ROAD SOUTH					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREPARATION</b>				
1.1	Site setup and establishment	1	Item	\$3,000.00	\$3,000.00
1.2	Insurance	1	Item	\$3,000.00	\$3,000.00
1.3	Construction management and supervision costs	1	Item	\$50,000.00	\$50,000.00
1.4	Surveying / Setting out	1	Item	\$5,000.00	\$5,000.00
1.5	Traffic Control (including provision of daily vehicles and pedestrians access during duration of works) and submission of Traffic Management and After Care Plans	1	Item	\$50,000.00	\$50,000.00
1.6	Site specific environmental management plan	1	Item	\$3,000.00	\$3,000.00
1.7	Sedimentation and environmental control. All control measures are to be maintained to Council's standards for duration of works.	1	Item	\$3,000.00	\$3,000.00
1.8	Operation of quality system including OH&S and Environmental Management	1	Item	\$3,000.00	\$3,000.00
1.9	Locate all existing services	1	Item	\$7,500.00	\$7,500.00
1.10	Consultations with power authority and application for 'support' to poles to allow excavation works in close proximity to impacted electricity poles and light poles including permit to work under overhead power lines.	1	Item	\$10,000.00	\$10,000.00
1.11	Relocation of power poles	1	Item	\$75,000.00	\$75,000.00
1.12	Relocation of Telstra overhead cables	1	Item	\$20,000.00	\$20,000.00
1.13	Vegetation report / offset requirements	1	Item	\$50,000.00	\$50,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Removal of all redundant structures	1	Item	\$25,000.00	\$25,000.00
2.3	Tree and vegetation removals	1	Item	\$10,000.00	\$10,000.00
<b>3</b>	<b>BULK EARTHWORKS</b>				
3.1	Earthworks	1	Item	\$75,000.00	\$75,000.00
3.2	Arrangement and implementation of geotechnical testing of earthworks compaction including supply of test results, reports and retesting as necessary to establish compliance with the specifications	1	Item		\$0.00
<b>4</b>	<b>DRAINAGE WORKS</b>				
4.1	Side Entry Pit (SEP)	20	Nos.	\$3,500.00	\$70,000.00
4.2	Junction Pit (JP)	1	Nos.	\$3,500.00	\$3,500.00
4.3	Side Entry Pit (SEP) - for 525mm Ø and 750mm Ø pipe	4	Nos.	\$4,000.00	\$16,000.00
4.4	Trench excavation to install 375mm Ø RCP at 0 m - 1.0 m depth	675	Lm	\$80.00	\$54,000.00
4.5	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w normal backfill	587	Lm	\$300.00	\$176,100.00
4.6	Drainage pipes 375mm Ø Class 3 RCP, RRJ c/w CR backfill	88	Lm	\$325.00	\$28,600.00
4.7	Trench excavation to install 525mm Ø RCP at approx. 1.5 m depth	21	Lm	\$150.00	\$3,150.00
4.8	Drainage pipes 525mm Ø Class 3 RCP, RRJ c/w appropriate backfill	21	Lm	\$600.00	\$12,600.00
4.9	Trench excavation to install 750mm Ø RCP at approx. 1.5 m depth	21	Lm	\$180.00	\$3,780.00
4.1	Drainage pipes 750mm Ø Class 3 RCP, RRJ c/w appropriate backfill	21	Lm	\$680.00	\$14,280.00
<b>5</b>	<b>CONCRETE WORKS</b>				
5.1	Kerb and channel to Council's standard drawing	1315	Lm	\$100.00	\$131,500.00
5.2	Concrete paths (1.5m wide)	985	m2	\$100.00	\$98,500.00
5.3	Concrete paths (2.5m wide)	1620	m2	\$100.00	\$162,000.00
<b>6</b>	<b>PAVEMENT WORKS</b>				
6.1	Road pavement constructions to Council's Standard	4920	m2	\$200.00	\$984,000.00
<b>7</b>	<b>ANCILLARY WORKS</b>				
7.1	Crack sealing to all pavement joints	1	Item	\$2,000.00	\$2,000.00
7.2	Line marking works	1	Item	\$5,000.00	\$5,000.00
7.3	Signage	1	Item	\$2,500.00	\$2,500.00
7.4	Street tree planting & landscape	1	Item	\$10,000.00	\$10,000.00
7.5	Establish nature strip including top soil, seed and maintain until grass is matured	4910	m2	\$5.00	\$24,550.00
7.6	CCTV inspections upon completion of all drainage works	1	Item	\$3,500.00	\$3,500.00
7.7	Street lighting and design	1	Item	\$70,000.00	\$70,000.00
7.8	Allowance for other service relocation	1	Item	\$50,000.00	\$50,000.00
7.9	Allowance for undergrounding electricity	1	Item	\$500,000.00	\$500,000.00
<b>8</b>	<b>REINSTATEMENT WORKS</b>				
8.1	Demobilisation, removal of all temporary structures and final cleaning up.	1	Item	\$2,000.00	\$2,000.00
8.2	Property service / down pipe / drain reconnections	1	Item	\$10,000.00	\$10,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$2,830,060.00</b>
	<b>ALLOWANCES</b>				

	Contingency (20%)	20	%		\$566,012.00
	Authority Checking Fees (0.75%)	0.75	%		\$21,225.45
	Authority Supervision Fees (2.5%)	2.5	%		\$70,751.50
	Design Fees (15%)	15	%		\$424,509.00
<b>Total Estimate</b>					<b>\$3,912,557.95</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

IN-01 - LINSELL BOULEVARD AND CASEY FIELDS BOULEVARD (v1)					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>GENERAL AND SITE PREPARATION</b>				
1.1	All works to be undertaken in accordance with City of Casey's site management and supervisions specifications: * Pre-commencement site inspection and walk through (including photos) of existing site and assets conditions; * Site management, supervision and liaison with public utilities, other contractors, Council officers and general public; * Supply all machinery / plant, labour and materials to establish site compounds, site fencing, signage, environmental and site safety controls; * Set up and administration of QA system incorporating Quality System, Occupational Health & Safety System and Environmental Management Plan; * Construction stakeout of proposed works as denoted on construction plans and * Protect Council, private and public assets within and in vicinity of works site from damage.	1	Item	\$350,000.00	\$350,000.00
1.2	Service Proving - Supply all machinery / plant, labour and materials to locate, mark and prove all existing services in the area (including hand excavation, NDD, Dial Before You Dig and electronic detection or ground penetration radar as required) prior to start of works in accordance with AS 5488.2013.	1	Item	\$35,000.00	\$35,000.00
1.3	Consultations with power authority and application for permit to allow excavation works in close proximity to electrical assets including all works to protect authority assets	1	Item	\$10,000.00	\$10,000.00
1.4	Consultations with power authority and application for permit to allow excavation works in close proximity to high pressure gas including all works to protect authority assets	1	Item	\$10,000.00	\$10,000.00
1.5	Provision for preparation and submission of Traffic Management Plan(s) / Pedestrian Management Plan(s) and After-hours care plan, after-hours contacts including provision of daily vehicles and pedestrians access during duration of works, installation of all corresponding devices for duration of the project. Contractor to submit Traffic Management Plans to Council for endorsement and provide devices to meet the requirements for duration of works. All traffic and pedestrian management including after-hours care plans are to be undertaken in accordance with AS 1742.3-2009 Manual of Uniform Traffic Control Devices (MUTCD), Part 3: Traffic control for works on roads, Worksite Safety – Traffic management code of practice, Road Safety (Traffic Management) Regulations 2009 and the endorsed traffic management plans. VMS boards to be set up on both sides of the road at least 10 working days prior to commencement of works for road users' information. Please refer to tender documentation and specify your inclusions for this item in the covering letter submitted with this tender. The use of VMS should also be identified on Project Gantt Chart submitted with this tender response. A site inspection by all perspective tenderers is recommended. All work areas to be secured to prevent unauthorised access as part of the after-hours care plan. Road closure will not be considered.	1	Item	\$500,000.00	\$500,000.00
1.6	Remove impacted tree as indicated on plans, clearing, grubbing & trimming including disposal. On-site mulching is encouraged and no on-site burning is permitted. (All relevant tipping fees are the responsibility of the contractor).	1	Item	\$10,000.00	\$10,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Saw cut and remove redundant concrete footpath and pram crossings including disposal to a recycling plant or an approved dumping site.	521	sqm	\$30.00	\$15,630.00
2.2	Saw cut and remove redundant concrete kerbing including disposal to a recycling plant or an approved dumping site.	913	m	\$20.00	\$18,260.00
2.3	Saw cut and remove redundant concrete traffic island kerbing including disposal to a recycling plant or an approved dumping site.	128	m	\$20.00	\$2,560.00

2.4	Saw cut and remove redundant concrete traffic island infill including disposal to a recycling plant or an approved dumping site.	197	sqm	\$20.00	\$3,940.00
2.5	Saw cut and remove redundant pavement including disposal to a recycling plant or an approved dumping site.	1182	Item	\$35.00	\$41,370.00
2.6	Grind out / remove existing redundant line marking	1	Item	\$5,000.00	\$5,000.00
2.7	Remove and store existing signage for duration of works for reinstatement upon completion of works	1	Item	\$2,000.00	\$2,000.00
<b>3</b>	<b>EARTHWORKS</b>				
3.1	Earthworks - cut/fill	1	Item	\$150,000.00	\$150,000.00
3.2	Arrangement and implementation of geotechnical testing of earthworks compaction including supply of test results, reports and retesting as necessary to establish compliance with the specifications	1	Item	\$5,000.00	\$5,000.00
<b>4</b>	<b>DRAINAGE WORKS</b>				
4.1	Drainage pit - Junction pit / SEP up to 2m depth	16	no.	\$5,000.00	\$80,000.00
4.2	Drainage pipes - 375mm diam. RCP Class 3 at ave. 2m depth	650	m	\$500.00	\$325,000.00
4.3	Subsoil Drainage pipes	865	m	\$40.00	\$34,600.00
4.4					
4.5					
<b>5</b>	<b>CONCRETE WORKS</b>				
5.1	Kerb and channel to Council's standard drawing	920	m	\$80.00	\$73,600.00
5.2	Concrete paths	622	m2	\$120.00	\$74,640.00
5.3	Concrete pram crossing	16	no.	\$800.00	\$12,800.00
5.4	Traffic Island with concrete infill including mesh reinforcement and kerb	2965	m2	\$120.00	\$355,800.00
5.5	Kerb around traffic islands	1230	m	\$80.00	\$98,400.00
5.6	Concrete indented bus bay to PTV standard	137	m	\$80.00	\$10,960.00
<b>6</b>	<b>PAVEMENT WORKS</b>				
6.1	New flexible pavement	5650	m	\$200.00	\$1,130,000.00
<b>7</b>	<b>MISCELLANEOUS WORKS</b>				
7.1	Relocation of light poles	1	item	\$100,000.00	\$100,000.00
7.2	Street lighting & design	1	item	\$100,000.00	\$100,000.00
7.3	Traffic signals	1	item	\$410,000.00	\$410,000.00
7.4	Pavement re-sheet	5500	sqm	\$40.00	\$220,000.00
7.5	crack seal pavement joints	1	item	\$3,000.00	\$3,000.00
7.6	Line marking	1	item	\$10,000.00	\$10,000.00
7.7	Tactiles	1	item	\$5,000.00	\$5,000.00
7.8	signage	1	item	\$5,000.00	\$5,000.00
7.9	Landscape design & Street trees	1	item	\$20,000.00	\$20,000.00
7.10	Establish nature strip including top soil, seed and maintain until grass is matured	1800	m2	\$5.00	\$9,000.00
7.11	Pipe / drains CCTV	1	item	\$5,000.00	\$5,000.00
<b>8</b>	<b>REINSTATEMENT WORKS</b>				
8.1	Reinstate and make good all disturbed areas. All disturbed areas to be top soil and fertilise with approved grass seed mixture to equal or better than pre-existing conditions.	1	item	\$2,000.00	\$2,000.00
8.2	Demobilisation, removal of all temporary structures and final cleaning up.	1	item	\$1,000.00	\$1,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$4,244,560.00</b>
	<b>ALLOWANCES</b>				
	Contingency (20%)	20	%		\$848,912.00
	Authority Checking Fees (0.75%)	0.75	%		\$31,834.20
	Authority Supervision Fees (2.5%)	2.5	%		\$106,114.00
	Design Fees (15%)	15	%		\$636,684.00
<b>Total Estimate</b>					<b>\$5,868,104.20</b>

Source: Casey City Council

July 2022 dollars

IN-02 - SARGEANT ROAD AND CASEY FIELDS BOULEVARD					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>EARTHWORKS</b>				
1.1	Cut	2,010	cu.m	\$15.00	\$30,150.00
1.2	Fill	670	cu.m	\$15.00	\$10,050.00
1.3	Disposal of Excess Material Offsite	1,340	cu.m	\$10.00	\$13,400.00
<b>2</b>	<b>DEMOLITION WORKS</b>				
2.1	Removal/Milling of Existing Pavement	1,710	sq.m	\$50.00	\$85,500.00
2.2	Removal of Existing Drain (300-450mm dia.)	10	no.	\$250.00	\$2,500.00
2.3	Removal of Existing Pit (600x900mm)	2	no.	\$2,000.00	\$4,000.00
<b>3</b>	<b>CONCRETE WORKS</b>				
3.1	Kerb & Channel (M1, SM1, SM2, SM3, B2600, B3600)	660	lin.m	\$100.00	\$66,000.00
3.2	Traffic Islands (200mm Thick Reinforced Concrete)	295	sq.m	\$200.00	\$59,000.00
3.3	Footpath (1.5m Wide, 125mm Thick Reinforced Concrete)	150	sq.m	\$75.00	\$11,250.00
3.4	Shared Path (2.5m Wide, 125mm Thick Reinforced Concrete)	130	sq.m	\$75.00	\$9,750.00
<b>4</b>	<b>PAVEMENT WORKS</b>				
4.1	Wearing Course - 40mm Depth, Size 14, Type H Asphalt	2,255	sq.m	\$20.00	\$45,100.00
4.2	Intermediate Course - 75mm Depth, Size 20, Type SI Asphalt	2,255	sq.m	\$20.00	\$45,100.00
4.3	Base Course - 75mm Depth, Size 20, Type SI Asphalt	2,255	sq.m	\$3.50	\$7,892.50
4.4	Prime	2,255	sq.m	\$12.00	\$27,060.00
4.5	Base - 180mm Depth, Cement Treated Class 3 Crushed Road	3,190	sq.m	\$13.50	\$43,065.00
4.6	Capping Layer - 200mm Depth, Type A Material	3,350	sq.m	\$12.00	\$40,200.00
4.7	Subgrade Improvement/Replacement (Allow 30% of Total Area)	1,005	sq.m	\$45.00	\$45,225.00
<b>5</b>	<b>DRAINAGE WORKS</b>				
5.1	AG Drain	760	lin.m	\$35.00	\$26,600.00
5.2	Drainage Pits (600x900 GSEP)	5	no.	\$2,750.00	\$13,750.00
5.3	Drainage Pipe (300-450mm dia. RCP CR Backfill)	50	lin.m	\$250.00	\$12,500.00
5.4	ReConstruct Pit to Proposed Design	4	no.	\$2,000.00	\$8,000.00
<b>6</b>	<b>SIGNAGE AND LINEMARKING</b>				
6.1	Signage and Linemarking (Allowance)	1	Item	\$5,000.00	\$5,000.00
<b>7</b>	<b>ELECTRICAL WORKS</b>				
7.1	Street Light Poles (@50m Spacings)	0	no.	\$6,500.00	\$0.00
7.2	Street Lighting Cabling and Conduit	0	lin.m	\$100.00	\$0.00
<b>8</b>	<b>LANDSCAPE WORKS</b>				
8.1	Topsoil and Hydro-Seed of Disturbed Areas Only	1,725	sq.m	\$10.00	\$17,250.00
8.2	Street Trees (@15m Spacings on Both Sides)	13	no.	\$500.00	\$6,500.00
<b>9</b>	<b>SERVICE RELOCATION (PROVISIONAL ITEM)</b>				
9.1	Relocation of Existing Street Lights and Associated Cabling	4	no.	\$12,500.00	\$50,000.00
9.2	Lowering of Existing Gas/Water/Recycled Water Beneath Proposed Pavement	125	lin.m	\$600.00	\$75,000.00
9.3	Lowering of Communication Cables and Conduits Under Road Crossings	1	Item	\$50,000.00	\$50,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$809,842.50</b>
	<b>ALLOWANCES</b>				
	Traffic Management (@5%)	5	%		\$40,492.13
	Site Establishment (@5%)	5	%		\$40,492.13
	Survey & Design (@10%)	10	%		\$80,984.25
	Supervision & Project Management (@5%)	5	%		\$40,492.13
	Council Checking & Supervision Fees (@3.25%)	3	%		\$26,319.88
	Contingency (@20%)	20	%		\$161,968.50
	<b>Total Estimate</b>				<b>\$1,200,591.51</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

IN-03 - BEAGLE STREET AND CASEY FIELDS BOULEVARD					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>EARTHWORKS</b>				
1.1	Cut	2,200	cu.m	\$15.00	\$33,000.00
1.2	Fill	735	cu.m	\$15.00	\$11,025.00
1.3	Disposal of Excess Material Offsite	1,465	cu.m	\$10.00	\$14,650.00
<b>2</b>	<b>DEMOLITION WORKS</b>				
2.1	Removal/Milling of Existing Pavement	1,800	sq.m	\$50.00	\$90,000.00
2.2	Removal of Existing Drain (300-450mm dia.)	10	no.	\$250.00	\$2,500.00
2.3	Removal of Existing Pit (600x900mm)	1	no.	\$2,000.00	\$2,000.00
<b>3</b>	<b>CONCRETE WORKS</b>				
3.1	Kerb & Channel (M1, SM1, SM2, SM3, B2600, B3600)	610	lin.m	\$100.00	\$61,000.00
3.2	Traffic Islands (200mm Thick Reinforced Concrete)	250	sq.m	\$200.00	\$50,000.00
3.3	Footpath (1.5m Wide, 125mm Thick Reinforced Concrete)	280	sq.m	\$75.00	\$21,000.00
3.4	Shared Path (2.5m Wide, 125mm Thick Reinforced Concrete)	0	sq.m	\$75.00	\$0.00
<b>4</b>	<b>PAVEMENT WORKS</b>				
4.1	Wearing Course - 40mm Depth, Size 14, Type H Asphalt	2,725	sq.m	\$20.00	\$54,500.00
4.2	Intermediate Course - 75mm Depth, Size 20, Type SI Asphalt	2,725	sq.m	\$20.00	\$54,500.00
4.3	Base Course - 75mm Depth, Size 20, Type SI Asphalt	2,725	sq.m	\$3.50	\$9,537.50
4.4	Prime	2,725	sq.m	\$12.00	\$32,700.00
4.5	Base - 180mm Depth, Cement Treated Class 3 Crushed Road	2,725	sq.m	\$13.50	\$36,787.50
4.6	Capping Layer - 200mm Depth, Type A Material	3,665	sq.m	\$12.00	\$43,980.00
4.7	Subgrade Improvement/Replacement (Allow 30% of Total Area)	3,875	sq.m	\$45.00	\$174,375.00
<b>5</b>	<b>DRAINAGE WORKS</b>				
5.1	AG Drain	650	lin.m	\$35.00	\$22,750.00
5.2	Drainage Pits (600x900 GSEP)	5	no.	\$2,750.00	\$13,750.00
5.3	Drainage Pipe (300-450mm dia. RCP CR Backfill)	115	lin.m	\$250.00	\$28,750.00
5.4	ReConstruct Pit to Proposed Design	5	no.	\$2,000.00	\$10,000.00
<b>6</b>	<b>SIGNAGE AND LINEMARKING</b>				
6.1	Signage and Linemarking (Allowance)	1	Item	\$5,000.00	\$5,000.00
<b>7</b>	<b>ELECTRICAL WORKS</b>				
7.1	Street Light Poles (@50m Spacings)	0	no.	\$6,500.00	\$0.00
7.2	Street Lighting Cabling and Conduit	0	lin.m	\$100.00	\$0.00
<b>8</b>	<b>LANDSCAPE WORKS</b>				
8.1	Topsoil and Hydro-Seed of Disturbed Areas Only	1,140	sq.m	\$10.00	\$11,400.00
8.2	Street Trees (@15m Spacings on Both Sides)	10	no.	\$500.00	\$5,000.00
<b>9</b>	<b>SERVICE RELOCATION (PROVISIONAL ITEM)</b>				
9.1	Relocation of Existing Street Lights and Associated Cabling	4	no.	\$12,500.00	\$50,000.00
9.2	Lowering of Existing Gas/Water/Recycled Water Beneath Proposed Pavement	150	lin.m	\$600.00	\$90,000.00
9.3	Lowering of Communication Cables and Conduits Under Road Crossings	1	Item	\$50,000.00	\$50,000.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>			<b>SUB-TOTAL</b>	<b>\$978,205.00</b>
	<b>ALLOWANCES</b>				
	Traffic Management (@5%)	5	%		\$48,910.25
	Site Establishment (@5%)	5	%		\$48,910.25
	Survey & Design (@10%)	10	%		\$97,820.50
	Supervision & Project Management (@5%)	5	%		\$48,910.25
	Council Checking & Supervision Fees (@3.25%)	3	%		\$31,791.66
	Contingency (@20%)	20	%		\$195,641.00
	<b>Total Estimate</b>				<b>\$1,450,188.91</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

IN-04 - COLLISON ROAD AND BERWICK CRANBOURNE ROAD					
Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>PRELIMINARIES AND SITE PREAPARTION</b>				
1.1	Traffic Management	1	Item	\$80,000.00	\$80,000.00
<b>2</b>	<b>DEMOLITION</b>				
2.1	Profile Existing Pavement for Overlay	560	sq.m	\$25.00	\$14,000.00
2.2	Break-out & reinstate existing driveway Xovers	1	Item	\$3,500.00	\$3,500.00
<b>3</b>	<b>CONCRETE WORKS</b>				
3.1	New Pram Crossings	4	No.	\$1,500.00	\$6,000.00
3.2	New Kerb/AG	196	lin.m	\$100.00	\$19,600.00
3.3	Install Concrete Island	149	sq.m	\$100.00	\$14,900.00
3.4	New Path	157	sq.m	\$100.00	\$15,700.00
<b>4</b>	<b>ASPHALT WORKS</b>				
4.1	New/Upgrade Road Pavement	310	sq.m	\$200.00	\$62,000.00
4.2	Full Intersection Pavement Overlay	560	sq.m	\$40.00	\$22,400.00
<b>5</b>	<b>DRAINAGE WORKS</b>				
5.1	Drainage Pits	6	No.	\$3,500.00	\$21,000.00
5.2	Drainage Pipes (375dia apprx)	40	lin.m	\$200.00	\$8,000.00
<b>6</b>	<b>ELECTRICAL WORKS</b>				
6.1	Provision for Lighting/Electrical	1	Item	\$20,000.00	\$20,000.00
<b>7</b>	<b>OTHER WORKS</b>				
7.1	Guardrail	1	Item	\$16,000.00	\$16,000.00
7.2	Linemarking/RRPM/TGSI	1	Item	\$20,000.00	\$20,000.00
7.3	Contractors Establishment/Overheads/Incidentals	35	%	\$323,100.00	\$113,085.00
	<b>SUB-TOTAL (CONSTRUCTION COST)</b>				<b>\$436,185.00</b>
	<b>ALLOWANCES</b>				
	Authority Checking Fees	1	Item	\$18,800.00	\$18,800.00
	Authority Supervision Fees (3.25%)	3.25	%		\$14,176.00
	Contingency (25%)	25	%		\$109,046.00
	Consultant Fees (15%)	15	%		\$65,428.00
<b>Total Estimate</b>					<b>\$643,635.00</b>

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

## OPINION OF COST

### DRAINAGE CHANNEL WORKS

Item	Description of Works	Quantity	Unit	Rate	Amount
<b>1</b>	<b>CHANNEL A</b>				<b>\$1,194,020.33</b>
1.1	Cut & Disposal of Excess Material	7,000	cu.m	\$20.00	\$140,000.00
1.2	Jute Matting on Low Flow Channel	4,240	sq.m	\$11.50	\$48,760.00
1.3	Raingarden	250	sq.m	\$125.00	\$31,250.00
1.4	Stacked Rock Wall	580	lin.m	\$300.00	\$174,000.00
1.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
1.6	Landscape Area	8,520	sq.m	\$15.00	\$127,800.00
1.7	Share User Path	510	lin.m	\$225.00	\$114,750.00
1.8	Public Lighting and Electrical	510	lin.m	\$250.00	\$127,500.00
1.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	34	item	\$250.00	\$8,500.00
1.10	Park Furniture - Park Bench Seat per 100m path side only	5	item	\$3,500.00	\$17,850.00
1.11	Construction overheads & Management	10.00%	%	\$805,410.00	\$80,541.00
1.12	Consultants	15.00%	%	\$805,410.00	\$120,811.50
1.13	Council Fees	3.25%	%	\$805,410.00	\$26,175.83
1.14	Contingency	20.00%	%	\$805,410.00	\$161,082.00
<b>2</b>	<b>CHANNEL B</b>				<b>\$271,107.25</b>
2.1	Cut & Disposal of Excess Material	950	cu.m	\$20.00	\$19,000.00
2.2	Jute Matting on Low Flow Channel	870	sq.m	\$11.50	\$10,005.00
2.3	Raingarden	95	sq.m	\$125.00	\$11,875.00
2.4	Stacked Rock Wall	60	lin.m	\$300.00	\$18,000.00
2.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
2.6	Landscape Area	2,175	sq.m	\$15.00	\$32,625.00
2.7	Share User Path	145	lin.m	\$225.00	\$32,625.00
2.8	Public Lighting and Electrical	145	lin.m	\$250.00	\$36,250.00
2.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	10	item	\$250.00	\$2,416.67
2.10	Park Furniture - Park Bench Seat per 100m path side only	1	item	\$3,500.00	\$5,075.00
2.11	Construction overheads & Management	10%	%	\$182,871.67	\$18,287.17
2.12	Consultants	15%	%	\$182,871.67	\$27,430.75
2.13	Council Fees	3.25%	%	\$182,871.67	\$5,943.33
2.14	Contingency	20%	%	\$182,871.67	\$36,574.33
<b>3</b>	<b>CHANNEL C</b>				<b>\$722,066.45</b>
3.1	Cut & Disposal of Excess Material	3,375	cu.m	\$20.00	\$67,500.00
3.2	Jute Matting on Low Flow Channel	2,340	sq.m	\$11.50	\$26,910.00
3.3	Raingarden	340	sq.m	\$125.00	\$42,500.00
3.4	Stacked Rock Wall	140	lin.m	\$300.00	\$42,000.00
3.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
3.6	Landscape Area	5,850	sq.m	\$15.00	\$87,750.00
3.7	Share User Path	390	lin.m	\$225.00	\$87,750.00
3.8	Public Lighting and Electrical	390	lin.m	\$250.00	\$97,500.00
3.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	26	item	\$250.00	\$6,500.00
3.10	Park Furniture - Park Bench Seat per 100m path side only	4	item	\$3,500.00	\$13,650.00
3.11	Construction overheads & Management	10%	%	\$487,060.00	\$48,706.00
3.12	Consultants	15%	%	\$487,060.00	\$73,059.00
3.13	Council Fees	3.25%	%	\$487,060.00	\$15,829.45
3.14	Contingency	20%	%	\$487,060.00	\$97,412.00
<b>4</b>	<b>CHANNEL D</b>				<b>\$459,935.74</b>
4.1	Cut & Disposal of Excess Material	2,500	cu.m	\$20.00	\$50,000.00
4.2	Jute Matting on Low Flow Channel	1,540	sq.m	\$11.50	\$17,710.00
4.3	Raingarden	70	sq.m	\$125.00	\$8,750.00
4.4	Stacked Rock Wall	250	lin.m	\$300.00	\$75,000.00
4.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
4.6	Landscape Area	3,090	sq.m	\$15.00	\$46,350.00
4.7	Share User Path	185	lin.m	\$225.00	\$41,625.00
4.8	Public Lighting and Electrical	185	lin.m	\$250.00	\$46,250.00
4.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	12	item	\$250.00	\$3,083.33
4.10	Park Furniture - Park Bench Seat per 100m path side only	2	item	\$3,500.00	\$6,475.00
4.11	Construction overheads & Management	10%	%	\$310,243.33	\$31,024.33
4.12	Consultants	15%	%	\$310,243.33	\$46,536.50
4.13	Council Fees	3.25%	%	\$310,243.33	\$10,082.91
4.14	Contingency	20%	%	\$310,243.33	\$62,048.67
<b>5</b>	<b>CHANNEL E</b>				<b>\$797,636.89</b>
5.1	Cut & Disposal of Excess Material	6,000	cu.m	\$20.00	\$120,000.00
5.2	Jute Matting on Low Flow Channel	2,490	sq.m	\$11.50	\$28,635.00
5.3	Raingarden	170	sq.m	\$125.00	\$21,250.00
5.4	Stacked Rock Wall	400	lin.m	\$300.00	\$120,000.00
5.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
5.6	Landscape Area	5,010	sq.m	\$15.00	\$75,150.00
5.7	Share User Path	300	lin.m	\$225.00	\$67,500.00
5.8	Public Lighting and Electrical	300	lin.m	\$250.00	\$75,000.00



5.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	20	item	\$250.00	\$5,000.00
5.10	Park Furniture - Park Bench Seat per 100m path side only	3	item	\$3,500.00	\$10,500.00
5.11	Construction overheads & Management	10%	%	\$538,035.00	\$53,803.50
5.12	Consultants	15%	%	\$538,035.00	\$80,705.25
5.13	Council Fees	3.25%	%	\$538,035.00	\$17,486.14
5.14	Contingency	20%	%	\$538,035.00	\$107,607.00
<b>6</b>	<b>CHANNEL F</b>				<b>\$258,787.67</b>
6.1	Cut & Disposal of Excess Material	750	cu.m	\$20.00	\$15,000.00
6.2	Jute Matting on Low Flow Channel	780	sq.m	\$11.50	\$8,970.00
6.3	Raingarden	135	sq.m	\$125.00	\$16,875.00
6.4	Stacked Rock Wall	70	lin.m	\$300.00	\$21,000.00
6.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
6.6	Landscape Area	1,950	sq.m	\$15.00	\$29,250.00
6.7	Share User Path	130	lin.m	\$225.00	\$29,250.00
6.8	Public Lighting and Electrical	130	lin.m	\$250.00	\$32,500.00
6.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	9	item	\$250.00	\$2,166.67
6.10	Park Furniture - Park Bench Seat per 100m path side only	1	item	\$3,500.00	\$4,550.00
6.11	Construction overheads & Management	10%	%	\$174,561.67	\$17,456.17
6.12	Consultants	15%	%	\$174,561.67	\$26,184.25
6.13	Council Fees	3.25%	%	\$174,561.67	\$5,673.25
6.14	Contingency	20%	%	\$174,561.67	\$34,912.33
<b>7</b>	<b>CHANNEL G</b>				<b>\$453,956.33</b>
7.1	Cut & Disposal of Excess Material	2,050	cu.m	\$20.00	\$41,000.00
7.2	Jute Matting on Low Flow Channel	1,440	sq.m	\$11.50	\$16,560.00
7.3	Raingarden	210	sq.m	\$125.00	\$26,250.00
7.4	Stacked Rock Wall	90	lin.m	\$300.00	\$27,000.00
7.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
7.6	Landscape Area	3,600	sq.m	\$15.00	\$54,000.00
7.7	Share User Path	240	lin.m	\$225.00	\$54,000.00
7.8	Public Lighting and Electrical	240	lin.m	\$250.00	\$60,000.00
7.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	16	item	\$250.00	\$4,000.00
7.10	Park Furniture - Park Bench Seat per 100m path side only	2	item	\$3,500.00	\$8,400.00
7.11	Construction overheads & Management	10%	%	\$306,210.00	\$30,621.00
7.12	Consultants	15%	%	\$306,210.00	\$45,931.50
7.13	Council Fees	3.25%	%	\$306,210.00	\$9,951.83
	Contingency	20%	%	\$306,210.00	\$61,242.00
<b>8</b>	<b>CHANNEL H</b>				<b>\$911,668.32</b>
8.1	Cut & Disposal of Excess Material	6,250	cu.m	\$20.00	\$125,000.00
8.2	Jute Matting on Low Flow Channel	3,030	sq.m	\$11.50	\$34,845.00
8.3	Raingarden	135	sq.m	\$125.00	\$16,875.00
8.4	Stacked Rock Wall	465	lin.m	\$300.00	\$139,500.00
8.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
8.6	Landscape Area	6,100	sq.m	\$15.00	\$91,500.00
8.7	Share User Path	365	lin.m	\$225.00	\$82,125.00
8.8	Public Lighting and Electrical	365	lin.m	\$250.00	\$91,250.00
8.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	24	item	\$250.00	\$6,083.33
8.10	Park Furniture - Park Bench Seat per 100m path side only	4	item	\$3,500.00	\$12,775.00
8.11	Construction overheads & Management	10%	%	\$614,953.33	\$61,495.33
8.12	Consultants	15%	%	\$614,953.33	\$92,243.00
8.13	Council Fees	3.25%	%	\$614,953.33	\$19,985.98
8.14	Contingency	20%	%	\$614,953.33	\$122,990.67
<b>9</b>	<b>CHANNEL I</b>				<b>\$401,078.02</b>
9.1	Cut & Disposal of Excess Material	2,700	cu.m	\$20.00	\$54,000.00
9.2	Jute Matting on Low Flow Channel	1,200	sq.m	\$11.50	\$13,800.00
9.3	Raingarden	120	sq.m	\$125.00	\$15,000.00
9.4	Stacked Rock Wall	200	lin.m	\$300.00	\$60,000.00
9.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
9.6	Landscape Area	2,425	sq.m	\$15.00	\$36,375.00
9.7	Share User Path	145	lin.m	\$225.00	\$32,625.00
9.8	Public Lighting and Electrical	145	lin.m	\$250.00	\$36,250.00
9.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	10	item	\$250.00	\$2,416.67
9.10	Park Furniture - Park Bench Seat per 100m path side only	1	item	\$3,500.00	\$5,075.00
9.11	Construction overheads & Management	10%	%	\$270,541.67	\$27,054.17
9.12	Consultants	15%	%	\$270,541.67	\$40,581.25
9.13	Council Fees	3.25%	%	\$270,541.67	\$8,792.60
9.14	Contingency	20%	%	\$270,541.67	\$54,108.33
<b>10</b>	<b>CHANNEL J</b>				<b>\$569,971.83</b>
10.1	Cut & Disposal of Excess Material	3,100	cu.m	\$20.00	\$62,000.00
10.2	Jute Matting on Low Flow Channel	1,950	sq.m	\$11.50	\$22,425.00
10.3	Raingarden	110	sq.m	\$125.00	\$13,750.00
10.4	Stacked Rock Wall	90	lin.m	\$300.00	\$27,000.00
10.5	Drainage Outfall Assembly	1	Item	\$15,000.00	\$15,000.00
10.6	Landscape Area	4,875	sq.m	\$15.00	\$73,125.00

10.7	Share User Path	325	lin.m	\$225.00	\$73,125.00
10.8	Public Lighting and Electrical	325	lin.m	\$250.00	\$81,250.00
10.9	Street Trees - 1.8m+ height - 1 per 15m each side of channel	22	item	\$250.00	\$5,416.67
10.10	Park Furniture - Park Bench Seat per 100m path side only	3	item	\$3,500.00	\$11,375.00
10.11	Construction overheads & Management	10%	%	\$384,466.67	\$38,446.67
10.12	Consultants	15%	%	\$384,466.67	\$57,670.00
10.13	Council Fees	3.25%	%	\$384,466.67	\$12,495.17
10.14	Contingency	20%	%	\$384,466.67	\$76,893.33

Source: Casey City Council

July 2021 dollars - Table 11 of the DCP shows values indexed to July 2022 dollars

# OPINION OF COST

## DRAINAGE PIPE WORKS

Item	Description of Works	Unit	Rate
1	<b>DRAINAGE WORKS</b>		
1.1	Drainage Pipe - 525mm dia. RCP CR Backfill	lin.m	\$440.00
1.2	Drainage Pipe - 600mm dia. RCP CR Backfill	lin.m	\$520.00
1.3	Drainage Pipe - 750mm dia. RCP CR Backfill	lin.m	\$620.00
1.4	Drainage Pipe - 1050mm dia. RCP CR Backfill	lin.m	\$720.00

Source: Casey City Council

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# OPINION OF PROBABLE COST



PROJECT: **Collison Family & Community Centre**  
 ARCHITECT: **PROGRAMMED FM**  
 CLIENT: **CITY OF CASEY**  
 PREPARED BY: **H.A.**

DATE: 30/06/23  
 FECA: 1,177  
 UCA: 1,344  
 REV:

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	<b>KINDERGARTEN WORKS</b>				
	Dry Space (FECA) M2	444	\$ 3,000.00	\$ 1,332,300.00	
	Wet Space (FECA) M2	61	\$ 3,800.00	\$ 231,040.00	
	Canopies (UCA) M2	96	\$ 1,500.00	\$ 143,700.00	
	Outdoor Space M2	830	\$ 350.00	\$ 290,500.00	
	<b>CONSULTING (MCH) WORKS</b>				
	Dry Space (FECA) M2	54	\$ 3,000.00	\$ 162,000.00	
	<b>COMMUNITY ROOM WORKS</b>				
	Dry Space (FECA) M2	184	\$ 3,000.00	\$ 551,100.00	
	Wet Space (FECA) M2	29	\$ 3,800.00	\$ 109,440.00	
	Canopies (UCA) M2	59	\$ 1,500.00	\$ 88,350.00	
	Outdoor Space M2	274.6	\$ 300.00	\$ 82,380.00	
	Alfresco M2	10.1	\$ 1,500.00	\$ 15,150.00	
	<b>SHARED ELEMENTS WORKS</b>				
	Dry Space (FECA) M2	370	\$ 3,000.00	\$ 1,108,500.00	
	Wet Space (FECA) M2	36	\$ 3,800.00	\$ 137,180.00	
	Canopies (UCA) M2	12	\$ 1,500.00	\$ 18,000.00	
	<b>Extra Over Items</b>				
	Commercial Kitchens (Say \$30k to \$65k)	ITEM	1	\$ 50,000.00	\$ 50,000.00
	Kitchenette (Joinery & hydraulic services - \$15,000)	ITEM	4	\$ 15,000.00	\$ 60,000.00
	Changing Places Facilities - To New Building (Say \$100k)	ITEM	-	\$ 100,000.00	\$ -
	Additional Fire Stairs	ITEM	-	\$ 30,000.00	\$ -
	Auto Roller Door (2.4 h up to 3.6m l)	NO	5	\$ 2,750.00	\$ 13,750.00
	Electronic Door Access (Price per door)	NO	19	\$ 2,500.00	\$ 47,500.00
	Auto Sliding Doors (up to 3m wide)	NO	2	\$ 7,500.00	\$ 15,000.00
	Operable Wall - (height 2.7 x .9 width - price per panel)	NO	-	\$ 2,000.00	\$ -
	Adverse site conditions - reactive soil, coastal (TBC)	ITEM			\$ -
	Ramps (rising up to 1.5m) Say \$45,000	ITEM	1	\$ 45,000.00	\$ 45,000.00
	CT Metering Allowance	ITEM	1	\$ 25,000.00	\$ 25,000.00
	Active ESD - Allowance	ITEM	1	\$ 250,000.00	\$ 250,000.00
	Grease Trap	ITEM	1	\$ 20,000.00	\$ 20,000.00
	<b>Site Works &amp; External Services</b>				
	Land prep, level out depressions	ITEM	1	\$ 100,000.00	\$ 100,000.00
	Contaminated Soil remediation works	ITEM	1	\$ 70,000.00	\$ 70,000.00
XP	Site Preparation, demolition and clean up	ITEM			
	Demolition of existing structures (\$80/m2 to \$120/m2)	M2			
XR	Roads, Footpaths and Paved Areas	ITEM			
	Carparking Allowance per space	ITEM	52	\$ 5,500.00	\$ 286,000.00
	Vehicle cross cover	ITEM	1	\$ 15,000.00	\$ 15,000.00
XN	Boundary Walls, Fences and Gates	ITEM	1	\$ 100,000.00	\$ 100,000.00
XB	Landscaping and Improvements - Make Good	M2	1172	\$ 100.00	\$ 117,200.00
XL	Outbuildings and Covered Ways	ITEM			-
	Plaza / Entry Space	M2			-
	Child Care/Kindergarten Play Space (Allow \$250-\$300/m2)	M2			-
XK	External stormwater drainage	%		3.0%	90,000
XD	External sewer drainage	%		3.0%	90,000
XW	External water supply	%		3.0%	90,000
XG	External gas reticulation	%		3.0%	90,000
XF	External fire protection	%		3.0%	40,000
XE	External light & power	%		3.0%	90,000
XC	External communications	%		3.0%	90,000
	Balance of funds / rounding	ITEM			-

<b>SUB-TOTAL</b>			\$	6,064,090
DAYWORKS	-	%	\$	50,000
DESIGN VARIABLE	3.00	%	\$	182,000
COST ESCALATION TO TENDER (Say 6.0% p.a.)	6.00	%	\$	364,000
COST ESCALATION DURING CONSTRUCTION	10.00	%	\$	606,000
CONTRACT CONTINGENCY	10.00	%	\$	606,000
PROFESSIONALS FEES	8.00	%	\$	485,000
SERVICE LEVEL COMPLIANCE UPGRADE	-	%	\$	-
DECANTING / RELOCATION COSTS (TBC)	ITEM		\$	-
RELOCATABLE   TEMPORARY FACILITIES (TBC)	ITEM		\$	-
LOOSE FURNITURE & EQUIPMENT   AV   ICT	ITEM		\$	400,000

**ANTICIPATED PROJECT COST (EXCLUDING GST)** **\$ 8,757,090**

(Fixed Price Contract Commencing July 2023)

PUBLIC ART ALLOWANCE 1.00 % **SAY \$ 87,571**  
**8,840,000**

## EXCLUSIONS

Adverse market conditions  
 Abnormal ground conditions  
 Non statutory signage  
 Removal of hazardous materials  
 Site constraints are not known at the time of this estimate and assumes 'reasonable' building conditions.  
 Allow escalation of 6% per year from date of estimate  
 Costs noted above exclude any GST allowance.  
 Relocation or temporary facilities  
 Carparking indicative only actual requirements to be confirmed with planning  
 Land Acquisition Costs

## APPENDIX C DRAINAGE PLAN

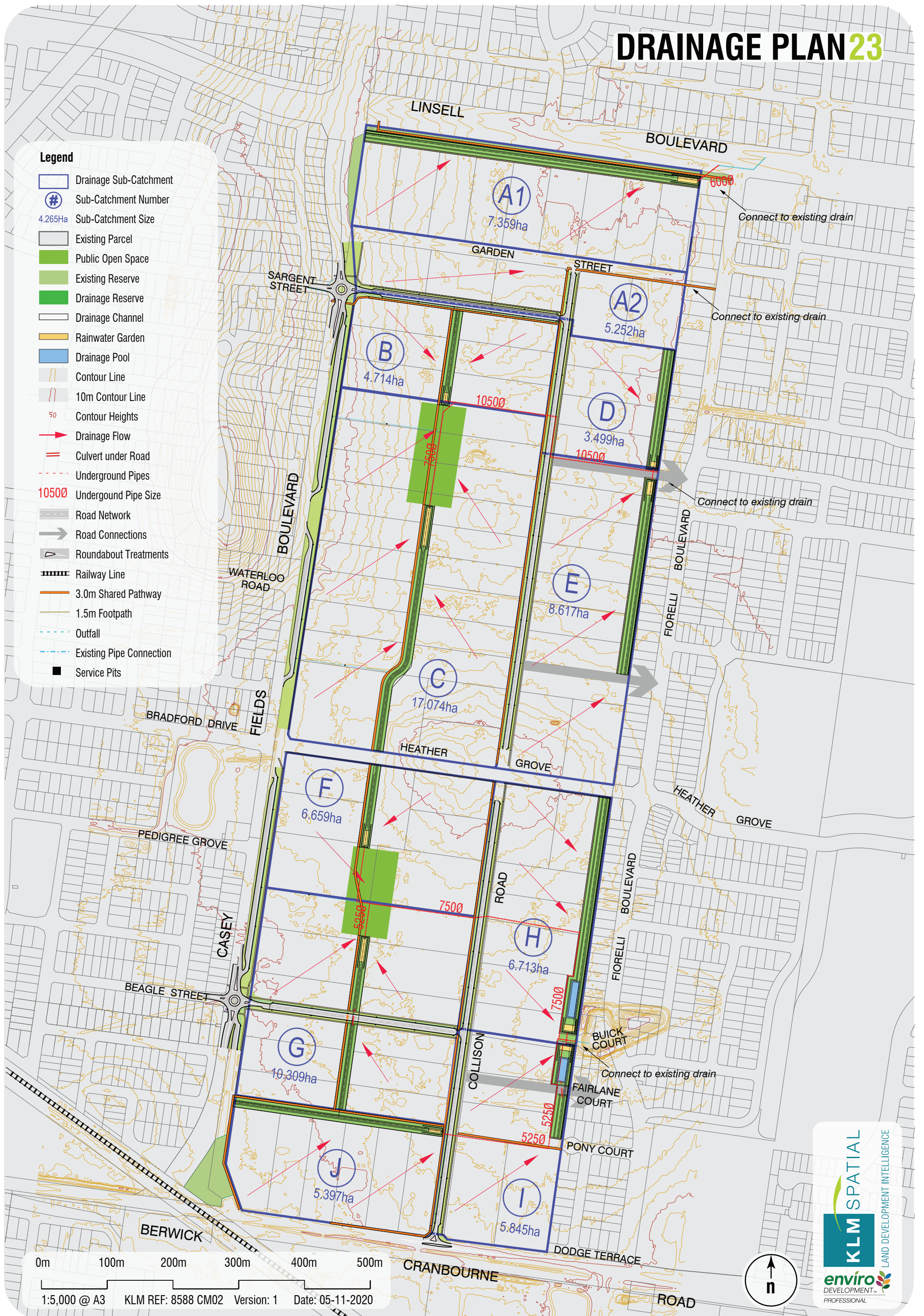
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# DRAINAGE PLAN<sup>23</sup>

## Legend

- Drainage Sub-Catchment
- # Sub-Catchment Number
- 4.265Ha Sub-Catchment Size
- Existing Parcel
- Public Open Space
- Existing Reserve
- Drainage Reserve
- Drainage Channel
- Rainwater Garden
- Drainage Pool
- Contour Line
- 10m Contour Line
- 50 Contour Heights
- Drainage Flow
- Culvert under Road
- Underground Pipes
- 10500 Underground Pipe Size
- Road Network
- Road Connections
- Roundabout Treatments
- Railway Line
- 3.0m Shared Pathway
- 1.5m Footpath
- Outfall
- Existing Pipe Connection
- Service Pits



## APPENDIX D IN-01 – LINSELL BOULEVARD AND CASEY FIELD BOULEVARD INTERSECTION

The Cranbourne East DCP funds the construction of a 4-way signalised intersection at Linsell Boulevard and Casey Fields Boulevard, based on a plan prepared in 2010 (RD-10 in the Cranbourne East DCP). The plan provided DCP funding for signalisation and works primarily on the east and west approaches. The north and south approach works were limited to stubs. Since that DCP was prepared:

- Planning standards for intersection design have changed;
- Planning for Collison Estate has progressed;
- Planning has commenced for Croskell PSP to the North; and
- The intersection has not been constructed.

This DCP updates the scope and extent of the intersection works to meet the current standards and future proof the intersection design so that it can suitably meet the needs of surrounding precincts.

The cost apportioned to this DCP is the cost of the minor additional works needed to accommodate movements generated by Collison Estate when compared with the scope of works already funded by the Cranbourne East DCP. This was determined by reference to two new FLPs prepared by Traffix Group to reflect current planning standards.

The DCP item has been designed to enable future connections to Croskell PSP but does not fund those future works.

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