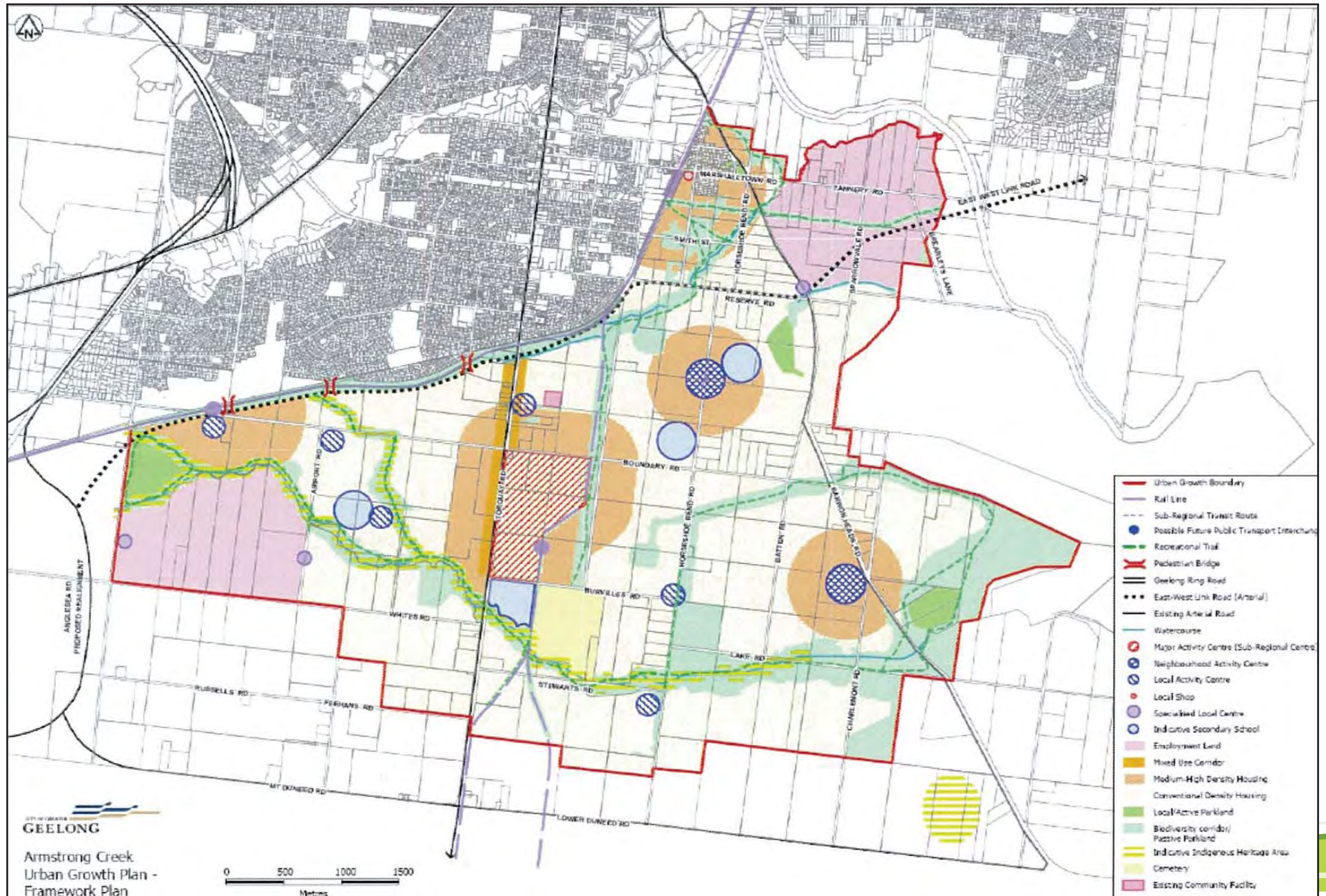


APPENDIX 1

FRAMEWORK PLAN



APPENDIX 3

INFRASTRUCTURE DESCRIPTION

Service	Facility	Responsible Agency	Service / Infrastructure Description
Community & Health Services	Community Complex	CoGG	Provision of various size community facilities which may comprise any of the following: community centre, maternal child health, youth, community meeting space
	Health Centres	DHS / Barwon Health	Provision of various size health facilities, doctor's rooms, private and public health
Education	Primary	DEECD & Private	Provision of grades P - 6 on a 3.5ha and 3ha for public and private schools respectively.
	Secondary	DEECD & Private	Provision of grades 7 - 12 on an 8.4ha and 7ha for public and private schools respectively.
	Senior Secondary	DEECD & Private	Provision of one Public Senior Secondary School and / or TAFE facility located within the Major Activity Centre (8ha site)
Arts & Culture	Neighbourhood Halls	CoGG	Provision of flexible community space used for performing arts and cultural, and general community activities and programs.
Emergency Services	CFA	DoJ - CFA	Provision of administration, truck sheds and training facilities within an emergency services hub.
	Police	DoJ - Victoria Police	Provision of administration, carparking and training facilities within an emergency services hub.
	Ambulance	DoJ - Ambulance Victoria	Provision of administration, ambulance sheds and training facilities within an emergency services hub.
Sports & Recreation	Active Open Space	CoGG	Provision of parkland set aside for the specific purpose of formal recreational sports for the community
	Football / Cricket	CoGG	Joint use ovals for sports such as cricket, football and soccer.
	Netball	CoGG	Asphalt netball courts allocated at approximately one per ovals
	Soccer	CoGG	Joint use pitches for sports such as soccer and hockey, including several synthetic pitches.
	Hockey	CoGG	Specialty synthetic pitches for hockey and other compatible uses.
	Tennis Complex	CoGG	Provision of two 18 court tennis complexes, including pavilion and seating
	Community Pavilions	CoGG	Provision of a new sports pavilion model that services not only sports groups but also various community groups and public meetings. The Community Pavilions will include three sizes at Local, Neighbourhood and Regional scales and include meeting space, kitchens, change rooms and extensive storage.
	Toilet Blocks	CoGG	Provision of toilet facilities, including minor storage, that service active open space as close proximity activity centres.
	Multi Purpose Stadiums	CoGG	Provision of two court basketball stadiums at a neighbourhood level, with a large 4 court stadium located within the Major Activity Centre. These facilities will include change rooms, administration and flexible space for gymnastics, playgroups and community events.
	Senior Recreation Reserves - Lawn Bowls	CoGG	Provision of two synthetic greens on active open space. These reserves will be co-located with joint use community complexes or community pavilions.
	Athletics Track & Field	CoGG	Provision of a regional standard athletic running track, as well as various track and field facilities
Aquatic Centre	CoGG	Provision of indoor olympic swimming pool, gym, spa / sauna, outdoor play area and administration building	

APPENDIX 3

INFRASTRUCTURE DESCRIPTION

Service	Facility	Responsible Agency	Service / Infrastructure Description
Integrated Water Cycle Management	Potable Water	Barwon Water	Provision of trunk water main assets > 150mm is size, including pressure reducing valves.
	Sewerage	Barwon Water	Provision of trunk sewer main assets > 225mm is size, including pump stations.
	Stormwater	CoGG	Provision of stormwater and flood management infrastructure, including but not limited to, retarding basins wetlands, trunk drainage pipes and open channels / streams.
	Recycled Water	Barwon Water / Private	Provision of various recycled water options including third pipe schemes, rainwater tanks and water harvesting.
Movement & Access	Arterial Roads	VicRoads	Provision of major roadways that carry large volumes of traffic within and external to the growth area (eg: > 10,000 vehicles per day). These roads are access controlled and may be both single carriageway or duplicated roadways.
	Collector Roads	VicRoads	Provision of moderate level roadways within the development that carry modest traffic volumes (eg: < 10,000 vehicles per day). These are single carriageway roads that include parking, footpaths and act as the primary public transport route.
	Recreation Paths - Pedestrian & Cycle	CoGG	Provision of both on-road and off-road pedestrian and cycle paths that connect different neighbourhoods and places of interest across the growth area (eg: school, activity centre and railway stations)
	Railway Overpasses - Pedestrian & Cycle	CoGG / DoT	Provision of new pedestrian / cycle bridges across the existing Geelong-Warrnambool railway line. These bridges will connect the new Armstrong Creek community to the existing suburbs of Waurm Ponds, and Grovedale.
	Public Transport - Railway Stations	DoT	Provision of a major park and ride railway station (north and south of the railway line) in the west of the growth area, a major activity centre railway station and an upgrade of the existing Marshall station to include modest park and ride facilities and improved amenity..
	Public Transport - Rail	DoT	Provision of 4.6km of new heavy rail connection through the middle of the Armstrong Creek Growth Area, that would continue further south to Torquay. The line would include two road underpasses and one creek bridge.
	Public Transport - Bus	DoT	Provision of local and interchange bus services that provide local public transport for the new community, including links to major growth area facilities and railway station.
Energy	Electricity	Powercor	Provision of feeder power line infrastructure, including augmentation of relevant sub-stations and terminal stations,
	Gas	SP AusNet	Provision of natural gas supply mains to within 1.5 kms from transmission pipeline.
Communication	Telecommunications	Telstra / Private	Provision of telecommunication infrastructure from major interchange stations to agreed neighbourhood interchanges

APPENDIX 4

INFRASTRUCTURE DESIGN PRINCIPLES

Service	Facility	Strategic Location	Responsible Agency	Design Principles			
				Location	Amenity	Accessibility	Sustainability
Community & Health Services	Community Complex	Local, Neighbourhood and Major Activity Centre	CoGG	Health Services and Activity Centre	Multiple tenants, large scale storage, shared resources, public meeting space, high tech focus	Strong DDA access requirements, located on primary bus route, complex manager to maintain easy access, crime prevention design	Shared resources, links with transports interchanges, sustainable and smart building design, facility manager
	Health Centres	Local, Neighbourhood and Major Activity Centre	DHS / Barwon Health	Community Complex and Activity Centre	Multiple tenants, shared resources, one-stop health services	Strong DDA access requirements, located on primary bus route, complex manager to maintain easy access, crime prevention design	Shared resources, links with transports interchanges, smart building design
Education	Primary	Local and Neighbourhood	DEECD & Private	Activity Centre	Shared resources, off-street traffic loop, visitor parking,	Off-street traffic loop	Sustainable building design, passive design, water harvesting
	Secondary	Local and Neighbourhood	DEECD & Private	Active Open Space, Multi purpose stadium	Shared resources between other schools and the public,	Off-street bus loop / parking, visitor parking,	Sustainable building design, passive design, water harvesting
	Senior Secondary	Major Activity Centre	DEECD & Private	TAFE, Major Activity Centre, Transport Hub, Multi Purpose Stadium, Aquatic Complex	Shared resources between other schools and the public, off-street bus loop / parking, visitor parking, high tech focus	links / integration with Deakin	Sustainable building design, passive design, water harvesting
Arts & Culture	Neighbourhood Halls	Local, Neighbourhood and Major Activity Centre	CoGG	Community Complex and Activity Centre	Multiple tenants, large scale storage, shared resources,	Open to all age and interest groups	Shared resources, links with transports interchanges, smart building design, facility manager
Emergency Services	CFA	Cnr Surf Coast Hwy and Boundary Road	DoJ - CFA	Major Arterial Road (two sides)	Emergency services hub, joint use facilities	Part of the primary bus route, priority access intersection / traffic signals	Sustainable building design, joint use of facilities, water harvesting for CFA training
	Police	Cnr Surf Coast Hwy and Boundary Road	DoJ - Victoria Police	Major Arterial Road (two sides)	Emergency services hub, joint use facilities	Part of the primary bus route, priority access intersection / traffic signals	Sustainable building design, joint use of facilities, water harvesting for CFA training
	Ambulance	Cnr Surf Coast Hwy and Boundary Road	DoJ - Ambulance Victoria	Major Arterial Road (two sides)	Emergency services hub, joint use facilities	Part of the primary bus route, priority access intersection / traffic signals	Sustainable building design, joint use of facilities, water harvesting for CFA training
Sports & Recreation	Active Open Space	Total Growth Area	CoGG	Waterways, Education and Activity Centres	Attractive landscaping, 400m walkable catchments, well design facility location (sports grounds surrounding pavilions)	Integrated pathways (pedestrian and cycle), traffic loop road, carparking, easy walking distance from homes (400m / 5 mins), part of the primary bus route	Sustainable water supply, drought tolerant landscaping and turfs, water harvesting, efficient irrigation systems
	Football / Cricket	Total Growth Area	CoGG	Education, Activity Centres and Transport Hubs	Participant and spectator seating / shade	Spread across a variety of active reserves, close to schools, open access for the public	Sustainable water supply, drought tolerant landscaping and turfs, water harvesting, efficient irrigation systems
	Netball	Total Growth Area	CoGG	Education and Activity Centres	Participant and spectator seating / shade	Spread across a variety of active reserves, close to schools, open access for the public	Combination of turf and synthetic playing surfaces
	Soccer	Total Growth Area	CoGG	Education, Activity Centres and Transport Hubs	Participant and spectator seating / shade	Spread across a variety of active reserves, close to schools, synthetic surfaces have fencing and restricted access.	Sustainable water supply, drought tolerant landscaping and turfs, water harvesting, efficient irrigation systems, combination of turf and synthetic playing surfaces
	Hockey	Total Growth Area	CoGG	Education, Activity Centres and Transport Hubs	Participant and spectator seating / shade	Close to schools, synthetic surfaces have fencing and restricted access.	Synthetic surfaces, flexibility with soccer joint use
	Tennis Complex	East and West Regional Active Open Space	CoGG	Education, Activity Centres and Transport Hubs	Participant and spectator seating / shade, feature courts with grand stand, suitable for large competition	Commercially run, facility manager, onsite junior development programs	Sustainable building design, links with transport hubs, commercially run
	Community Pavilions	Total Growth Area	CoGG	Education, Activity Centres and Transport Hubs	Multiple tenants, large scale storage, shared resources, multi function entertainment space, kitchen, changing rooms	Strong DDA access requirements, crime prevention design, complex manager at large sites	Shared resources, links with transports interchanges, smart building design, design to meet current and future users
	Toilet Blocks	Total Growth Area	CoGG	Activity Centres and Active Open Space	Easy to clean, minor storage, public all-hours access	Strong DDA access requirements, crime prevention design	Water efficient fixtures, easy cleaning
	Multi Purpose Stadiums	Neighbourhood	CoGG	Education, Activity Centres and Transport Hubs	Multiple tenants, large scale storage, shared resources, small kitchen, changing rooms	Strong DDA access requirements, crime prevention design	Links with transports interchanges, sustainable building design
	Senior Recreation Reserves - Lawn Bowls	Neighbourhood / Local	CoGG	Community Complex, Activity Centres and Transport Hubs	Shared building facilities with Community Complex or Community Pavilion	Strong DDA access requirements, crime prevention design, part of the primary bus route	Links with transports interchanges, close proximity to high density housing / retirement villages
	Athletics Track & Field	TBC	CoGG	Education, Activity Centres and Transport Hubs	Attractive landscaping, 400m walkable catchments, well design facility location (sports grounds surrounding pavilions)	Integrated pathways (pedestrian and cycle), traffic loop road, carparking, easy walking distance from homes (400m / 5 mins), part of the primary bus route	Sustainable water supply, drought tolerant landscaping and turfs, water harvesting, efficient irrigation systems
	Aquatic Centre	Major Activity Centre	CoGG	Major Activity Centre and Transport Hubs	Swimming pools, gym, large scale storage, small kitchen, changing rooms	Strong DDA access requirements, crime prevention design	Sustainable water supply and management

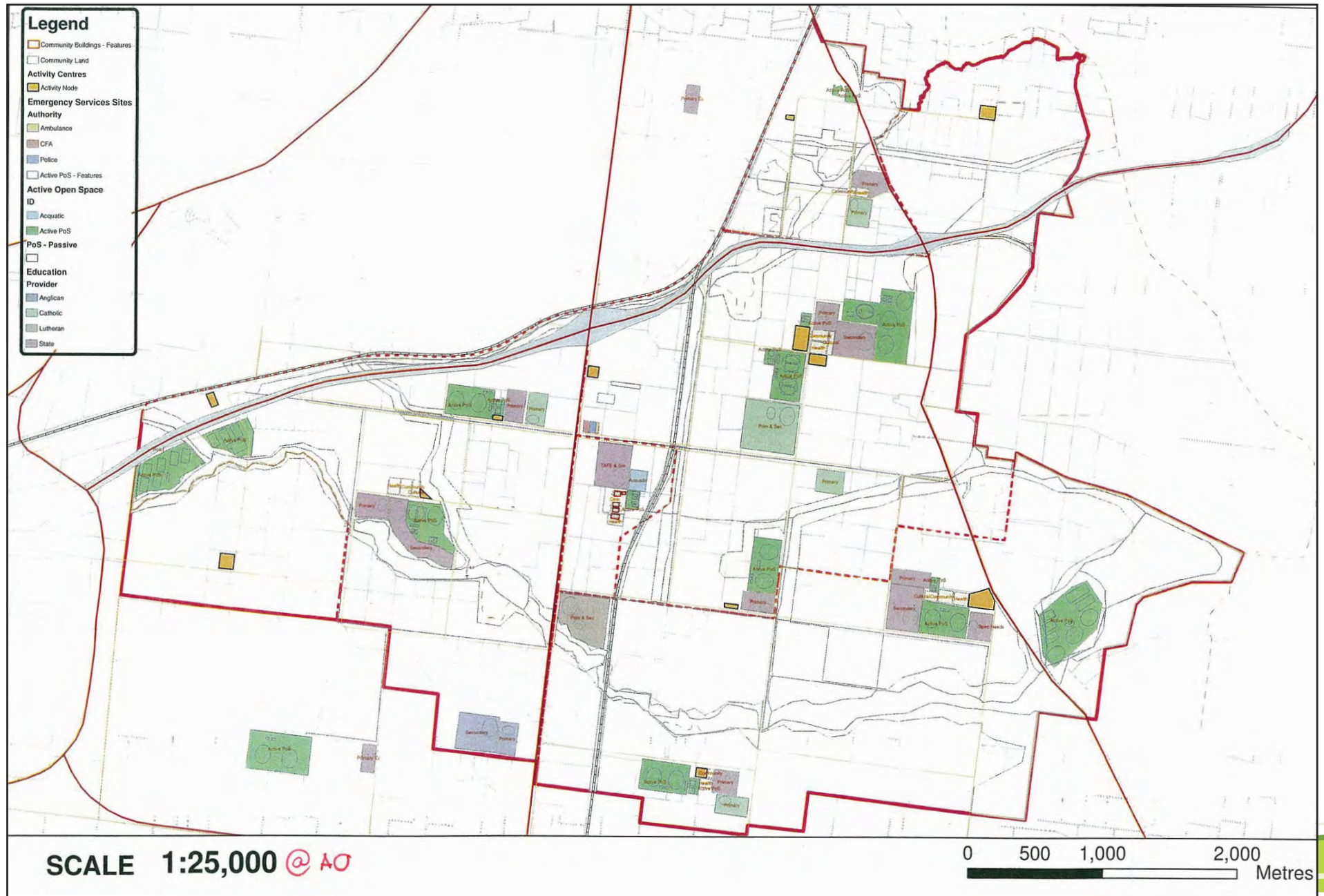
APPENDIX 4

INFRASTRUCTURE DESIGN PRINCIPLES

Service	Facility	Strategic Location	Responsible Agency	Design Principles			
				Location	Amenity	Accessibility	Sustainability
Integrated Water Cycle Management	Potable Water	Total Growth Area - Road Reserves	Barwon Water	Within road reserves, open space, limit need for dedicated reserves, where possible locate pump stations and critical assets with open space	Infrastructure (particularly pump stations, valves, etc) integrated into the urban landscape, minimise visual impact	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	Water efficient fixtures and appliances, community education, drought tolerant landscaping and turfs, water harvesting, efficient irrigation systems
	Sewerage	Total Growth Area - Valleys / Open Space	Barwon Water	Within road reserves, open space, limit need for dedicated reserves, where possible locate pump stations and critical assets with open space	Infrastructure (particularly pump stations, valves, etc) integrated into the urban landscape, minimise visual impact, consider location of odour vents	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	Household and Industry grey water systems
	Stormwater	Road Reserves and Open Space	CoGG	Within road reserves, open space, limit need for dedicated narrow reserves, co-locate wetlands within irrigate open space	Integrate stormwater assets into urban landscape, enhance potential for passive recreational use, water bodies meet appropriate safety and functionality requirements	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and open space	WSUD, water harvesting, design consideration of downstream Ramsar wetland, appropriate design and use of drainage reserves (open space)
	Recycled Water	TBC	Barwon Water / Private	Within road reserves, open space, limit need for dedicated reserves, where possible locate pump stations and critical assets with open space	Infrastructure (particularly pump stations, valves, etc) integrated into the urban landscape, minimise visual impact, possible localised treatment facilities to consider abutting landuse and public amenity	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	Reduced greenhouse gas, education of proper use
Movement & Access	Arterial Roads	Framing the total growth area (Surf Coast Hwy, Angelsea Rd, Barwon Heads Road, EW Link Rd and Mt. Dunreed Rd)	VicRoads	Located on the outer edge of the growth area (3 - 3.5km grid)	3.5m traffic lanes, signalised intersections, future diamond interchanges at crossing of two arterial roads, 2m wide on-road bike lanes, attractive landscaping and street trees	Access controlled roadway, limited number of intersections to improve performance, developer provide services roads (where appropriate), high standard pedestrian crossings at intersections	YSRD, minimised environmental footprint, native vegetation offset strategy
	Collector Roads	800m Grid - Total Growth Area	VicRoads	800m grid, locate large traffic demand landuses (Sports Grounds, Schools, Community Complexes)	Minimum 3.5m traffic lanes, carparking lanes, high standard pedestrian environments, 1.5m wide on-road bike lanes, attractive landscaping and street trees	Driveway access, limited number of intersections to improve performance, high standard pedestrian crossings at intersections (or where required), act as the primary bus route	YSRD, minimised environmental footprint, native vegetation offset strategy, integrate with Armstrong Creek "walkability" initiatives
	Recreation Paths - Pedestrian & Cycle	Total Growth Area	CoGG	"Web" network, linking key places of interest (community, shopping, schooling and recreation facilities), located within open space, road and drainage reserves	Minimum 3m off-road shared path and 2.5m nature strip shared path, located with attractive landscape and open space environments	Provide links to Armstrong Creek major community, recreation and activity centres, high standard pedestrian crossings at intersections (or where required), provide links to public transport routes and hubs	Use of recycled materials, large scale staged delivery (establish early use), minimise conflict with environmental sensitive areas
	Railway Overpasses - Pedestrian & Cycle	Between the growth area and Waurn Ponds / Grovedale	CoGG / DoT	At appropriate integration points with Waurn Ponds and Grovedale communities	Minimum 3m shared path	Maintain appropriate ramp grades (DDA compliance), crime prevention design, link to important community facilities (railway stations, open space, schools, etc)	???
	Public Transport - Railway Stations	As per growth area Framework Plan	DoT	New Armstrong Creek West and Central stations, and upgrade of Marshall Station.	Active station precinct, all hours public access across rail corridor, integrated design with activity centres, creation of transport hub (rail, bus, taxi, carparking, local shopping)	Strong DDA access requirements, located on primary bus route, crime prevention design	Early delivery, sustainable and smart building design,
	Public Transport - Rail	As per growth area Framework Plan	DoT	Western side of Barwarre Road, running south between Lutheran School and Crematorium	20 - 40m wide reservation (dependent of earthworks requirements), grade separate with intersecting roads, landscaping and appropriate screening	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to rail corridor, allowance for future grade separate of intersecting collector roads.	Use of recycled materials, minimise conflict with environmental sensitive areas (eg: Armstrong Creek waterway), native vegetation offset strategy
Energy	Public Transport - Bus	TBC	DoT	Collector roads for primary bus route, with links to three future railway stations (transport hubs)	Early provision of regular bus services, quality interchange points, high visibility bus stops / shelters	400m walkable catchment to closest bus route, links to transport interchanges / hubs	Low emissions buses, early delivery of services
	Electricity	Total Growth Area	Powercor	Within road reserves and some open space areas	Infrastructure (particularly sub stations, towers, etc) integrated into the urban landscape, minimise visual impact	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	Encourage household use of solar energy (water water and power), passive building design to reduce heating and cooling
	Gas	Total Growth Area	SP AusNet	Within road reserves and some open space areas	Infrastructure (particularly sub stations, towers, etc) integrated into the urban landscape, minimise visual impact	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	sustainable construction principle (materials, energy use, etc)
Communication	Telecommunications	Total Growth Area	Telstra / Private	Within road reserves and some open space areas	Infrastructure (particularly sub stations, towers, etc) integrated into the urban landscape, minimise visual impact	Design should consider operational access needs and allowance for potential upgrade / expansion, consider interaction with public and limiting access to critical assets	Deliver high quality optic fibre to the premises

APPENDIX 5

ARMSTRONG CREEK: SOCIAL STRUCTURE - INDICATIVE LOCATION MAP



APPENDIX 9

INFRASTRUCTURE ESTIMATED COSTS, FUNDING AGENT AND APPORTIONMENT

Service	Facility	No.	Units	Estimated Cost \$M	Funding Agent (% and \$M)								Comments			
					Developer	CoGG	State	State / Federal	Private	Authority						
Community & Health Services	Community Complex	8	Complex	73	100%	73	0%	0	0	0	0	0	0	1 Major, 3 neighbourhood and 4 local complexes		
	Health Centres	8	Complex	38	0%	0	50%	19	0	50%	19	0	0	1 Major, 3 neighbourhood and 4 local centres		
	Citizens Halls	3	Site	23	100%	23	0%	0	0	0%	0	0	0	3 neighbourhood centres		
				134	54%	73	0%	0	14%	19	0%	0	14%	19	0%	0
Education	Primary	14	Site	170	0%	0	0%	0	58%	98	0	42%	72	8 state (including special needs) and 6 private		
	Secondary	5	Site	157	0%	0	0%	0	60%	94	0	40%	63	3 state and 2 private		
	Senior Secondary	1	Site	55	0%	0	0%	0	100%	55	0	0	0	state		
				382	0%	0	0%	0	65%	247	0%	0	35%	135	0%	0
Emergency Services	CFA	1	Site	4	0%	0	0%	0	100%	4	0	0	0			
	Police	1	Site	7	0%	0	0%	0	100%	7	0	0	0			
	Ambulance	1	Site	5	0%	0	0%	0	100%	5	0	0	0			
				16	0%	0	0%	0	100%	16	0%	0	0%	0	0%	0
Sports & Recreation	Active Open Space	110	Ha	74	100%	74	0%	0	0	0	0	0	0	To be confirmed during PSP, including passive open space allocation.		
	Football / Cricket	13	Ovals	15	100%	15	0%	0	0	0	0	0	0			
	Netball	2	Courts	2	100%	2	0%	0	0	0	0	0	0			
	Soccer	10	Pitches	5	100%	5	0%	0	0	0	0	0	0			
	Hockey	2	Pitches	3	100%	3	0%	0	0	0	0	0	0			
	Tennis Complex	2	18 Court Complex	7	100%	7	0%	0	0	0	0	0	0			
	Community Pavilions	9	Pavillions	28	60%	17	30%	8	0	10%	3	0	0	These facilities will provide service to the broader Geelong region		
	Toilet Blocks	15	Sites	2	100%	2	0%	0	0	0	0	0	0			
	Multi Purpose Stadiums	4	Stadium	21	60%	13	30%	6	0	10%	2	0	0	These facilities will provide service to the broader Geelong region		
	Senior Recreation Reserves - Lawn Bowls	3	2 Green Reserve	3	100%	3	0%	0	0	0	0	0	0			
Athletics Track & Field	1	Complex	3	50%	2	40%	1	0	10%	0	0	0	These facilities will provide service to the broader Geelong region			
Aquatic Centre	1	Complex	21	10%	2	60%	13	0	30%	6	0	0	These facilities will provide service to the broader Geelong region			
				184	78%	144	15%	29	0%	0	6%	12	0%	0	0%	0
Integrated Water Cycle Management	Potable Water	1	Item	34	0%	0	0%	0	0	0	100%	34	0	Truck servicing for total urban growth area.		
	Sewerage	1	Item	49	0%	0	0%	0	0	0	100%	49	0	Truck servicing for total urban growth area.		
	Stormwater	-	NA	TBC	100%	0	0%	0	0	0	0	0	0	Includes flood mitigation, retarding basins and water quality treatment		
	Recycled Water	-	NA	TBC	0%	0	0%	0	0	0	0	0	0	Possible combination of authority, public and private funding		
				83	0	0	0	0	0	0	0	0	83			
Movement & Access	Arterial Roads - New	7.8	km	TBC	65%	0	0%	0	0	0	35%	0	0	East West Link Road.		
	Arterial Roads - Upgrade	-	km	TBC	0%	0	0%	0	0	0	100%	0	0	Surf Coast Hwy, Barwon Heads Rd and Mt Duneed / Lower Dunned Rd		
	Collector Roads	60	km	TBC	100%	0	0%	0	0	0	0	0	0			
	Recreation Paths - Pedestrian & Cycle	58	km	TBC	90%	0	0%	0	0	10%	0	0	0			
	Railway Overpasses - Pedestrian & Cycle	4	No.	10	0%	0	50%	5	0	50%	5	0	0			
	Public Transport - Railway Stations	3	No.	130	0%	0	0%	0	0	100%	130	0	0	New Armstrong Creek West (\$70m) and Central (\$50m) stations, and upgrade of Marshall Station (\$10m). Estimate based on Victoria Transport Plan 2009 and new station costs.		
	Public Transport - Rail	4.6	km	50	0%	0	0%	0	0	100%	50	0	0	New north-south transit corridor (4.6 km within CoGG). Includes two road bridges and one creek bridge.		
Public Transport - Bus	-	NA	TBC	0%	0	0%	0	0	0	0	0	0	Bus services and related infrastructure			
				190	0	5	0	0	185	0	0	0	0			
Energy	Electricity	-	NA	FNP	0%	0	0%	0	0	0	100%	0	0	Truck servicing for total urban growth area.		
	Gas	-	NA	FNP	0%	0	0%	0	0	0	100%	0	0	Truck servicing for total urban growth area.		
				0	0	0	0	0	0	0	0	0	0			
Communication	Telecommunications	-	NA	TBC	0%	0	0%	0	0	0	100%	0	0			
				0	0	0	0	0	0	0	0	0	0			
GRAND TOTAL (\$M)				989	240	34	282	197	154	83						

* All costs and funding figures have been rounded to the nearest million
 * FNP - Figures Not Provided
 * TBC - To Be Confirmed (estimates and / or planning work is still to be completed)

APPENDIX 10

INFRASTRUCTURE DELIVERY - 4 YEAR PHASING

Service	Facility	No.	Units	Estimated Cost \$M	Delivery Phasing (units / \$M)								Unit Triggers by Residential Lots ^	Comments		
					2010 - 13		2014 - 17		2018 - 21		2022 - 25				2026 - 29	
Community & Health Services	Community Complex	8	Complex	73	3	27	2	18	2	18	1	9	0	0	2,500	
	Health Centres	8	Complex	38	3	14	2	10	2	10	1	5	0	0	2,500	
	Citizens Halls	3	Complex	23	1	8	1	8	1	8	0	0	0	0	6,000	
				134	49		35		35		14		0			
Education	Primary	14	Site	170	2	24	4	49	3	36	3	36	2	24	1,500	8 state (including one special needs) and 6 private
	Secondary	5	Site	157	1	31	1	31	1	31	1	31	1	31	4,000	3 state and 2 private
	Senior Secondary	1	Site	55	0	0	0	0	1	55	0	0	0	0	10,000	state
				382	56		80		123		68		56			
Emergency Services	CFA	1	Site	4	0	0	0	0	1	4	0	0	0	0	8,000	
	Police	1	Site	7	0	0	0	0	1	7	0	0	0	0	8,000	
	Ambulance	1	Site	5	0	0	0	0	1	5	0	0	0	0	8,000	
				16	0		0		16		0		0			
Sports & Recreation	Active Open Space	113	Ha	74	20	13	30	20	30	20	20	13	13	9	As Required	Exact location and dimensions to be confirmed during PSP process Includes 3 joint use football / soccer ovals (2 soccer pitches per oval) Total of 16 soccer pitches for the whole growth area (refer football / cricket ovals)
	Football / Cricket	16	Ovals	15	3	3	3	3	4	4	3	3	3	3	1,500	
	Netball	24	Courts	2	3	0	3	0	12	1	3	0	3	0	1,000	
	Soccer	10	Pitches	5	2	1	2	1	3	2	2	1	1	1	2,000	
	Hockey	2	Pitches	3	0	0	2	3	0	0	0	0	0	0	4,000	
	Tennis Complex	2	18 Court Complex	7	0	0	1	4	0	0	1	4	0	0	6,000	
	Community Pavillions	9	Pavillions	28	2	6	2	6	2	6	2	6	1	3	2,000	
	Toilet Blocks	15	Sites	2	3	0	3	0	4	1	3	0	2	0	1,500	
	Multi Purpose Stadiums	4	Stadium	21	1	5	1	5	0	0	1	5	1	5	4,000	
	Senior Recreation Reserves - Lawn Bowls	3	2 Green Reserve	3	1	1	1	1	1	1	0	0	0	0	6,000	
Athletics Track & Field	1	Complex	3	0	0	0	0	1	3	0	0	0	0	15,000		
Aquatic Centre	1	Complex	21	0	0	0	0	0	0	0	0	1	21	20,000		
				184	30		43		37		33		42			
Integrated Water Cycle Management	Potable Water	100	%	34	45	15	45	15	10	3	0	0	0	0	As Required	Truck servicing for total urban growth area.
	Sewerage	100	%	49	45	22	45	22	10	5	0	0	0	0	As Required	Truck servicing for total urban growth area.
	Stormwater	100	%	TBC	25	0	25	0	25	0	20	0	5	0	As Required	
	Recycled Water	100	%	TBC	45	0	40	0	15	0	0	0	0	0	As Required	
				83	37		37		8		0		0			
Movement & Access	Arterial Roads - New	7.8	km	TBC	3.8	0	0	0	0	0	4	0	0	0	As Required	East West Link Road
	Arterial Roads - Upgrade	100	%	TBC	5	0	15	0	40	0	25	0	15	0	As Required	Surf Coast Hwy, Barwon Heads Rd and Mt Duneed / Lower Dunned Rd
	Collector Roads	60	km	TBC	10	0	25	0	20	0	5	0	0	0	As Required	
	Recreation Paths - Pedestrian & Cycle	58	km	TBC	5	0	20	0	18	0	10	0	5	0	As Required	
	Railway Overpasses - Pedestrian & Cycle	4	No.	10	0	0	1	3	1	3	1	3	1	3	As Required	
	Public Transport - Railway Stations	3	No.	130	1	43	1	43	0	0	0	0	1	43	5,000	New Armstrong Creek West and Central stations, and upgrade of Marshall Station. Note - Armstrong Creek West station delivered in two stages
	Public Transport - Rail	4.6	km	50	0	0	0	0	0	0	0	0	5	50	20,000	New north-south rail corridor (4.6 km within CoGC)
Public Transport - Bus	100	%	TBC	25	0	35	0	30	0	10	0	0	0	ASAP	Bus services and related infrastructure	
				190	43		46		3		3		96			
Energy	Electricity	100	%	FNP	30	0	25	0	20	0	15	0	10	0	As Required	Truck servicing for total urban growth area.
	Gas	100	%	FNP	30	0	25	0	20	0	15	0	10	0	As Required	Truck servicing for total urban growth area.
				0	0		0		0		0		0			
Communication	Telecommunications	100	%	TBC	25	0	25	0	25	0	15	0	10	0	As Required	
				0	0		0		0		0		0			
GRAND TOTAL (\$M)				989	216		242		222		117		193			

^ Triggers for delivery of each infrastructure unit at based on a total of 22,00 residential lots for the total growth area.

* All costs and funding figures have been rounded to the nearest million

* FNP - Figures Not Provided

* TBC - To Be Confirmed (estimates and / or planning work is still to be completed)

APPENDIX 11

AGENT INFRASTRUCTURE FUNDING CONTRIBUTIONS - 4 YEAR PHASING

Funding Agent	Estimated Contribution \$M #	Delivery Phasing (units / \$ M)										Comments
		2010 - 13		2014 - 17		2018 - 21		2022 - 25		2026 - 29		
Developer	240	25%	60	27%	64	24%	59	15%	37	8%	19	Equates to approx. \$11,000 / residential lot
CoGG	34	10%	3	14%	5	13%	4	14%	5	49%	16	
State Government	282	14%	40	18%	52	41%	116	15%	42	12%	33	Costs only include Health, Education and Emergency Services
State / Federal Gov't	197	23%	44	23%	46	1%	2	1%	2	52%	102	
Private Sector	154	19%	30	25%	38	21%	33	20%	30	15%	23	Cost only include Barwon Water infrastructure
Service Authority	83	45%	37	45%	37	10%	8	0%	0	0%	0	
GRAND TOTAL (\$M)	989		216		242		222		117		193	

Contribution only includes infrastructure items that have "estimate costs" nominated / provided.

* All costs and funding figures have been rounded to the nearest million