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JETTY ROAD URBAN GROWTH AREA STAGE 2

DEVELOPMENT CONTRIBUTIONS PLAN

CITY OF GREATER GEELONG | OCTOBER 2023



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FILE

Jetty Road Stage 2 DCP October 2023

VERSION

1.2

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1. INTRODUCTION

1.1. BACKGROUND

This Jetty Road Stage 2 Development Contributions Plan (DCP) has been developed to formalise the funding of shared infrastructure to support the development of the Jetty Road Stage 2 precinct (the **Precinct**) in Curlewis.

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 contribution plans”.

Improved social, economic, environmental and urban design outcomes are achieved through the provision of infrastructure early in the life of a new development. The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in future residential areas such as Jetty Road.

1.2. THE DCP AREA

The Precinct forms part of the Jetty Road Urban Growth Area, within the City of Greater Geelong, and is primarily bounded by McDermott Road to the west, Portarlington Road to the south and existing residential development (that is, the Jetty Road Stage 1 area) to the east.

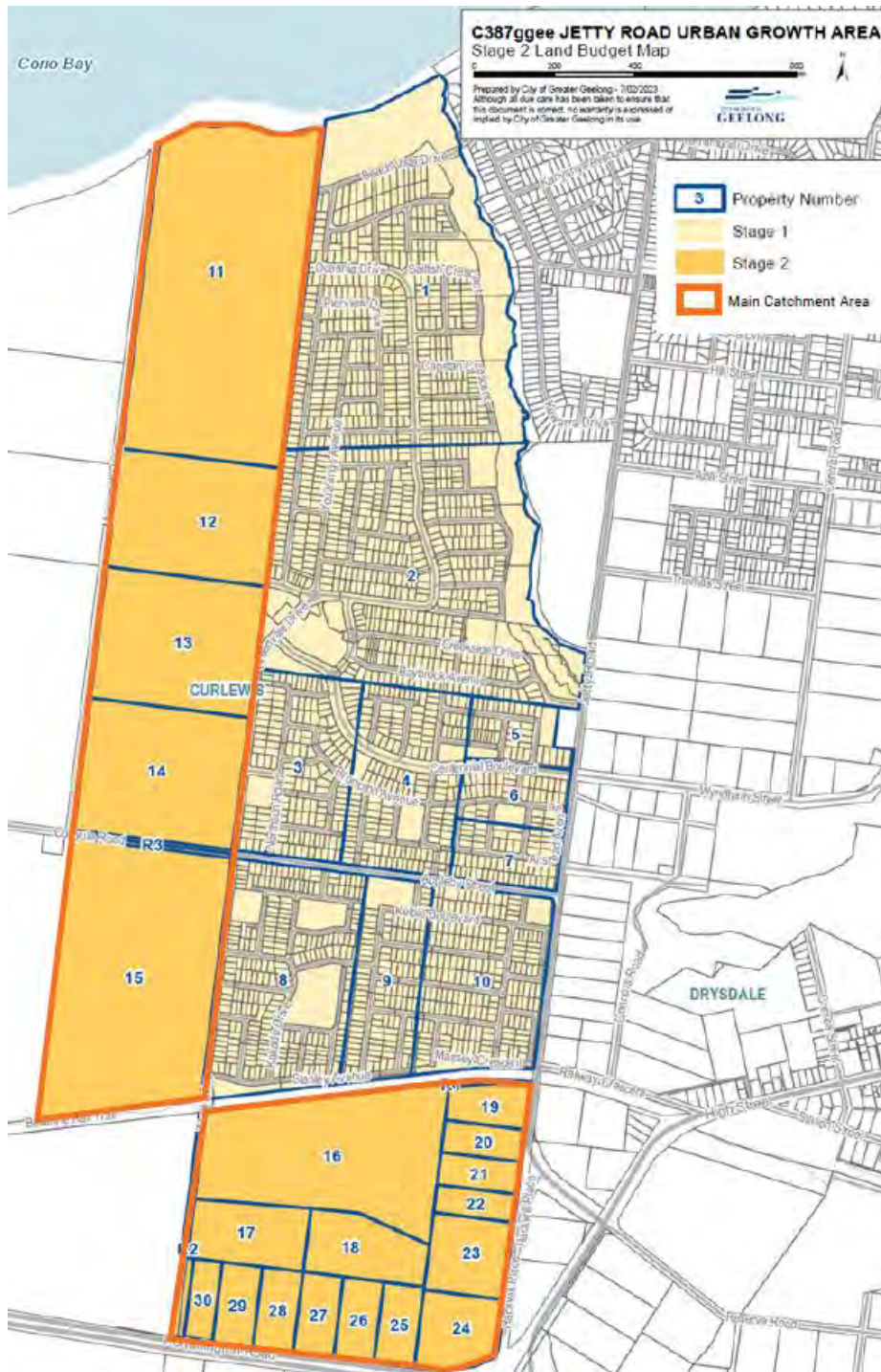
The Precinct is currently within the Farming Zone (FZ) and Rural Living Zone (RLZ) and is proposed to be rezoned to the General Residential Zone (GRZ). The Jetty Road Stage 1 area is located immediately to the east of the Precinct.

The Precinct includes 151.397 ha of land (including existing road reserves).

The Precinct is the Main Catchment Area (**MCA**) for this DCP. The boundaries of the MCA are shown in Figure 1.

This DCP applies to the entire MCA and requires contributions from all landowners/developers as specified in this DCP.

F1. MAIN CATCHMENT AREA



Source: City of Greater Geelong, 2023.

1.3. INFRASTRUCTURE DELIVERY

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. These reports are itemised in Section 3.4.

This DCP is not the sole source of funding for all infrastructure in the Precinct. The full range of infrastructure identified will only be delivered if infrastructure is provided by a variety of funding sources.

The infrastructure included in the DCP has been identified as needed to support the development of the Precinct. This DCP will enable collection of levies to ensure that shared infrastructure identified in this DCP is funded to enable Council and developers to provide the infrastructure in a timely and equitable way.

The full range of infrastructure required for development will be provided through a number of mechanisms including:

- Subdivision and development construction works by developers;
- Development levies (as set out in this DCP);
- Utility service provider contributions; and
- Capital works projects by Council and state government agencies.

1.4. DCP TIMEFRAME

For the purposes of the DCP a 20-year life has been adopted. This period commences from the date that the DCP is incorporated into the Greater Geelong Planning Scheme and will end on the 20th anniversary of the approval date of this DCP.

1.5. JETTY ROAD STAGE 1 DCP

As shown in Figure 1, the Jetty Road Urban Growth Area is being delivered in two stages. The Jetty Road Stage 1 area DCP was prepared for the first stage of the growth area to fund the delivery of infrastructure. The Jetty Road Stage 1 area DCP has several infrastructure items that are apportioned to development in both the Jetty Road Stage 1 area and the Precinct.

Refer to Section 5.3 of this DCP for further details on these shared infrastructure items and how the two DCPs interface.

2. STATUTORY FRAMEWORK

2.1. PLANNING AND ENVIRONMENT ACT 1987

Part 3B of the *Planning and Environment Act 1987* outlines the statutory contains 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 provision to impose either a development infrastructure levy or a community infrastructure levy (section 46J);
- The contents required of a DCP (section 46K);
- The setting of limits in respect of a community infrastructure levy (section 46L). In the case of the construction of a dwelling, the community levy must not exceed \$1,346 in 2023-24 financial year per dwelling;
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (section 46M);
- 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).

2.2. MINISTERIAL DIRECTION

The Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 October 2016) (the **Ministerial Direction**) outlines what may be funded with a development infrastructure levy, namely:

- Acquisition of land for roads, public transport corridors, drainage, public open space, community facilities;
- Construction of roads, including bicycle, footpaths 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 and playground equipment;
- Drainage works; and
- Buildings and works for or associated with the construction of a maternal and child health centre, child care centre, kindergarten or a combination of these.

Under the Act, a DCP may also include a community infrastructure levy which can be used to fund the construction of all other buildings or facilities used for community and social purposes.

The Ministerial Direction states that a DCP must not impose a development infrastructure levy or a community infrastructure levy in respect of the development of land for a non-government school or housing provided by or on behalf of the Department of Health and Human Services.

The Direction also states that the Minister may grant exemptions from the need to comply with the Direction (in relation to a particular DCP) and that any exemption granted may be subject to conditions.

2.3. DEVELOPMENT CONTRIBUTIONS GUIDELINES

The Victorian State Government published a set of documents which make up the *Development Contributions Guidelines (2007)*. The *Development Contributions Guidelines (2007)* are available through the Department of Transport and Planning (**DTP**) website. These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

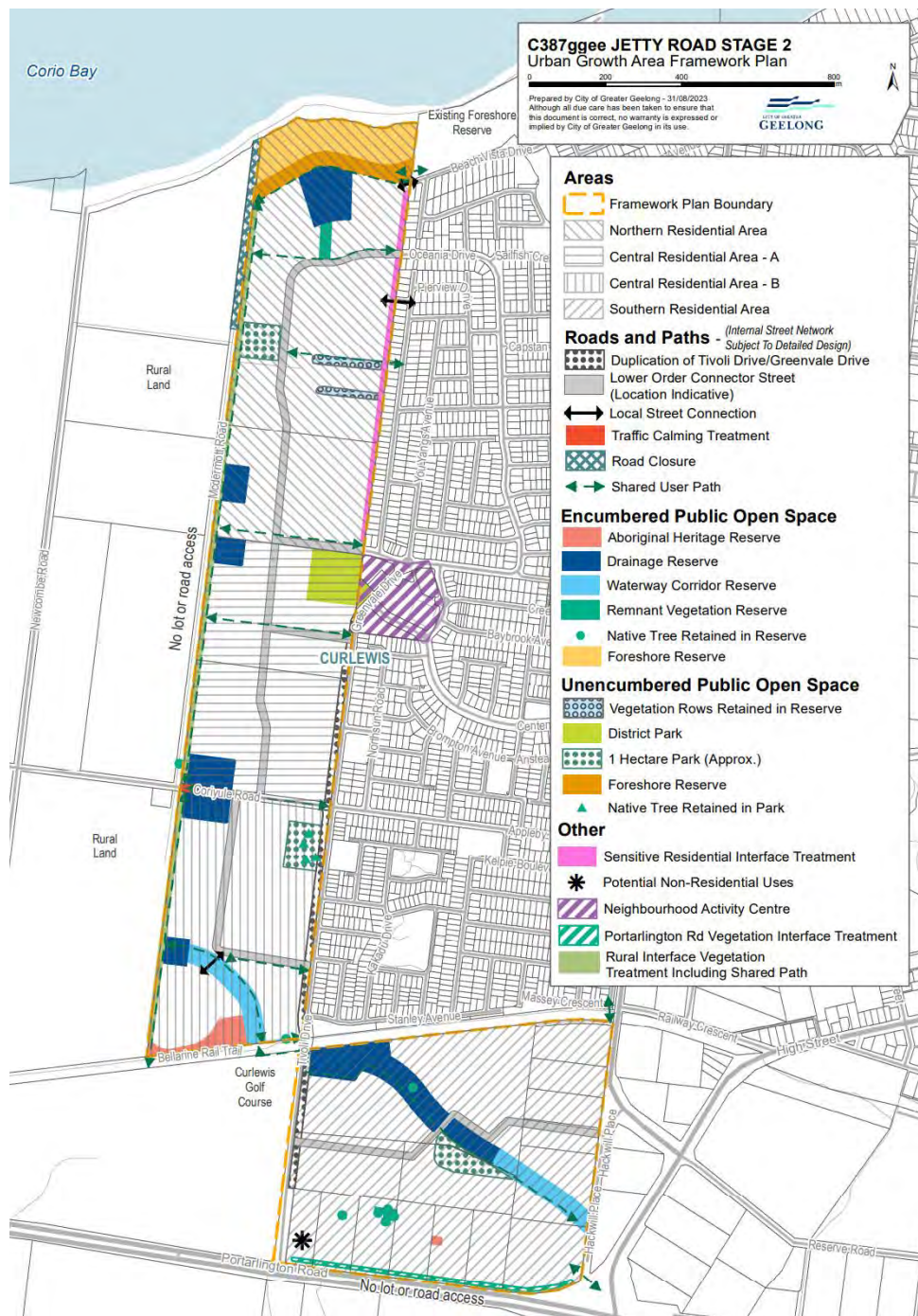
This DCP, including decisions regarding the types of infrastructure which will be funded by the DCP, has been developed in accordance with the provisions of Part 3B of the *Planning and Environment Act (1987)*, the Ministerial Direction and has had regard to the *Development Contributions Guidelines (2007)*.

3. PROPOSED DEVELOPMENT

3.1. FRAMEWORK PLAN

The Precinct will be developed in accordance with a Framework Plan which applies to all land. The Jetty Road Stage 2 Urban Growth Area Framework Plan (the **Framework Plan**) is shown in Figure 2.

F2. JETTY ROAD (STAGE 2) FRAMEWORK PLAN



Source: City of Greater Geelong, 2023.

3.2. LAND BUDGET

Table 1 shows the budget of allocated land uses for the MCA based on the Framework Plan. A detailed land budget for each land parcel is provided in **Appendix A**.

T1. LAND BUDGET SUMMARY

Land Budget	Area (ha)	% of total	% of NDA
Total Area	150.345		
Transport			
Existing Road Reserves	2.207	1.47%	1.84%
Land for Road (DCP)	2.266	1.51%	1.89%
<i>Sub-total Transport</i>	<i>4.473</i>	<i>2.98%</i>	<i>3.72%</i>
Waterways and Drainage			
Encumbered Waterways	3.798	2.53%	3.16%
Unencumbered Drainage Land	8.822	5.87%	7.34%
<i>Sub-total Waterways and Drainage</i>	<i>12.620</i>	<i>8.39%</i>	<i>10.50%</i>
Encumbered Open Space			
Aboriginal Heritage Reserve	1.096	0.73%	0.91%
Remnant Vegetation Reserve	0.29	0.19%	0.24%
Native Tree Retained in Reserve	0.197	0.13%	0.16%
Foreshore Reserve (encumbered sections)	4.531	3.01%	3.77%
<i>Sub-total Encumbered Open Space</i>	<i>6.114</i>	<i>4.07%</i>	<i>5.09%</i>
Unencumbered Open Space (Clause 53.01)			
Vegetation Rows Retained in Reserve	0.709	0.47%	0.59%
District Park	1.812	1.21%	1.51%
1 Hectare Parks (approx.)	3.107	2.07%	2.58%
Foreshore Reserve (unencumbered sections)	1.302	0.87%	1.08%
<i>Sub-total Unencumbered Open Space</i>	<i>6.930</i>	<i>4.61%</i>	<i>5.77%</i>
Net Developable Area (NDA)	120.208	79.95%	

Source: City of Greater Geelong, 2023 based on the Framework Plan.

3.3. DEVELOPMENT YIELD

As shown in Table 1, there are 120.208 hectares of NDA in the precinct to be development for residential purposes. The precinct will yield approximately 2,000 dwellings at an average density of 16.6 dwellings per hectare.

3.4. SUPPORTING STUDIES

A number of supporting studies were prepared which identified the need, standard and costs for the infrastructure items that are included in this DCP.

Each item of infrastructure included in this DCP is needed in order to provide for the wellbeing, health and safety of the future residents of the Precinct.

The supporting studies that have informed the provision of infrastructure items to be funded by this DCP are:

Category	Technical Report	Detailed Designs and Costs
Transport	<ul style="list-style-type: none"> Development Contributions Report, Future Residential Subdivisions Jetty Road Curlewis: Stage 2, November 2022, Traffix Group Tivoli and Greenvale Drive Delivery Strategy, 31 January 2023 	<ul style="list-style-type: none"> Cost: 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM) Cost: Jetty Road Stage 1 DCP (indexed to July 2023) Design: G21702-04-00, 5 October 2022, Traffix Group Design: G21702-06-00, 14 October 2022, Traffix Group Design: 13588-14 Rev 01, November 2022, CardnoTGM
Open Space	<ul style="list-style-type: none"> Geotechnical Investigation for Cliff Stability, Jetty Road Foreshore, Stantec, 14 April 2023 	<ul style="list-style-type: none"> Cost: 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM) Cost: 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM) Cost: Jetty Road Stage 1 DCP (indexed to July 2023)
Drainage	<ul style="list-style-type: none"> Final Report Jetty Road Rezoning – Stage 2 SWMS, Water Technology, Version 07, 15 February 2023 Jetty Road South of Rail Trail SWMS, 6 September 2023, Water Technology Coriyule Road Drainage Item – Letter of Advice, 29 September 2023, Afflux 	<ul style="list-style-type: none"> Cost: 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM) Cost: City of Greater Geelong expenditure Design: 2360E-CL, 19 September 2022, SMEC Design: 3260E-CL-001-005 (5 sheets), 22 June 2023, SMEC
Community Facilities	<ul style="list-style-type: none"> Proposed Timing of the Delivery of the Curlewis Early Years and Community Hub (Jetty Road Urban Growth Area), 25 January 2023, ASR Research 	<ul style="list-style-type: none"> Cost: Ref 21373-cp1B, Childcare Centre & Community Hub, 2 June 2022, Zinc Cost Management Cost: Jetty Road Stage 1 DCP Design: Jetty Road Enhanced Childrens Centre, 27 January 2020, Brand Architects
Planning	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Cost: 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM)

4. INFRASTRUCTURE

4.1. OVERVIEW OF DCP INFRASTRUCTURE ITEMS

In total, 26 infrastructure projects are funded by this DCP including 25 projects funded by the Development Infrastructure Levy (DIL) and 1 by the Community Infrastructure Levy (CIL).

Figure 3 shows the location of all infrastructure items. Items are categorised as Transport (includes roads, intersections and pedestrian bridges), Open space, Drainage and Community Facilities.

The following sub-sections provide details on the items, including catchments and proposed timing of delivery.

F3. DCP PROJECTS



Source: Urban Enterprise

4.2. TRANSPORT

The location of each transport infrastructure project is shown in Table 2 and Figure 4.

T2. TRANSPORT INFRASTRUCTURE LIST

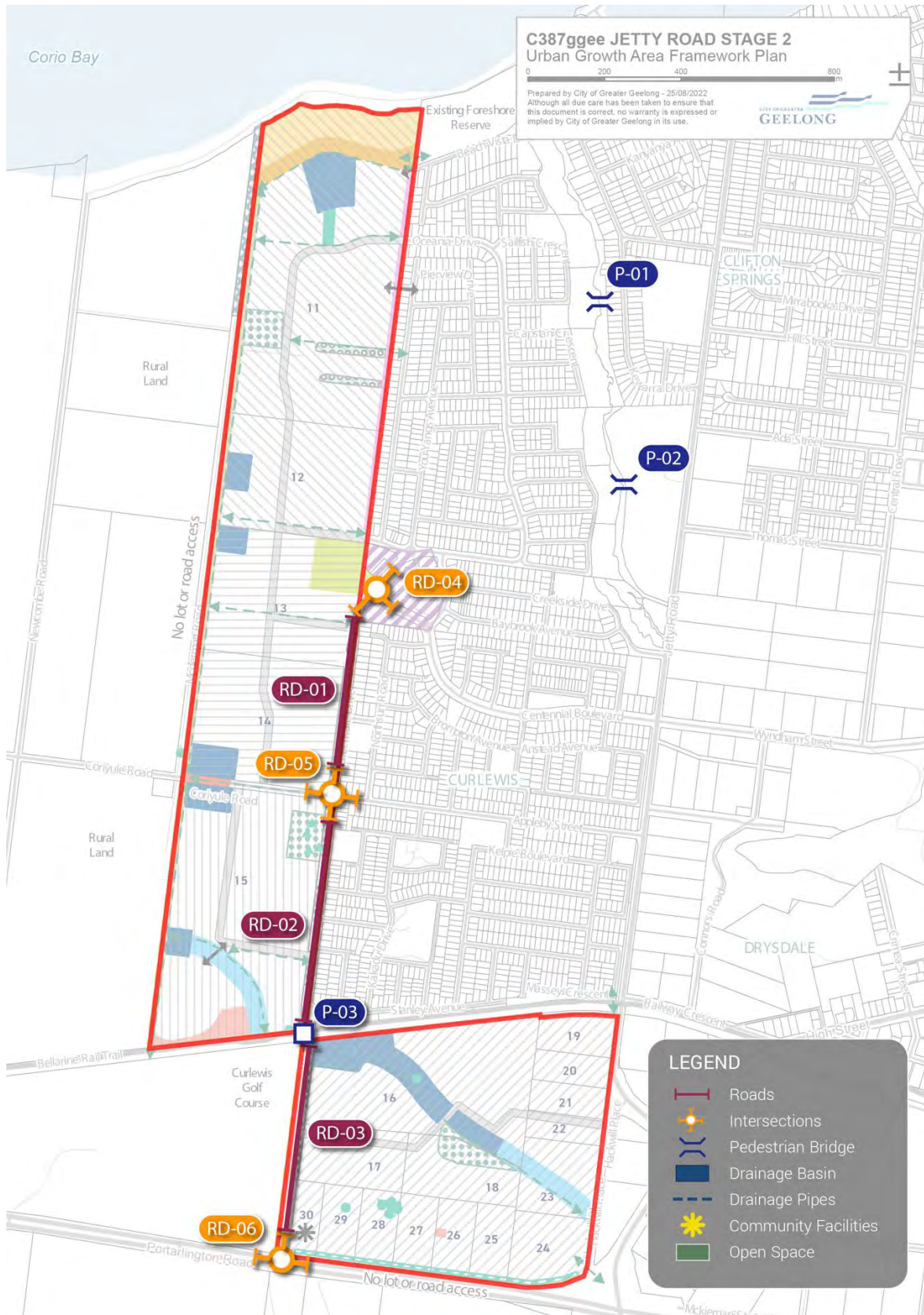
DCP ID	DCP Infrastructure Type	Infrastructure Item Name	Catchment Areas	Indicative Project Timing
Roads and Intersections				
RD-01	Development	Greenvale Drive between Centennial Boulevard and Coriyule Road Construction Greenvale Drive - Between Centennial Boulevard and Coriyule Road.	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-01-L	Development	Greenvale Drive between Centennial Boulevard and Coriyule Road Land for Greenvale Drive - Between Centennial Boulevard and Coriyule Road (0.740 ha).	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-02	Development	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail Construction of Tivoli Drive Construction - Between Coriyule Road and Bellarine Rail Trail.	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-02-L	Development	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail Land for Tivoli Drive Construction - Between Coriyule Road and Bellarine Rail Trail (0.93 ha).	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-03	Development	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail Construction of Tivoli Drive Construction - Upgrade of Tivoli Drive from Portarlington Road to northern extent of the Bellarine Rail Trail. Includes turning lane extension at Portarlington Road intersection and pedestrian crossing of the Bellarine Rail Trail.	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-03-L	Development	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail Land for Tivoli Drive Construction - Tivoli Drive from Portarlington Road to northern extent of the Bellarine Rail Trail. Includes turning lane extension at Portarlington Road intersection and pedestrian crossing of the Bellarine Rail Trail (0.596 ha).	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-04	Development	Greenvale Road / Centennial Boulevard intersection Construction of signalised intersection - Greenvale Road and Centennial Boulevard.	The MCA & Jetty Road Stage 1 Area.	Prior to the delivery of 2,250 lots in the Jetty Road Urban Growth Area.
RD-05	Development	Greenvale Drive, Tivoli Road and Coriyule Road roundabout Construction of a roundabout at the intersection of Greenvale Drive, Tivoli Road and Coriyule Road (land included in RD-01-L and RD-02-L).	The MCA	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land
RD-06	Development	Geelong Portarlington Road / Tivoli Road intersection Construction of signalised intersection - Geelong Portarlington Road and Tivoli Road.	The MCA & Jetty Road Stage 1 Area.	Complete
Paths				
P-01	Development	Pedestrian Bridge Pedestrian Bridge to Jetty Road reserve.	The MCA & Jetty Road Stage 1 Area.	Complete
P-02	Development	Pedestrian Bridge Pedestrian Bridge to Clifton Springs Primary School.	The MCA & Jetty Road Stage 1 Area.	Complete
P-03	Development	Pedestrian Lights Pedestrian lights at Bellarine Rail Trail.	The MCA & Jetty Road Stage 1 Area.	Complete

Source: Urban Enterprise

The land required for, and construction of Tivoli / Greenvale Drive is included in this DCP. While collector roads are not typically included in a DCP, the construction of the second carriageway along Tivoli / Greenvale Drive is needed prior to development commencing and traverses several land parcels.

Therefore, this item has been included in the DCP to ensure that it can be delivered in a timely and equitable manner.

F4. TRANSPORT INFRASTRUCTURE LOCATION



Source: Urban Enterprise

4.3. OPEN SPACE

Each Open space infrastructure project is described in Table 3 and shown in Figure 5.

T3. OPEN SPACE INFRASTRUCTURE LIST

DCP ID	DCP Infrastructure Type	Infrastructure Item Name	Catchment Areas	Indicative Project Timing
Open Space				
OS-01	Development	Foreshore Reserve – Improvements Protection and enhancement of the foreshore environs.	The MCA and Jetty Road Stage 1 area	Stage 1 complete. Stage 2 works, as development progresses
OS-02	Development	Griggs Creek – Rehabilitation and Revegetation Protection and enhancement of the Griggs Creek environs in accordance with the Griggs Creek Rehabilitation Concept Design.	The MCA and Jetty Road Stage 1 area and external apportionment allowance	Complete
OS-03	Development	Griggs Creek – Landscaping and Improvements Protection and enhancement of the Griggs Creek environs in accordance with the Griggs Creek Rehabilitation Concept Design. Does not include landscaping of reserve west of embankment. Soft landscaping of the 30m wide reserve is to be undertaken by developers of the adjoining parcels as part of normal development and via planning permit conditions. Items 7.1 to 7.4 in the Griggs Creek Concept Design in Appendix E are included in the DCP costing of this infrastructure project.	The MCA and Jetty Road Stage 1 area and external apportionment allowance	Complete
OS-04	Development	Sub-Regional Park – Improvements Development and Landscaping of the 2 Hectare Sub Regional Park, provided adjacent to the neighbourhood activity centre.	The MCA and Jetty Road Stage 1 area	As development progresses
OS-05	Development	Southern Precinct Local Park – Improvements Enhancements to local park including basic and essential improvements such as paths, fixed furniture, play equipment and landscaping.	Charge Area 3	As development progresses

Source: Urban Enterprise

PUBLIC OPEN SPACE CONTRIBUTIONS

The Greater Geelong Planning Scheme (at Clause 53.01) provides that all subdivision of land zoned for residential purposes which creates two or more additional lots must make a contribution for public open space. A contribution of 10% is required for a subdivision that creates 10 or more lots on land zoned for residential purposes after August 31st, 2007.

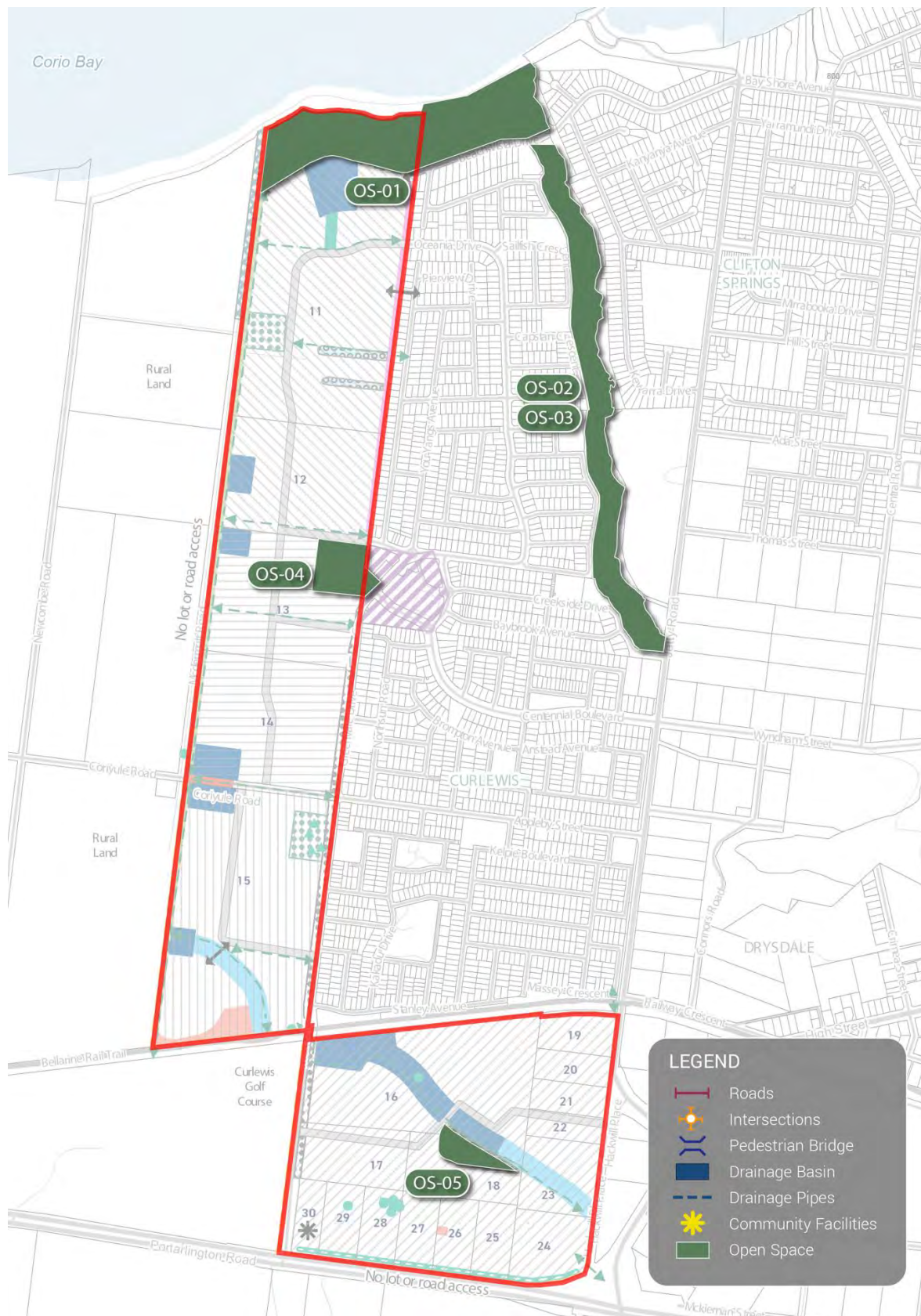
This DCP does not include any public open space land items – all land is to be provided through Clause 53.01. Improvements projects to open space are included in this DCP.

Unencumbered land to be used for open space equates to 5.76% of the Net Developable Area of the Precinct.

Public open space must be provided in accordance with the Framework Plan and the areas set out in Table 12.

Where the proportion of land shown in the Framework Plan and Table 12 as to be provided for public open space exceeds the percentage contribution required under the schedule to Clause 53.01 that landowner will be compensated by Council for the provision in excess of the amount specified in the schedule to clause 53.01. Where the proportion of a land parcel which is being provided as public open space is zero or less than the amount specified under the schedule to clause 53.01, the landowner must pay the open space contribution up to the amount specified in the schedule to clause 53.01.

F5. OPEN SPACE INFRASTRUCTURE LOCATION



Source: Urban Enterprise

4.4. DRAINAGE

Based on hydrological analysis undertaken in the *Final Report Jetty Road Rezoning – Stage 2 SWMS, Water Technology, Version 07, 15 February 2023* and *Jetty Road South of Rail Trail SWMS, 6 September 2023*, a number of drainage infrastructure items are required to ensure appropriate stormwater management within the Precinct.

The following drainage basin and waterway works are to be provided directly by developers, without cost sharing, given the works only service individual properties:

- Property 11: North-central drainage basin, abutting the Foreshore Reserve;
- Property 12: Western drainage basin on McDermott Road;
- Property 13: Drainage basin at north-west corner of the property;
- Property 14: Drainage basin at south-west corner of the property;
- Property 15: Drainage basin at north-west corner of the property, drainage basin at central west of the property and any required waterway works.

Drainage projects which service and are needed to support the development of multiple properties are included in the DCP.

DR-02 – Coriyule Road Drainage has a unique catchment area as shown in Appendix B, serving part of the Jetty Road Stage 1 area and part of the Precinct. Drainage works (Coriyule Road and north to the outfall) were completed in two stages, Stage 1 of those works was completed in or about 2017 and stage 2 of those works was completed in 2021. The stage 2 component of those drainage works (DR-02) is partly funded through this DCP.

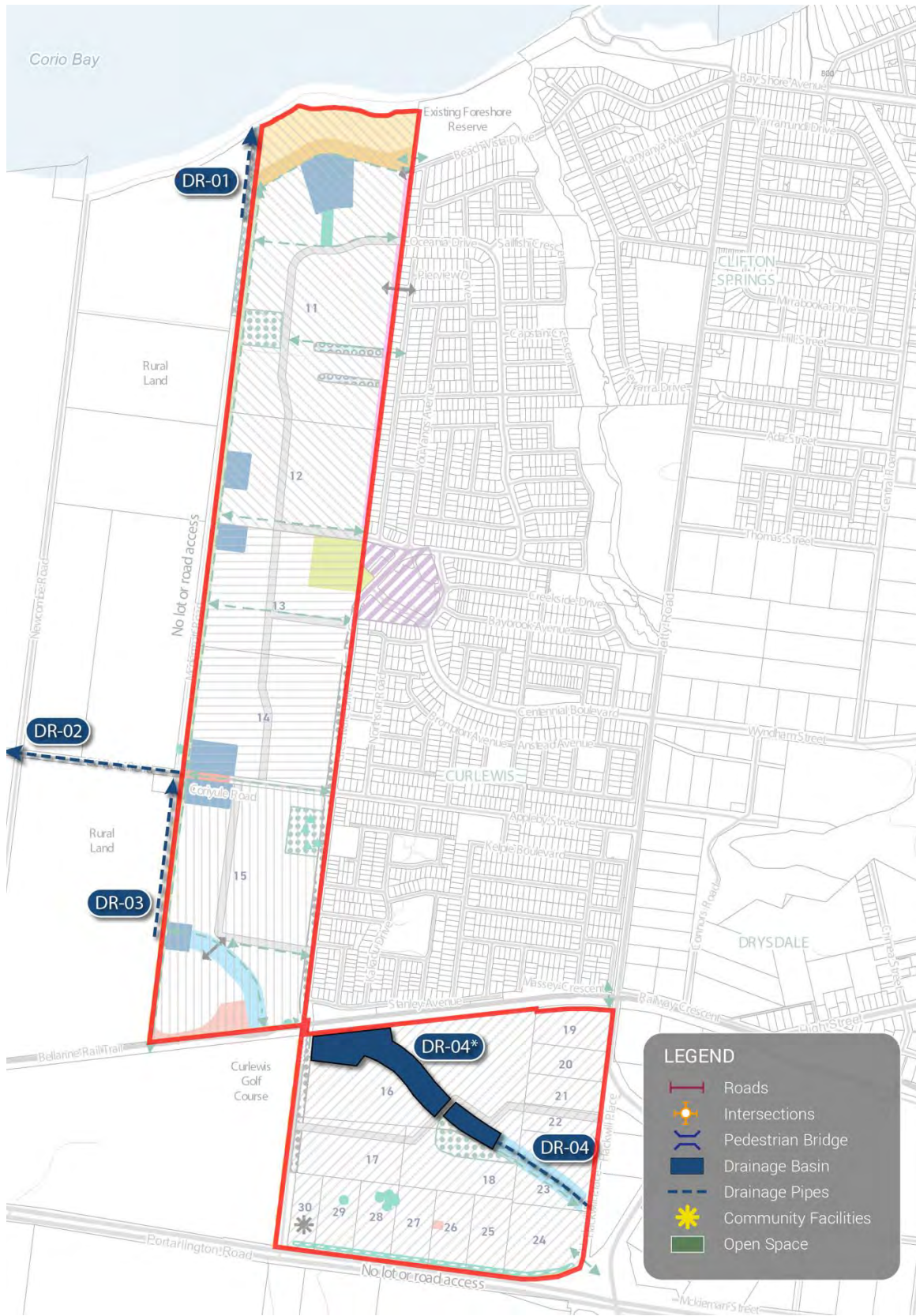
The DCP drainage infrastructure projects are set out in Table 4 and shown in Figure 6.

T4. DRAINAGE INFRASTRUCTURE LIST

DCP ID	DCP Infrastructure Type	Infrastructure Item Name	Catchment Areas	Indicative Project Timing
Drainage				
DR-01	Development	Drainage Works - Pipeline (Property 11) Construction of drainage pipe works along the western edge of Property 11, adjacent to the foreshore reserve, between the drainage basin and Port Phillip Bay.	Charge Area 1	As needed to service development in Charge Area 1.
DR-02	Development	Coriyule Road Drainage Item Stage 2 – Construction of drainage infrastructure (1800m) north of the end of the works constructed by Council in the first stage of the Coriyule Road drain to an outfall at Port Phillip Bay.	Charge Area 2 & 3 and Jetty Road Stage 1 area (part) (treated as external allowance)	Complete
DR-03	Development	Drainage Works - Pipeline (Property 15) Construction of drainage pipe works along the western edge of Property 15 between the drainage basin and Coriyule Road	Charge Area 2 & 3 and Jetty Road Stage 1 area (part) (treated as external allowance)	As needed to service development in Charge Areas 2 and 3
DR-04	Development	Detention and WSUD Basin (Property 16) Construction of a drainage detention and WSUD basin including earthworks, sediment ponds, access tracks, rock batters and drainage works.	Charge Area 3	As needed to service development in Charge Area 3
DR-04-L	Development	Detention and WSUD Basin (Property 16) Land for a drainage detention and WSUD basin (3.193 ha). This refers only to unencumbered drainage land.	Charge Area 3	As needed to service development in Charge Area 3

Source: Urban Enterprise

F6. DRAINAGE INFRASTRUCTURE LOCATION



Source: Urban Enterprise

*Drainage land item (DR-04-L) is only associated with the area shown in Figure 6 as 'drainage basin'. The construction item DR-04 extends further east to Hackwill Place.

4.5. COMMUNITY FACILITIES

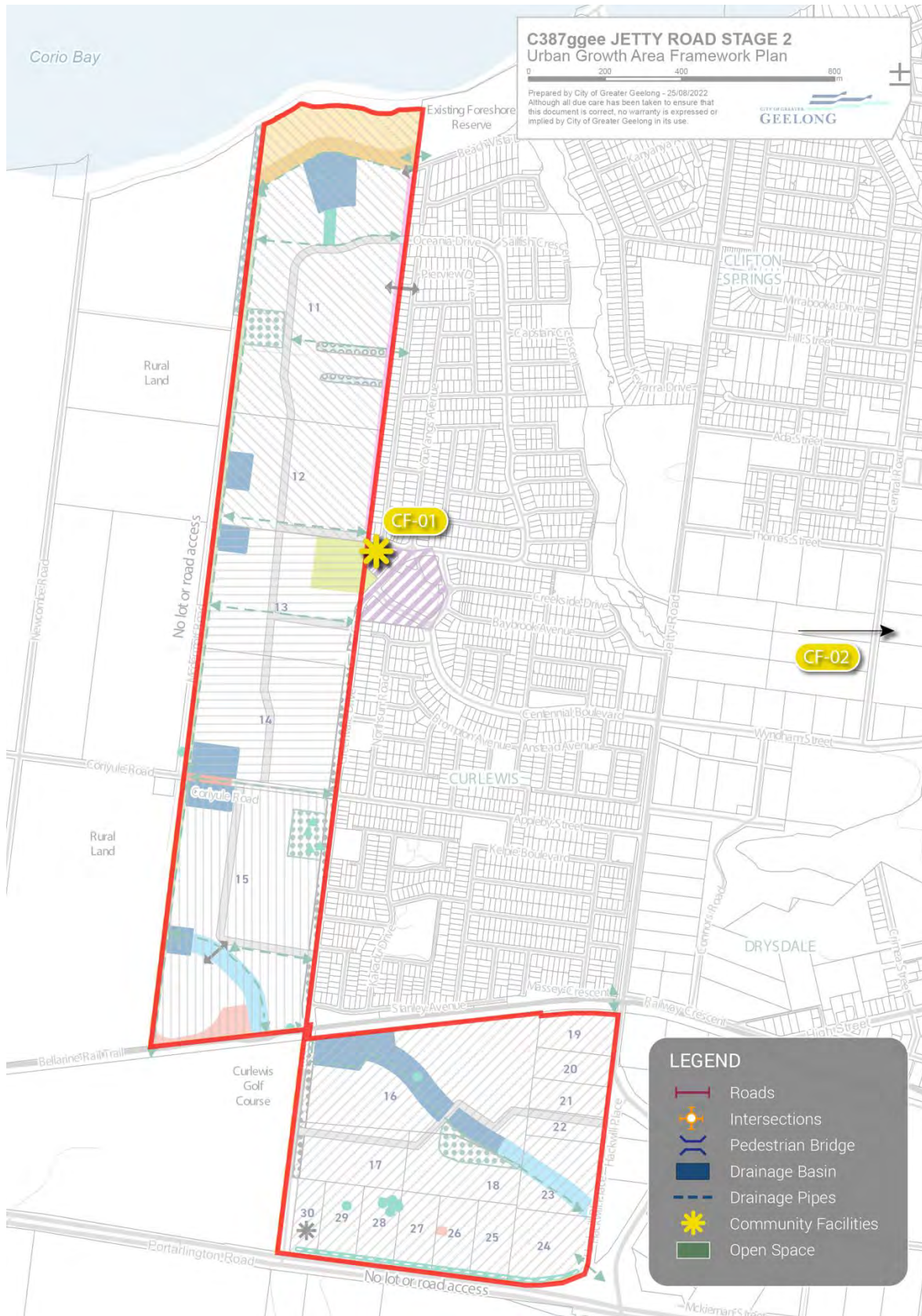
The community facility infrastructure projects are specified in Table 5 and shown in Figure 7

T5. COMMUNITY FACILITIES INFRASTRUCTURE LIST

DCP ID	DCP Infrastructure Type	Infrastructure Item Name	Catchment Areas	Indicative Project Timing
Community Facilities				
CF-01	Development	Children and Community Hub Construction of the child and maternal services area and neighbourhood community hub. To be located in close proximity to the neighbourhood activity centre, to the satisfaction of Council.	The MCA and Jetty Road Stage 1 area	At approximately 2031 or at an alternative time as determined by Council having regard to demand.
CF-01-L	Development	Children and Community Hub Acquisition of land for Childrens and Community Hub facilities (0.4 ha)	The MCA and Jetty Road Stage 1 area	Complete
CF-02	Community	Drysdale Regional Community and Learning Hub Construction of Regional Community and Learning Hub, to service existing and new Drysdale Clifton Springs Catchment.	The MCA and Jetty Road Stage 1 area and an allowance for external apportionment	Complete

Source: Urban Enterprise

F7. COMMUNITY FACILITIES INFRASTRUCTURE LOCATION



Source: Urban Enterprise

4.6. PLANNING

The DCP also funds Plan Preparation Costs as shown in Table 6.

T6. PLANNING ITEM LIST

DCP ID	DCP Infrastructure Type	Infrastructure Item Name	Catchment Areas	Indicative Project Timing
Planning				
PL-01	Development	Planning Costs Costs associated with the preparation of this DCP.	The MCA	Complete

Source: Urban Enterprise

4.7. ITEMS NOT FUNDED BY THE DCP

The following items are not included in the DCP and must be provided by development as a matter of course:

- 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, drainage basins 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;
- Land for passive open space (to be funded through Clause 53.01 – see section 4.3);
- Responsible authority's plan checking and supervision costs; and
- Bus stops.

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

5. CALCULATION OF LEVIES

5.1. INTRODUCTION

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

5.2. PROJECT COSTS

Each item in the DCP has a cost specified for either capital works or land. These costs are listed in Table 9. The costs are expressed in July 2023 values and will be indexed or adjusted annually in accordance with the method specified in this DCP.

VALUATION OF LAND

Valuations for land projects under this DCP were prepared by Westlink Consulting within the *Jetty Road Stage 2 DCP Valuations 2023*. Absent any guidance from the *Ministerial Direction on Preparation and Content of Development Contributions Plans*, land for an infrastructure project in this DCP was and will be valued in accordance with the method and assumptions outlined in the *Ministerial Direction on the preparation and content of Infrastructure Contributions Plans*.

5.3. STAGE 1 INFRASTRUCTURE ITEMS

There are 11 infrastructure items that were included for in the DCP for the Jetty Road Stage 1 area with cost apportioned to both the Jetty Road Stage 1 area and the Precinct. These items include:

- Two road projects (RD-04, RD-06);
- Three path projects (P-01, P-02, P-03);
- Four open space projects (OS-01, OS-02, OS-03, OS-04);
- Two drainage projects (DR-02, DR-03); and
- Two community facility projects (CF-01, CF-02).

For items that are apportioned to both development contributions plans:

- The same cost apportionment principles have been adopted as the DCP for the Jetty Road Stage 1 area;
- The item scope has been refreshed and re-costed for this DCP if the item is yet to be delivered;
- The actual cost incurred (if available) has been adopted as the cost for this DCP if the item has been delivered; and
- Where no revised cost has been prepared, or no incurred costs are available, the cost estimate shown in the DCP for the Jetty Road Stage 1 area has been adopted in this DCP and indexed to July 2023 dollars.

5.4. NEXUS

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

All properties in the MCA will make a contribution towards DCP infrastructure items on an equitable basis if the infrastructure studies identified that the future residents of the property will make use of the item. The MCA has also been broken up into 3 Charge Areas to enable a more focused approach to nexus in relation to drainage infrastructure projects and one open space project (OS-05).

In order to fairly apply levies to areas of varying densities while maintaining financial certainty for Council, a standard 'per hectare of net developable land' demand unit is used for the DIL in this DCP.

5.5. COST APPORTIONMENT METHOD

The cost of each infrastructure item has been apportioned based upon the likelihood that an item will be used by residents within and external to the MCA (including in the Jetty Road Stage 1 area).

For each infrastructure item in this DCP, the cost attributable to the MCA has been specified in Table 9. 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.

A number of items include external apportionment based on usage demand generated from outside the Precinct as summarised below (see Appendix C for details on apportionment calculations):

- Items shared between the Precinct and the Jetty Road Stage 1 area have a 50.06% internal apportionment based on the original NDA share used to apportion costs and determine levies in the DCP for the Jetty Road Stage 1 area.
- OS-02 and OS-03 are shared between the Precinct and the Jetty Road Stage 1 area but also have external demand generated by the surrounding area of 85% for OS-02 and 50% for OS-03. The resulting apportionments to the Precinct are OS-02 = 7.51% and OS-03 = 25.03%
- DR-02 and DR-03 have an apportionment of 62.67% based generally on the proportion of land within the Precinct served by the drainage catchment of this item (excluding external catchment).
- CF-02 has demand generated by the whole of the Jetty Road Urban Growth Area at 40%, with the remaining demand attributed to external development.

5.6. DEMAND UNITS

In this DCP, 1 hectare of NDA equates to one demand unit for the DIL and one dwelling equates to one demand unit for the CIL.

The total number of demand units is shown in Table 7.

T7. DEMAND UNITS

Levy Category	Unit	Demand Units
DIL	NDA (hectares)	120.208
CIL	Dwellings	2,000

Source: Urban Enterprise

5.7. CHARGE AREAS

All infrastructure included in this DCP serves the entire MCA, with the exception of drainage, which is to be developed in several independent sub-catchments, and OS-05 which serves only the land south of the rail trail.

The Charge Areas for this DCP are shown in Figure 8 and are based on the drainage catchments shown in the Stormwater Management Plan supporting document.

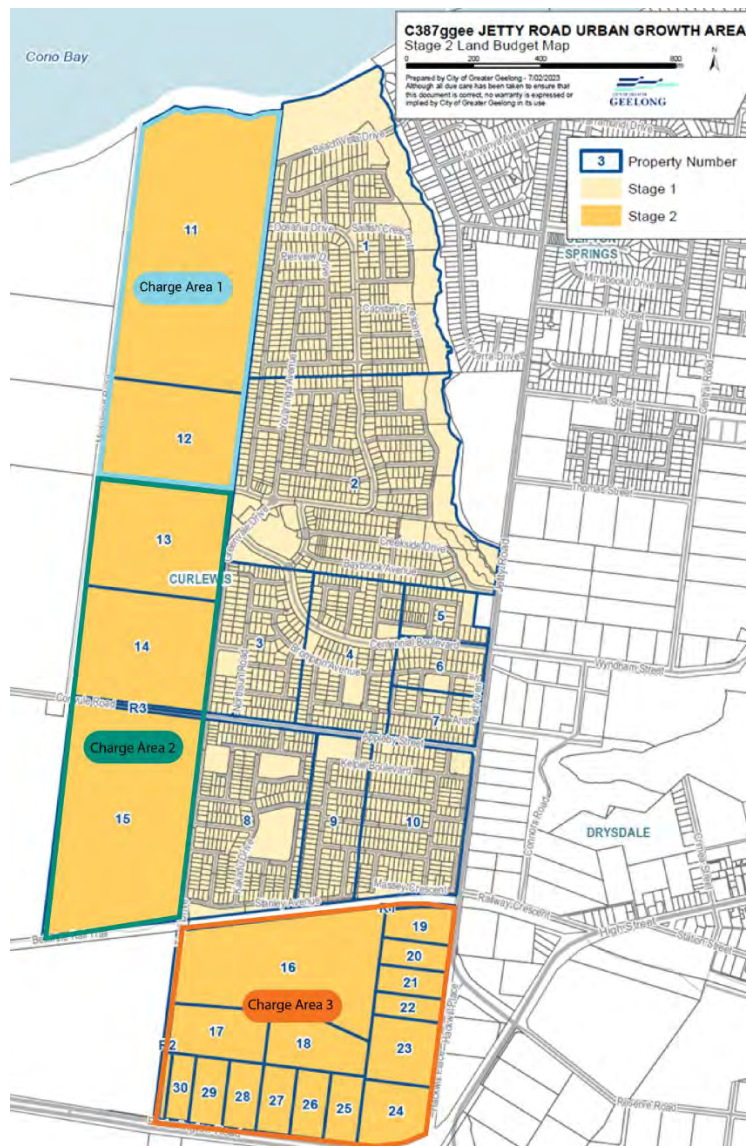
Table 8 shows the number of demand units for each Charge Area based on each hectare of NDA.

T8. CHARGE AREA DEMAND UNITS (DIL)

Charge Area	Properties	NDA
1	11, 12	34.438
2	13, 14, 15	41.521
3	16-30	44.249
Total		120.208

Source: Urban Enterprise, 2023.

F8. CHARGE AREA MAP



Source: City of Greater Geelong annotated by Urban Enterprise, 2023.

5.8. CALCULATION OF LEVIES

The 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. In this case, the number of demand units for each item is either the number of hectares of NDA (for the DIL) or the number of dwellings (CIL).

The levy amounts for each infrastructure item are then aggregated to form an overall levy per demand unit for each Charge Area.

Table 9 provides details of the DIL and CIL levy calculations for each relevant infrastructure item. The DIL levy amount applies to any development type in each Charge Area. The CIL applies to each dwelling demand unit as explained in section 6.4 Collection of Levies of this DCP.

T9. INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM

DCP ID	DCP Type	Item Name	Land Area (ha)	Land Cost	Construction Cost	Total Cost	Internal Apportionment	Cost to MCA	Charge Areas	Demand Units	Levy per ha
Roads											
RD-01	Development	Greenvale Drive between Centennial Boulevard and Coriyle Road (construction)		\$0	\$2,382,641	\$2,382,641	100.00%	\$2,382,641	All	120.208	\$19,820.98
RD-01-L	Development	Greenvale Drive between Centennial Boulevard and Coriyle Road (land)	0.740	\$1,702,000	\$0	\$1,702,000	100.00%	\$1,702,000	All	120.208	\$14,158.79
RD-02	Development	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail (construction)		\$0	\$2,922,045	\$2,922,045	100.00%	\$2,922,045	All	120.208	\$24,308.24
RD-02-L	Development	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail (land)	0.93	\$1,906,500	\$0	\$1,906,500	100.00%	\$1,906,500	All	120.208	\$15,860.01
RD-03	Development	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail (construction)		\$0	\$2,876,126	\$2,876,126	100.00%	\$2,876,126	All	120.208	\$23,926.25
RD-03-L	Development	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail (land)	0.596	\$1,120,600	\$0	\$1,120,600	100.00%	\$1,120,600	All	120.208	\$9,322.17
RD-04	Development	Greenvale Road / Centennial Boulevard intersection		\$0	\$866,953	\$866,953	50.06%	\$433,968	All	120.208	\$3,610.14
RD-05	Development	Greenvale Drive, Tivoli Road and Coriyule Road roundabout		\$0	\$1,270,877	\$1,270,877	100.00%	\$1,270,877	All	120.208	\$10,572.31
RD-06	Development	Geelong Portarlington Road / Tivoli Road intersection		\$0	\$2,249,832	\$2,249,832	50.06%	\$1,126,191	All	120.208	\$9,368.69
Sub-total Roads				\$4,729,100	\$12,568,474	\$17,297,574		\$15,740,948			
Paths											
P-01	Development	Pedestrian Bridge to Jetty Road reserve.		\$0	\$1,350,600	\$1,350,600	50.06%	\$676,065	All	120.208	\$5,624.13
P-02	Development	Pedestrian Bridge to Clifton Springs Primary School		\$0	\$1,350,600	\$1,350,600	50.06%	\$676,065	All	120.208	\$5,624.13
P-03	Development	Pedestrian lights at Bellarine Rail Trail.		\$0	\$716,799	\$716,799	50.06%	\$358,806	All	120.208	\$2,984.87
Sub-total Paths				\$0	\$3,418,000	\$3,418,000		\$1,710,937			
Open Space											
OS-01	Development	Foreshore Reserve - Improvements		\$0	\$4,296,551	\$4,296,551	50.06%	\$2,150,710	All	120.208	\$17,891.57
OS-02	Development	Griggs Creek - Rehabilitation and Revegetation		\$0	\$1,300,802	\$1,300,802	7.51%	\$97,671	All	120.208	\$812.51
OS-03	Development	Griggs Creek - Landscaping and Improvements		\$0	\$1,785,207	\$1,785,207	25.03%	\$446,808	All	120.208	\$3,716.95
OS-04	Development	Sub-Regional Park - Improvements		\$0	\$1,946,551	\$1,946,551	50.06%	\$974,378	All	120.208	\$8,105.77
OS-05	Development	Southern Precinct Local Park - Improvements		\$0	\$1,157,638	\$1,157,638	100.00%	\$1,157,638	CA3	44.249	\$26,161.91
Sub-total Open Space				\$0	\$10,486,749	\$10,486,749		\$4,827,205			

DCP ID	DCP Type	Item Name	Land Area (ha)	Land Cost	Construction Cost	Total Cost	Internal Apportionment	Cost to MCA	Charge Areas	Demand Units	Levy per ha
Drainage											
DR-01	Development	Drainage Works - Pipeline (Property 11)		\$0	\$386,447	\$386,447	100.00%	\$386,447	CA 1	34.438	\$11,221.52
DR-02	Development	Coriyule Road Drainage Item		\$0	\$3,941,708	\$3,941,708	62.67%	\$2,470,137	CA 2 &3	85.770	\$28,799.55
DR-03	Development	Drainage Works - Pipeline (Property 15)		\$0	\$323,364	\$323,364	62.67%	\$202,642	CA 2 &3	85.770	\$2,362.62
DR-04	Development	Detention and WSUD Basin (Property 16) (construction)		\$0	\$11,332,651	\$11,332,651	100.00%	\$11,332,651	CA 3	44.249	\$256,110.89
DR-04-L	Development	Detention and WSUD Basin (Property 16) (land)	3.193	\$5,747,400	\$0	\$5,747,400	100.00%	\$5,747,400	CA 3	44.249	\$129,887.68
Sub-total Drainage				\$5,747,400	\$15,984,170	\$21,731,570		\$20,139,276			
Community Facilities											
CF-01	Development	Childrens and Community Hub (construction)		\$0	\$9,990,759	\$9,990,759	50.06%	\$5,001,040	All	120.208	\$41,603.22
CF-01-L	Development	Childrens and Community Hub (land)	0.400	\$191,755	\$0	\$191,755	50.06%	\$95,986	All	120.208	\$798.50
CF-02	Community	Regional Community and Learning Hub		\$0	\$11,210,739	\$11,210,739	40.00%	\$4,484,295	All	3717*	\$1,206.43 per dw
Sub-total Community Facilities				\$191,755	\$21,201,497	\$21,393,253		\$9,581,322			
Planning											
PL-01	Development	Planning Costs		\$0	\$1,057,674	\$1,057,674	100%	\$1,057,674	All	120.208	\$8,798.70
Sub-total Planning				\$0	\$1,057,674	\$1,057,674		\$1,057,674			
Total - DIL				\$10,668,255	\$53,505,827	\$64,174,082		\$48,573,066			
Total - CIL				\$0	\$11,210,739	\$11,210,739		\$4,484,295			
Total				\$10,668,255	\$64,716,565	\$75,384,821		\$53,057,362			

Source: Urban Enterprise

*Apportionment and levy calculations for CF-02 are prepared consistent with the methodology applied in the DCP for Jetty Road Stage 1, which applied a 40% cost apportionment for the Regional Community and Learning Hub to the entire Jetty Road Urban Growth Area (stage 1 and 2). The demand units reflect the dwelling yield of Jetty Road Stage 1 (1,717) and Stage 2 (2,000) as advised by Council.

5.9. LEVY RATES PER DEMAND UNIT

A summary of the DIL and CIL payable for each Charge Area per demand unit by infrastructure type is outlined in Table 10. These contributions are in July 2023 dollars.

T10. DEVELOPMENT AND COMMUNITY INFRASTRUCTURE LEVY BY DEMAND UNIT

DCP ID	Charge Area 1	Charge Area 2	Charge Area 3
Roads			
RD-01	\$19,820.98	\$19,820.98	\$19,820.98
RD-01-L	\$14,158.79	\$14,158.79	\$14,158.79
RD-02	\$24,308.24	\$24,308.24	\$24,308.24
RD-02-L	\$15,860.01	\$15,860.01	\$15,860.01
RD-03	\$23,926.25	\$23,926.25	\$23,926.25
RD-03-L	\$9,322.17	\$9,322.17	\$9,322.17
RD-04	\$3,610.14	\$3,610.14	\$3,610.14
RD-05	\$10,572.31	\$10,572.31	\$10,572.31
RD-06	\$9,368.69	\$9,368.69	\$9,368.69
Sub-total Roads	\$130,947.59	\$130,947.59	\$130,947.59
Paths			
P-01	\$5,624.13	\$5,624.13	\$5,624.13
P-02	\$5,624.13	\$5,624.13	\$5,624.13
P-03	\$2,984.87	\$2,984.87	\$2,984.87
Sub-total Paths	\$14,233.13	\$14,233.13	\$14,233.13
Open Space			
OS-01	\$17,891.57	\$17,891.57	\$17,891.57
OS-02	\$812.51	\$812.51	\$812.51
OS-03	\$3,716.95	\$3,716.95	\$3,716.95
OS-04	\$8,105.77	\$8,105.77	\$8,105.77
OS-05	\$0.00	\$0.00	\$26,161.91*
Sub-total Open Space	\$30,526.81	\$30,526.81	\$56,688.72
Drainage			
DR-01	\$11,221.52	\$0.00	\$0.00
DR-02	\$0.00	\$28,799.55	\$28,799.55
DR-03	\$0.00	\$2,362.62	\$2,362.62
DR-04	\$0.00	\$0.00	\$256,110.89*
DR-04-L	\$0.00	\$0.00	\$129,887.68*
Sub-total Drainage	\$11,221.52	\$31,162.16	\$417,160.73
Community Facilities (DIL)			
CF-01	\$41,603.22	\$41,603.22	\$41,603.22
CF-01-L	\$798.50	\$798.50	\$798.50
Sub-total Community Facilities	\$42,401.72	\$42,401.72	\$42,401.72
Planning			
PL-01	\$8,798.70	\$8,798.70	\$8,798.70
Sub-total Planning	\$8,798.70	\$8,798.70	\$8,798.70
Total - DIL	\$238,129.48	\$258,070.12	\$670,230.60
Total - CIL (CF-02)	\$1,206.43	\$1,206.43	\$1,206.43

Source: Urban Enterprise

*Any comparison of levies between Charge Areas should take into account that Charge Area 3 levies include 'local' drainage and open space improvement costs, whereas the other charge area levies do not.

6. ADMINISTRATION AND IMPLEMENTATION

6.1. INDEXATION OF LEVIES

Land values and construction costs listed in this DCP are in July 2023 dollars. These will be indexed or adjusted annually according to the following method:

The levy for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost of those infrastructure items must be adjusted and the DIL amount recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index (Melbourne) published by Rawlinsons, or a similar index determined by the Collecting Agency if the Building Price Index (Melbourne) is not available.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated and applied from 1 July in each year.
- In relation to the cost of land projects included in this DCP, the land value for each infrastructure project must be adjusted by reference to a revised land valuation for each land project based on the same valuation principles.
- The revised land value for each infrastructure project and the adjustment of the contributions must be calculated and applied from 1 July in each year.
- Within 14 days of the indexation and adjustments being made, the Collecting Agency must publish a notice of the amended contributions on the Council's website.

The CIL statutory cap (currently \$1,346 per dwelling for the 2023/24 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the relevant Government department website. Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation method in this DCP up to any new CIL cap. The higher levy will be payable from the date any revised CIL cap is published by the relevant Government Department.

6.2. COLLECTING AGENCY

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

6.3. DEVELOPMENT AGENCY

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

6.4. 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.

In the case that a retirement / residential village, retirement living development or the like is proposed, DIL will be payable on the same basis as a typical residential development.

DEVELOPMENT REQUIRING A PERMIT

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

- 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 PERMIT

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

- Pay the DIL to the Collecting Agency within 21 days prior to the commencement of any development or works or the issue of a Statement of Compliance, whichever occurs first; or
- Enter into an agreement with the Collecting Agency to pay the DIL to the Collecting Agency within the time specified in the agreement.

SUBDIVISIONS

For a subdivision of land to which this DCP applies, any planning permit must include a condition requiring:

- payment of the DIL to the Collecting Agency within a time being no earlier than 21 days prior to the issue of a Statement of Compliance for that subdivision; or
- Entry into an agreement with the Collecting Agency to pay the DIL to the Collecting Agency within the time for payment specified in the agreement.
- If a subdivision is staged, the DIL will be payable in respect of the NDA within the relevant stage, excluding any residual or superlot.
- In respect of any residual or superlot, the DIL must be paid not more than 21 days prior to the issue of a Statement of Compliance in respect of the residual or superlot.

COMMUNITY INFRASTRUCTURE LEVY

The CIL must be paid to the Collecting Agency prior to the issue of a Building Approval for any dwelling in accordance with section 46(0) of the *Planning & Environment Act* (1987). Developers / landowners are encouraged to pay the CIL before the issue of a Statement of Compliance to simplify collection of development contributions, reduce the administrative burden on Council and facilitate the early provision of community infrastructure. The CIL is payable on a per dwelling basis and for the purposes of the CIL a dwelling also includes each *occupancy* or *independent living unit* within a retirement / residential village, retirement living developments or the like. (e.g. a Retirement village with 20 independent living units must pay 20 CIL amounts).

6.5. 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;

A formal review of this DCP should be undertaken every five years during the lifespan of this DCP.

6.6. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is to be made in cash (i.e. a financial contribution). 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 require the entry into an agreement under Section 173 of the *Planning and Environment Act 1987* with landowners to formalise details of infrastructure items to be provided in-kind. All development infrastructure (including land) are candidates to be provided in-kind subject to the consent of the Collecting Agency

In determining whether to agree to the provision of works in lieu of cash, the Collecting Agency may have regard to any matter it considers relevant including the following:

- Only infrastructure projects identified in this DCP can be provided in kind.
- Works must be provided to a standard that generally accords with the DCP unless agreed with the Development Agency.
- Detailed design of any works must be approved by the Development Agency and generally accord with the standards outlined in this DCP unless agreed with the Development Agency.
- The construction of works must be completed to the satisfaction of the Development Agency.
- The Collecting Agency must be satisfied that impact on this DCP is cost and revenue neutral.

Where the Collecting Agency agrees that works are to be provided in kind:

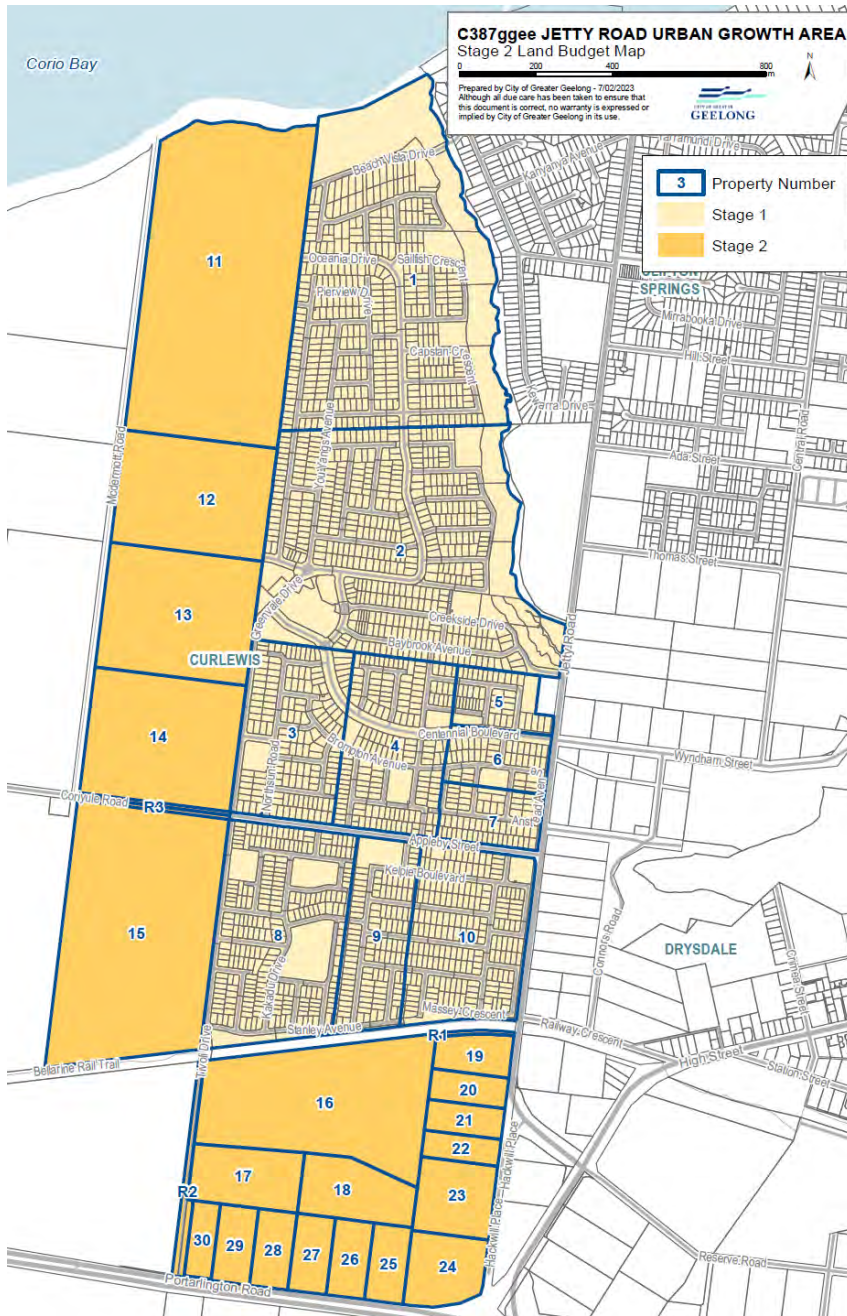
- The credit for the works provided must not exceed the value identified in this DCP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, may be offset against the development contributions liable to be paid by the developer;
- The developer will not ordinarily be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted. This matter will be addressed in each works in kind agreement;
- 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 development in the MCA;
- 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 6.1.

As with works-in-kind, the provision of land in kind must be agreed between the developer and the Collecting Agency in an agreement under Section 173 of the *Planning and Environment Act (1987)*. The value of the off-set for providing land must not exceed the land value provided for in this DCP, as adjusted annually.

APPENDICES

APPENDIX A DETAILED LAND BUDGET

T11. PROPERTY NUMBER MAP



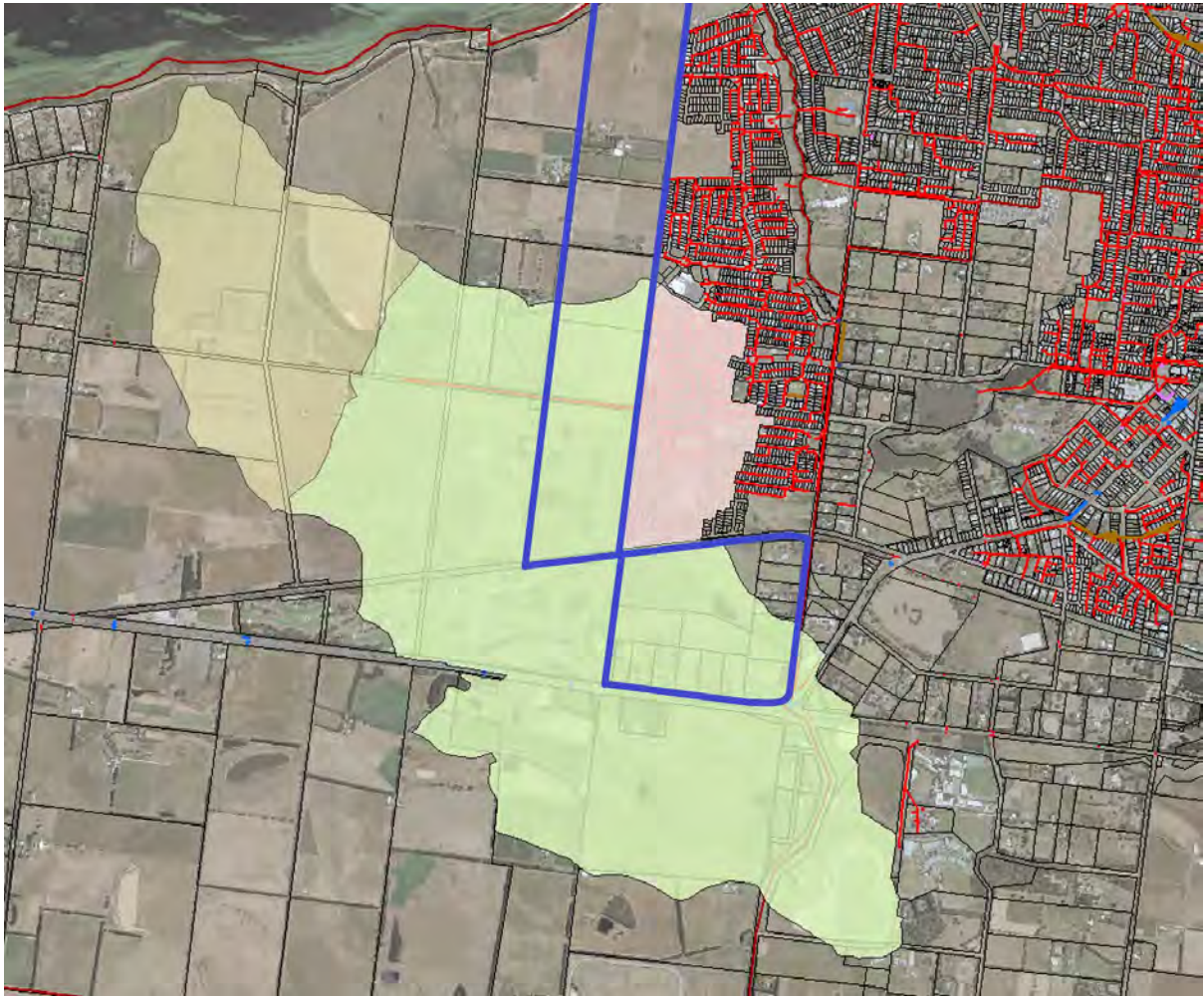
Source: City of Greater Geelong.

T12. PROPERTY SPECIFIC LAND BUDGET

Property Number	Charge Area	Address	Total Area	Transport			Waterways and Drainage			Encumbered Open Space					Unencumbered Open Space (Clause 53.01)					Net Developable Area (NDA)
				Existing Road Reserves	Land for Road (DCP)	Sub-total Transport	Encumbered Waterways	Unencumbered Drainage Land	Sub-total Waterways and Drainage	Aboriginal Heritage Reserve	Remnant Vegetation Reserve	Native Tree Retained in Reserve	Foreshore Reserve (70%)	Sub-total Encumbered Open Space	Vegetation Rows Retained in Reserve	District Park	1 Hectare Parks (approx.)	Foreshore Reserve (30%)	Sub-total Unencumbered Open Space	
Property 11	Charge Area 1	102-170 McDermott Road, CURLEWIS VIC	32.983	0	0	0	0	1.705	1.705	0	0.29	0	4.531	4.821	0.709	0	1.052	1.302	3.063	23.394
Property 12	Charge Area 1	72-100 McDermott Road, CURLEWIS VIC 3222	11.781	0	0	0	0	0.737	0.737	0	0	0	0	0	0	0	0	0	0	11.044
Property 13	Charge Area 2	32-70 McDermott Road, CURLEWIS VIC 3222	12.987	0	0.211	0.211	0	0.613	0.613	0	0	0	0	0	0	1.812	0	0	1.812	10.351
Property 14	Charge Area 2	32-70 McDermott Road, CURLEWIS VIC 3222	13.048	0	0.529	0.529	0	1.117	1.117	0	0	0	0	0	0	0	0	0	0	11.402
Property 15	Charge Area 2	91-125 Coriyule Road, CURLEWIS VIC 3222	25.882	0	0.93	0.93	1.641	1.457	3.098	1.031	0	0	0	1.031	0	0	1.055	0	1.055	19.768
Property 16	Charge Area 3	1421-1423 Portarlington Road, CURLEWIS VIC 3222	17.026	0	0.357	0.357	0.94	3.193	4.133	0	0	0	0	0	0	0	0.144	0	0.144	12.392
Property 17	Charge Area 3	1421-1423 Portarlington Road, CURLEWIS VIC 3222	4.393	0	0.239	0.239	0	0	0	0	0	0	0	0	0	0	0	0	0	4.154
Property 18	Charge Area 3	1421-1423 Portarlington Road, CURLEWIS VIC 3222	4.336	0	0	0	0.057	0	0.057	0	0	0	0	0	0	0	0.856	0	0.856	3.423
Property 19	Charge Area 3	276-290 Jetty Road, CURLEWIS VIC 3222	2.011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.011
Property 20	Charge Area 3	292-300 Jetty Road, CURLEWIS VIC 3222	1.623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.623
Property 21	Charge Area 3	2-8 Hackwill Place, CURLEWIS VIC 3222	1.622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.622
Property 22	Charge Area 3	12-18 Hackwill Place, CURLEWIS VIC 3222	1.409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.409
Property 23	Charge Area 3	20-40 Hackwill Place, CURLEWIS VIC 3222	3.892	0	0	0	1.132	0	1.132	0	0	0	0	0	0	0	0	0	0	2.76
Property 24	Charge Area 3	1481-1489 Portarlington Road, CURLEWIS VIC 3222	3.609	0	0	0	0.028	0	0.028	0	0	0	0	0	0	0	0	0	0	3.581
Property 25	Charge Area 3	1471-1479 Portarlington Road, CURLEWIS VIC 3222	2.026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.026
Property 26	Charge Area 3	1421-1423 Portarlington Road, CURLEWIS VIC 3222	2.026	0	0	0	0	0	0	0.065	0	0	0	0.065	0	0	0	0	0	1.961
Property 27	Charge Area 3	1451-1459 Portarlington Road, CURLEWIS VIC 3222	2.024	0	0	0	0	0	0	0	0.006	0	0.006	0	0	0	0	0	0	2.018
Property 28	Charge Area 3	1441-1449 Portarlington Road, CURLEWIS VIC 3222	2.023	0	0	0	0	0	0	0	0.16	0	0.16	0	0	0	0	0	0	1.863
Property 29	Charge Area 3	1431-1439 Portarlington Road, CURLEWIS VIC 3222	2.024	0	0	0	0	0	0	0	0.031	0	0.031	0	0	0	0	0	0	1.993
Property 30	Charge Area 3	1425-1429 Portarlington Road, CURLEWIS VIC 3222	1.413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.413
Property R1	N/A	Unnamed Road Reserve	0.206	0.206	0	0.206	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property R2	N/A	Tivoli Drive Road Reserve	1.205	1.205	0	1.205	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property R3	N/A	Coriyule Road Reserve	0.796	0.796	0	0.796	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total			150.345	2.207	2.266	4.473	3.798	8.822	12.62	1.096	0.29	0.197	4.531	6.774	0.709	1.812	3.107	1.302	6.93	120.208

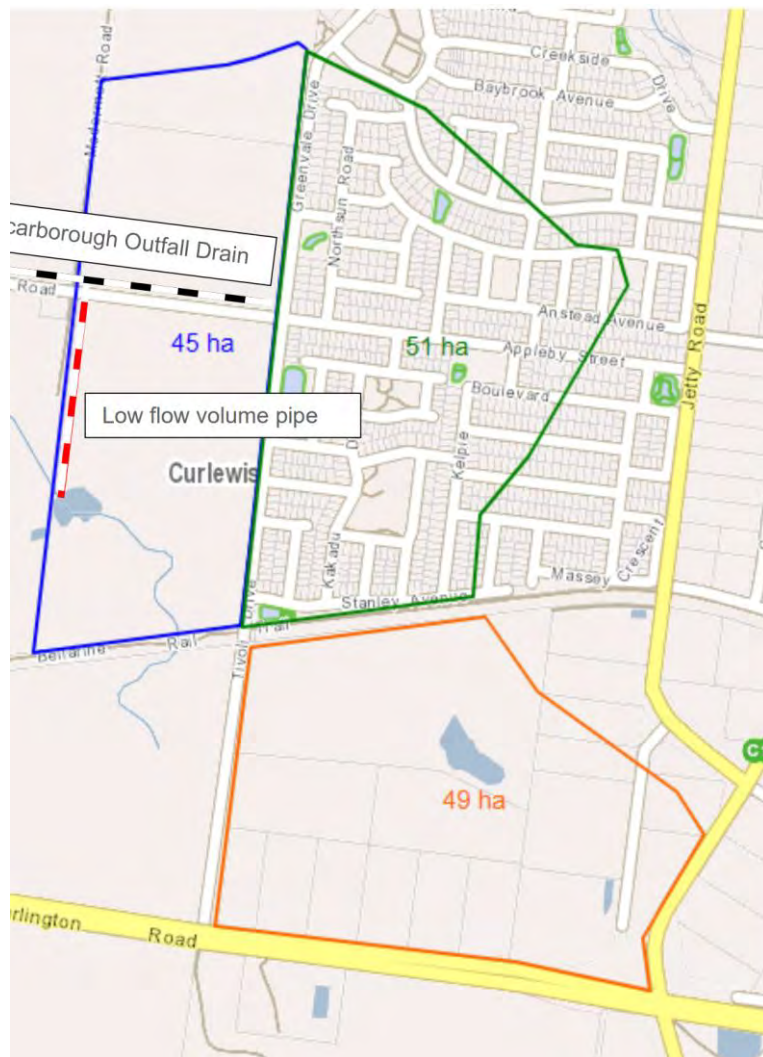
APPENDIX B CORIYULE ROAD DRAINAGE CATCHMENTS

F9. CORIYULE ROAD DRAINAGE CATCHMENTS



Source: Coriyule Road Drainage Item – Draft Letter of Advice, July 2023, Afflux

F10. CORIYULE ROAD INTERNAL CATCHMENT AREAS



Source: City of Greater Geelong, 2023

Based on estimates of gross land area within the internal drainage catchments being served by the Coriyule Drainage item, along with a benefiting Council road reserve (5 hectares), Table 13 shows the proportions of land area contributing to the item. Cost apportionment for the relevant items (DR-02 and DR-03) are determined on this basis, with 62.67% of the items attributed to Jetty Road Stage 2.

T13. APPORTIONMENT CALCULATIONS BASED ON GROSS LAND AREA WITHIN CATCHMENT

	Gross Land Area (ha)	Proportions (%)
Jetty Road Stage 2 (Orange and Blue)	94	62.67%
Jetty Road Stage 1 (Green)	51	34.00%
Council Road Systems*	5	3.33%
Total	150	

Source: City of Greater Geelong, 2023

*Coriyule Road Drainage Item – Draft Letter of Advice, July 2023, Afflux (p.17)

APPENDIX C COST APPORTIONMENT CALCULATIONS

Table 14 provides an explanation and calculations that underpin any external apportionment that has been referred to in Section 5.5 and adopted within this DCP,

T14. COST APPORTIONMENT CALCULATIONS AND EXPLANATION

No.	Category	Internal Apportionment	Explanation
1	Items shared between Jetty Road Stage 1 and Stage 2	50.06%	Apportionment based on original NDA estimates used in the Jetty Road DCP to share costs between Stage 1 and 2. Stage 1 = 130.28 ha (49.94%) Stage 2 = 150.58 ha (50.06%) Total = 260.86 ha
2	Items shared between Jetty Road Stage 1 and Stage 2, plus external demand	OS-02 = 7.51% OS-03 = 25.03%	<u>OS-02</u> External demand = 85% Stage 2 = 50.06% (see No. 1) Result = 7.51% <u>OS-03</u> External demand = 50% Stage 2 = 50.06% (see No. 1) Result = 25.03%
3	Coriyule Road drainage items with specific drainage catchment	62.67%	See Appendix B, Table 13 Stage 2 Catchments Gross Area = 94 ha Total Catchments Gross Area = 150 ha Stage 2 Proportion = 62.67%
4	Community Facility (CIL) with external demand from outside the Jetty Road Growth Area.	60%	Consistent with the method adopted in the Jetty Road Stage 1 DCP. 40% of demand is generated from areas external to the Jetty Road Growth Area (Stage 1 and 2). Levies are calculated using the combined dwelling yield of the Jetty Road Growth Area (Stage 1 and 2)

APPENDIX D DCP INFRASTRUCTURE PROJECT SHEETS

RD-01	Greenvale Drive between Centennial Boulevard and Coriyle Road (construction)				
Description	Construction Greenvale Drive - Between Centennial Boulevard and Coriyule Road.				
	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Infrastructure Category</th> </tr> </thead> <tbody> <tr> <td>Development</td> <td>Roads</td> </tr> </tbody> </table>	Infrastructure Type	Infrastructure Category	Development	Roads
Infrastructure Type	Infrastructure Category				
Development	Roads				
Land Cost	\$0.00				
Construction Cost	\$2,382,640.74				
Total Project Cost	\$2,382,640.74				
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land				
External Usage Discount	0%				
Project Cost to MCA	\$2,382,640.74				
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.				
Demand Units	120.208				
Levy Amount	\$19,820.98				
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).				

The Project Cost is expressed in July 2023 dollars.

Ref#

Version 1.2

1

OCTOBER 2023



RD-01-L	Greenvale Drive between Centennial Boulevard and Coriyle Road (land)				
Description	Land for Greenvale Drive - Between Centennial Boulevard and Coriyule Road (0.740 ha).				
	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Infrastructure Category</th> </tr> </thead> <tbody> <tr> <td>Development</td> <td>Roads</td> </tr> </tbody> </table>	Infrastructure Type	Infrastructure Category	Development	Roads
Infrastructure Type	Infrastructure Category				
Development	Roads				
Land Cost	\$1,702,000.00				
Construction Cost	\$0.00				
Total Project Cost	\$1,702,000.00				
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land				
External Usage Discount	0%				
Project Cost to MCA	\$1,702,000.00				
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.				
Demand Units	120.208				
Levy Amount	\$14,158.79				
Costing Justification	Jetty Road Stage 2 DCP Valuations 2023, Westlink Consulting				

The Project Cost is expressed in July 2023 dollars.

RD-02	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail (construction)	
Description	Construction of Tivoli Drive Construction - Between Coriyule Road and Bellarine Rail Trail.	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$0.00	
Construction Cost	\$2,922,045.45	
Total Project Cost	\$2,922,045.45	
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land	
External Usage Discount	0%	
Project Cost to MCA	\$2,922,045.45	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	120.208	
Levy Amount	\$24,308.24	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

RD-02-L	Tivoli Drive between Coriyule Road and Bellarine Rail-Trail (land)	
Description	Land for Tivoli Drive Construction - Between Coriyule Road and Bellarine Rail Trail (0.93 ha).	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$1,906,500.00	
Construction Cost	\$0.00	
Total Project Cost	\$1,906,500.00	
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land	
External Usage Discount	0%	
Project Cost to MCA	\$1,906,500.00	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	120.208	
Levy Amount	\$15,860.01	
Costing Justification	Jetty Road Stage 2 DCP Valuations 2023, Westlink Consulting	

The Project Cost is expressed in July 2023 dollars.

RD-03	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail (construction)	
Description	Construction of Tivoli Drive Construction - Upgrade of Tivoli Drive from Portarlington Road to northern extent of the Bellarine Rail Trail. Includes turning lane extension at Portarlington Road intersection and pedestrian crossing of the Bellarine Rail Trail.	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$0.00	
Construction Cost	\$2,876,126.33	
Total Project Cost	\$2,876,126.33	
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land	
External Usage Discount	0%	
Project Cost to MCA	\$2,876,126.33	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	120.208	
Levy Amount	\$23,926.25	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

RD-03-L	Tivoli Drive between Portarlington Road and northern extent of Bellarine Rail-Trail (land)	
Description	Land for Tivoli Drive Construction - Tivoli Drive from Portarlington Road to northern extent of the Bellarine Rail Trail. Includes turning lane extension at Portarlington Road intersection and pedestrian crossing of the Bellarine Rail Trail (0.596 ha).	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$1,120,600.00	
Construction Cost	\$0.00	
Total Project Cost	\$1,120,600.00	
Project Timing	Prior to the issue of Statement of Compliance for the first Stage of the subdivision on the Subject Land	
External Usage Discount	0%	
Project Cost to MCA	\$1,120,600.00	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	120.208	
Levy Amount	\$9,322.17	
Costing Justification	Jetty Road Stage 2 DCP Valuations 2023, Westlink Consulting	

The Project Cost is expressed in July 2023 dollars.

RD-04	Greenvale Road / Centennial Boulevard intersection	
Description	Construction of signalised intersection - Greenvale Road and Centennial Boulevard.	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$0.00	
Construction Cost	\$866,952.88	
Total Project Cost	\$866,952.88	
Project Timing	Prior to the delivery of 2,250 lots in the Jetty Road Urban Growth Area.	
External Usage Discount	49.94%	
Project Cost to MCA	\$433,967.65	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$3,610.14	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

RD-05	Greenvale Drive, Tivoli Road and Coriyule Road roundabout	
Description	Construction of a roundabout at the intersection of Greenvale Drive, Tivoli Road and Coriyule Road (land included in RD-01-L and RD-02-L).	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$0.00	
Construction Cost	\$1,270,876.67	
Total Project Cost	\$1,270,876.67	
Project Timing	Prior to the occupation of any dwellings within the Stage 2 precinct.	
External Usage Discount	0%	
Project Cost to MCA	\$1,270,876.67	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners.	
Demand Units	120.208	
Levy Amount	\$10,572.31	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

RD-06	Geelong Portarlington Road / Tivoli Road intersection	
Description	Construction of signalised intersection - Geelong Portarlington Road and Tivoli Road.	
	Infrastructure Type	Infrastructure Category
	Development	Roads
Land Cost	\$0.00	
Construction Cost	\$2,249,832.37	
Total Project Cost	\$2,249,832.37	
Project Timing	Complete	
External Usage Discount	49.94%	
Project Cost to MCA	\$1,126,190.93	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$9,368.69	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

P-01	Pedestrian Bridge	
Description	Pedestrian Bridge to Jetty Road reserve.	
	Infrastructure Type	Infrastructure Category
	Development	Paths
Land Cost	\$0.00	
Construction Cost	\$1,350,600.48	
Total Project Cost	\$1,350,600.48	
Project Timing	Complete	
External Usage Discount	49.94%	
Project Cost to MCA	\$676,065.49	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$5,624.13	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

P-02	Pedestrian Bridge	
Description	Pedestrian Bridge to Clifton Springs Primary School.	
	Infrastructure Type	Infrastructure Category
	Development	Paths
Land Cost	\$0.00	
Construction Cost	\$1,350,600.48	
Total Project Cost	\$1,350,600.48	
Project Timing	Complete	
External Usage Discount	49.94%	
Project Cost to MCA	\$676,065.49	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$5,624.13	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

P-03	Pedestrian Lights	
Description	Pedestrian lights at Bellarine Rail Trail.	
	Infrastructure Type	Infrastructure Category
	Development	Paths
Land Cost	\$0.00	
Construction Cost	\$716,799.14	
Total Project Cost	\$716,799.14	
Project Timing	Complete	
External Usage Discount	49.94%	
Project Cost to MCA	\$358,805.71	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$2,984.87	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

OS-01	Foreshore Reserve - Improvements	
Description	Protection and enhancement of the foreshore environs. Does not include landscaping of the reserve south of the escarpment. Includes carpark outlined in the Structure Plan.	
	Infrastructure Type	Infrastructure Category
	Development	Open Space
Land Cost	\$0.00	
Construction Cost	\$4,296,551.43	
Total Project Cost	\$4,296,551.43	
Project Timing	Stage 1 complete. Stage 2 works, as development progresses	
External Usage Discount	49.94%	
Project Cost to MCA	\$2,150,710.13	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$17,891.57	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

OS-02	Griggs Creek - Rehabilitation and Revegetation	
Description	Protection and enhancement of the Griggs Creek environs in accordance with the Griggs Creek Rehabilitation Concept Design.	
	Infrastructure Type	Infrastructure Category
	Development	Open Space
Land Cost	\$0.00	
Construction Cost	\$1,300,801.81	
Total Project Cost	\$1,300,801.81	
Project Timing	Complete	
External Usage Discount	92.49%	
Project Cost to MCA	\$97,670.69	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$812.51	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

OS-03	Griggs Creek - Landscaping and Improvements	
Description	Protection and enhancement of the Griggs Creek environs in accordance with the Griggs Creek Rehabilitation Concept Design. Does not include landscaping of reserve west of embankment. Soft landscaping of the 30m wide reserve is to be undertaken by developers of the adjoining parcels as part of normal development and via planning permit conditions. Items 7.1 to 7.4 in the Griggs Creek Concept Design in Appendix D are included in the DCP costing of this infrastructure project.	
	Infrastructure Type	Infrastructure Category
	Development	Open Space
Land Cost	\$0.00	
Construction Cost	\$1,785,207.12	
Total Project Cost	\$1,785,207.12	
Project Timing	Complete	
External Usage Discount	74.97%	
Project Cost to MCA	\$446,807.53	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$3,716.95	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

OS-04	Sub-Regional Park - Improvements	
Description	Development and Landscaping of the 2 Hectare Sub Regional Park, provided adjacent to the neighbourhood activity centre.	
	Infrastructure Type	Infrastructure Category
	Development	Open Space
Land Cost	\$0.00	
Construction Cost	\$1,946,550.50	
Total Project Cost	\$1,946,550.50	
Project Timing	As development progresses	
External Usage Discount	49.94%	
Project Cost to MCA	\$974,378.16	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$8,105.77	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

OS-05	Southern Precinct Local Park - Improvements	
Description	Enhancements to local park including basic and essential improvements such as paths, fixed furniture, play equipment and landscaping.	
	Infrastructure Type	Infrastructure Category
	Development	Open Space
Land Cost	\$0.00	
Construction Cost	\$1,157,638.45	
Total Project Cost	\$1,157,638.45	
Project Timing	As development progresses	
External Usage Discount	0%	
Project Cost to MCA	\$1,157,638.45	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	44.249	
Levy Amount	\$26,161.91	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

DR-01	Drainage Works - Pipeline (Property 11)	
Description	Construction of drainage pipe works along the western edge of Property 11, adjacent to the foreshore reserve, between the drainage basin and Port Phillip Bay.	
	Infrastructure Type	Infrastructure Category
	Development	Drainage
Land Cost	\$0.00	
Construction Cost	\$386,446.85	
Total Project Cost	\$386,446.85	
Project Timing	As needed to service development in the catchment.	
External Usage Discount	0%	
Project Cost to MCA	\$386,446.85	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	34.438	
Levy Amount	\$11,221.52	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

DR-02	Coriyule Road Drainage Item	
Description	Stage 2 – Construction of drainage infrastructure (1800m) north of the end of the works constructed by Council in the first stage of the Coriyule Road drain to an outfall at Port Phillip Bay.	
	Infrastructure Type	Infrastructure Category
	Development	Drainage
Land Cost	\$0.00	
Construction Cost	\$3,941,707.96	
Total Project Cost	\$3,941,707.96	
Project Timing	Complete	
External Usage Discount	37.33%	
Project Cost to MCA	\$2,470,136.99	
Apportionment of Costs	37.33% of demand is generated by Jetty Road Stage 1 and surrounding areas, while 62.67% of demand is generated by internal demand. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	85.77	
Levy Amount	\$28,799.55	
Costing Justification	Council incurred cost	

The Project Cost is expressed in July 2023 dollars.

DR-03	Drainage Works - Pipeline (Property 15)	
Description	Construction of drainage pipe works along the western edge of Property 15 between the drainage basin and Coriyule Road.	
	Infrastructure Type	Infrastructure Category
	Development	Drainage
Land Cost	\$0.00	
Construction Cost	\$323,364.40	
Total Project Cost	\$323,364.40	
Project Timing	As needed to service development in the catchment.	
External Usage Discount	37.33%	
Project Cost to MCA	\$202,641.69	
Apportionment of Costs	37.33% of demand is generated by Jetty Road Stage 1 and surrounding areas, while 62.67% of demand is generated by internal demand. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	85.77	
Levy Amount	\$2,362.62	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

DR-04	Detention and WSUD Basin (Property 16) (construction)	
Description	Construction of a drainage detention and WSUD basin including earthworks, sediment ponds, access tracks, rock batters and drainage works.	
	Infrastructure Type	Infrastructure Category
	Development	Drainage
Land Cost	\$0.00	
Construction Cost	\$11,332,650.71	
Total Project Cost	\$11,332,650.71	
Project Timing	As needed to service development in the catchment.	
External Usage Discount	0%	
Project Cost to MCA	\$11,332,650.71	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	44.249	
Levy Amount	\$256,110.89	
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).	

The Project Cost is expressed in July 2023 dollars.

DR-04-L	Detention and WSUD Basin (Property 16) (land)	
Description	Land for a drainage detention and WSUD basin (3.193 ha)	
	Infrastructure Type	Infrastructure Category
	Development	Drainage
Land Cost	\$5,747,400.00	
Construction Cost	\$0.00	
Total Project Cost	\$5,747,400.00	
Project Timing	As needed to service development in the catchment.	
External Usage Discount	0%	
Project Cost to MCA	\$5,747,400.00	
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners only.	
Demand Units	44.249	
Levy Amount	\$129,887.68	
Costing Justification	Jetty Road Stage 2 DCP Valuations 2023, Westlink Consulting	

The Project Cost is expressed in July 2023 dollars.

CF-01	Childrens and Community Hub (construction)	
Description	Construction of the child and maternal services area and neighbourhood community hub. To be located in close proximity to the neighbourhood activity centre, to the satisfaction of Council.	
	Infrastructure Type	Infrastructure Category
	Development	Community Facilities
Land Cost	\$0.00	
Construction Cost	\$9,990,758.86	
Total Project Cost	\$9,990,758.86	
Project Timing	At 2031 or at an alternative time to be decided by Council if supported by demand evidence.	
External Usage Discount	49.94%	
Project Cost to MCA	\$5,001,040.16	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$41,603.22	
Costing Justification	Construction Cost provided by Zinc Costing, June 2022 (indexed to June 2023)	

The Project Cost is expressed in July 2023 dollars.

CF-01-L	Childrens and Community Hub (land)	
Description	Acquisition of land for Childrens and Community Hub facilities (0.4 ha)	
	Infrastructure Type	Infrastructure Category
	Development	Community Facilities
Land Cost	\$191,755.43	
Construction Cost	\$0.00	
Total Project Cost	\$191,755.43	
Project Timing	Complete	
External Usage Discount	49.94%	
Project Cost to MCA	\$95,986.36	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	120.208	
Levy Amount	\$798.50	
Costing Justification	Land cost from Jetty Road Stage 1 DCP (indexed by CPI to July 2023)	

The Project Cost is expressed in July 2023 dollars.

CF-02	Regional Community and Learning Hub	
Description	Construction of Regional Community and Learning Hub, to service existing and new Drysdale Clifton Springs Catchment.	
	Infrastructure Type	Infrastructure Category
	Development	Community Facilities
Land Cost	\$0.00	
Construction Cost	\$11,210,738.53	
Total Project Cost	\$11,210,738.53	
Project Timing	Complete	
External Usage Discount	60.00%	
Project Cost to MCA	\$4,484,295.41	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area (40%) and households external to the MCA (60%) based on projected number of dwellings in the local area. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	3717	
Levy Amount	\$1,206.43	
Costing Justification	Jetty Road Stage 1 (indexed to July 2023)	

The Project Cost is expressed in July 2023 dollars.

PL-01	Planning Costs				
Description	Costs associated with the preparation of the Jetty Road Stage 2 DCP.				
	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Infrastructure Category</th> </tr> </thead> <tbody> <tr> <td>Development</td> <td>Planning</td> </tr> </tbody> </table>	Infrastructure Type	Infrastructure Category	Development	Planning
Infrastructure Type	Infrastructure Category				
Development	Planning				
Land Cost	\$0.00				
Construction Cost	\$1,057,674.00				
Total Project Cost	\$1,057,674.00				
Project Timing	Prior to the statement of compliance being issued.				
External Usage Discount	0%				
Project Cost to MCA	\$1,057,674.00				
Apportionment of Costs	Demand generated by Jetty Road Stage 2 internal demand only. This infrastructure item will be funded by contributions by Stage 2 land owners.				
Demand Units	120.208				
Levy Amount	\$8,798.70				
Costing Justification	Cost estimate - 13588-14 DCP BoQ Estimates, 31 August 2023, Stantec (formerly CardnoTGM).				

The Project Cost is expressed in July 2023 dollars.

APPENDIX E DETAILED COSTS AND DESIGNS

The following projects have adopted costs from the Jetty Road Stage 1 DCP, indexed to July 2023:

- RD-06
- P-01
- P-02
- P-03
- OS-02
- OS-03
- CF-01 (land)
- CF-02

JETTY ROAD - STAGE 2 DCP

23/06/2023 REV03

RD-01 15 (R-01) Greenvale Drive Construction - Coriyule Road to Centennial Boulevard

These works are to duplicate the existing road between Centennial Bvd and Coriyule Rd. The works include constructing a new northbound pavement with associated earthworks, drainage, pavement, street lighting, etc.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 100,000.00	\$ 100,000.00
2	Provision of temporary fencing	1	Item	\$ 6,000.00	\$ 6,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
4	Traffic Control works.	1	Item	\$ 120,000.00	\$ 120,000.00
5	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
6	Contractor to prove existing services where required.	1	Item	\$ 20,000.00	\$ 20,000.00
7	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 60,000.00	\$ 60,000.00
8	Removal of existing fences, trees, buildings any rubbish and construction waste	1	Item	\$ 5,000.00	\$ 5,000.00
9	Sawcut and removal of Kerb	124	m	\$ 50.00	\$ 6,200.00
10	Sawcut and removal of Pavement	130	m ²	\$ 60.00	\$ 7,800.00
11	Removal of Existing Linemarking	1	Item	\$ 10,000.00	\$ 10,000.00
EARTHWORKS AND STREET WORKS					
12	Formation of roadways to 98% level 1 compaction, inclusive of stripping and stockpiling of topsoil; excavation for pavement, footpath, kerb and channel, nature strips, open drains, berms and side batters; additional excavation to expose clay under pavement, placing, watering, and compacting approved clay filling in roadways and side batters; compaction testing; and stockpiling of all surplus spoil, all as specified.				
	(i) Estimated Excavation	5,650	m ³	\$ 25.00	\$ 141,250.00
	(ii) Estimated Fill	350	m ³	\$ 19.00	\$ 6,650.00
13	PROVISIONAL ITEM Excess Material to be transported off site	5,300	m ³	\$ 25.00	\$ 132,500.00
14	Re-spreading topsoil to 100mm thickness	5,100	m ²	\$ 3.00	\$ 15,300.00
15	Supply, deliver and apply "Hydro Seeding" dust suppressant	5,100	m ²	\$ 1.30	\$ 6,630.00
16	Road pavement on clay subgrade				\$ -
	(i) 40mm/14mm Type H hotmix asphalt;	3,290	m ²	\$ 35.00	\$ 115,150.00
	(ii) Prime Coat application to Council requirements;	3,290	m ²	\$ 4.00	\$ 13,160.00
	(iii) 150mm Class 2/20mm FCR, extending to lip of kerb;	3,290	m ²	\$ 25.00	\$ 82,250.00
	(iv) 150mm Class 3/20mm FCR, extending 150mm behind back of kerb;	3,839	m ²	\$ 22.00	\$ 84,458.00
	(v) 200mm Class 3/40mm FCR, extending 150mm behind back of kerb;	3,839	m ²	\$ 20.00	\$ 76,780.00
17	Provisional Item for additional Subgrade works 300mm depth (3% lime, 3% cement), extending 150mm behind back of kerb.	3,839	m ²	\$ 30.00	\$ 115,170.00
18	Kerb and channel 450mm wide	915	m	\$ 80.00	\$ 73,200.00
19	100mm dia. Class 4 A.G. drain with Geotextile Sock Surround behind kerb.	915	m	\$ 40.00	\$ 36,600.00
20	Supply and install street warning and directional signs to Council	6	No.	\$ 700.00	\$ 4,200.00
21	Supply and install line marking and RRPM's in accordance with council standards.	1	Item	\$ 10,000.00	\$ 10,000.00
22	Repegging of title boundaries at completion of construction by Consultant.	1	Item	\$ 5,000.00	\$ 5,000.00
	Carried Forward:				\$ 1,258,798.00

JETTY ROAD - STAGE 2 DCP

23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Brought Forward:				\$ 1,258,798.00
STREET DRAINAGE WORKS					
23	Excavation and refilling trenches, supply, laying and jointing RCP, rubber ring joints, compacted Class 3 FCR backfill.				
	(i) 375 dia.	180	m	\$ 400.00	\$ 72,000.00
	(ii) 450 dia.	265	m	\$ 460.00	\$ 121,900.00
24	CCTV of all proposed and existing drainage pipes as instructed by Council.	445	m	\$ 18.00	\$ 8,010.00
25	Concrete Side Entry Pit, internal dimensions, to Council details.				
	(i) 900mm x 600mm	7	No.	\$ 2,500.00	\$ 17,500.00
	(ii) 900mm x 900mm	2	No.	\$ 3,200.00	\$ 6,400.00
26	Concrete Double Side Entry Pit, internal dimensions, to Council details.				
	(i) 1900mm x 900mm	2	No.	\$ 7,000.00	\$ 14,000.00
SERVICES					
27	Excavation and refilling trenches for electrical cables/conduits inclusive of additional width and depth at service tee joints and light-pole locations, supply and placing sand bedding and clay backfill , laying out cover slabs and disposal of surplus spoil as specified to meet new standards.	510	m	\$ 65.00	\$ 33,150.00
28	Excavation and refilling road crossing trenches for electrical conduits and/or communications conduits inclusive supply and placing sand bedding and FCR backfill and disposal of surplus spoil as specified.	40	m	\$ 170.00	\$ 6,800.00
29	Supply and installation Cat 'A' orange PVC conduits in trench.				
	(i) 32mm dia.	120	m	\$ 35.00	\$ 4,200.00
	(ii) 100mm dia.	510	m	\$ 55.00	\$ 28,050.00
30	Taking delivery of and installing precast concrete electricity service pits and covers.	10	No.	\$ 350.00	\$ 3,631.25
31	Augering holes for electrical lightpole installation.	4	No.	\$ 350.00	\$ 1,400.00
32	Supply and Install Single Arm Street Light Poles.	4	No.	\$ 3,500.00	\$ 14,000.00
33	Supply and Install additional arm to existing Street Light Pole	7	No.	\$ 2,500.00	\$ 17,500.00
34	Electrical reticulation works	1	Item	\$ 40,000.00	\$ 40,000.00
35	PowerCor final audit requirements for excavation points to prove satisfactory clearances of services. Include plant hire and labour for initial audit only. Any subsequent audits at contractor's expense.	1	Item	\$ 4,000.00	\$ 4,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 1,651,339.25

COUNCIL AND AUTHORITY FEES AND CHARGES					
36	Plan Certification (\$167.80 per plan / stage)	1	No.	\$ 167.80	\$ 167.80
37	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 1,651,339.25	\$ 53,668.53
38	Street Trees / Landscaping	26	No.	\$ 1,100.00	\$ 28,050.00
39	Council Non Standard Lightpole Fee	11	No.	\$ 2,500.00	\$ 27,500.00
40	Application for Network Scope, Plan Approval Fee payable to Powercor and Network Fees	1	Item	\$ 5,000.00	\$ 5,000.00
	Carried Forward:				\$ 114,386.33

JETTY ROAD - STAGE 2 DCP
23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 114,386.33
CONSULTANCY FEES					
41	Project and Program Management	3.0%	Item	\$ 1,651,339.25	\$ 49,540.18
42	Feature Survey	1	Item	\$ 10,000.00	\$ 10,000.00
43	Geotechnical Testing and Pavement Designs	1	Item	\$ 15,000.00	\$ 15,000.00
44	Traffic Consultant	1	Item	\$ 15,000.00	\$ 15,000.00
45	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
46	Title Survey and Plan of Subdivision	1	Item	\$ 10,000.00	\$ 10,000.00
47	Civil Design and Documentation	8.0%	Item	\$ 1,651,339.25	\$ 132,107.14
48	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
49	Electrical Design and Documentation	1	Item	\$ 40,000.00	\$ 40,000.00

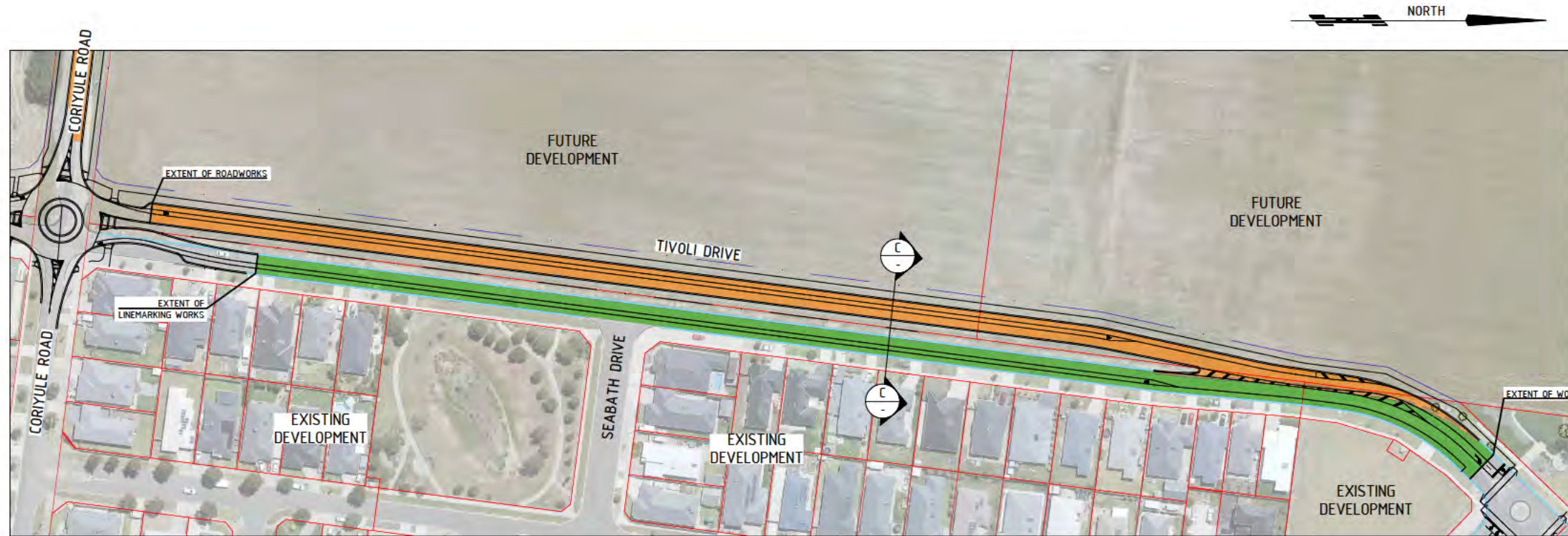
SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 401,033.64

CONTINGENCY					
50	Contingency (20% of Construction Costs)	20.0%	Item	\$ 1,651,339.25	\$ 330,267.85

SUBTOTAL: \$ 2,382,640.74

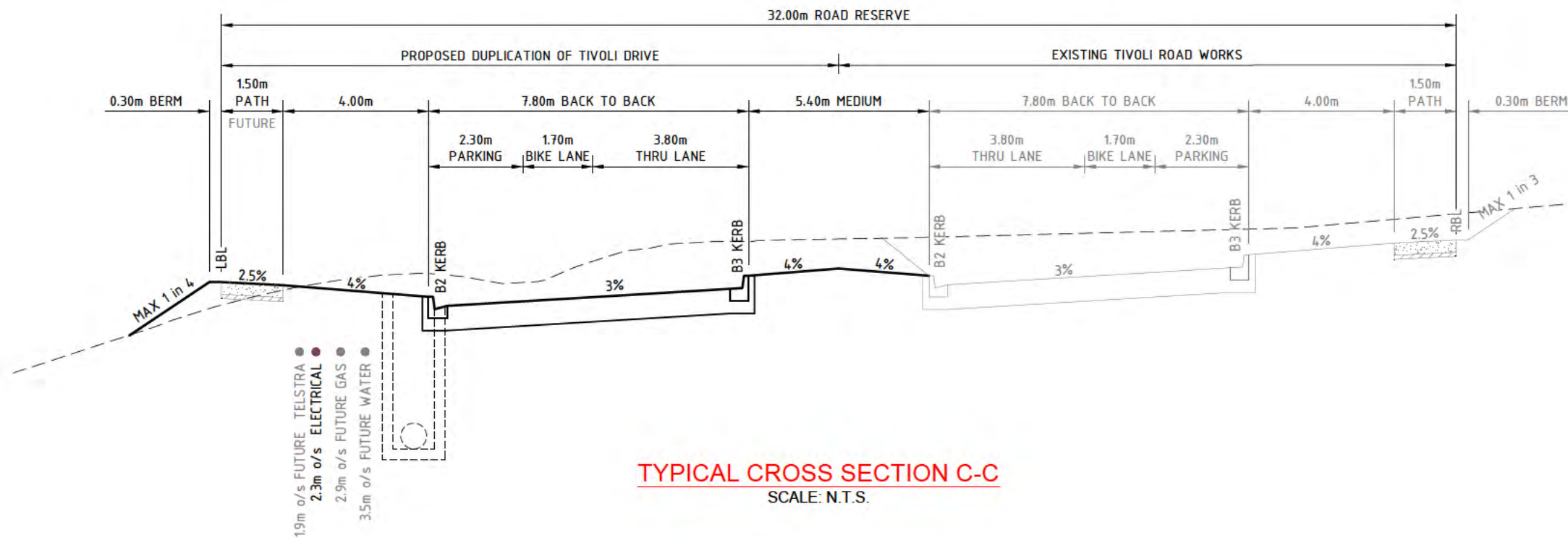
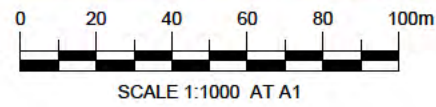
G.S.T : \$ 238,264.07

TOTAL AMOUNT (Including GST) \$ 2,620,904.82



LEGEND	
	TITLE BOUNDARY
	PROPOSED KERB
	EXISTING KERB (TO REMAIN)
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED ASPHALT OVERLAY
	PROPOSED CONCRETE FOOTPATH
	PROPOSED LINEMARKING ALTERATIONS ON EXISTING ROAD
	EXISTING TREES/VEGETATION

PROPOSED GREENVALE DRIVE DUPLICATION



TYPICAL CROSS SECTION C-C
SCALE: N.T.S.



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RD-01

RD-02

16 (R-02) Tivoli Drive Construction - Bellarine Rail Trail to Coriyule Road

These works are to duplicate the existing road between Coriyule Rd and the Rail Trail. The works include constructing a new northbound pavement with associated earthworks, drainage, pavement, street lighting, etc.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 100,000.00	\$ 100,000.00
2	Provision of temporary fencing	1	Item	\$ 6,000.00	\$ 6,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
4	Traffic Control works.	1	Item	\$ 80,000.00	\$ 80,000.00
5	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
6	Contractor to prove existing services where required.	1	Item	\$ 20,000.00	\$ 20,000.00
7	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 60,000.00	\$ 60,000.00
8	Removal of existing fences, trees, buildings any rubbish and construction waste	1	Item	\$ 15,000.00	\$ 15,000.00
9	Sawcut and removal of Kerb	146	m	\$ 50.00	\$ 7,300.00
10	Sawcut and removal of Pavement	630	m ²	\$ 60.00	\$ 37,800.00
11	Removal of Existing Linemarking	1	Item	\$ 10,000.00	\$ 10,000.00
EARTHWORKS AND STREET WORKS					
12	Formation of roadways to 98% level 1 compaction, inclusive of stripping and stockpiling of topsoil; excavation for pavement, footpath, kerb and channel, nature strips, open drains, berms and side batters; additional excavation to expose clay under pavement, placing, watering, and compacting approved clay filling in roadways and side batters; compaction testing; and stockpiling of all surplus spoil, all as specified.				
	(i) Estimated Excavation	7,850	m ³	\$ 25.00	\$ 196,250.00
	(ii) Estimated Fill	390	m ³	\$ 19.00	\$ 7,410.00
13	PROVISIONAL ITEM Excess Material to be transported off site	7,460	m ³	\$ 25.00	\$ 186,500.00
14	Re-spreading topsoil to 100mm thickness	5,800	m ²	\$ 3.00	\$ 17,400.00
15	Supply, deliver and apply "Hydro Seeding" dust suppressant	5,800	m ²	\$ 1.30	\$ 7,540.00
16	Road pavement on clay subgrade				\$ -
	(i) 40mm/14mm Type H hotmix asphalt;	3,890	m ²	\$ 35.00	\$ 136,150.00
	(ii) Prime Coat application to Council requirements;	3,890	m ²	\$ 4.00	\$ 15,560.00
	(iii) 150mm Class 2/20mm FCR, extending to lip of kerb;	3,890	m ²	\$ 25.00	\$ 97,250.00
	(iv) 150mm Class 3/20mm FCR, extending 150mm behind back of kerb;	4,682	m ²	\$ 22.00	\$ 103,004.00
	(v) 200mm Class 3/40mm FCR, extending 150mm behind back of kerb;	4,682	m ²	\$ 20.00	\$ 93,640.00
17	Provisional Item for additional Subgrade works 300mm depth (3% lime, 3% cement), extending 150mm behind back of kerb.	4,682	m ²	\$ 30.00	\$ 140,460.00
18	40mm/14mm Type H hotmix asphalt over existing pavements	504	m ²	\$ 40.00	\$ 20,160.00
19	Kerb and channel 450mm wide	1,320	m	\$ 80.00	\$ 105,600.00
20	100mm dia. Class 4 A.G. drain with Geotextile Sock Surround behind kerb.	1,320	m	\$ 40.00	\$ 52,800.00
21	125mm thick 32MPa concrete footpath	50	m ²	\$ 90.00	\$ 4,500.00
22	Supply and install street warning and directional signs to Council	4	No.	\$ 700.00	\$ 2,800.00
23	Supply and install line marking and RRPM's in accordance with council standards.	1	Item	\$ 10,000.00	\$ 10,000.00
24	Repegging of title boundaries at completion of construction by Consultant.	1	Item	\$ 5,000.00	\$ 5,000.00
	Carried Forward:				\$ 1,543,624.00

JETTY ROAD - STAGE 2 DCP

23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 1,543,624.00
STREET DRAINAGE WORKS					
25	Excavation and refilling trenches, supply, laying and jointing RCP, rubber ring joints, compacted Class 3 FCR backfill.				
	(i) 375 dia.	356	m	\$ 400.00	\$ 142,400.00
	(ii) 450 dia.	190	m	\$ 460.00	\$ 87,400.00
26	CCTV of all proposed and existing drainage pipes as instructed by Council.	546	m	\$ 18.00	\$ 9,828.00
27	Concrete Side Entry Pit, internal dimensions, to Council details.				
	(i) 900mm x 600mm	6	No.	\$ 2,500.00	\$ 15,000.00
	(ii) 900mm x 900mm	2	No.	\$ 3,200.00	\$ 6,400.00
28	Concrete Double Side Entry Pit, internal dimensions, to Council details.				
	(i) 1900mm x 900mm	3	No.	\$ 7,000.00	\$ 21,000.00
29	Construction of open earth cut-off drains.	50	m	\$ 25.00	\$ 1,250.00
SERVICES					
30	Excavation and refilling trenches for electrical cables/conduits inclusive of additional width and depth at service tee joints and light-pole locations, supply and placing sand bedding and clay backfill , laying out cover slabs and disposal of surplus spoil as specified to meet new standards.	580	m	\$ 65.00	\$ 37,700.00
31	Excavation and refilling road crossing trenches for electrical conduits and/or communications conduits inclusive supply and placing sand bedding and FCR backfill and disposal of surplus spoil as specified to meet new standards.	90	m	\$ 170.00	\$ 15,300.00
32	Supply and installation Cat 'A' orange PVC conduits in trench.				
	(i) 32mm dia.	270	m	\$ 35.00	\$ 9,450.00
	(ii) 100mm dia.	580	m	\$ 55.00	\$ 31,900.00
33	Taking delivery of and installing precast concrete electricity service pits and covers.	16	No.	\$ 350.00	\$ 5,687.50
34	Augering holes for electrical lightpole installation.	9	No.	\$ 350.00	\$ 3,150.00
35	Supply and Install Double Arm Street Light Poles.	9	No.	\$ 5,000.00	\$ 45,000.00
36	Supply and Install additional arm to existing Street Light Pole	8	No.	\$ 2,500.00	\$ 20,000.00
37	Electrical reticulation works	1	Item	\$ 40,000.00	\$ 40,000.00
38	PowerCor final audit requirements for excavation points to prove satisfactory clearances of services. Include plant hire and labour for initial audit only. Any subsequent audits at contractor's expense.	1	Item	\$ 4,000.00	\$ 4,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 2,039,089.50

COUNCIL AND AUTHORITY FEES AND CHARGES					
39	Plan Certification (\$167.80 per plan / stage)	1	No.	\$ 167.80	\$ 167.80
40	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 2,039,089.50	\$ 66,270.41
41	Street Trees / Landscaping	29	No.	\$ 1,100.00	\$ 31,900.00
42	Council Non Standard Lightpole Fee	17	No.	\$ 2,500.00	\$ 42,500.00
43	Application for Network Scope, Plan Approval Fee payable to Powercor and Network Fees	1	Item	\$ 5,000.00	\$ 5,000.00
Carried Forward:					\$ 145,838.21

JETTY ROAD - STAGE 2 DCP
23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 145,838.21
CONSULTANCY FEES					
44	Project and Program Management	3.0%	Item	\$ 2,039,089.50	\$ 61,172.69
45	Feature Survey	1	Item	\$ 10,000.00	\$ 10,000.00
46	Geotechnical Testing and Pavement Designs	1	Item	\$ 15,000.00	\$ 15,000.00
47	Traffic Consultant	1	Item	\$ 15,000.00	\$ 15,000.00
48	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
49	Title Survey and Plan of Subdivision	1	Item	\$ 10,000.00	\$ 10,000.00
50	Civil Design and Documentation	8.0%	Item	\$ 2,039,089.50	\$ 163,127.16
51	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
52	Electrical Design and Documentation	1	Item	\$ 40,000.00	\$ 40,000.00

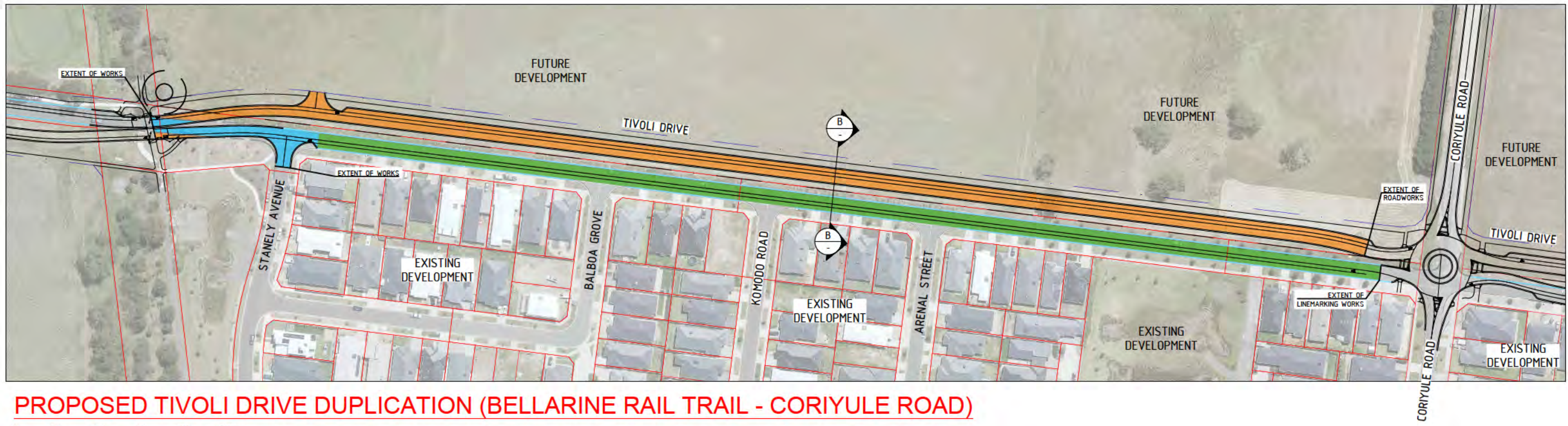
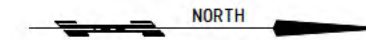
SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 475,138.05

CONTINGENCY					
53	Contingency (20% of Construction Costs)	20.0%	Item	\$ 2,039,089.50	\$ 407,817.90

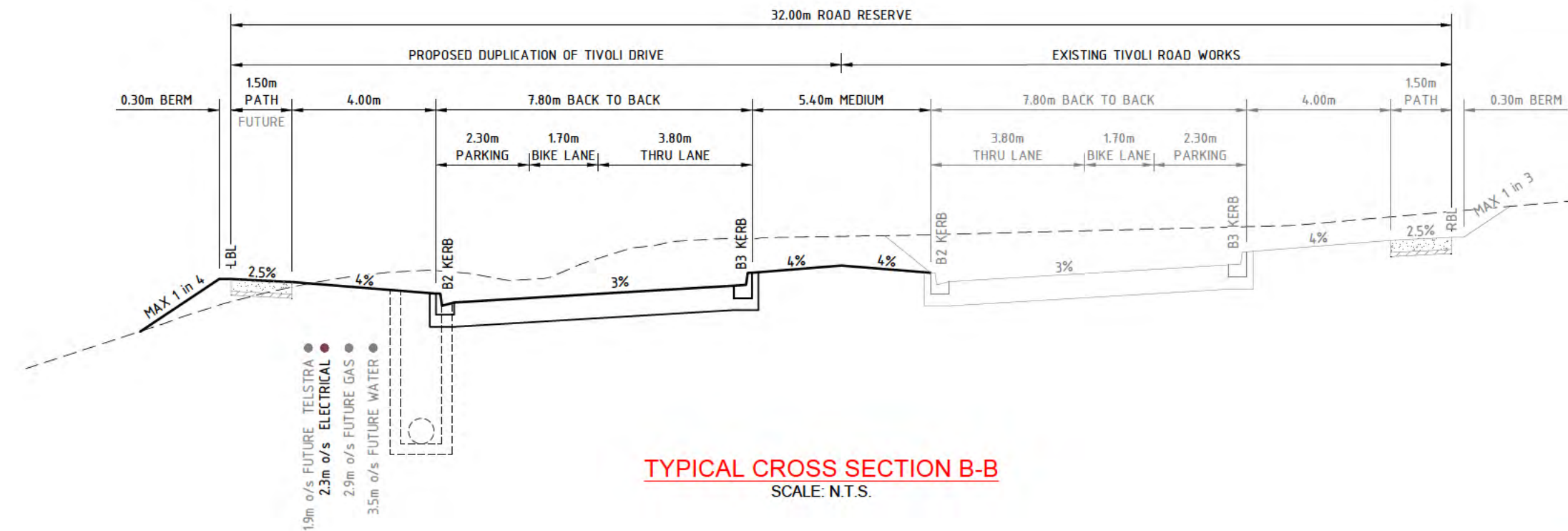
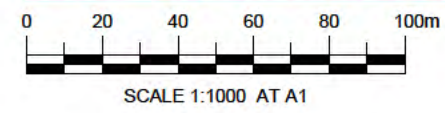
SUBTOTAL: \$ 2,922,045.45

G.S.T : \$ 292,204.55

TOTAL AMOUNT (Including GST) \$ 3,214,250.00



PROPOSED TIVOLI DRIVE DUPLICATION (BELLARINE RAIL TRAIL - CORIYULE ROAD)



TYPICAL CROSS SECTION B-B
SCALE: N.T.S.

LEGEND	
	TITLE BOUNDARY
	PROPOSED KERB
	EXISTING KERB (TO REMAIN)
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED ASPHALT OVERLAY
	PROPOSED CONCRETE FOOTPATH
	PROPOSED LINEMARKING ALTERATIONS ON EXISTING ROAD
	EXISTING TREES/VEGETATION



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RD-02

JETTY ROAD - STAGE 2 DCP

22/05/2023 REV03

RD-03

17 (R-03) Tivoli Drive Construction - Portarlington Road to Bellarine Trail

These works are to duplicate the existing road between the Rail Trail and Portarlington Rd. The works include constructing a new northbound pavement with associated earthworks, drainage, pavement, street lighting, etc.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 100,000.00	\$ 100,000.00
2	Provision of temporary fencing	1	Item	\$ 6,000.00	\$ 6,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
4	Traffic Control works.	1	Item	\$ 80,000.00	\$ 80,000.00
5	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
6	Contractor to prove existing services where required.	1	Item	\$ 20,000.00	\$ 20,000.00
7	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 60,000.00	\$ 60,000.00
8	Removal of existing fences, trees, buildings any rubbish and construction waste	1	Item	\$ 5,000.00	\$ 5,000.00
9	Sawcut and removal of Kerb	268	m	\$ 50.00	\$ 13,400.00
10	Sawcut and removal of Pavement	926	m ²	\$ 60.00	\$ 55,560.00
11	Removal of Existing Linemarking	1	Item	\$ 10,000.00	\$ 10,000.00
EARTHWORKS AND STREET WORKS					
12	Formation of roadways to 98% level 1 compaction, inclusive of stripping and stockpiling of topsoil; excavation for pavement, footpath, kerb and channel, nature strips, open drains, berms and side batters; additional excavation to expose clay under pavement, placing, watering, and compacting approved clay filling in roadways and side batters; compaction testing; and stockpiling of all surplus spoil, all as specified.				
	(i) Estimated Excavation	7,710	m ³	\$ 25.00	\$ 192,750.00
	(ii) Estimated Fill	760	m ³	\$ 19.00	\$ 14,440.00
13	PROVISIONAL ITEM Excess Material to be transported off site	6,950	m ³	\$ 25.00	\$ 173,750.00
14	Re-spreading topsoil to 100mm thickness	5,200	m ²	\$ 3.00	\$ 15,600.00
15	Supply, deliver and apply "Hydro Seeding" dust suppressant	5,200	m ²	\$ 1.30	\$ 6,760.00
16	Road pavement on clay subgrade				
	(i) 40mm/14mm Type H hotmix asphalt;	3,195	m ²	\$ 35.00	\$ 111,825.00
	(ii) Prime Coat application to Council requirements;	3,195	m ²	\$ 4.00	\$ 12,780.00
	(iii) 150mm Class 2/20mm FCR, extending to lip of kerb;	3,195	m ²	\$ 25.00	\$ 79,875.00
	(iv) 150mm Class 3/20mm FCR, extending 150mm behind back of kerb;	3,930	m ²	\$ 22.00	\$ 86,460.00
	(v) 200mm Class 3/40mm FCR, extending 150mm behind back of kerb;	3,930	m ²	\$ 20.00	\$ 78,600.00
17	Provisional Item for additional Subgrade works 300mm depth (3% lime, 3% cement), extending 150mm behind back of kerb.	3,930	m ²	\$ 30.00	\$ 117,900.00
18	40mm/14mm Type H hotmix asphalt over existing pavements	590	m ²	\$ 40.00	\$ 23,600.00
19	Kerb and channel 450mm wide	1,225	m	\$ 80.00	\$ 98,000.00
20	100mm dia. Class 4 A.G. drain with Geotextile Sock Surround behind kerb.	1,225	m	\$ 40.00	\$ 49,000.00
21	125mm thick 32MPa concrete footpath	190	m ²	\$ 90.00	\$ 17,100.00
22	Pedestrian Laybacks including tactile markers	2	Item	\$ 1,200.00	\$ 2,400.00
23	Supply and install street warning and directional signs to Council	8	No.	\$ 700.00	\$ 5,600.00
24	Supply and install line marking and RRPM's in accordance with council standards.	1	Item	\$ 10,000.00	\$ 10,000.00
25	Repegging of title boundaries at completion of construction by Consultant.	1	Item	\$ 5,000.00	\$ 5,000.00
	Carried Forward:				\$ 1,456,900.00

JETTY ROAD - STAGE 2 DCP

22/05/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 1,442,255.00
STREET DRAINAGE WORKS					
26	Excavation and refilling trenches, supply, laying and jointing RCP, rubber ring joints, compacted Class 3 FCR backfill.				
	(i) 375 dia.	180	m	\$ 400.00	\$ 72,000.00
	(ii) 450 dia.	15	m	\$ 460.00	\$ 6,900.00
27	CCTV of all proposed and existing drainage pipes as instructed by Council.	195	m	\$ 20.00	\$ 3,900.00
28	Concrete Side Entry Pit, internal dimensions, to Council details.				
	(i) 900mm x 600mm	4	No.	\$ 2,500.00	\$ 10,000.00
29	Concrete Double Side Entry Pit, internal dimensions, to Council details.				
	(ii) 1900mm x 900mm	3	No.	\$ 7,000.00	\$ 21,000.00
SERVICES					
30	Excavation and refilling trenches for electrical cables/conduits inclusive of additional width and depth at service tee joints and light-pole locations, supply and placing sand bedding and clay backfill , laying out cover slabs and disposal of surplus spoil as specified to meet new standards.	520	m	\$ 80.00	\$ 41,600.00
31	Excavation and refilling road crossing trenches for electrical conduits and/or communications conduits inclusive supply and placing sand bedding and FCR backfill and disposal of surplus spoil as specified to meet new standards.	80	m	\$ 170.00	\$ 13,600.00
32	Supply and installation Cat 'A' orange PVC conduits in trench.				
	(i) 32mm dia.	240	m	\$ 40.00	\$ 9,600.00
	(ii) 100mm dia.	520	m	\$ 60.00	\$ 31,200.00
33	Taking delivery of and installing precast concrete electricity service pits and covers.	15	No.	\$ 350.00	\$ 5,075.00
34	Augering holes for electrical lightpole installation.	8	No.	\$ 350.00	\$ 2,800.00
35	Supply and Install Double Arm Street Light Poles.	8	No.	\$ 6,000.00	\$ 48,000.00
36	Electrical reticulation works	1	Item	\$ 50,000.00	\$ 50,000.00
37	PowerCor final audit requirements for excavation points to prove satisfactory clearances of services. Include plant hire and labour for initial audit only. Any subsequent audits at contractor's expense.	1	Item	\$ 5,000.00	\$ 5,000.00
RAIL TRAIL CROSSING					
38	Allowance for Service Relocations, including pedestrian signals, lights etc.	1	Item	\$ 200,000.00	\$ 200,000.00
39	Augmentation of existing Pedestrian Crossing	1	Item	\$ 50,000.00	\$ 50,000.00
SUBTOTAL CONSTRUCTION COSTS:					\$ 2,012,930.00
COUNCIL AND AUTHORITY FEES AND CHARGES					
40	Plan Certification (\$167.80 per plan / stage)	1	No.	\$ 167.80	\$ 167.80
41	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 2,012,930.00	\$ 65,420.23
42	Street Trees / Landscaping	26	No.	\$ 1,100.00	\$ 28,600.00
43	Council Non Standard Lightpole Fee	8	No.	\$ 2,500.00	\$ 20,000.00
44	Application for Network Scope, Plan Approval Fee payable to Powercor and Network Fees	1	Item	\$ 5,000.00	\$ 5,000.00
Carried Forward:					\$ 119,188.03

JETTY ROAD - STAGE 2 DCP
22/05/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 119,188.03
CONSULTANCY FEES					
45	Project and Program Management	3.0%	Item	\$ 2,012,930.00	\$ 60,387.90
46	Feature Survey	1	Item	\$ 10,000.00	\$ 10,000.00
47	Geotechnical Testing and Pavement Designs	1	Item	\$ 15,000.00	\$ 15,000.00
48	Traffic Consultant	1	Item	\$ 20,000.00	\$ 20,000.00
49	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
50	Title Survey and Plan of Subdivision	1	Item	\$ 10,000.00	\$ 10,000.00
51	Civil Design and Documentation	8.0%	Item	\$ 2,012,930.00	\$ 161,034.40
52	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
53	Electrical Design and Documentation	1	Item	\$ 50,000.00	\$ 50,000.00

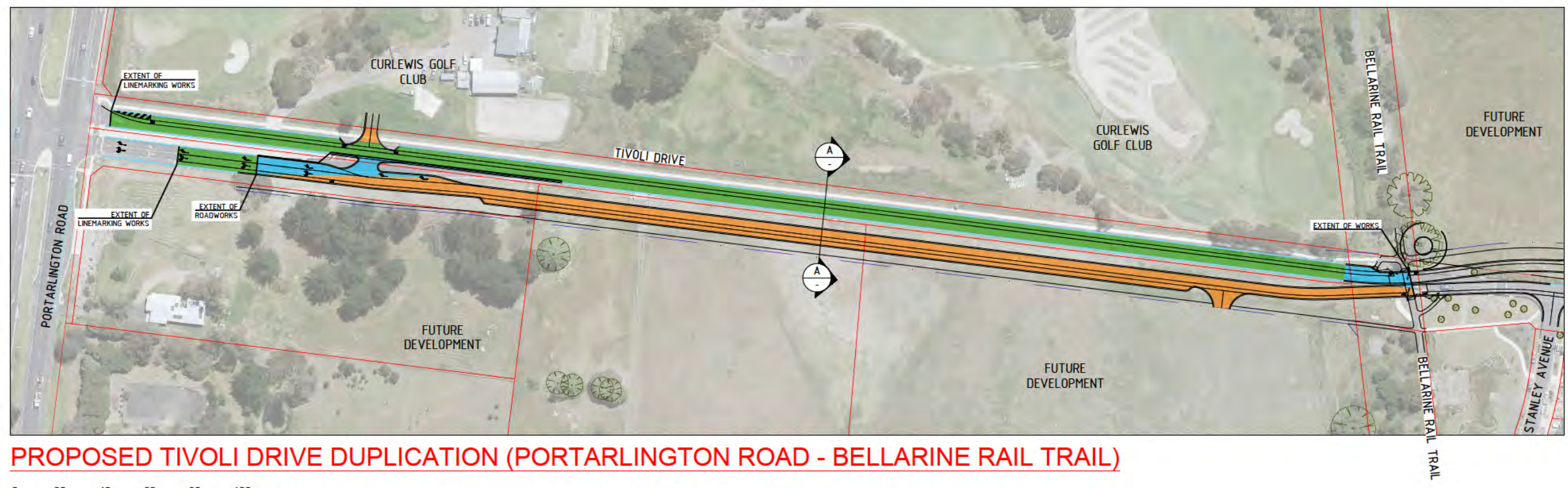
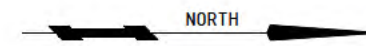
SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 460,610.33

CONTINGENCY					
54	Contingency (20% of Construction Costs)	20.0%	Item	\$ 2,012,930.00	\$ 402,586.00

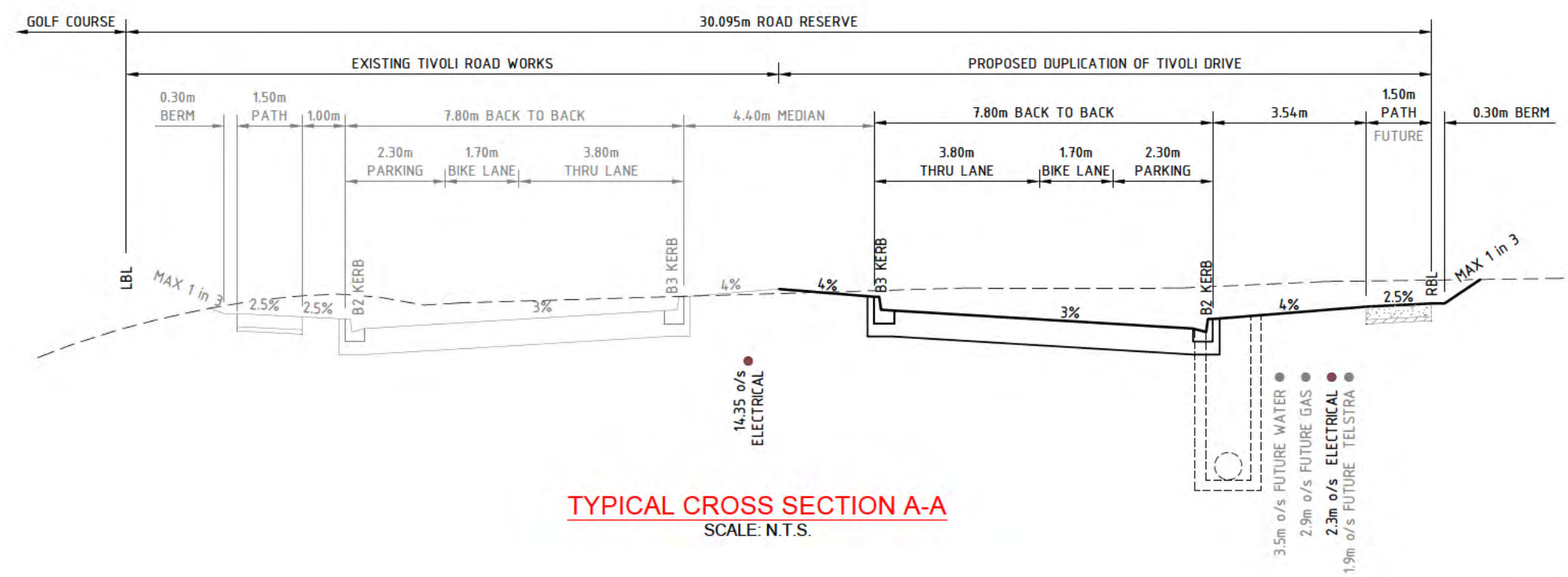
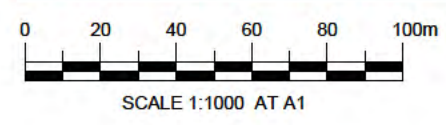
SUBTOTAL: \$ 2,876,126.33

G.S.T : \$ 287,612.63

TOTAL AMOUNT (Including GST) \$ 3,163,738.96



PROPOSED TIVOLI DRIVE DUPLICATION (PORTARLINGTON ROAD - BELLARINE RAIL TRAIL)



TYPICAL CROSS SECTION A-A
SCALE: N.T.S.

LEGEND	
	TITLE BOUNDARY
	PROPOSED KERB
	EXISTING KERB (TO REMAIN)
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED ASPHALT OVERLAY
	PROPOSED CONCRETE FOOTPATH
	PROPOSED LINEMARKING ALTERATIONS ON EXISTING ROAD
	EXISTING TREES/VEGETATION



Level 1, 27-31 Myers Street
(PO Box 1137)
Geelong, VIC Australia 3220
Phone +61 3 5202 4600 Fax +61 3 5202 4691
Email: victoria@cardno.com.au
ABN 11 125 568 461
Web: www.cardno.com

RD-03

RD-04 2 (R004) Intersection Upgrade - Greenvale Road and Centennial Boulevard

These works are to change the existing temporary roundabout to a Signalised 3-Way intersection. The works include removal of the existing centre ring of the roundabout, adding traffic signals, resheeting the intersection with associated line marking and signage.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 40,000.00	\$ 40,000.00
2	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
3	Traffic Control works and temp diversion track	1	Item	\$ 60,000.00	\$ 60,000.00
4	Contractor to prove existing services where required.	1	Item	\$ 20,000.00	\$ 20,000.00
5	Sawcut and removal of Kerb	23	m	\$ 50.00	\$ 1,150.00
6	Removal of Existing Linemarking	1	Item	\$ 5,000.00	\$ 5,000.00
EARTHWORKS AND STREET WORKS					
7	Road pavement on clay subgrade (Existing Roundabout)				
	(i) 150mm Class 2/20mm FCR;	50	m ²	\$ 110.00	\$ 5,500.00
	(ii) 150mm Class 3/20mm FCR;	50	m ²	\$ 80.00	\$ 4,000.00
	(iii) 200mm Class 3/40mm FCR;	50	m ²	\$ 80.00	\$ 4,000.00
8	Profiling existing intersection and installation of 40mm/14mm Type H hotmix asphalt.	700	m ²	\$ 75.00	\$ 52,500.00
9	Supply and install street sign post and name plate to Council requirements.	3	No.	\$ 550.00	\$ 1,650.00
10	Supply and install street warning and directional signs to Council	3	No.	\$ 800.00	\$ 2,400.00
11	Supply and install line marking and RRPM's in accordance with council standards.	1	Item	\$ 10,000.00	\$ 10,000.00
12	Reinstatement, topsoiling and hydroseed of disturbed areas	1	Item	\$ 5,000.00	\$ 5,000.00
SERVICES					
13	Signalisation of Intersections inclusive of all subsequent electrical work, poles, lights, switch boards, etc.	1	Item	\$ 300,000.00	\$ 300,000.00
14	Locating existing spare electrical conduits installed for future traffic signals.	1	Item	\$ 5,000.00	\$ 5,000.00
15	Boring additional electrical conduits under existing intersection.	45	m	\$ 450.00	\$ 20,250.00
16	Providing Power Supply for traffic signals and Powercor auditing requirements for handover.	1	Item	\$ 20,000.00	\$ 20,000.00
17	Providing Communication line for traffic signals.	1	Item	\$ 25,000.00	\$ 25,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 583,950.00

COUNCIL AND AUTHORITY FEES AND CHARGES					
18	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 583,950.00	\$ 18,978.38
19	Application for Network Scope, Plan Approval Fee payable to Powercor and Network Fees	1	Item	\$ 5,000.00	\$ 5,000.00
20	Permits and Approvals	1	Item	\$ 10,000.00	\$ 10,000.00
	Carried Forward:				\$ 33,978.38

JETTY ROAD - STAGE 2 DCP
23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Brought Forward:				\$ 33,978.38
CONSULTANCY FEES					
21	Project and Program Management	3.0%	Item	\$ 583,950.00	\$ 17,518.50
22	Feature Survey	1	Item	\$ 10,000.00	\$ 10,000.00
23	Geotechnical Testing and Pavement Designs	1	Item	\$ 8,000.00	\$ 8,000.00
24	Traffic Consultant	1	Item	\$ 20,000.00	\$ 20,000.00
25	Civil Design and Documentation	8.0%	Item	\$ 583,950.00	\$ 46,716.00
26	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
27	Electrical Design and Documentation	1	Item	\$ 25,000.00	\$ 25,000.00

SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 166,212.88

CONTINGENCY					
28	Contingency (20% of Construction Costs)	20.0%	Item	\$ 583,950.00	\$ 116,790.00

SUBTOTAL: \$ 866,952.88

G.S.T : \$ 86,695.29

TOTAL AMOUNT (Including GST) \$ 953,648.16



FOR CONTINUATION, REFER TO DRAWING 21702-04-10

DATE: 4/10/2022
 MODEL: G21702-04-11
 FILE: P:\Synergy\Projects\GRP2\GRP21702\03-Drawings\GRP21702-04-00.dgn

PRELIMINARY PLAN
FOR DISCUSSION
PURPOSES ONLY

WARNING

BEWARE OF UNDERGROUND SERVICES
 The location of underground services shown are approximate only and their exact position should be ascertained.

ISSUE	ISSUE DESCRIPTION	ISSUE DATE	GENERAL NOTES
A	INITIAL ISSUE	28/05/22	1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE: NEARMAP JUL 2021). 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL. 3. MAIN ROAD - GREENVALE DRIVE (SPEED ZONE 50km/h). - CENTENNIAL BOULEVARD (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.
B	COUNCIL COMMENTS ADDRESSED	05/10/22	

RD-04

DESIGNED	28/05/22
MATT O'BRIEN	
CHECKED/APPROVED	28/05/22
N. WOOLCOCK	
FILE NAME	G21702-04-00.dgn

Traffix Group

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

JETTY ROAD STAGE 2

ULTIMATE DUAL CARRIAGEWAY CROSS SECTION

GREATER GEELONG CITY

CONCEPT LAYOUT PLAN

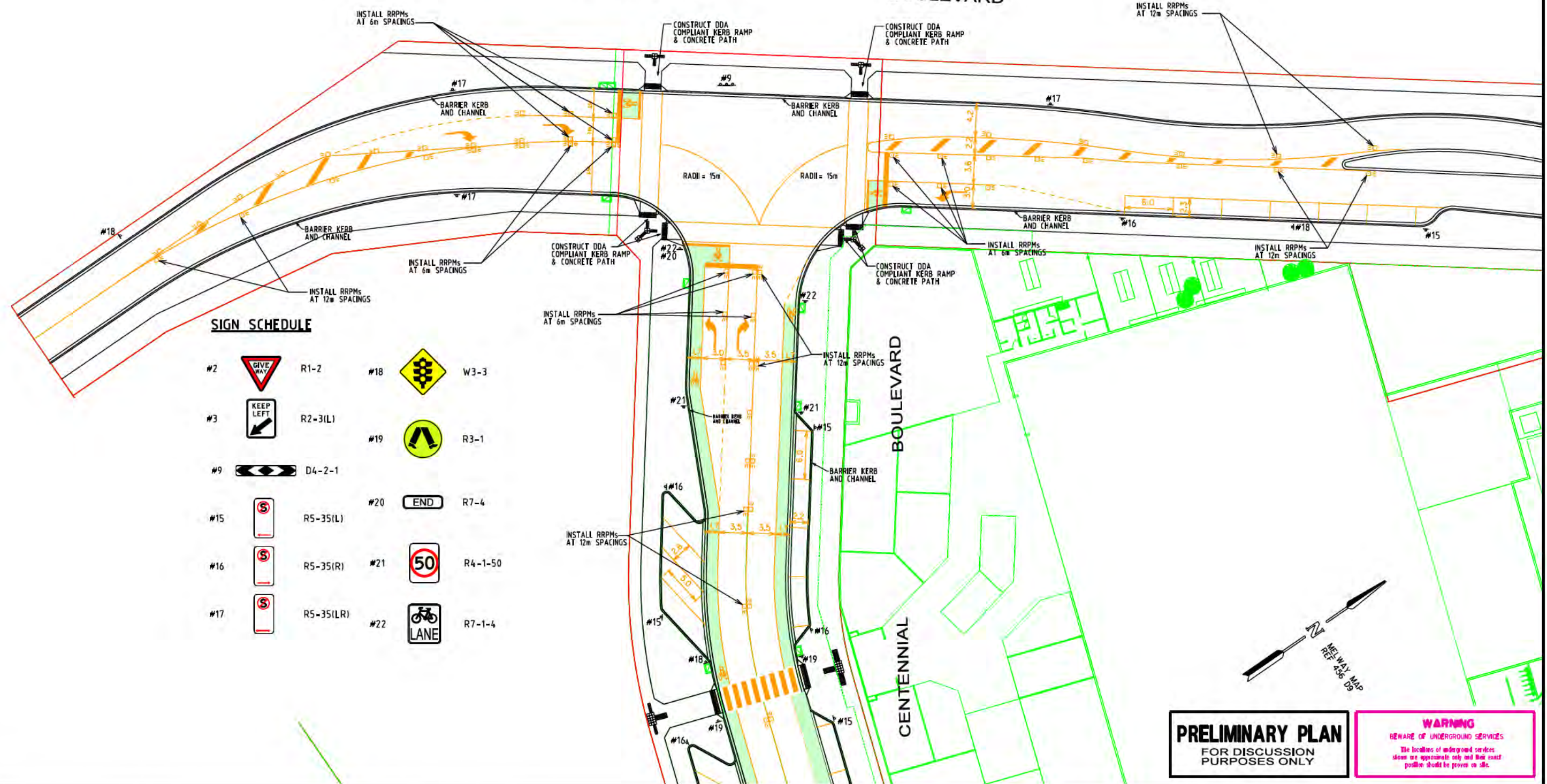
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SHEET No. 11/11

DWG No. G21702-04-11

GREENVALE

BOULEVARD



SIGN SCHEDULE

#2		R1-2	#18		W3-3
#3		R2-3(L)	#19		R3-1
#9		D4-2-1	#20		R7-4
#15		R5-35(L)	#21		R4-1-50
#16		R5-35(R)	#22		R7-1-4
#17		R5-35(LR)			

PRELIMINARY PLAN
FOR DISCUSSION
PURPOSES ONLY

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

ISSUE	ISSUE NOTES	ISSUE DATE
A	DETAILED FUNCTIONAL PLAN FOR APPROVAL	07 FEB 2013

GENERAL NOTES

1. BASE INFORMATION FROM SURVEY FILE No.11035.DWG.
2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL.
3. 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.

RD-04

DESIGNED	M. BALLARD 07 FEB 2013
CHECKED/APPROVED	N. WOOLLOCK 07 FEB 2013
FILE NAME	D00474A-01.dgn
ISSUE	A

TraffixDesign

Traffic Engineering Design and Survey

Suite 8/431 Burke Road TEL: (03) 9822-2000
OLEN WDS, VICTORIA 3046 FAX: (03) 9822-7444
www.traffixgroup.com.au

CENTENNIAL BOULEVARD/GREENVALE BOULEVARD
CLIFTON SPRINGS
CITY OF GREATER GEELONG
FUNCTIONAL LAYOUT PLAN

SCALE 0 2.5 5 7.5 10 SHEET No. DWG No. D00474A-03

RD-05

19 (R-05) Greenvale / Tivoli Drive & Coriyule Road Roundabout

These works are to change the existing intersection into a roundabout. The works include constructing new pavement with associated earthworks, drainage, pavement, street lighting, service pit adjustments, line marking, signage, etc.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 50,000.00	\$ 50,000.00
2	Provision of temporary fencing	1	Item	\$ 6,000.00	\$ 6,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
4	Traffic Control works.	1	Item	\$ 100,000.00	\$ 100,000.00
5	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
6	Contractor to prove existing services where required.	1	Item	\$ 20,000.00	\$ 20,000.00
7	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 40,000.00	\$ 40,000.00
8	Removal of existing fences, trees, buildings any rubbish and construction waste	1	Item	\$ 5,000.00	\$ 5,000.00
9	Sawcut and removal of Kerb	240	m	\$ 50.00	\$ 12,000.00
10	Sawcut and removal of Pavement	510	m ²	\$ 60.00	\$ 30,600.00
11	Removal of Existing Linemarking	1	Item	\$ 2,000.00	\$ 2,000.00
EARTHWORKS AND STREET WORKS					
12	Formation of roadways to 98% level 1 compaction, inclusive of stripping and stockpiling of topsoil; excavation for pavement, footpath, kerb and channel, nature strips, open drains, berms and side batters; additional excavation to expose clay under pavement, placing, watering, and compacting approved clay filling in roadways and side batters; compaction testing; and stockpiling of all surplus spoil, all as specified.				
	(i) Estimated Excavation	698	m ³	\$ 25.00	\$ 17,451.00
	(ii) Estimated Fill	20	m ³	\$ 19.00	\$ 380.00
13	PROVISIONAL ITEM Excess Material to be transported off site	678	m ³	\$ 25.00	\$ 16,951.00
14	Re-spreading topsoil to 100mm thickness	500	m ²	\$ 3.00	\$ 1,500.00
15	Supply, deliver and apply "Hydro Seeding" dust suppressant	500	m ²	\$ 1.30	\$ 650.00
16	Road pavement on clay subgrade				
	(i) 40mm/14mm Type H hotmix asphalt;	855	m ²	\$ 35.00	\$ 29,925.00
	(ii) Prime Coat application to Council requirements;	855	m ²	\$ 4.00	\$ 3,420.00
	(iii) 150mm Class 2/20mm FCR, extending to lip of kerb;	855	m ²	\$ 25.00	\$ 21,375.00
	(iv) 150mm Class 3/20mm FCR, extending 150mm behind back of kerb;	1,163	m ²	\$ 22.00	\$ 25,594.80
	(v) 200mm Class 3/40mm FCR, extending 150mm behind back of kerb;	1,163	m ²	\$ 20.00	\$ 23,268.00
17	Provisional Item for additional Subgrade works 300mm depth (3% lime, 3% cement), extending 150mm behind back of kerb.	1,163	m ²	\$ 30.00	\$ 34,902.00
18	40mm/14mm Type H hotmix asphalt over existing pavements	665	m ²	\$ 40.00	\$ 26,600.00
19	Kerb and channel 300mm wide	160	m	\$ 75.00	\$ 12,000.00
20	Kerb and channel 450mm wide	302	m	\$ 80.00	\$ 24,160.00
21	Kerb and channel 600mm wide	52	m	\$ 85.00	\$ 4,420.00
22	100mm dia. Class 4 A.G. drain with Geotextile Sock Surround behind kerb.	302	m	\$ 40.00	\$ 12,080.00
23	125mm thick 32MPa concrete	215	m ²	\$ 90.00	\$ 19,350.00
24	Supply and install street sign post and name plate to Council requirements.	4	No.	\$ 600.00	\$ 2,400.00
25	Supply and install street warning and directional signs to Council requirements.	20	No.	\$ 700.00	\$ 14,000.00
26	Supply and install line marking and RRPM's in accordance with council standards.	1	Item	\$ 5,000.00	\$ 5,000.00
27	Repegging of title boundaries at completion of construction by Consultant.	1	Item	\$ 5,000.00	\$ 5,000.00

JETTY ROAD - STAGE 2 DCP
23/06/2023 REV03

	Carried Forward:		\$ 571,526.80
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JETTY ROAD - STAGE 2 DCP

23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Brought Forward:				\$ 571,526.80
STREET DRAINAGE WORKS					
28	Excavation and refilling trenches, supply, laying and jointing RCP, rubber ring joints, compacted Class 3 FCR backfill.				
	(i) 375 dia.	150	m	\$ 400.00	\$ 60,000.00
	(ii) 450 dia.	56	m	\$ 460.00	\$ 25,760.00
29	CCTV of all proposed and existing drainage pipes as instructed by Council.	206	m	\$ 18.00	\$ 3,708.00
30	Concrete Side Entry Pit, internal dimensions, to Council details.				
	(i) 900mm x 600mm	8	No.	\$ 2,500.00	\$ 20,000.00
	(ii) 900mm x 900mm	2	No.	\$ 3,200.00	\$ 6,400.00
31	Concrete Double Side Entry Pit, internal dimensions, to Council details.				
	(i) 1900mm x 900mm	2	No.	\$ 7,000.00	\$ 14,000.00
32	Adjust existing drainage pit covers to match finished surfaces	7	m	\$ 2,000.00	\$ 14,000.00
SERVICES					
33	Excavation and refilling trenches for electrical cables/conduits inclusive of additional width and depth at service tee joints and light-pole locations, supply and placing sand bedding and clay backfill , laying out cover slabs and disposal of surplus spoil as specified to meet new standards.	130	m	\$ 65.00	\$ 8,450.00
34	Excavation and refilling road crossing trenches for electrical conduits and/or communications conduits inclusive supply and placing sand bedding and FCR backfill and disposal of surplus spoil as specified to meet new standards.	40	m	\$ 170.00	\$ 6,800.00
35	Supply and installation Cat 'A' orange PVC conduits in trench.				
	(i) 32mm dia.	80	m	\$ 35.00	\$ 2,800.00
	(ii) 100mm dia.	130	m	\$ 55.00	\$ 7,150.00
36	Taking delivery of and installing precast concrete electricity service pits and covers.	6	No.	\$ 350.00	\$ 1,968.75
37	Augering holes for electrical lightpole installation.	4	No.	\$ 350.00	\$ 1,400.00
38	Supply and Install Single Arm Street Light Poles.	4	No.	\$ 3,500.00	\$ 14,000.00
39	Electrical reticulation works	1	Item	\$ 50,000.00	\$ 50,000.00
40	PowerCor final audit requirements for excavation points to prove satisfactory clearances of services. Include plant hire and labour for initial audit only. Any subsequent audits at contractor's expense.	1	Item	\$ 4,000.00	\$ 4,000.00
41	Relocation of existing Electrical Assets including removal of light poles.	1	Item	\$ 20,000.00	\$ 20,000.00
42	Adjust existing sewer pit covers to match finished surfaces	2	m	\$ 3,000.00	\$ 6,000.00
43	Adjust / relocation of existing communication pits / assets	1	Item	\$ 5,000.00	\$ 5,000.00
44	Adjust / relocation of existing water assets	1	Item	\$ 5,000.00	\$ 5,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 847,963.55

COUNCIL AND AUTHORITY FEES AND CHARGES					
45	Plan Certification (\$167.80 per plan / stage)	2	No.	\$ 167.80	\$ 335.60
46	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 847,963.55	\$ 27,558.82
47	Street Trees / Landscaping	7	No.	\$ 1,100.00	\$ 7,150.00
48	Council Non Standard Lightpole Fee	4	No.	\$ 2,500.00	\$ 10,000.00
49	Application for Network Scope, Plan Approval Fee payable to Powercor and Network Fees	1	Item	\$ 5,000.00	\$ 5,000.00
	Carried Forward:				\$ 50,044.42

JETTY ROAD - STAGE 2 DCP
23/06/2023 REV03

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Brought Forward:				\$ 50,044.42
CONSULTANCY FEES					
50	Project and Program Management	3.0%	Item	\$ 847,963.55	\$ 25,438.91
51	Feature Survey	1	Item	\$ 10,000.00	\$ 10,000.00
52	Geotechnical Testing and Pavement Designs	1	Item	\$ 15,000.00	\$ 15,000.00
53	Traffic Consultant	1	Item	\$ 20,000.00	\$ 20,000.00
54	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
55	Title Survey and Plan of Subdivision	1	Item	\$ 10,000.00	\$ 10,000.00
56	Civil Design and Documentation	8.0%	Item	\$ 847,963.55	\$ 67,837.08
57	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
58	Electrical Design and Documentation	1	Item	\$ 40,000.00	\$ 40,000.00

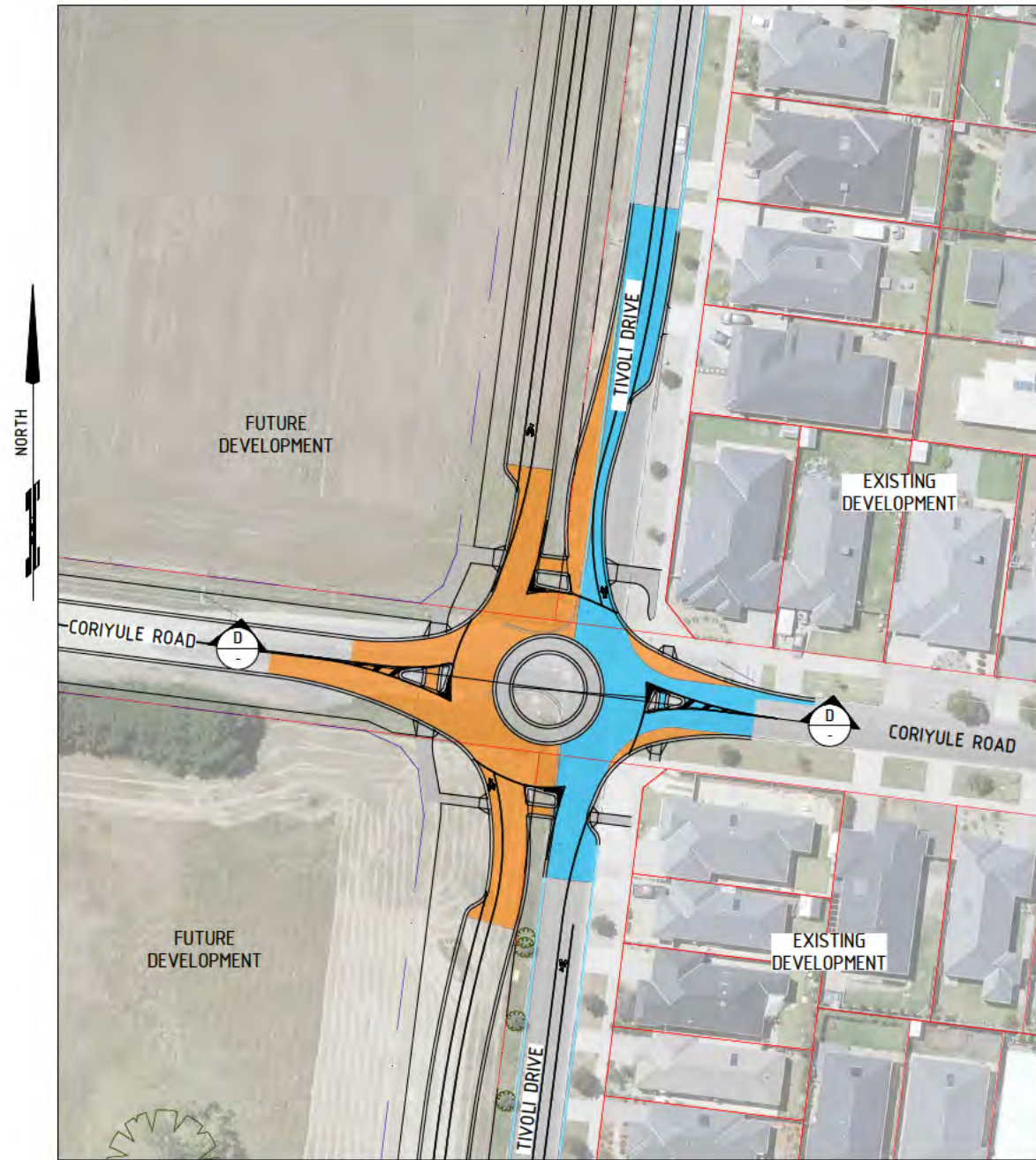
SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 253,320.41

CONTINGENCY					
59	Contingency (20% of Construction Costs)	20.0%	Item	\$ 847,963.55	\$ 169,592.71

SUBTOTAL: \$ 1,270,876.67

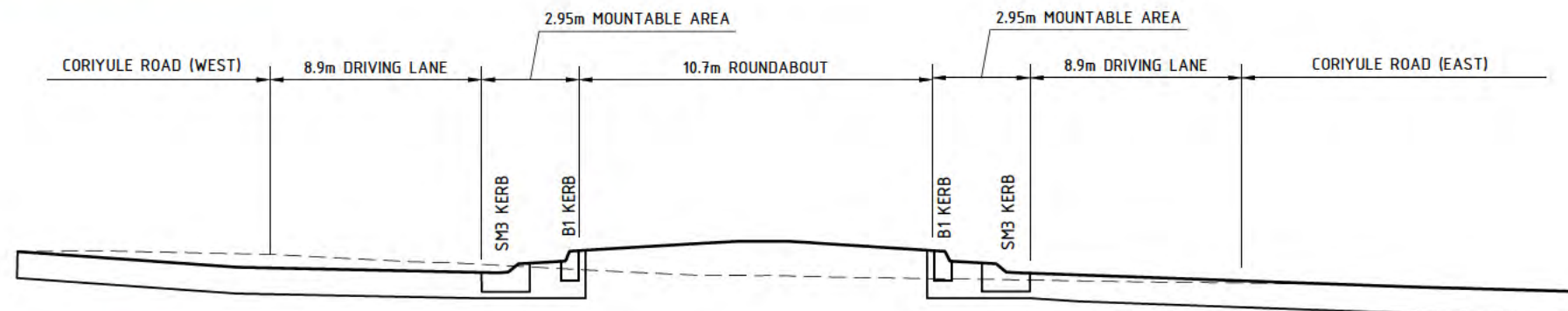
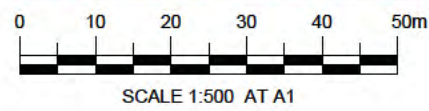
G.S.T : \$ 127,087.67

TOTAL AMOUNT (Including GST) \$ 1,397,964.33



LEGEND	
	TITLE BOUNDARY
	PROPOSED KERB
	EXISTING KERB (TO REMAIN)
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED ASPHALT OVERLAY
	PROPOSED CONCRETE FOOTPATH
	PROPOSED LINEMARKING ALTERATIONS ON EXISTING ROAD
	EXISTING TREES/VEGETATION

PROPOSED CORIYULE ROAD INTERSECTION UPGRADE



- FUTURE TEL/STRA
- EXISTING ELECTRICAL
- FUTURE GAS
- FUTURE WATER

TYPICAL CROSS SECTION D-D
SCALE: N.T.S.

RD-05



Level 1, 27-31 Myers Street
(PO Box 1137)
Geelong, VIC Australia 3220
Phone +61 3 5202 4600 Fax +61 3 5202 4691
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OS-01

9 (OS004) Foreshore Reserve - Improvements

These works include weed eradication, landscaping & revegetation, and the construction of bbq/ playspace/ public toilet / drinking fountain/ bins/ seats/ shared path.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 10,000.00	\$ 10,000.00
2	Provision of temporary fencing	1	Item	\$ 7,000.00	\$ 7,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,000.00	\$ 2,000.00
4	Implementation of the Environmental Management Plan	1	Item	\$ 5,000.00	\$ 5,000.00
5	Removal of existing fences and debris	1	Item	\$ 5,000.00	\$ 5,000.00
LANDSCAPING WORKS					
6	Weed Eradication - Cliff	13,050	m ²	\$ 10.00	\$ 130,500.00
7	Landscaping/Revegation - Cliff	13,050	m ²	\$ 30.00	\$ 391,500.00
8	Landscaping/Revegation - 100m Exclusion zone	58,450	m ²	\$ 20.00	\$ 1,169,000.00
9	Shared trail	450	m	\$ 100.00	\$ 45,000.00
10	Toilet block	1	Item	\$ 200,000.00	\$ 200,000.00
11	Playground	1	Item	\$ 100,000.00	\$ 100,000.00
12	Street Furniture	10	No.	\$ 3,000.00	\$ 30,000.00
13	Services	1	Item	\$ 50,000.00	\$ 50,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 2,145,000.00

COUNCIL AND AUTHORITY FEES AND CHARGES					
13	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 2,145,000.00	\$ 69,712.50
14	Permits and Approvals	1	Item	\$ 10,000.00	\$ 10,000.00
CONSULTANCY FEES					
15	Project and Program Management	3.0%	Item	\$ 2,145,000.00	\$ 64,350.00
16	Feature Survey	1	Item	\$ 20,000.00	\$ 20,000.00
17	Civil Design and Documentation	5.0%	Item	\$ 2,145,000.00	\$ 107,250.00
18	Landscape Design and Documentation	10.0%	Item	\$ 2,145,000.00	\$ 214,500.00
18	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00

SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 490,812.50

CONTINGENCY					
19	Contingency (20% of Construction Costs)	20.0%	Item	\$ 2,145,000.00	\$ 429,000.00

SUBTOTAL: \$ 3,064,812.50

G.S.T : \$ 306,481.25

TOTAL AMOUNT (Including GST) \$ 3,371,293.75

These works are to deliver a regional park for the precinct. It includes civil works and landscaping

Description	Unit	Qty	Rate	Subtotal	Total
Landscaping		20000			\$605,159.00
Garden bed preparation					
Supply and spread screened topsoil to garden beds, finished to 100mm depth	m2	3000	\$9.90	\$29,700.00	
Supply and install organic mulch to garden beds, finished to 75mm depth	m2	3000	\$12.20	\$36,600.00	
Grassing					
Supply and application of Hydroseeded grassing as required	m2	9800	\$2.00	\$19,600.00	
Supply and spread screened topsoil to Instant Turf grassed areas only, finished to 50mm depth	m2	3000	\$4.95	\$14,850.00	
Supply and install Kikuyu Instant Turf across prepared grassed area	m2	3000	\$9.75	\$29,250.00	
Trees and planting					
Supply and installation of 300L tree	each	5	\$1,006.00	\$5,030.00	
Supply and installation of 150L tree	each	45	\$620.00	\$27,900.00	
Supply and installation of 45L tree	each	145	\$270.00	\$39,150.00	
Supply and installation of 14cm pots	each	3300	\$110.00	\$363,000.00	
Supply and installation of tubestock	each	3100	\$12.80	\$39,680.00	
Edging					
Supply and install Steel Edging to garden beds as detailed	lin.m	480	\$48.50	\$2,279.50	
Supply and installation of Heavy 100 x 25mm treated pine timber edging as shown	lin.m	70	\$21.00	\$399.00	
Shelter					\$264,985.00
Section 1 Supply and installation of picnic shelter with lightning protection	item	1	\$50,000.00	\$50,000.00	
Supply and install steel and timber picnic settings	each	3	\$4,470.00	\$13,410.00	
Supply and install steel and timber bench seating	each	10	\$2,134.00	\$21,340.00	
Supply and install 240 Litre steel & timber rubbish bin enclosures (1 x General Waste, 1 x Recycled Waste)	each	4	\$3,110.00	\$12,440.00	
Supply and install steel and timber 1500 x 1500mm platform seating	each	2	\$3,200.00	\$6,400.00	
Supply and install stainless steel drinking fountain, complete with dog bowl	each	1	\$9,205.00	\$9,205.00	
Supply and install stainless steel bike hoops	each	3	\$730.00	\$2,190.00	
Supply and installation of public toilet facilities, including sewerage pump and connection	each	1	\$150,000.00	\$150,000.00	
BBQ					\$24,200.00
Supply and install stainless steel BBQ with double hotplates	each	2	\$12,100.00	\$24,200.00	
Playground					\$472,466.50
Supply and install soft fall mulch to 350mm depth	m2	210	\$35.00	\$7,350.00	
Supply and install timber stepping logs to maximum 300mm above ground surface	each	6	\$450.00	\$2,700.00	
Supply and install custom climbing structure	each	1	\$200,000.00	\$200,000.00	
Supply and install GYRO 3.0 Basket swing	each	1	\$15,782.00	\$15,782.00	
Supply and install Robinia timber seesaw	each	1	\$5,517.00	\$5,517.00	
Supply and install Robinia timber carousel	each	1	\$10,917.00	\$10,917.00	
Supply and install Robinia timber two bay swing with Adult seat and toddler seat	each	1	\$15,417.50	\$15,417.50	
Supply and install Robinia timber monkey bars	each	1	\$8,053.00	\$8,053.00	
Supply and install random rocks into playspace area	each	125	\$160.00	\$20,000.00	
Construction of the sandpit area, including geofabric liner	m2	70	\$92.50	\$6,475.00	
Playground auditor - 1 Visit at PC & Softfall Rubber impact attenuation test	item	1	\$2,715.00	\$2,715.00	
Supply and install rubber softfall on 100mm concrete base to play area	m2	280	\$320.00	\$89,600.00	
Supply and installation of the softfall rubber surface over a 100mm thick fibre reinforced concrete pavement base	m2	90	\$360.00	\$32,400.00	
Compaction testing and engineering allowance	item	1	\$5,750.00	\$5,750.00	
Supply and installation of shade sails for play area	item	1	\$40,000.00	\$40,000.00	
Sports equipment					
Supply and install heavy duty basketball goal tower, backboard and ring	item	1	\$4,100.00	\$4,100.00	
Supply and install heavy duty netball goal post and ring	item	1	\$940.00	\$940.00	
Supply and install combination AFL/soccer goal posts (2 ends)	item	1	\$4,750.00	\$4,750.00	
Conduits					\$72,300.00
Service connections					
Supply and install potable water connection to drinking fountain, tap, irrigation network and public toilet	item item	1	\$12,000.00	\$12,000.00	
Supply and install electrical service to BBQ, irrigation network and public toilet		1	\$6,000.00	\$6,000.00	
Drainage & irrigation					
Supply and installation of subsurface drainage network as required	item	1	\$20,000.00	\$20,000.00	
Supply and installation of suitable drainage pits and grated covers	each	8	\$1,250.00	\$10,000.00	
Design, supply and installation of the automated irrigation network to Instant Turf grassed areas	m2	3000	\$8.10	\$24,300.00	
Lighting					\$10,000.00
Supply and install timer lighting to shelter and public toilet	item	2	\$5,000.00	\$10,000.00	
Contingencies					\$5,000.00
Supply and installation of place naming signage	item	1	\$5,000.00	\$5,000.00	
Landscape					\$492,440.00
Preliminaries					
WHS Documentation, TMP Preparation, Site facilities, Temporary safety fence, Soil Testing as required	item	1	\$20,000.00	\$20,000.00	
	item	1	\$4,000.00	\$4,000.00	
Landscape set out, Underground services detection					
Site Preparation & Earthworks					
Site cleanup, rubbish and builders debris removal and disposal	item	1	\$5,500.00	\$5,500.00	
General earthworks, final trim and grade of site to required levels	item	1	\$80,000.00	\$80,000.00	
Rip/rotary hoe garden bed areas to 200mm depth	m2	3000	\$1.20	\$3,600.00	
Rip/rotary hoe instant turf and seeded grassed areas to 100mm depth	m2	12800	\$1.10	\$14,080.00	
Surfaces & finishes					

Supply and install plain grey concrete pavement, 125mm finished thickness, 100mm FCR regulating layer, SL72 reinforcing mesh	m2	2500	\$92.00	\$230,000.00
Supply and install Exposed Aggregate concrete pavement, 125mm finished thickness, 100mm FCR regulating layer, SL72 reinforcing mesh	m2	650	\$150.00	\$97,500.00
Supply and install compacted toppings (Granitic Sand) pavement, 50mm compacted depth on 70mm FCR regulating layer	m2	210	\$45.00	\$9,450.00
Supply and install 125mm thick concrete pavement to sports court area, finished with wetpour acrylic sports court surfacing	m2	190	\$149.00	\$28,310.00
Subtotal				\$1,946,550.50
GST			10.00%	\$194,655.05
TOTAL (incl. GST)				\$2,141,205.55

12 (OS02) Southern Precinct Local Park

OS-05

These works are to deliver a local park for the southern precinct. It includes civil works and landscaping.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site establishment including provisions of access, survey setout, provision of site and office compounds, insurance, OH&S, traffic control, traffic management plan for Council, environmental protection and other works as specified. (3.5% of Project Value)	1	Item	\$ 62,078.00	\$ 62,078.00
EARTHWORKS					
2	Earthworks to achieve levels as indicated on landscape plans or as required to complete the works - family nodes, fitness station, seating areas	1	Item	\$ 8,000.00	\$ 8,000.00
PAVING					
3	Geotechnical Certification	1	item	\$ 1,900.00	\$ 1,900.00
4	2.5m Wide Concrete Shared Paths - Supply & install plain concrete pavement - <u>275 Lin.m</u>	688	m ²	\$ 91.00	\$ 62,608.00
5	1.5m Wide Concrete Secondary Pedestrian Paths - Supply & install plain concrete pavement	906	m ²	\$ 91.00	\$ 82,446.00
6	Exposed aggregate concrete pavement Picnic Shelter Area - supply and install	330	m	\$ 120.00	\$ 39,600.00
Carried Forward:					\$ 256,632.00
ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 256,632.00
FIXTURES & FURNITURE					
7	S1 - Supply & install timber seat with backrest as specified	4	No.	\$ 2,600.00	\$ 10,400.00
8	S3 - Supply & install proprietary picnic setting as specified	6	No.	\$ 5,000.00	\$ 30,000.00
9	Propriety Shelter structure - Supply & Install	1	No.	\$ 80,000.00	\$ 80,000.00
PLAYGROUND & FITNESS EQUIPMENT					
10	EQ1 - Supply & install play equipment tower with tubeslide	1	No.	\$ 120,000.00	\$ 120,000.00
11	EQ2 - Supply & install play equipment swing set	1	No.	\$ 12,000.00	\$ 12,000.00
12	Supply & install timber log play structures	2	No.	\$ 3,500.00	\$ 7,000.00
13	Play/Fitness safety audit prior installation and before handover to Council	3	No.	\$ 1,200.00	\$ 3,600.00
14	Softfall Mulch - Supply and Install	430	m	\$ 75.00	\$ 32,250.00
SOIL & PREPARATION					
15	Weed control to all garden beds and grassed areas	10747	m	\$ 0.25	\$ 2,686.75
16	Fine Trimming & grading for all garden and grassed areas, as specified	10747	m	\$ 0.50	\$ 5,373.50
17	Cultivation 150mm depth to all garden beds and grassed areas as specified	10747	m	\$ 0.60	\$ 6,448.20
18	Supply & install 200mm imported topsoil to all garden bed areas, as specified	155	m	\$ 14.00	\$ 2,170.00

JETTY ROAD - STAGE 2 DCP

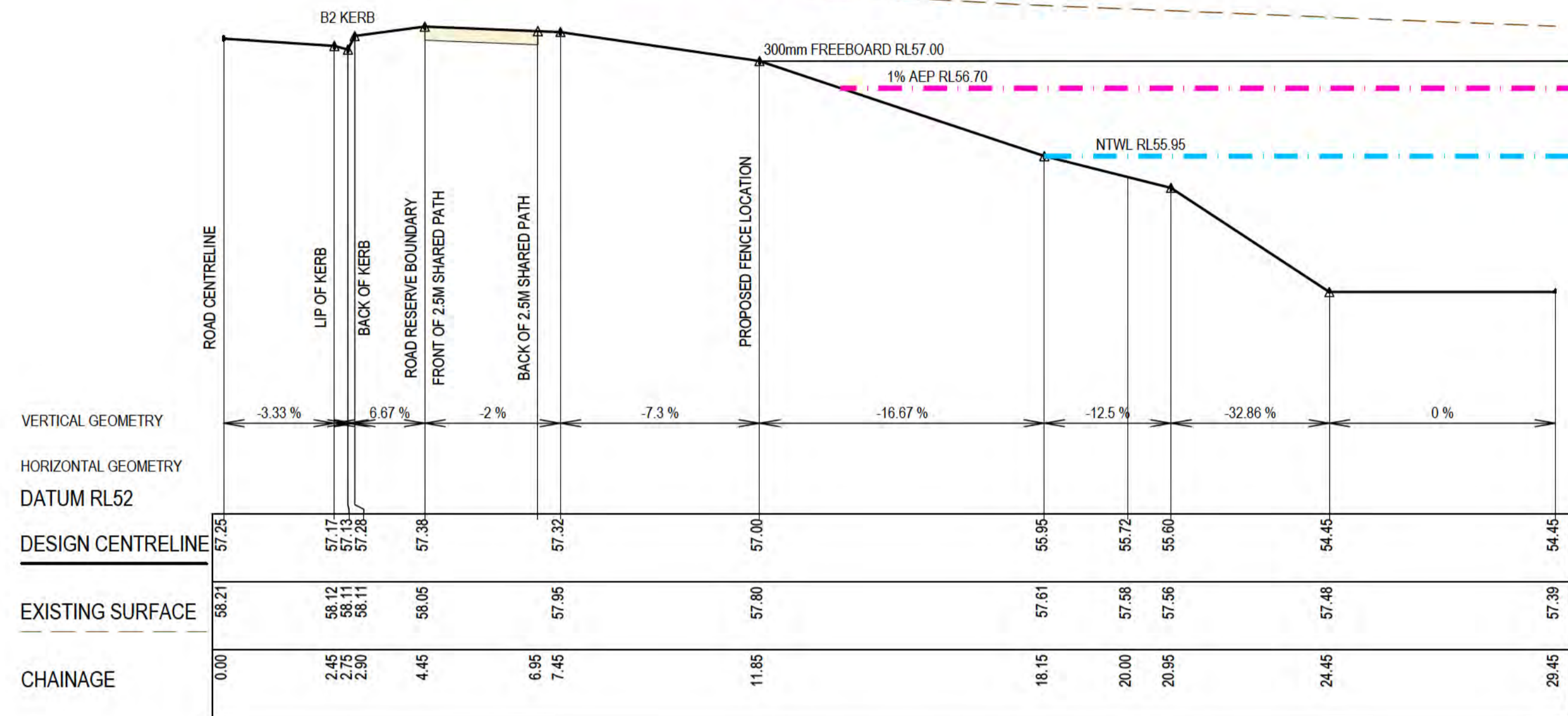
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19	Supply & install 50mm imported topsoil to all grassed areas , as specified	10592	m	\$	14.00	\$ 148,288.00
20	Supply & install 75mm depth approved organic mulch to all garden beds, as specified	155	m	\$	8.00	\$ 1,240.00
TREES & PLANTING						
21	Supply & install trees	270	No.	\$	108.00	\$ 29,160.00
22	Supply & install shrubs & groundcovers to Garden Bed Areas - tubestock - 4 plants/m2	620	No.	\$	4.50	\$ 2,790.00
TURF & GRASSING (excluding Drying Benches)						
23	G1 - Supply & install instant turf (100% Kikuyu)	10592	m	\$	9.00	\$ 95,328.00
ESTABLISHMENT						
24	Establish the landscape to the standards indicated in the specification. This may include, but not limited to, mowing, watering, weed removal and any miscellaneous items required to maintain the landscape	13	weeks	\$	1,400.00	\$ 18,200.00
25	Establish the landscape to the standards indicated in the specification for MW Reimbursables items - LB1, LB2, CI, SM, DM planting areas	13	weeks	\$	2,400.00	\$ 31,200.00
CONTINGENCY						
26	Contingency (20% of Construction Costs)	20.0%	Item	\$	31,200.00	\$ 6,240.00

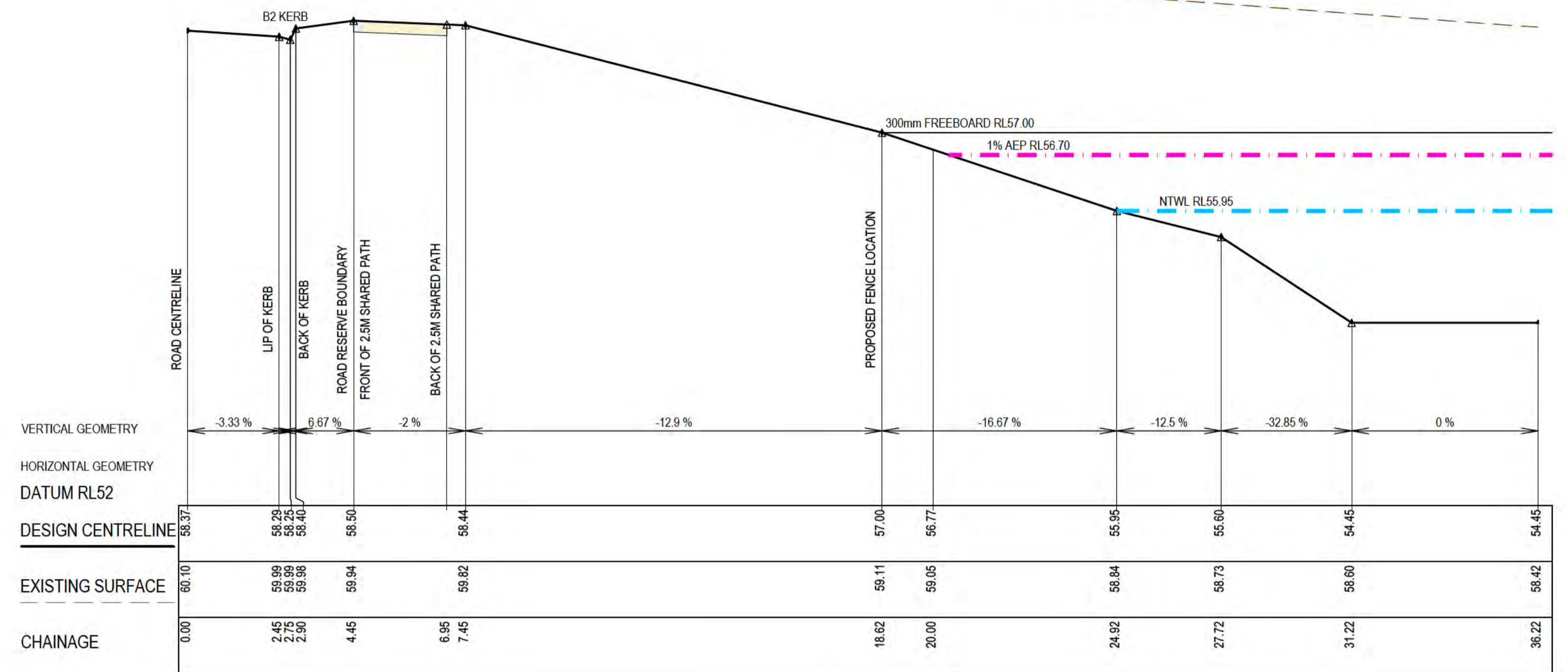
SUBTOTAL: \$ 1,157,638.45

G.S.T : \$ 115,763.85

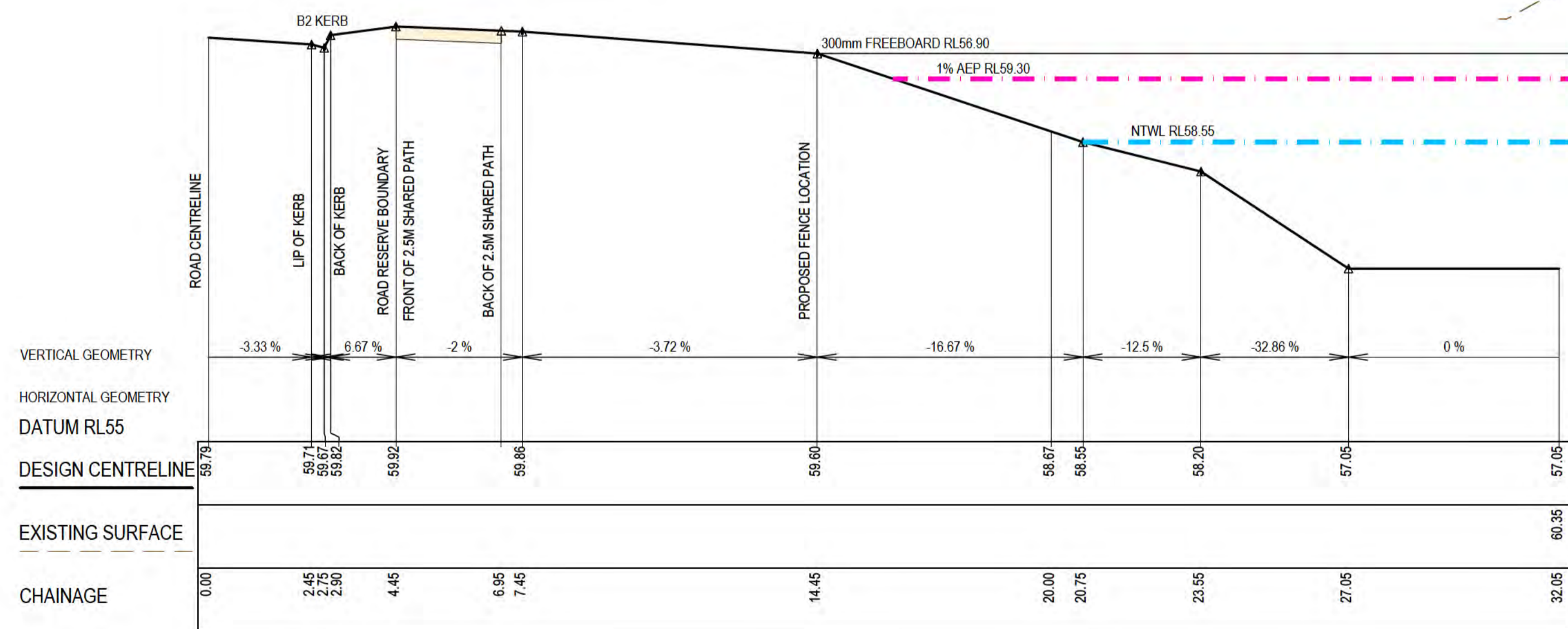
TOTAL AMOUNT (Including GST) \$ 1,273,402.30



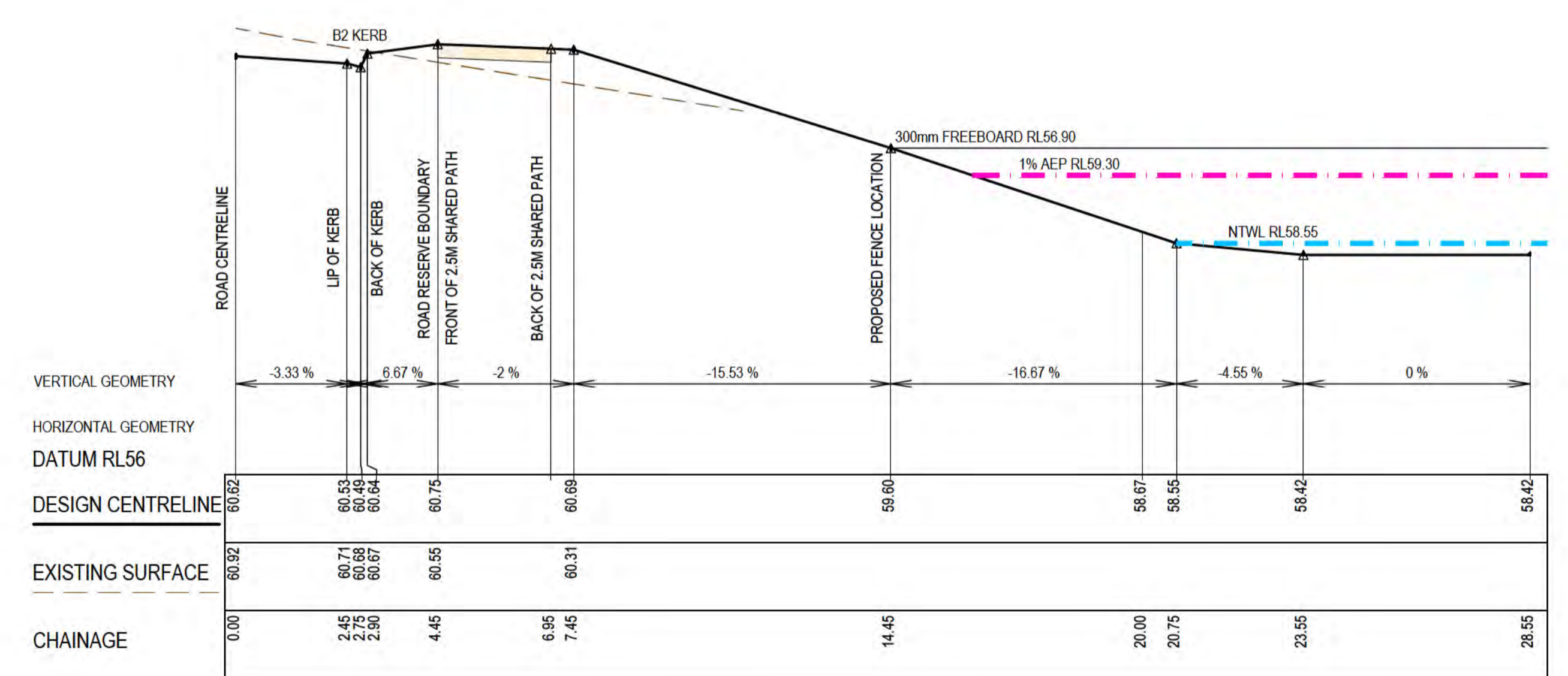
C LONGITUDINAL SECTION



D LONGITUDINAL SECTION



E LONGITUDINAL SECTION



F LONGITUDINAL SECTION

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	29.03.23	ISSUED FOR INFORMATION	T.GOUGH	B.BARBER	R.FORBES	T.MOORFOOT
B	22.06.23	WETLAND CROSS SECTIONS UPDATED	T.GOUGH	R.FORBES	R.FORBES	T.MOORFOOT

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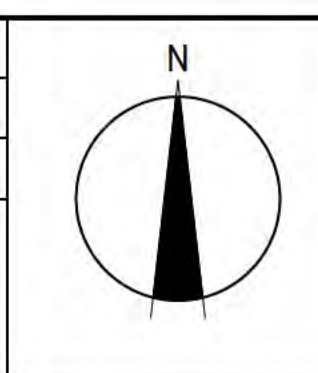
OH&S Management AS/NZS 1881
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Environmental Management ISO 14001
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PRELIMINARY

RP ENG
 RP ENG NO.
 DATE

Scale 1:500
 SCALE AS SHOWN AT 1



SMEC
 Member of the Surlana Jurong Group
 East 5, Federal Mills - 33 Mackay Street
 North Geelong, VIC 3215
 Ph 03 5228 3100

DR-04 (part 5)

Curlewis - APD
 1421 Portarlington Road
 City of Greater Geelong
 Drainage Reserve Concept
 Slope Cross Sections

MELWAYS REF: PROJECT / DRAWING No: **3260E-CL-005** SHEET No: **5 of 5** REVISION: **B**

DR-01

21 (D-03) Drainage Works - Pipeline (Property 11)

These works involve construction of an outfall drain from north end of McDermott Rd to the Bay. The works include construction a 375mm dia. outfall drain with associated pits, energy dissipation pit, endwalls, rock beaching and access track.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 20,000.00	\$ 20,000.00
2	Provision of temporary fencing	1	Item	\$ 2,000.00	\$ 2,000.00
3	Provision of Construction Management Plan	1	Item	\$ 1,500.00	\$ 1,500.00
4	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
5	Ground water management	1	Item	\$ 5,000.00	\$ 5,000.00
6	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 10,000.00	\$ 10,000.00
7	Access track, turnaround, bollards and gate.	1	Item	\$ 15,000.00	\$ 15,000.00
8	Reinstatement of disturbed areas - topsoil and hydromulch.	1	Item	\$ 3,000.00	\$ 3,000.00
STREET DRAINAGE WORKS					
9	Supply, install and jointing of PE PN10, inclusive of butt welded joints (above ground). (i) 375 dia.	240	m	\$ 250.00	\$ 60,000.00
10	CCTV of all proposed and existing drainage pipes as instructed by Council.	240	m	\$ 18.00	\$ 4,320.00
11	Concrete Drainage Pit, internal dimensions, to Council details. (i) 900mm x 600mm	4	No.	\$ 5,000.00	\$ 20,000.00
12	Concrete energy dissipation pit	1	No.	\$ 10,000.00	\$ 10,000.00
13	Concrete supports/ footings along pipe	48	No.	\$ 2,000.00	\$ 96,000.00
14	Concrete endwall, pipe dia., to Council details. (i) 375 dia.	2	No.	\$ 2,100.00	\$ 4,200.00
15	Rock beaching at endwalls	2	No.	\$ 5,000.00	\$ 10,000.00

SUBTOTAL CONSTRUCTION COSTS: \$ 264,020.00

COUNCIL AND AUTHORITY FEES AND CHARGES					
16	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 264,020.00	\$ 8,580.65
CONSULTANCY FEES					
17	Project and Program Management	3.0%	Item	\$ 264,020.00	\$ 7,920.60
18	Feature Survey	1	Item	\$ 5,000.00	\$ 5,000.00
19	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
20	Site investigations/ Authority engagement.	1	Item	\$ 15,000.00	\$ 15,000.00
21	Civil Design and Documentation	8.0%	Item	\$ 264,020.00	\$ 21,121.60
22	As Constructed Information	1	Item	\$ 2,000.00	\$ 2,000.00

SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 69,622.85

CONTINGENCY					
23	Contingency (20% of Construction Costs)	20.0%	Item	\$ 264,020.00	\$ 52,804.00

SUBTOTAL: \$ 386,446.85

G.S.T : \$ 38,644.69

TOTAL AMOUNT (Including GST) \$ 425,091.54

JETTY ROAD - STAGE 2 DCP

01/05/2023 REV02

DR-03

14 (D-02) Drainage Works - Pipeline (Property 15)

These works involve construction of an outfall drain from Coriyule/ McDermott Rds Intersection to the existing waterway in Property No.15. The works include construction a 375mm dia. outfall drain with associated pits, energy dissipation pit and endwall.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 20,000.00	\$ 20,000.00
2	Provision of temporary fencing	1	Item	\$ 2,000.00	\$ 2,000.00
3	Provision of Construction Management Plan	1	Item	\$ 1,500.00	\$ 1,500.00
4	Implementation of the Environmental Management Plan	1	Item	\$ 3,000.00	\$ 3,000.00
5	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 10,000.00	\$ 10,000.00
6	Removal of existing fences, trees, buildings any rubbish and construction waste	1	Item	\$ 30,000.00	\$ 30,000.00
STREET DRAINAGE WORKS					
7	Excavation and refilling trenches, supply, laying and jointing RCP, rubber ring joints, compacted Class 3 FCR backfill. (i) 375 dia.	360	m	\$ 335.00	\$ 120,600.00
8	CCTV of all proposed and existing drainage pipes as instructed by Council.	360	m	\$ 18.00	\$ 6,480.00
9	Concrete Drainage Pit, internal dimensions, to Council details. (i) 900mm x 600mm	8	No.	\$ 2,900.00	\$ 23,200.00
10	Concrete Collection Pit including baffles / orifices as required to collect and direct flows, internal dimensions. (i) 1800mm x 900mm	1	No.	\$ 5,500.00	\$ 5,500.00
11	Concrete endwall, pipe dia., to Council details. (i) 375 dia.	1	No.	\$ 2,200.00	\$ 2,200.00

SUBTOTAL CONSTRUCTION COSTS: \$ 224,480.00

COUNCIL AND AUTHORITY FEES AND CHARGES					
12	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 224,480.00	\$ 7,295.60
CONSULTANCY FEES					
13	Project and Program Management	3.0%	Item	\$ 224,480.00	\$ 6,734.40
14	Feature Survey	1	Item	\$ 5,000.00	\$ 5,000.00
15	Title Survey and Plan of Subdivision / Easements	1	Item	\$ 5,000.00	\$ 5,000.00
16	Site Stormwater Management Plan	1	Item	\$ 10,000.00	\$ 10,000.00
17	Civil Design and Documentation	8.0%	Item	\$ 224,480.00	\$ 17,958.40
18	As Constructed Information	1	Item	\$ 2,000.00	\$ 2,000.00

SUBTOTAL CONSULTANCY AND AUTHORITY FEES: \$ 53,988.40

CONTINGENCY					
19	Contingency (20% of Construction Costs)	20.0%	Item	\$ 224,480.00	\$ 44,896.00

SUBTOTAL: \$ 323,364.40

G.S.T : \$ 32,336.44

TOTAL AMOUNT (Including GST) \$ 355,700.84

JETTY ROAD - STAGE 2 DCP

31/08/2023 REV06

DR-04

13 (D-01) Detention and WSUD Basin and Constructed Waterway

These works involve construction of the existing waterway between Portarlington/Jetty Rd and the Rail Trail/ Tivoli Dv. The works include detention basins, channel construction, wetlands, sediment ponds, drainage, bypass drainage, dewatering areas, access tracks, headwalls, rock beaching, creek lining, etc.

ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment	1	Item	\$ 50,000.00	\$ 50,000.00
2	Provision of temporary fencing	1	Item	\$ 20,000.00	\$ 20,000.00
3	Provision of Construction Management Plan	1	Item	\$ 2,500.00	\$ 2,500.00
4	Implementation of the Environmental Management Plan	1	Item	\$ 8,000.00	\$ 8,000.00
5	Contractor to allocate a water cart to be available onsite at all times during construction works, in accordance with Council requirements.	1	Item	\$ 40,000.00	\$ 40,000.00
6	Site preparation including disposal of all surface rock, dead trees, timber, fences, wire, rubbish, disposed offsite to a tip to be arranged by the contractor.	1	Item	\$ 5,000.00	\$ 5,000.00
7	Allowance for Dewatering, treatment and bypasspumping of external catchment during construction (including water treatment prior to discharge)	1	Item	\$ 90,000.00	\$ 90,000.00
EARTHWORKS					
Bulk Earthworks					
8	Formation of basin to 98% level 1 compaction inclusive of stripping and stockpiling of topsoil; excavation, placing, watering and compacting approved clay filling in embankment, removal and disposal of all other surplus spoil off site, construction waste and rubbish offsite, all as specified.				
	(i) Strip existing topsoil & stockpile for future use	46,800	m ³	\$ 10.00	\$ 468,000.00
	(ii) Estimated Excavation	57,300	m ³	\$ 20.00	\$ 1,146,000.00
	(iii) Estimated Fill	3,050	m ³	\$ 15.00	\$ 45,750.00
9	(i) PROVISIONAL ITEM Excess Material to be transported off site	54,250	m ³	\$ 30.00	\$ 1,627,500.00
	(ii) PROVISIONAL ITEM Backfilling of Existing Dam	1,300	m ³	\$ 15.00	\$ 19,500.00
10	Topsoiling				
	(i) 200mm depth topsoil beneath EDD (No hydroseeding)	14,760	m ²	\$ 2.50	\$ 36,900.00
	(ii) 200mm depth topsoil on permanent batters (above EDD)	30,120	m ²	\$ 2.50	\$ 75,300.00
	(iii) Hydromulch all areas above EDD with sterile Ryegrass	30,120	m ²	\$ 1.30	\$ 39,156.00
	(iv) Topsoil amelioration with gypsum (5T/ha) - all topsoil	33,140	m ²	\$ 2.50	\$ 82,850.00
11	PROVISIONAL ITEM Clay lining				
	(i) Additional 300mm Depth Cut to perform clay lining works	4,428	m ³	\$ 20.00	\$ 88,560.00
	(ii) Install and compact 300mm depth clay liner to EDD	4,428	m ³	\$ 20.00	\$ 88,560.00
	(iii) Import suitable Clay Liner Material	4,428	m ³	\$ 30.00	\$ 132,840.00
	(iv) Dispose of excess unsuitable clay material off-site	4,428	m ³	\$ 30.00	\$ 132,840.00
ACCESS TRACKS AND SEDIMENT PONDS					
12	Sediment Pond Hardstand - 400mm depth compacted rock, D50>50mm	400	m ²	\$ 90.00	\$ 36,000.00
13	Access Track - 200mm thick Class 3 FCR access track with 6% CTCR	470	m ²	\$ 45.00	\$ 21,150.00
14	Dewatering Area - 200mm thick Class 3 FCR	900	m ²	\$ 25.00	\$ 22,500.00
15	Clean (remove & dispose) debris from sediment basins at end of maintenance period.	1	Item	\$ 20,000.00	\$ 20,000.00
Carried Forward:					\$ 4,298,906.00
ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Brought Forward:					\$ 4,298,906.00
CONSTRUCTED WATERWAY					

JETTY ROAD - STAGE 2 DCP

31/08/2023 REV06

16	D50 = 300mm Rock Beaching to Base Of Channel - 75 lin.m in Property 16				
	(i) Detailed cut prior to installing beaching	4,850	m ²	\$ 15.00	\$ 72,750.00
	(ii) Rock placement base of constructed waterway	7,865	m ²	\$ 25.00	\$ 196,625.00
17	Import of Rock material (1m dia fieldstone)	2,360	m ³	\$ 105.00	\$ 247,800.00
DRAINAGE WORKS					
18	Excavation and refilling trenches, supply, laying and jointing ordinary backfill.				
	(i) 300 dia Balance Pipes	200	m	\$ 160.00	\$ 32,000.00
	(ii) 450 dia Balance Pipe and Outlet Pipe	70	m	\$ 220.00	\$ 15,400.00
	(iii) 525 dia Outlet Pipe	230	m	\$ 300.00	\$ 69,000.00
	(iv) 750 dia Outlet Pipe	40	m	\$ 480.00	\$ 19,200.00
	(iv) Q100 Pipes between wetland segments (2 x 750 dia RCP's) = 2 x 28m	156	m	\$ 480.00	\$ 74,880.00
	(vi) Culverts at road crossing (3 x 1200 x 900 RCBC's) = 3 x 36m	165	m	\$ 1,200.00	\$ 198,000.00
19	CCTV of all proposed and existing drainage pipes as instructed by Council.	1,286	m	\$ 18.00	\$ 23,148.00
20	Submerged Offtake Pit cast-in-situ including excavation, covers and step irons and disposal of excess material. Refer to MW STD DRG 7251/12/008				
	(i) 600mm x 600mm	14	No.	\$ 3,200.00	\$ 44,800.00
21	Junction Pits cast-in-situ including excavation, covers and step irons and disposal of excess material. All as specified. Refer to MW STD DRG 7251/08/408				
	(i) 900mm x 900mm (Wetland edge pits)	10	No.	\$ 3,600.00	\$ 36,000.00
22	Single pipe outlet to Pond 1, 2, 3 - DN1200 pipe with post & rail barrier to be installed around outlet structure	3	No.	\$ 7,500.00	\$ 22,500.00
23	Supply & install Timber Bollard SD714 (includes 1 removable at each access track)	9	No.	\$ 150.00	\$ 1,350.00
24	Bypass pipe requested by Council for 20% AEP Diversion for Maintenance				
	(i) Pond 1 bypass - DN900	190	m	\$ 400.00	\$ 76,000.00
	(ii) Pond 1 bypass - DN1500	140	m	\$ 1,000.00	\$ 140,000.00
	(iii) Pond 1 bypass - DN900	260	m	\$ 400.00	\$ 104,000.00
	(iv) Allowence for shut-off gates/ modified pits	3	Item	\$ 15,000.00	\$ 45,000.00
25	Modifications to existing channel on west side of Tivoli Drive to achieve 300mm freeboard to Golf Course and Rail Trail inclusive of Earthworks and Geofabric (as reuired)	250	m ³	\$ 80.00	\$ 20,000.00
26	Sediment Pond Drawdown (dewatering) prior to handover for clean out purposes.	1	Item	\$ 15,000.00	\$ 15,000.00
27	Sediment excavation & removal prior to CoGG handover (based on 5yr sed load calcs)	448	m ³	\$ 125.00	\$ 56,000.00
LANDSCAPE WORKS					
28	Terrestrial Planting	30,040	m ²	\$ 15.00	\$ 450,600.00
29	Wetland Plantings	9,900	m ²	\$ 25.00	\$ 247,500.00
30	Bird Netting	1,500	m ²	\$ 20.00	\$ 30,000.00
31	Temporary Fencing during Establishment	1,900	m	\$ 15.00	\$ 28,500.00
32	Vehicle Exclusion Barrier Fencing (1.2m high - double rail)	1,900	m	\$ 130.00	\$ 247,000.00
33	Rock Install to low flow channel of constructed waterway	600	m ³	\$ 80.00	
34	Maintenance Gate	5	No.	\$ 1,200.00	\$ 6,000.00
35	Turf Installation above Q100 level	11,500	m ²	\$ 15.00	\$ 172,500.00
SUBTOTAL CONSTRUCTION COSTS:					\$ 6,990,459.00
ITEM NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
36	2-Year Maintenance Period	208	Week	\$ 1,000.00	\$ 208,000.00
COUNCIL AND AUTHORITY FEES AND CHARGES					
37	Council Plan Checking and Supervision Fee (3.25%)	3.25%	Item	\$ 6,990,459.00	\$ 227,189.92
CONSULTANCY FEES					
38	Project and Program Management	3.0%	Item	\$ 6,990,459.00	\$ 209,713.77

JETTY ROAD - STAGE 2 DCP

31/08/2023 REV06

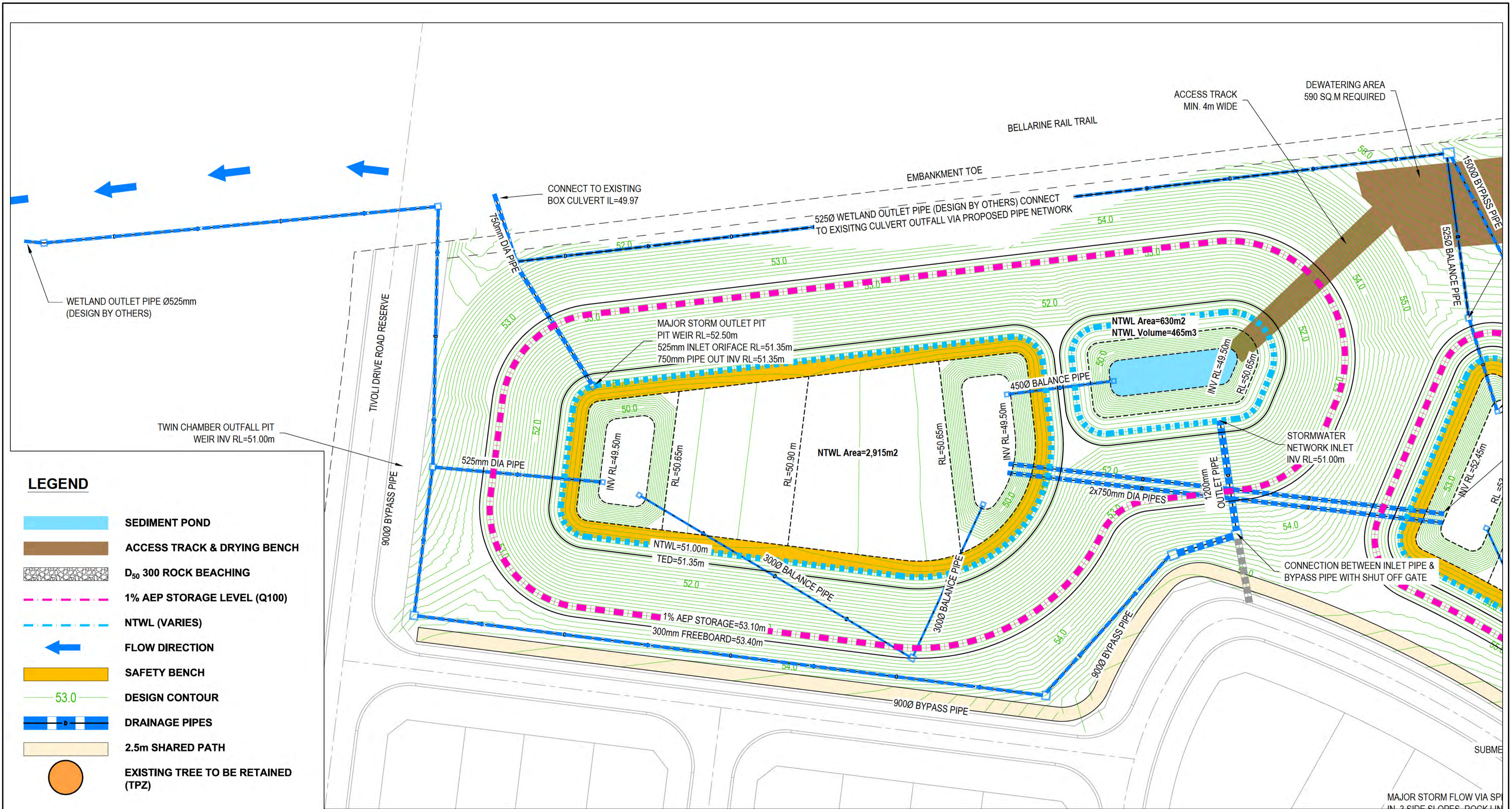
39	Feature Survey	1	Item	\$ 5,000.00	\$ 5,000.00
40	Geotechnical Testing	1	Item	\$ 50,000.00	\$ 50,000.00
41	Integrated Stormwater Management Plan including Functional Designs and Reporting	1	Item	\$ 120,000.00	\$ 120,000.00
42	Title Survey and Plan of Subdivision	1	Item	\$ 10,000.00	\$ 10,000.00
43	Detailed Civil Design	1	item	\$ 636,212.00	\$ 636,212.00
44	Engineering Concept Costs	1	item	\$ 99,997.50	\$ 99,997.50
45	Civil Design and Documentation	8.0%	Item	\$ 6,990,459.00	\$ 559,236.72
46	As Constructed Information	1	Item	\$ 5,000.00	\$ 5,000.00
SUBTOTAL CONSULTANCY AND AUTHORITY FEES:					\$ 1,922,349.91
CONTINGENCY					
47	Contingency (20% of Construction Costs)	20.0%	Item	\$ 6,990,459.00	\$ 1,398,091.80

SUBTOTAL: \$ 10,518,900.71

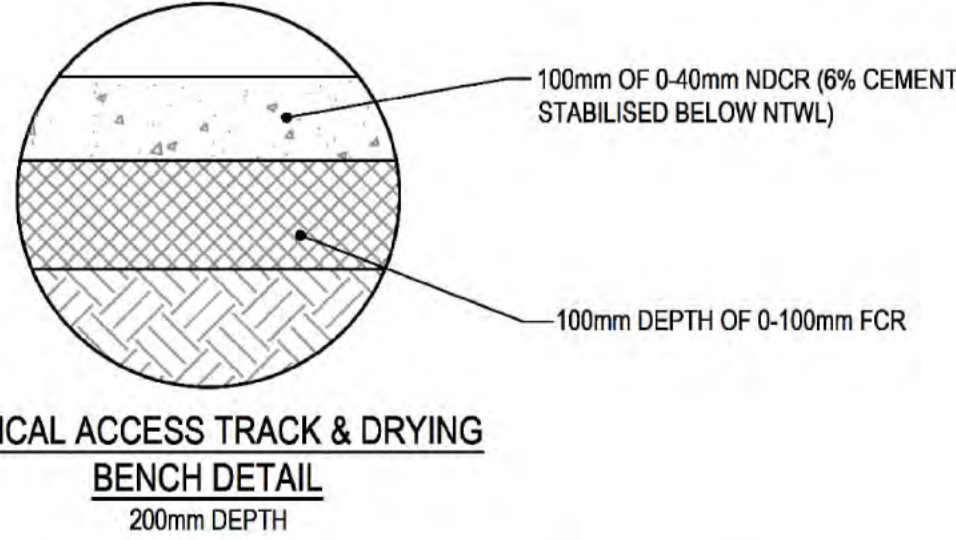
G.S.T : \$ 1,051,890.07

TOTAL AMOUNT (Including GST) \$ 11,570,790.78

Note that DCP item DR-04 (total cost \$11,332,650.71) includes and additional \$813,750 for CHMP related soil screening works.
Soil Screening – 54,250 m3 @ \$15/cu.m = \$813,750



- LEGEND**
- SEDIMENT POND
 - ACCESS TRACK & DRYING BENCH
 - D₅₀ 300 ROCK BEACHING
 - 1% AEP STORAGE LEVEL (Q100)
 - NTWL (VARIES)
 - FLOW DIRECTION
 - SAFETY BENCH
 - DESIGN CONTOUR
 - DRAINAGE PIPES
 - 2.5m SHARED PATH
 - EXISTING TREE TO BE RETAINED (TPZ)



NOTE
3D DESIGN SURFACE FILE WILL BE AVAILABLE TO CONTRACTOR TO ASSIST IN SETOUT AND ACHIEVING ACCEPTABLE CONSTRUCTION TOLERANCES

RESERVE FENCING
Where shown on drawings, white cypress post and rail fencing, harvested from sustainable forest (1.2m high), is to be constructed across the Council Reserve boundaries. Refer to Council Standard Drawing CGG709. A demountable section for vehicle access must be installed within post and rail fencing to Council Standards. Refer to Council Standard Drawings CGG702 & CGG703

WARNING
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www.1100.com.au

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	8/7/22	PRELIMINARY CONCEPT LAYOUT FOR REVIEW	B.BARBER	B.BARBER	R.FORBES	T.MOORFOOT
B	19/9/22	BYPASS PIPES ADDED	B.BARBER	B.BARBER	R.FORBES	T.MOORFOOT
C	25/01/23	WETLANDS AMENDED	B.BARBER	B.BARBER	R.FORBES	T.MOORFOOT
D	10/02/23	WETLANDS AMENDED	M.SURRAO	B.BARBER	R.FORBES	T.MOORFOOT
E	28/02/23	WETLANDS & SED BASIN AMENDED	M.SURRAO	R.FORBES	R.FORBES	T.MOORFOOT
F	22/06/23	WETLANDS & SED BASINS AMENDED	M.SURRAO	R.FORBES	R.FORBES	T.MOORFOOT

Quality Management ISO 9001
 OHS Management AS/NZS 4801
 Environmental Management ISO 14001

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PRELIMINARY

RP ENG: _____
 RP ENG NO.: _____
 DATE: _____

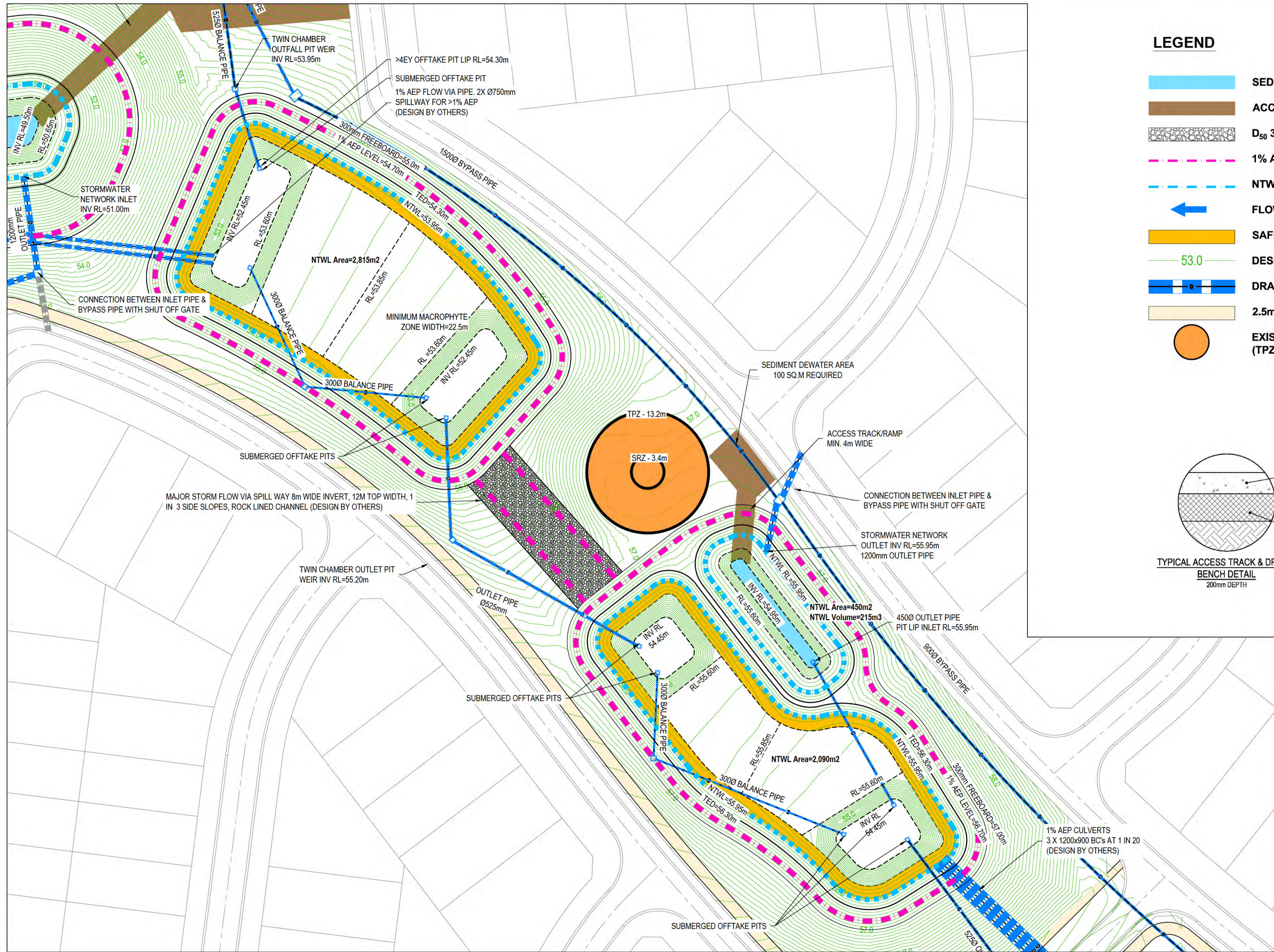
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SMEC
 Member of the Surbana Jurong Group
 East 5, Federal Mills - 33 Mackey Street
 North Geelong, VIC 3215
 Ph 03 5228 3100

DR-04 (part 1)

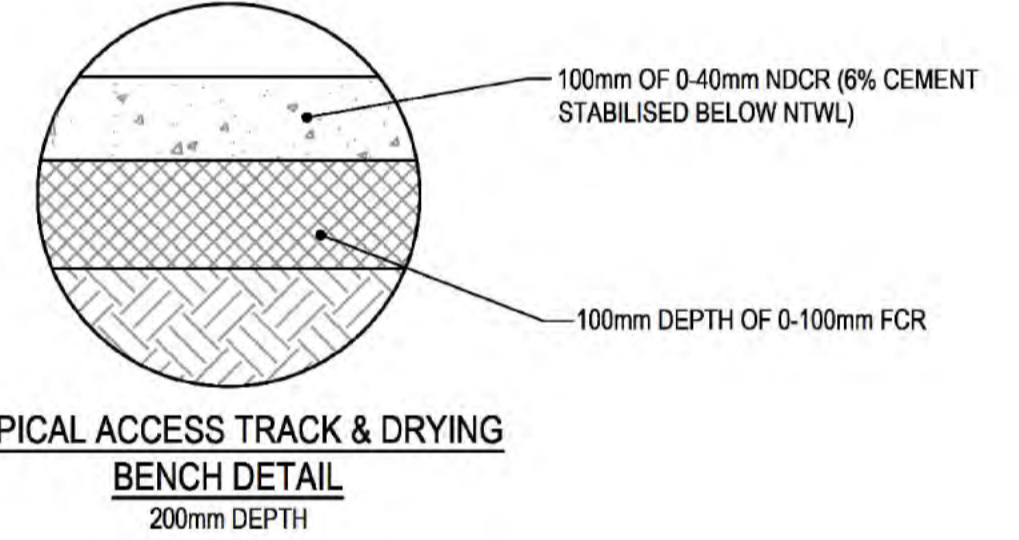
Curlewis - APD
 1421 Portarlington Road
 City of Greater Geelong
 Drainage Reserve Concept

MELWAYS REF: _____ PROJECT / DRAWING No: **3260E-CL-001** SHEET No: **1 of 5** REVISION: **F**



LEGEND

- SEDIMENT POND
- ACCESS TRACK & DRYING BENCH
- D₅₀ 300 ROCK BEACHING
- 1% AEP STORAGE LEVEL (Q100)
- NTWL (VARIES)
- FLOW DIRECTION
- SAFETY BENCH
- DESIGN CONTOUR
- DRAINAGE PIPES
- 2.5m SHARED PATH
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F	22/06/23	WETLANDS & SED BASINS AMENDED	M. SURRAO	R. FORBES	R. FORBES	T. MOORFOOT

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Global-Management (SA) Pty Ltd
Global-Management (Pty) Ltd

PRELIMINARY

RP ENG: _____
RP ENG NO: _____
DATE: _____

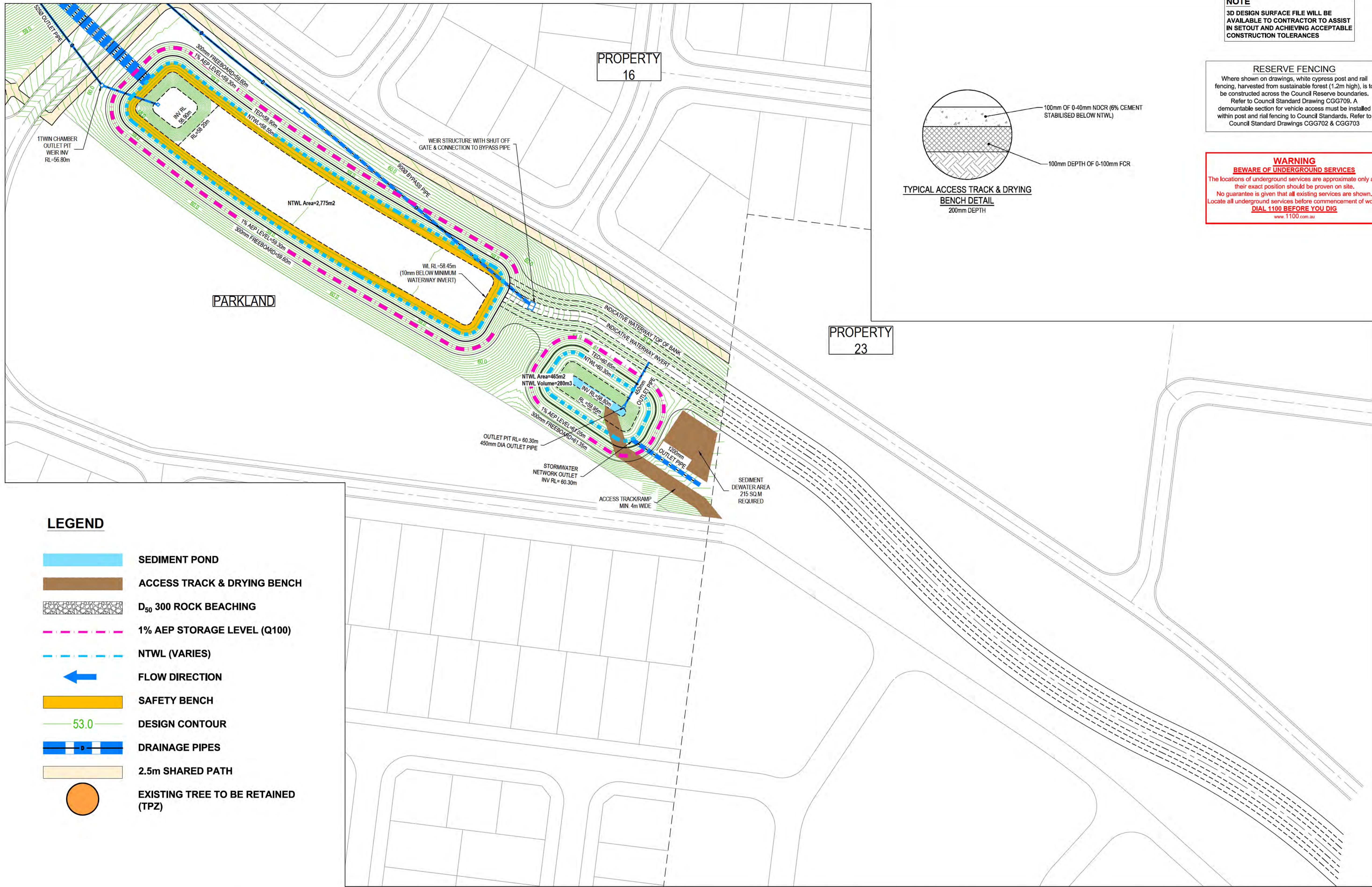
SCALE AS SHOWN AT 1

SMEC
Member of the Surbana Jurong Group
ABN 47 065 475 149
East 5, Federal Mills - 33 Mackey Street
North Geelong, VIC 3215
Ph 03 5228 3100

DR-04 (part 2)

Curlew - APD
1421 Portarlington Road
City of Greater Geelong
Drainage Reserve Concept

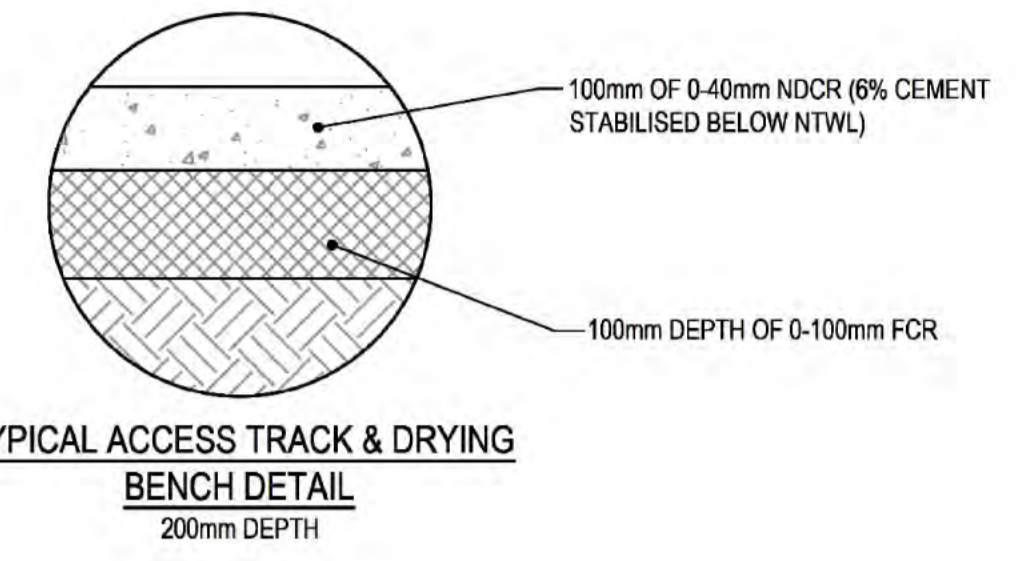
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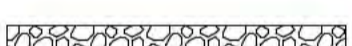






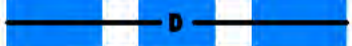

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LEGEND

-  SEDIMENT POND
-  ACCESS TRACK & DRYING BENCH
-  D₅₀ 300 ROCK BEACHING
-  1% AEP STORAGE LEVEL (Q100)
-  NTWL (VARIES)
-  FLOW DIRECTION
-  SAFETY BENCH
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 Global-Mark.com.au® OHS Management AS/NZS 4500
 Global-Mark.com.au® Environmental Management ISO 14001

PRELIMINARY

Scale 1:500
 SCALE AS SHOWN AT A1

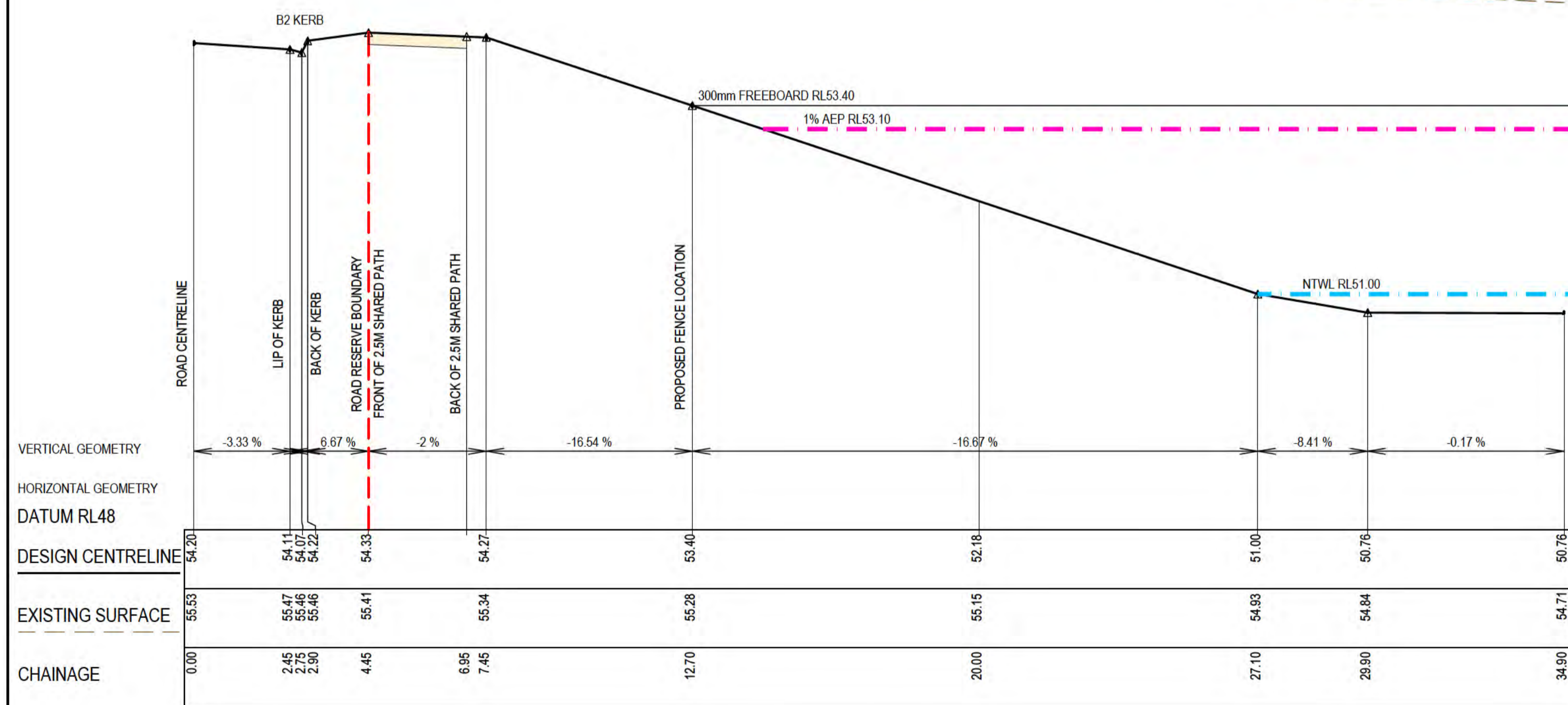
RP ENG
 RP ENG NO.
 DATE

SMEC
 Member of the Surbana Jurong Group
 East 5, Federal Mills - 33 Mackay Street
 North Geelong, VIC 3215
 Ph 03 5228 3100

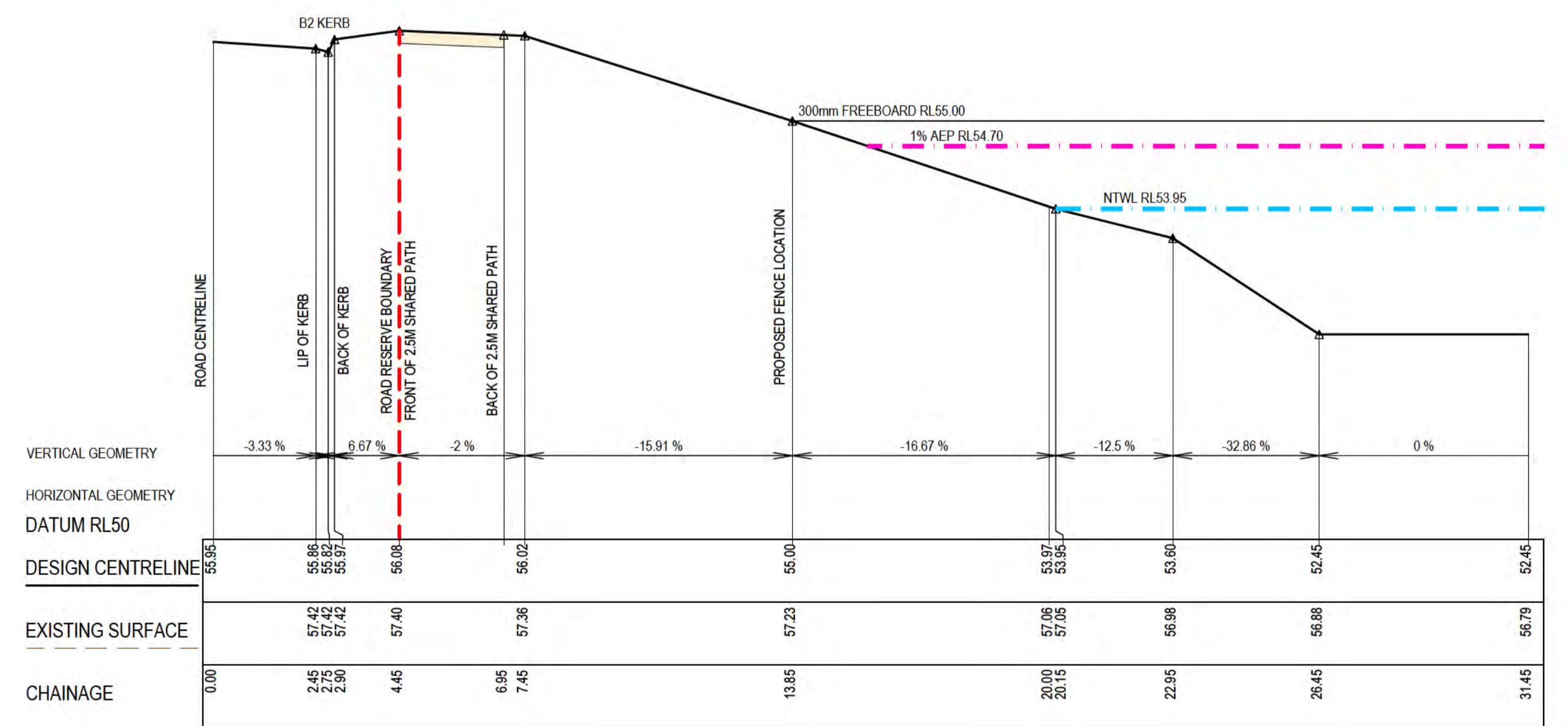
DR-04 (part 3)

Curlewis - APD
 1421 Portarlington Road
 City of Greater Geelong
 Drainage Reserve Concept

MELWAYS REF PROJECT / DRAWING No. SHEET No. REVISION
 3260E-CL-003 3 of 5 F



A LONGITUDINAL SECTION

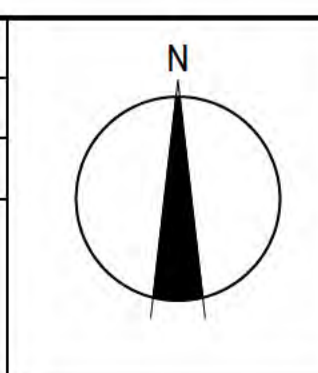


B LONGITUDINAL SECTION

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	29.03.23	ISSUED FOR INFORMATION	T.GOUGH	B.BARBER	R.FORBES	T.MOORFOOT
B	22.06.23	WETLAND CROSS SECTIONS UPDATED	T.GOUGH	R.FORBES	R.FORBES	T.MOORFOOT

PRELIMINARY

RP ENG: _____
 RP ENG NO.: _____
 DATE: _____
 Scale 1:500
 SCALE AS SHOWN AT A1



SMEC
 Member of the Surlana Jurong Group
 East 5, Federal Mills - 33 Mackay Street
 North Geelong, VIC 3215
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DR-04 (part 4)

Curlewis - APD
 1421 Portarlington Road
 City of Greater Geelong
 Drainage Reserve Concept
 Slope Cross Sections

MELWAYS REF	PROJECT / DRAWING No. 3260E-CL-004	SHEET No. 4 of 5	REVISION B
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CF-02

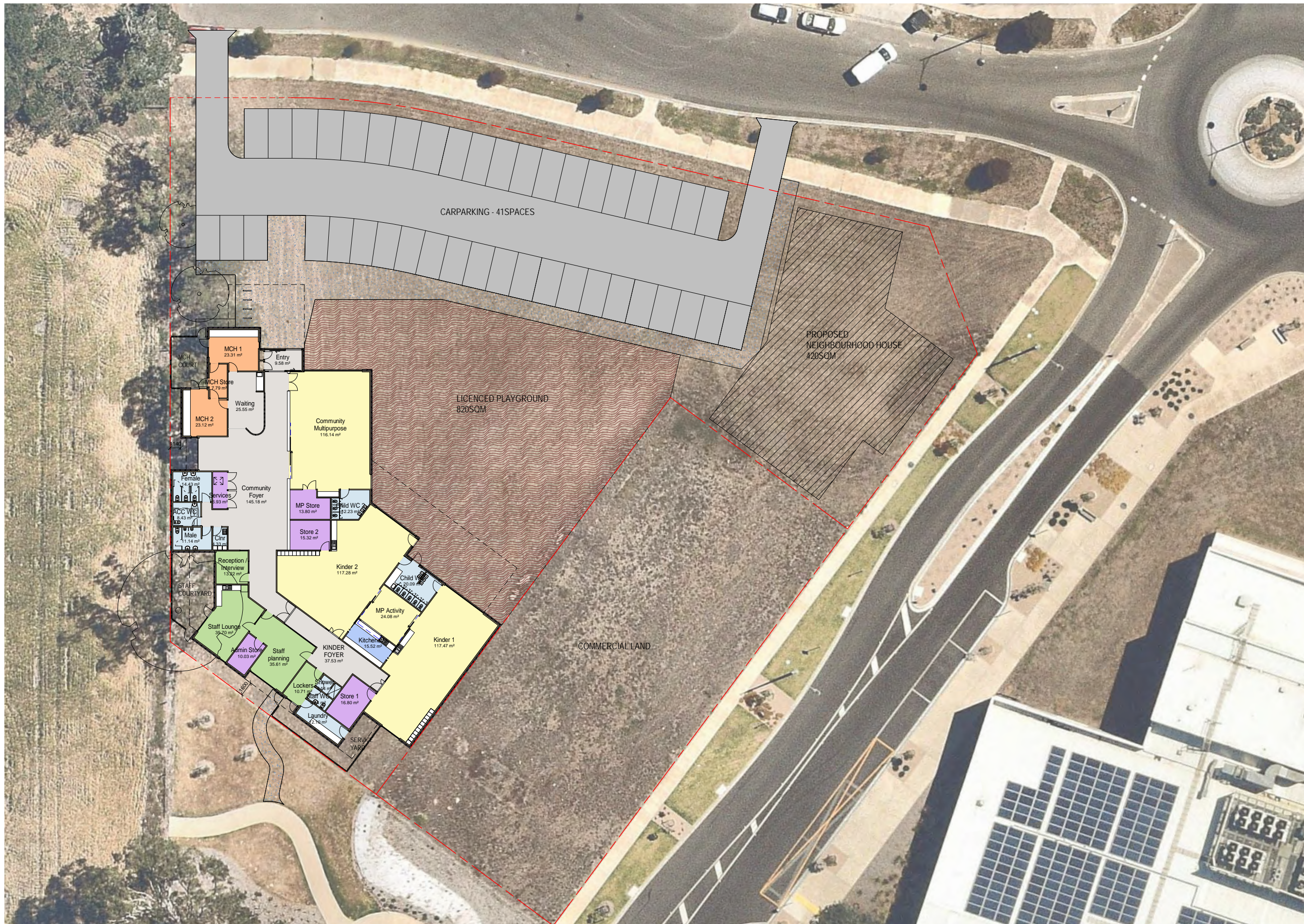
Childcare Centre & Community Hub
Oceania Drive, Curlewis

2 June, 2022

Cost Plan No. 1B based on preliminary Concept Design documentation

Description of Works	Unit	Quantity	Rate (\$/unit)	Cost (\$)
Building Works				
Childcare centre and community hub	m2	907	4,200	3,809,000
Canopies / covered areas	Item			100,000
Kitchenette equipment (Staff & Kinders)	Item			20,000
Laundry equipment	Item			10,000
Neighbourhood house	m2	420	3,100	1,302,000
Total Building Cost				5,241,000
External Works and Services				
Demolition	Item			5,000
Asbestos / hazardous material removal	Note			Excluded
Site preparation	Item			35,000
Bulk earthworks	Note			Excluded
Footpaths and paved areas	Item			45,000
Carpark (41 spaces)	m2	1,051	120	126,000
External works and landscaping	Item			255,000
Licensed playground	m2	820	350	287,000
External services	Item			250,000
Relocate or upgrade of existing services and infrastructure	Note			Excluded
Works outside site boundary	Note			Excluded
Abnormal ground conditions / site decontamination / remediation	Note			refer below
Builder's preliminaries and overheads on external works and services	Item			100,000
Total Building and External Works & Services				6,344,000
ESD Initiatives				
ESD initiatives (over and above BCA Section J)	Item		5.0%	317,000
Contingencies & Escalation				
Staging of the works	Note			Excluded
Design contingency	Item		5.0%	333,000
Cost escalation (beyond June, 2022)	Note			Excluded
Cost escalation (during Construction)	Note			Excluded
Total Anticipated Construction Tender Sum				6,994,000
Abnormal ground conditions, i.e. soil	Item			100,000
Contract contingency	Item		10.0%	699,000
Total Construction Cost (at June, 2022)				7,793,000
Non-Construction Costs				
Consultants fees	Item		8.0%	623,000
Client costs	Item		1.0%	78,000
Authority / headwork's charges	Item		1.0%	78,000
Utility upgrades	Item			100,000
Audio visual / IT equipment and infrastructure	Allowance		3.0%	234,000
Furniture, fittings and equipment	Allowance		5.0%	390,000
Public artwork	Note			Excluded
Relocation and decanting	Note			Excluded
Goods & Services Tax	Note			Excluded
Total End Cost (at June, 2022)				9,296,000

This cost plan is based on preliminary information and therefore is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has developed further. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.



01000 5000 10000 mm



Brand Architects
 Level 8, 176 Wellington Parade,
 East Melbourne, Victoria, 3002
 T: 03 9419 3500 F: 03 9419 3544
 brandarc@brandarchitects.com.au

DESCRIPTION DATE REV

SCALE: 1 : 200
 QA: Design
 DATE: 27/1/20

JETTY ROAD ENHANCED CHILDRENS CENTRE

OCEANIA DRIVE, CURLEWIS

A01 [SD]

CF-02

CONCEPT SITE PLAN



01000 5000 10000 mm



Brand Architects

Level 8, 176 Wellington Parade,
East Melbourne, Victoria, 3002
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brandarc@brandarchitects.com.au

DESCRIPTION DATE REV

SCALE: 1 : 100
QA: Checker
DATE: 01/27/20

JETTY ROAD ENHANCED CHILDRENS CENTRE

OCEANIA DRIVE, CURLEWIS

A02 [SD]

CF-02 CONCEPT FLOOR PLAN

PL-01

Scope	At end July 2023	Estimate to PSA Gazettal
Project Management & DCP project functional d	\$204,686	\$10,000
Foreshore Investigation Geotechnical Report	\$145,830	
Traffic Engineering	\$46,244	
SWMS	\$73,390	
PRSA report	\$33,234	
Contamination testing associated with PRSA	\$74,152	
Planning	\$189,936	\$18,000
Affordable Housing Advice	\$3,025	
Affordable Housing Report	\$26,950	
Land Valuation Advice	\$11,000	
PSA lodgement	\$3,096.20	
more than 20 submissions which seek a change		\$43,359.30
Council adoption		\$516.80
Ministerial adoption		\$516.80
Preparation of DCP		\$35,000.00
Council legal costs for Section 173 Agreements	\$5,952.30	\$5,000.00
Council costs for Panel		\$65,000.00
Panel Hearing (2 person Panel for 4 days)		\$35,000.00
Sub Total	\$817,496	\$212,393
Total		\$1,029,888

