



THE CITY OF
GREATER GEELONG

SALEYARDS PRECINCT SHARED INFRASTRUCTURE FUNDING PLAN

MARCH 2023



ACKNOWLEDGEMENT OF COUNTRY

The City of Greater Geelong acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging.

We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

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SUMMARY OF CONTRIBUTIONS

Table T1 shows a summary of contributions payable for subdivision within the Charge Area within the Saleyards Precinct.

For details of infrastructure items to be funded under this plan and how the contributions were calculated, please refer to the relevant sections of this Shared Infrastructure Funding Plan.

T1. SUMMARY OF CONTRIBUTIONS

CHARGE AREA 1 AREA	NET DEVELOPABLE AREA (HA)	TOTAL PROJECT COST APPORTIONED TO CHARGE AREA	DEVELOPMENT INFRASTRUCTURE LEVY (PER HA)	DEVELOPMENT INFRASTRUCTURE LEVY <small>(Per dwelling - based off average of 60 dwellings per hectare (Guideline G9 - Saleyards Comprehensive Development Plan))</small>
1	8.7259	\$3,520,184.39	\$403,417.92	\$6,723.63



INTRODUCTION

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1.0

1.1 BACKGROUND

This Shared Infrastructure Funding Plan (SIFP) relates to land known as the Saleyards Precinct, located within an existing Industrial precinct in North Geelong. The Saleyards Precinct Plan, adopted by Council in 2021, provides the vision to transition this area to a residential precinct. Planning Scheme Amendment C434, rezones the land from Industrial 1 Zone to the Comprehensive Development Zone-. A detailed description of the Saleyards Precinct and surrounding land uses is provided in Section 2.

The SIFP identifies key infrastructure to be provided to support the development of the Saleyards Precinct. The

SIFP will form the basis for agreements between the City of Greater Geelong (Council) and all landowners in the Saleyards Precinct area under Section 173 of the *Planning and Environment Act 1987* (s173 Agreements) which formalise infrastructure delivery and infrastructure contributions arrangements.

The SIFP has been developed based on technical reports prepared for the Saleyard Precinct, and concepts and principles for infrastructure delivery and infrastructure contributions as discussed, workshopped and agreed with relevant stakeholders.

1.2 PURPOSE

The SIFP has been prepared to guide the delivery of shared infrastructure in the Saleyard Precinct by:

- Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel;
- Identifying shared infrastructure required to support development;
- Identifying the specifications, costs and justification for each item;
- Apportioning costs to the precinct catchment, and calculating levies payable to ensure delivery of shared infrastructure;
- Identifying any additional infrastructure items that are to be provided by specific landowners;
- Describing the mechanisms by which the SIFP will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works in-kind and administration of the document (such as indexation); and
- Providing clear principles regarding the obligation of developers to deliver and/or facilitate works.

1.3 SUPPORTING DOCUMENTS

The following supporting documents were prepared to support the proposed rezoning of the Saleyard Precinct and have been used to inform the preparation of the SIFP:

- Saleyards Precinct Plan (City of Greater Geelong – adopted by Council 22 June 2021).
- Saleyards Comprehensive Development Plan
- Geelong Saleyards Precinct – SWMS BMT report April 2021, (BMT, April 2021).
- Saleyards Detailed Land budget (Appendix A).
- Saleyards Precinct Plan Movement and Access Strategy ESR Transport Planning – 20/03/20.
- Infrastructure Item Quantity Surveying and Associated Plans (Appendix B).

STUDY AREA

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2.1 LOCATION

The Saleyards Precinct Area is located within North Geelong, within the southern edge of an existing Industrial Zone. The location of the precinct is shown below within Figure F1.

The Precinct area is bounded by Thompson Road to the west, Weddell Road to the east, Geelong Golf Course to the South and existing industrial uses to the north.

F1. DEVELOPMENT AREA LOCATION



Prepared by City of Greater Geelong - 17/05/2022

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2.2 PLANNING CONTEXT






Planning Scheme Amendment C434, predominantly rezoned the Saleyards Precinct from Industrial 1 Zone to the Comprehensive Development Zone schedule 4, except for property 2, which maintained a Public Park and Recreation Zone. The Saleyards Precinct also maintained the Heritage Overlay 1915 and Special Building Overlay, however is now overlaid by an Environmental Audit Overlay.

Land immediately adjacent the precinct to the east is bound by a General Residential Zone schedule 1 (GRZ1) zone occupied and utilized as aged care services, whilst the land adjacent to the west of the site is also GRZ1 and overlaid by a Development Plan Overlay schedule 9 (DPO22).

Land to the south east is also located within the General Residential Zone and is fully developed, whilst the land to the south is bound by a Special Use Zone and specifically contains the Geelong Golf Course.

F2. PLANNING ZONES AND OVERLAYS



KEY					
	Special Building Overlay		Environmental Audit Overlay		Comprehensive Development Zone Schedule 4
	Heritage Overlay 1915		Public Park & Recreation Zone		

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2.3 LAND OWNERSHIP

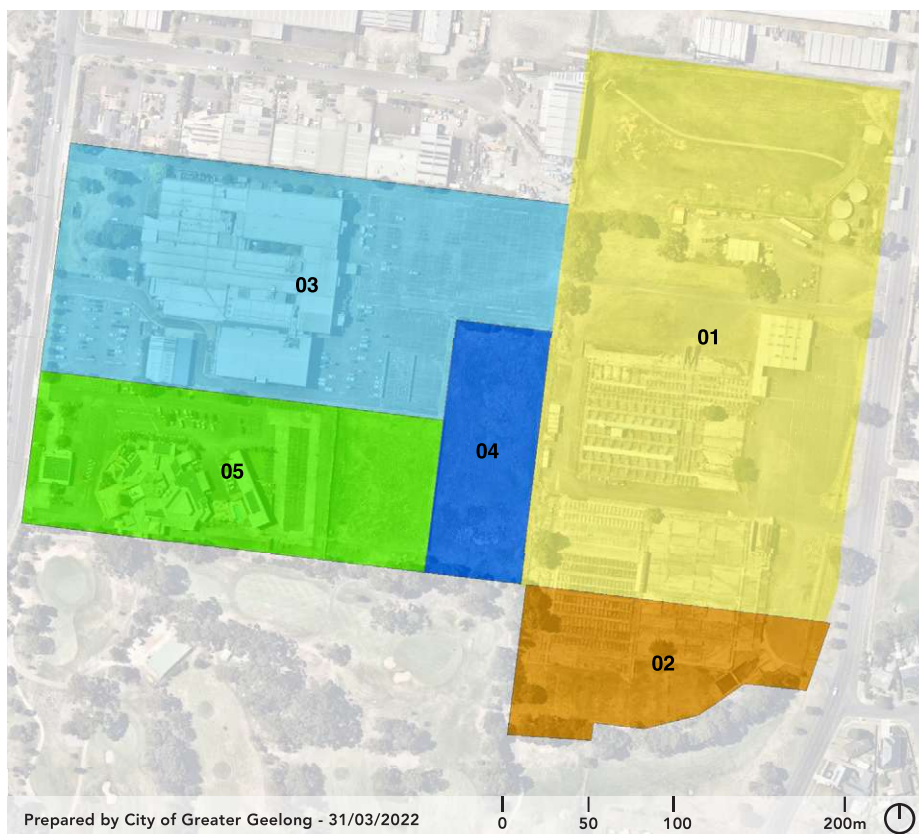
The study area comprises 5 parcels of land ranging in area from approximately 0.6 ha to 6 ha. The total area of parcels within the study area is 14.1675 hectares.

Table 2 shows the address and plan number of each property within the study area and Figure 3 shows the location of each property.

T2. LOT DETAILS

LOT #	ADDRESS	LOT AND PLAN NO.
1	125-135 Weddell Road, NORTH GEELONG	Lot 2 - LP206464Y
2	125 Weddell Road, NORTH GEELONG	Crown Allotment 73k
3	8-14 Thompson Road, NORTH GEELONG	Plan of Consolidation 351692V
4	6A Thompson Road, NORTH GEELONG	Lot 1 on LP79676
5	2-6 Thompson Road, NORTH GEELONG	Lot 2 on Plan of Subdivision 0877911

F3. LOT MAP, NUMBERS AND DETAILS



KEY NUMBER

- Property 1
- Property 2
- Property 3
- Property 4
- Property 5

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2.4 INFRASTRUCTURE CHARGE AREA

It has been determined that there is only to be one charge area provided within the Saleyards Precinct. This has been determined due to the nexus of all properties with all of the infrastructure to be funded by the Shared Infrastructure Funding Plan.

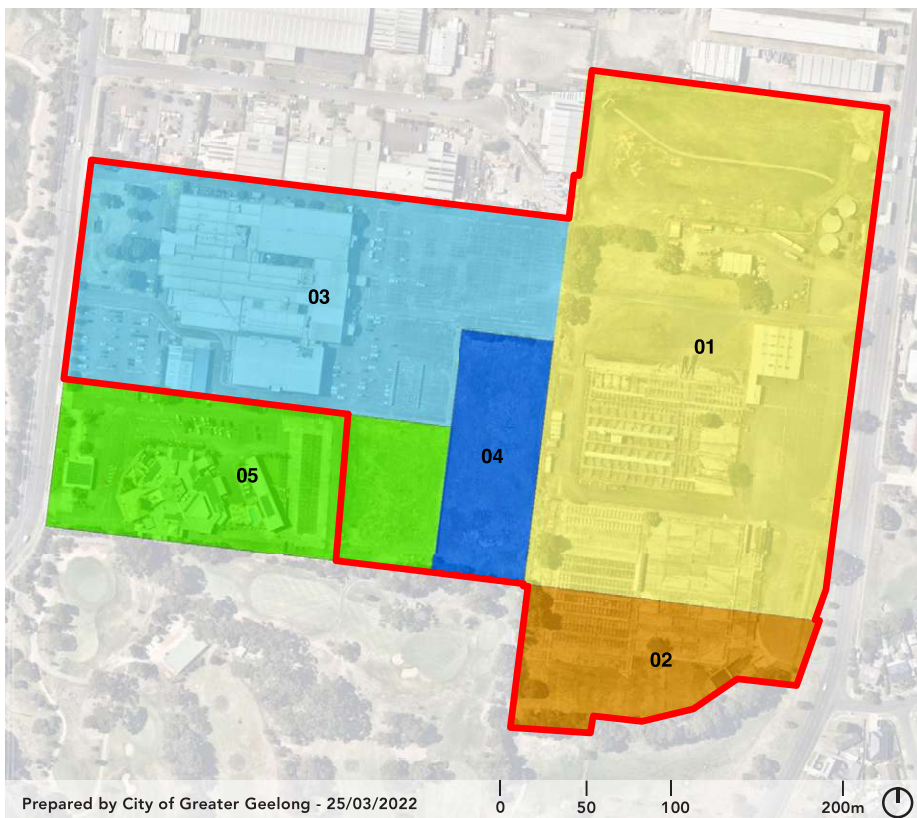
The drainage items are the only assets in which could call for separate charge areas, however considering the similar catchment areas for both the drainage items, as identified within the Geelong Saleyards Precinct – SWMS BMT report April 2021, only one charge area is required.

The infrastructure usage nexus is outlined in Table 3. The Charge Area boundary is shown in Figure 4.

T3. INFRASTRUCTURE USAGE NEXUS

CHARGE AREA	DRAINAGE	OPENSOURCE	COMMUNITY FACILITIES	TRAFFIC	PLANNING
1	Yes	Yes	Yes	Yes	Yes

F4. CHARGE AREA



KEY

-  Charge Area
-  Property 01
-  Property 02
-  Property 03
-  Property 04
-  Property 05

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2.5 SUMMARY LAND BUDGET

Table T4 provides a summary of the land budget of the precinct plan Area by Charge Area. Net Developable Area (NDA) as defined within the Saleyards Comprehensive Development Plan is 'Land in the Precinct available for private development including local and connector streets. It is the precinct area minus open space and encumbered land, including encumbered open space'. A more detailed representation of Table 4 is shown within the detailed land budget within Appendix A.

T4. OVERALL LAND BUDGET

CHARGE AREA	TOTAL AREA (HA)	LAND TO BE ACQUIRED FOR DRAINAGE (HA)	TOTAL PUBLIC OPEN SPACE (HA)	NET DEVELOPABLE AREA (HA)
Charge Area 1	12.5194	2.9661	0.8274	8.7259
TOTAL	12.5194	2.9661	0.8274	8.7259

SHARED INFRASTRUCTURE

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3.1 OVERVIEW

Based on the various technical reports prepared and discussions with relevant stakeholders, a range of shared infrastructure items have been identified which are required to support development of the Saleyards Precinct Area.

The infrastructure items which have been included within this plan, have been identified to ensure the effective and sustainable development of the precinct, in which would not be seen without the Shared Infrastructure Funding Plan being implemented.

Shared infrastructure identified generally falls within the following categories:

- Pedestrian intersections and external road improvements.
- Open Space construction and improvements;
- Drainage works; and
- Community facility and planning contributions.

3.2 PUBLIC OPEN SPACE LAND

Public open space must be provided in accordance with the requirements relating to the precinct within the Schedule to Clause 53.01 of the Greater Geelong Planning Scheme.

3.3 INFRASTRUCTURE ITEMS

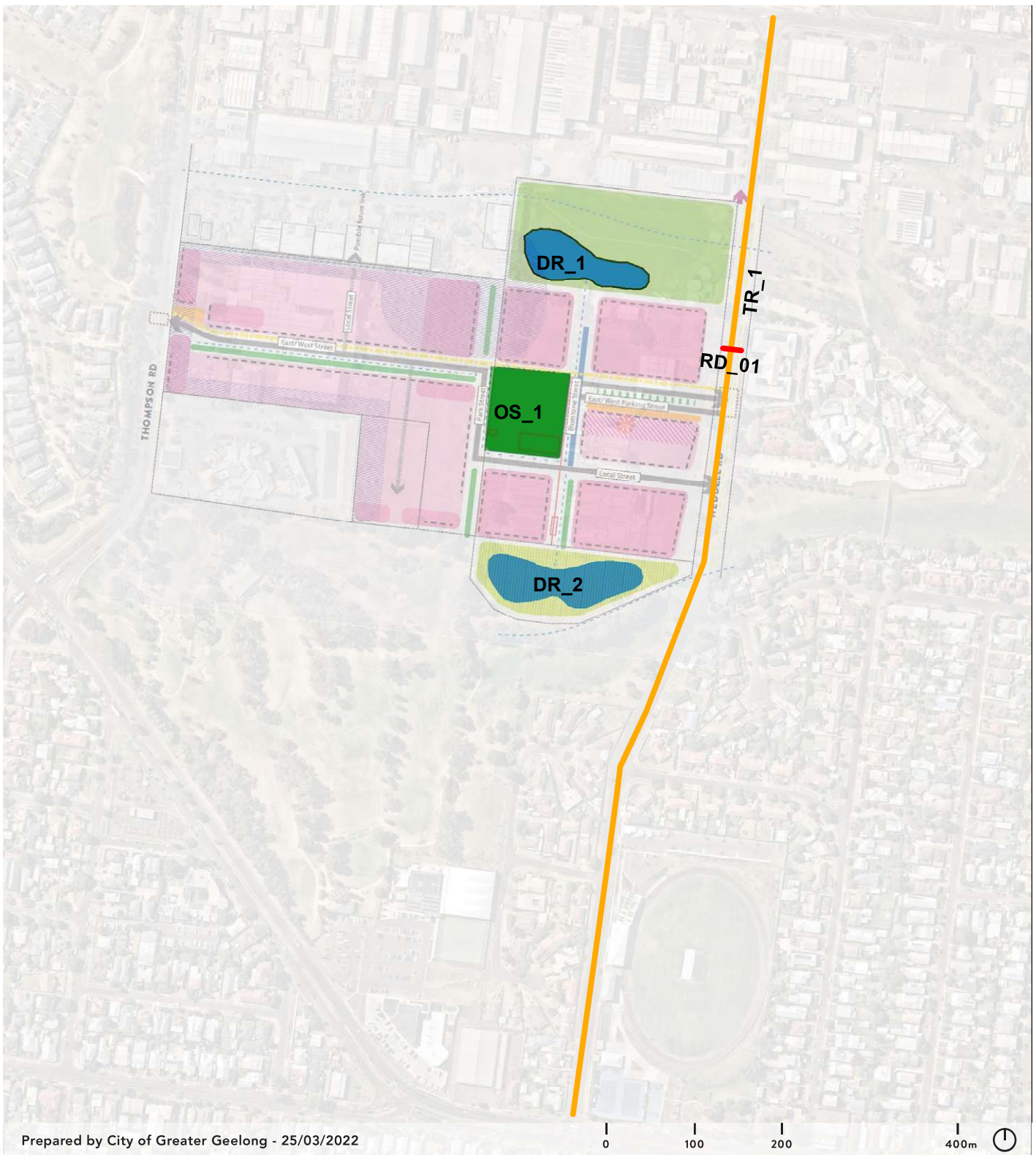
Table 5 provides details of each infrastructure to be funded by this SIFP. Additional details of these projects are included in the relevant appendices documents.

The location of each item is shown in Figure 5.

T5. SHARED INFRASTRUCTURE ITEMS

ITEM	DESCRIPTION	TRIGGER	COST TO (IN 2022 VALUES)	COSTING SOURCE
DRAINAGE				
DR_01	Northern Drainage Item	At the first stage requiring the items delivery or as determined by Council.	\$894,903.61	Appendix B
DR_02	Southern Drainage Item	At the first stage requiring the items delivery or as determined by Council.	\$885,796.64	Appendix B
OPENSOURCE				
OS_01	Central Cultural Park Embelishment Works	To be delivered alongside the delivery of either the property 03/04 or property 01 E/W Street (whichever comes first) or as determined by Council	\$190,263.00	Appendix B
TRAILS AND PATHS				
TR_01	Shared user path on west side of Weddell Road between Ballarat Road and Victoria Street and Landscaping	To be delivered in early stages of the eastern development area fronting onto Weddell Road or as determined by Council.	\$871,052.49	Appendix B
ROAD				
RD_01	Pedestrian Crossing Upgrade - Wombat Crossing (with curb outstands) to be placed mid way along Weddell Road.	To be delivered in early stages of the eastern development area fronting onto Weddell Road or as determined by Council	\$69,147.49	Appendix B
COMMUNITY				
C_01	Community Item - Calculated based on \$1,225 per dwelling @ an average density of 60 dwellings per hectare .	Payable at statement of compliance at each stage	\$641,353.65	Based on \$1,225 per dwelling, 60 dwellings per hectare (May 2022)
PLANNING COSTS				
P_01	Planning Costs	Completed	\$36,815.00	Appendix B
TOTAL			\$3,520,184.39	

F5. LOCATION OF INFRASTRUCTURE ITEMS



KEY

PROJECT ID

- RD_01
- TR_1

PROJECT ID

- OS_1
- DR_2
- DR_1

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COST APPORTIONMENT & LEVY CALCULATION

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4.1 OVERVIEW

This section provides details on how the cost of infrastructure items have been apportioned across the various catchments and lots, and how the overall infrastructure contributions levies have been calculated.

4.2 COST APPORTIONMENT

As introduced in Section 2.4, There is only one charge area required within the Saleyards Precinct.

The cost of each infrastructure item has been apportioned to the one charge area on the basis of Net Developable Area.

4.3 LEVY CALCULATION

The cost of each infrastructure items has been converted into a infrastructure contributions levy by dividing the total item cost by the number of demand units (hectares of Net Developable Area) in the Charge Areas to which the cost of the item is apportioned.

Table 6 shows the calculation of levies for each infrastructure item.

Table 7 shows the infrastructure contributions payable per property.

All costs are shown in May 2022 values.

T6. COST APPORTIONMENT AND LEVY CALCULATION

DRAINAGE	ITEM	CONTRIBUTING CHARGE AREA	DEMAND UNITS (NDA HA)	ITEM COST	LEVY PER DEMAND UNIT (NDA HA)	INDEXATION
DR_01	Northern Drainage Item	Charge Area 1	8.7259	\$894,903.61	\$102,557.17	Road and Bridge
DR_02	Southern Drainage Item	Charge Area 1	8.7259	\$885,796.64	\$101,513.50	Road and Bridge
OS_01	Central Cultural Park Embelishment Works	Charge Area 1	8.7259	\$190,263.00	\$21,804.40	Road and Bridge
TR_01	Shared user path on west side of Weddell Road between Ballarat Road and Victoria Street	Charge Area 1	8.7259	\$871,052.49	\$99,823.80	Road and Bridge
RD_01	Pedestrian Crossing Upgrade	Charge Area 1	8.7259	\$69,147.49	\$7,924.40	Road and Bridge
C_01	Community Item	Charge Area 1	8.7259	\$641,353.65	\$73,500.00	Building Construction
P_01	Planning Costs	Charge Area 1	8.7259	\$36,815.00	\$4,219.05	Building Construction
TOTAL				\$3,520,184.39	\$411,342.31	

T7. CONTRIBUTION PER PROPERTY

LOT ID	ADDRESS	LAND AREA	GROSS DEVELOPMENT AREA (GDA)	NET DEVELOPMENT AREA (NDA)	LEVY PER HA/ NDA	CONTRIBUTION (MAY 2022)
1	125-135 Weddell Rd, NORTH GEELONG	6.0570	6.0570	3.6912	\$403,417.92	\$1,489,096.21
2	125 Weddell Road, NORTH GEELONG	1.1992	1.1992	0.0000	\$403,417.92	\$0.00
3	8-14 Thompson Road, NORTH GEELONG	3.7757	3.7757	3.6387	\$403,417.92	\$1,467,916.77
4	6A Thompson Road, NORTH GEELONG	0.9282	0.9282	0.8367	\$403,417.92	\$337,539.77
5	2-6 Thompson Road, NORTH GEELONG	2.2074	0.5593	0.5593	\$403,417.92	\$225,631.64
TOTAL				8.7259		\$3,520,184.39

4.4 STANDARDS OF PROVISION

The following standards of provision are required for local infrastructure. This section specifically identifies the standards of provision that have been agreed where relevant with Council, and will be supported by the Final Saleyards Comprehensive Development Plan.

- Public open space reserves are to be improved to the standards to the satisfaction of Council.
- The standard of the internal intersections and roads are to be in accordance with the relevant traffic reports and Clause 56 to the satisfaction of Council;
- Construction of drainage assets and stormwater management will be provided to the satisfaction of Council.

IMPLEMENTATION & ADMINISTRATION

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5.0

5.1 SECTION 173 AGREEMENT

This SIFP will be implemented through s173 agreements with each landowner in the Precinct Area. Each agreement will be based on a template agreement prepared by Council, and describe the implementation principles of this

plan, while also including details regarding levies payable for the relevant lot, the infrastructure items to be funded, and the administrative and legal provisions contained within the SIFP and delivery of infrastructure over time.

5.2 INDEXATION

Construction costs listed are in May 2022 dollars. They will be indexed annually according to the following method.

All levies and costs must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
- The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 17 Output of the Construction industries, subdivision and class index numbers

- Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings, Community Infrastructure Levy and Planning Costs) published by the ABS (Series 6427.0) or similar index
- The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

All Development Contribution Levies will be published on Council's website within 14 days of 1st July each year.

5.3 COLLECTION OF LEVIES

Levies will be collected by the City of Greater Geelong as follows:

- For the subdivision of land, a planning permit condition must require the payment of the infrastructure contribution not more than 21 days prior to the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new lot; or
- In relation to the development of land, a planning permit condition must require the payment of the development contribution prior to the commencement of any works unless there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

Development contributions relating to the specific property will only be collected once and on the first event triggering the development contributions, unless otherwise agreed in writing by Council.

A statement of compliance must not be issued until the development infrastructure levy is paid (or equivalent works are provided in-kind).

Funds collected will be held in a specific council reserve account. All monies held in this account will be used solely for the provision of infrastructure as itemised in this SIFP.

Council will be responsible for ongoing accounting and indexation of this SIFP.

5.4 METHOD OF PROVISION

Responsibility for the delivery of infrastructure works as described primarily resides with the developers of the land as works in-kind projects with credits provided against their development contribution, subject to the agreement of the Council.

It is the developer's responsibility to facilitate the delivery of all Infrastructure Projects required to service the development of the subject land. Council may in exceptional circumstances facilitate the delivery of an infrastructure item based on the below criteria:

- The developer has demonstrated to Council's satisfaction that it has made all reasonable endeavours to facilitate delivery of the Infrastructure Projects;
- Council will only facilitate an Infrastructure Project at a time when Council determines there are sufficient funds in Council's infrastructure contributions account, collected under the Saleyards Precinct Shared Infrastructure Funding Plan to meet the cost of delivering the Infrastructure Project(s); and
- Council's delivery of any infrastructure Project will be subject to:
 - Council's normal budgetary cycles; and
 - Normal legislative processes and timeframes for any acquisition of land required to facilitate the Infrastructure Project.

Council may enter into Section 173 Agreements, confirming specific credit and project timing with landowners to formalise details of infrastructure items to be provided in-kind. All infrastructure items can be provided in-kind under this agreement, excluding items C_1 Community Infrastructure item and P_1 Planning Costs.

In determining whether to agree to the provision of works in lieu of cash the Responsible Authority will have regard to the following:

- Only works identified in the SIFP can be provided in lieu of cash;
- Detailed design must be approved by the Responsible Authority and generally accord with the standards outlined unless agreed by the Responsible Authority and the developer; and
- The construction of works must be completed to the satisfaction of the Responsible Authority.

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

- The credit for the works provided shall equal the value identified in the SIFP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the infrastructure contributions liable to be paid by the developer;
- Where credits have been issued by the Responsible Authority, the developer will not be required to make cash payments for contributions until the value of those credits are exhausted;
- Where credit for works-in-kind can't be offset against future levy payments, the developer shall be reimbursed
- by the Responsible Authority for any excess credit at the conclusion of the development of the subject land;
- Where a developer chooses to bring forward works ahead of the scheduled time in the SIFP, this can be done provided the impact on the SIFP is cost and revenue neutral;
- Where a developer is in credit against their infrastructure contributions liability, this credit will be indexed annually in accordance with the annual increase in the Infrastructure contributions Levy.

5.5 PLANNING COSTS (ITEM P_1)

Through the preparation of the Shared Infrastructure Funding Plan, no landowners provided contributions to the preparation of the document. The planning costs are strictly associated with the external consultant expenses associated with preparing the Shared Infrastructure Funding Plan, which was at the cost of the Responsible Authority.

5.6 DRAINAGE ITEMS (DR_01 AND DR_02) – SPECIFIC PROVISIONS

The design and costings for DR_01 and DR_02, which only service the Saleyards Precinct, have been undertaken for the purposes of including the costs associated with the drainage requirements of the Saleyards Precinct as shared infrastructure items to be contributed by all landowners within the Saleyards Precinct. The final stormwater strategy, associated infrastructure costs and the collection of levies associated with DR_01 and DR_02 will be subject to the following:

The City is currently investigating construction of an asset within the drainage reserve shown within property 1 to service the greater upstream catchment, as identified in the Priority Stormwater Projects Masterplan. This drainage asset will also be designed to service either the entirety of or a portion of the Saleyards Precinct. If this project is implemented and completed making one or both of DR_01 and DR_02 no longer required to service the Saleyards Precinct, then Council will receive the appropriate infrastructure credits associated with D_01 and DR_02 as shared infrastructure levies are received.

Alternatively, If Council do not act in relation to the above-mentioned drainage asset, as required through the Comprehensive Development Zone, Schedule 4 and the Associated Saleyards Comprehensive Development Plan the applicant of any planning application must provide an appropriate drainage strategy to the satisfaction of the Responsible Authority.

This drainage strategy must achieve an acceptable outcome for Councils future assets and land and must accord with the following Engineering guidelines and standards:

- Design Note 3 - MUSIC modelling approach and parameters (City of Greater Geelong, 2019)
- Biofiltration systems in Development Services Schemes Guideline (Melbourne Water, September 2020).
- Wetland design manual (Melbourne Water, 2017).
- Construction and establishment guidelines: swales, bioretention systems and wetlands guideline (Water by Design, 2010b).

If the proposed drainage strategy and the associated drainage solution is to the satisfaction of the Responsible Authority, services the broader catchments within the Saleyards Precinct and is located within the land areas identified within the Saleyards Precinct as drainage then the drainage solution will receive the credits associated with DR_01 and/or DR_02.

APPENDICES

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APPENDIX A - DETAILED LAND BUDGET

LAND BUDGET HA															
PROP-ERTY NO.	PROPERTY ADDRESS	TOTAL PROPERTY AREA	TOTAL PROPERTY AREA INCLUDED IN PRECINCT	NET DE-VELOPA-BLE AREA (NDA)	Transport - Included in NDA						Land Required for Drainage - Not included in NDA	Unencumbered Open Space*	Encum-bered Openspace	Total Open-space - Not included in NDA	
					STREET - EAST WEST STREET	LOCAL STREETS	BLUE STONE STREET	PARK STREET	EAST WEST PARKING STREET	CIVIC PLAZA					DRAINAGE RESERVE
1	125-135 Weddell Rd, NORTH GEELONG	6.0570	6.0570	3.6912	0.0000	0.2749	0.2406	0.0000	0.2931	0.0998	1.7669	0.4503	0.0914	0.0572	0.5989
2	125 Weddell Road, NORTH GEELONG	1.1992	1.1992	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.1992	0.0000	0.0000	0.0000	0.0000
3	8-14 Thompson Road, NORTH GEELONG	3.7757	3.7757	3.6387	0.4716	0.1916	0.0000	0.0000	0.0000	0.0333	0.0000	0.0000	0.1370	0.0000	0.1370
4	6A Thompson Road, NORTH GEELONG	0.9282	0.9282	0.8367	0.0000	0.0000	0.0000	0.1751	0.0000	0.0000	0.0000	0.0000	0.0915	0.0000	0.0915
5	2-6 Thompson Road, NORTH GEELONG	2.2074	0.5593	0.5593	0.0000	0.1032	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
TOTAL		14.1675	12.5194	8.7259	0.4716	0.5697	0.2406	0.1751	0.2931	0.1331	2.9661	0.4503	0.3199	0.0572	0.8274

* Linear green links are to be considered unencumbered open space, excluding the areas nominated with easements. The exact unencumbrance will be determined at the permit stage.

APPENDIX B - INFRASTRUCTURE ITEM QUANTITY SURVEYING AND ASSOCIATED PLANS.



Schedule of Prices - Northern Drainage Reserve Construction

Note: Any altered schedule will be deemed to be non-conforming.

City of Greater Geelong

Geelong Saleyards Precinct

Contract No 310026

Date: 1/05/2022

Rev: 1

(To be submitted with Tender)

Rev	Item	Description	Qty	Unit	Rate	Amount
	1	PRELIMINARY SITE WORKS				
	1.1	Site Preparation including removal of existing fencing, rubbish and rock, construction of temporary access tracks and ramps, protection of designated flora and cultural heritage areas, preparation and implementation of site safety plan including identification of site hazards, all necessary training, signage, temporary or permanent works to meet legislative, WorkCover and construction industry guidelines all as required, establishment of site compound.	1	Item	\$10,500.00	\$10,500.00
	1.2	Provide and implement Constuction and Environmental Management Plan (CEMP) for site, including installation and maintenance of environmental protection works, tree protection fencing, management of sediment and runoff from disturbed areas and all other works required as part of the CEMP	1	Item	\$26,250.00	\$26,250.00
	1.3	Setout including raingarden, sed pond, weirs and all associated infrastructure.	1	Item	\$5,250.00	\$5,250.00
	1.4	Site stormwater management. Incorporate control of discharge and water quality, including all pumping, shoring and diversions as required to facilitate works, and diversion channels as required. For all storm events up to a 10% AEP	1	Item	\$15,750.00	\$15,750.00
	1.5	As constructed survey of sep pond and rain garden works within drainage reserve including FSL, top and bottom of clay liner, rock chute and all drainage structures	1	Item	\$5,250.00	\$5,250.00
	2	EARTHWORKS				
	2.1	Stripping and stockpiling of topsoil on site	2000	sq.m	\$1.05	\$2,100.00
	2.2	Excavate to design excavation levels including required excavation for topsoil, clay liner and other structures). Stockpiles for topsoil and filling material to be separated and all material not suitable for use on site to be disposed of off site.	2040	cu.m	\$36.75	\$74,970.00
Carried Forward						\$140,070.00

Schedule of Prices - Northern Drainage Reserve Construction

Note: Any altered schedule will be deemed to be non-conforming.

City of Greater Geelong

Geelong Saleyards Precinct

Contract No 310026

Date: 1/05/2022

Rev: 1

(To be submitted with Tender)

Rev	Item	Description	Qty	Unit	Rate	Amount
	1	PRELIMINARY SITE WORKS				
	1.1	Site Preparation including removal of existing fencing, rubbish and rock, construction of temporary access tracks and ramps, protection of designated flora and cultural heritage areas, preparation and implementation of site safety plan including identification of site hazards, all necessary training, signage, temporary or permanent works to meet legislative, WorkCover and construction industry guidelines all as required, establishment of site compound.	1	Item	\$10,500.00	\$10,500.00
	1.2	Provide and implement Constuction and Environmental Management Plan (CEMP) for site, including installation and maintenance of environmental protection works, tree protection fencing, management of sediment and runoff from disturbed areas and all other works required as part of the CEMP	1	Item	\$26,250.00	\$26,250.00
	1.3	Setout including raingarden, sed pond, weirs and all associated infrastructure.	1	Item	\$5,250.00	\$5,250.00
	1.4	Site stormwater management. Incorporate control of discharge and water quality, including all pumping, shoring and diversions as required to facilitate works, and diversion channels as required. For all storm events up to a 10% AEP	1	Item	\$15,750.00	\$15,750.00
	1.5	As constructed survey of sep pond and rain garden works within drainage reserve including FSL, top and bottom of clay liner, rock chute and all drainage structures	1	Item	\$5,250.00	\$5,250.00
	2	EARTHWORKS				
	2.1	Stripping and stockpiling of topsoil on site	2000	sq.m	\$1.05	\$2,100.00
	2.2	Excavate to design excavation levels including required excavation for topsoil, clay liner and other structures). Stockpiles for topsoil and filling material to be separated and all material not suitable for use on site to be disposed of off site.	2040	cu.m	\$36.75	\$74,970.00
Carried Forward						\$140,070.00

Rev	Item	Description	Qty	Unit	Amount	Amount
Brought Forward						\$191,467.50
	5.1	Rock chute to be constructed as per MW STD DWG 7251/08/104 and 310026WF-A Reinforced concrete nib wall (min 300mm thick and min 500mm depth into suitable solid ground)	1	No.	\$15,750.00	\$15,750.00
	6	DRAINAGE PIPE Supply and install including excavation, supply of pipes lay, bed, joint, makeup joints, bandage joints, disposal of surplus spoil as specified and dewatering of all trenches as specified.				
	6.1	RCP DRAINS (earth backfill)				
	6.1.1	375 dia. R.C. Cl. 2 Pipe Drain	213	Lm	\$220.50	\$46,966.50
	6.1.2	675 dia. R.C. Cl. 2 Pipe Drain	121	Lm	\$577.50	\$69,877.50
	6.1.3	450 dia. R.C. Cl. 2 Pipe Drain	7	Lm	\$420.00	\$2,940.00
	7	DRAINAGE PITS & STRUCTURES Complete supply and installation including excavation, internal and external formwork, reinforcement, supply and placement of 25 Mpa concrete (unless otherwise specified on standard drawings or structural drawings), step irons (in accordance with MWC STD				
	7.1	Junction Pits	4		\$2,100.00	\$8,400.00
	7.1.1	900mmx600mm Junction Pit (Pit No 02, 07, 08 & 09) to be constructed to a depth identified in the pit schedule. Pit cover shall be heavy duty gatic class D pit lid.		No.		
	7.1.2	Double chamber Junction Pit (Pit No 03/03A, 04/04A) to be constructed to a depth identified in the pit schedule with 200mm thick concrete weir. Pit cover shall be heavy duty gatic class D pit lid.	2	No.	\$8,400.00	\$16,800.00
	7.2	Grated Junction Pits				
	7.2.1	900mmx900mm Grated Junction Pit (Pit No 05) to be constructed to a depth identified in the pit schedule. Pit cover shall be a grated pit lid.	1	No.	\$3,150.00	\$3,150.00
	7.3	Gross Pollutant Trap - Ocean Save 1112 offline pit (pit no 13)	1	No.	\$89,250.00	\$89,250.00
	7.4	Endwalls				
	7.4.1	Supply and installation of precast concrete headwall to suit 375 Ø R.C Cl.2 Pipe as per Vicroads SD 1931C. (Pit No 06)	1	No.	\$2,625.00	\$2,625.00
Total						\$447,226.50

Rev	Item	Description	Qty	Unit		Amount
						\$447,226.50
	7.5	Break into existing junction pit (Pit no 01). Ensure joints are watertight and no structural damage caused to the existing pit.	1	Item	\$3,150.00	\$3,150.00
		8 CONCRETE				
	8.1	Reinforced concrete base of sed pond 150mm thick reinforce concrete slab and 100mm cement stabilised crushed rock blinding layer, to extend 300mm vertically up the batter as per MWC STD DWG 7251/12/004	70	sq.m	\$99.75	\$6,982.50
	8.2	Concrete weir between sediment basin and raingarden. To be constructed in accordance with design plans and technical specification.	16	Lm	\$2,100.00	\$33,600.00
	8.3	Proposed concrete channel connecting the high flow bypass to the existing RB outlet	53	sq.m	\$99.75	\$5,286.75
		9 EROSION CONTROL MATTING				
	9.1	Supply and install erosion control (Jute) matting and pins as indicated on drawing and in accordance with manufacturer's specifications.	482	sq.m	\$8.40	\$4,048.80
		10 RAINGARDEN WORKS				
	10.1	Raingarden filter media supply and install raingarden media.				
	10.1.1	Supply and lay 500mm depth loamy sand (180-250mm/hr hydraulic conductivity). Refer FAWB specification in specification	378	sq.m	\$92.40	\$34,927.20
	10.1.2	Supply and lay 100mm sand transition layer (particle size 0.05mm-2.0mm).	378	sq.m	\$75.60	\$28,576.80
	10.1.3	Supply and lay 470mm crushed rock screenings (particle size 10mm).	378	sq.m	\$78.75	\$29,767.50
	10.2	Rain Garden slotted 100PVC-M drainage	115	Lm	\$84.00	\$9,660.00
	10.3	Rain Garden slotted 300PVC-M pipe trunk drainage	36	Lm	\$199.50	\$7,182.00
	10.4	Rain Garden Inspection Opening including 2x45 bends, PVC riser & solid plastic inspection opening cover with PVC screw cap	19	No.	\$105.00	\$1,995.00
					Carried Forward	\$612,403.05

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Rev	Item	Description	Qty	Unit	Rate	Amount
Brought Forward						\$612,403.05
	10.5	Geotextile				
	10.5.1	BIDIM A24 geotextile wrapped around raingarden filter media to extend to EDD and to extend beneath concrete weir wall	621	sq.m	\$10.50	\$6,520.50
	10.5.2	HDPE Liner wrapped around raingarden submerged zone	425	sq.m	\$10.50	\$4,462.50
	11	MISCELLANEOUS				
	11.1	Supply and install vehicle access prevention bollards	6	No.	\$1,575.00	\$9,450.00
	11.2	Sed pond access ramp and crushed rock maintenance track, supply and construct, including a 100mm thick 0-40mm "Tynong Toppings" NDCR 6% cement stabilised surface, and a 100mm thick 0-100mm class 3 FCR base. Refer to 310026WF-A for detail	906	sq.m	\$73.50	\$66,591.00
	11.3	Allowance for design of engineering inclusive of feature and level survey.	1	Item	\$78,750.00	\$78,750.00
Northern Drainage Reserve Construction						\$778,177.05
		Item Contingency (5% already included in ea. of the line items)	15%			\$116,726.56
Total (excl GST)						\$894,903.61

Schedule of Prices - Southern Drainage Reserve Construction

Note: Any altered schedule will be deemed to be non-conforming.

City of Greater Geelong

Geelong Saleyards Precinct

Contract No 310026

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Rev	Item	Description	Qty	Unit	Rate	Amount
	1	PRELIMINARY SITE WORKS				
	1.1	Site Preparation including removal of existing fencing, rubbish and rock, construction of temporary access tracks and ramps, protection of designated flora and cultural heritage areas, preparation and implementation of site safety plan including identification of site hazards, all necessary training, signage, temporary or permanent works to meet legislative, WorkCover and construction industry guidelines all as required, establishment of site compound.	1	Item	\$10,500.00	\$10,500.00
	1.2	Provide and implement Constuction and Environmental Management Plan (CEMP) for site, including installation and maintenance of environmental protection works, tree protection fencing, management of sediment and runoff from disturbed areas and all other works required as part of the CEMP.	1	Item	\$26,250.00	\$26,250.00
	1.3	Setout including sed pond, bypass pipe, top and toe batters, rockwork; and all associated infrastructure. Includes setout and pegging of site compound.	1	Item	\$5,250.00	\$5,250.00
	1.4	Site stormwater management. Incorporate control of discharge and water quality, including all pumping and diversions as required to facilitate works, and diversion pipes or channels as required for all runoff and inflows up to the 10% AEP.	1	Item	\$15,750.00	\$15,750.00
	1.5	As constructed survey of Sed pond works within drainage reserve including FSL, top and bottom of clay liner, rock chute and all drainage structures.	1	Item	\$5,250.00	\$5,250.00
	2	EARTHWORKS				
	2.1	Stripping and stockpiling of topsoil on site	4100	sq.m	\$1.05	\$4,305.00
						\$67,305.00

Rev	Item	Description	Qty	Unit	Amount	Amount
						\$67,305.00
	2.2	Excavate to design excavation levels (including all required excavation for topsoil, clay liner and other structures). Stockpiles for topsoil and filling material to be separated and all material not suitable for use on site to be disposed of off site.	6700	cu.m	\$36.75	\$246,225.00
	2.3	Identification and protection of all existing services.	1	Item	\$4,725.00	\$4,725.00
		3 SURFACING				
	3.1	Topsoil - SITE DERIVED TOPSOIL Topsoil to be placed in accordance with design drawings and specification. All topsoil to be tested and remediated if necessary to ensure it is in accordance with the specification requirements (Refer to provisional items where site derived material does not meet the specification.)				
	3.1.1	200mm depth topsoil from EDD to 500mm below NWL within sediment pond.	661	sq.m	\$14.70	\$9,716.70
	3.1.2	200mm depth topsoil to terrestrial areas above EDD	2821	sq.m	\$10.50	\$29,620.50
	3.2	Clay liner - SITE REMEDIATED CLAY Supply and install clay liner with approved site derived clay to all areas below EDD and around transfer weir, in accordance with AS3798-2007 to a minimum depth of 450mm in accordance with the geotechnical report and including material testing. (Refer to provisional items where site derived material does not meet the specification)	749	sq.m	\$36.75	\$27,525.75
	3.3	Supervision and testing of all clay liner works in accordance with specification (i.e. to level 2 testing as outlined in AS 3798-2007). Including provision of level and report.	1	Item	\$5,250.00	\$5,250.00
		4 ROCKWORK				
	4.1	Rock beaching (Sed pond inlet & Surrounding sed pond outlet weir)				
	4.1.1	300-600Ø angular well graded interlocked rock with voids filled and washed through with 0-150Ø well graded rock.	33	sq.m	\$126.00	\$4,158.00
	4.1.2	150mm thick (min.) compacted well graded FCR bedding layer.	33	sq.m	\$68.25	\$2,252.25
	4.1.3	Edge Rocks 600-800Ø toe/edge rocks embedded minimum 50% into subgrade.	50	Lm	\$126.00	\$6,300.00
						\$403,078.20

Rev	Item	Description	Qty	Unit		Amount
						\$403,078.20
	4.2	Rock weir to outlet pond to be installed on 150mm thick embeddment layer and mortared place as shown on Design Plans	1	Item	10500	\$10,500.00
	4.3	Vegetated Rock Batter. 600-1000Ø rock keyed into existing surface with 40% rock and 60% planting ratio to allow for 1 in 3 batter	40	sq.m	\$262.50	\$10,500.00
		5 ROCK CHUTE				
	5.1	Rock chute to be constructed as per MW STD DWG 7251/08/104 and 310026WF-A Reinforced concrete nib wall (min 300mm thick and min 500mm depth into suitable solid ground)	3	No.	\$15,750.00	\$47,250.00
		6 DRAINAGE PIPE				
		Supply and install including excavation, supply pipes lay, bed, joint, makeup joints, bandage joints, disposal of surplus spoil as specified and dewatering of all trenches as specified.				
	6.1	RCP DRAINS (earth backfill)				
	6.1.1	375 dia. R.C. Cl. 2 Pipe Drain	22	Lm	\$220.50	\$4,851.00
	6.1.2	675 dia. R.C. Cl. 2 Pipe Drain	77	Lm	\$577.50	\$44,467.50
		7 DRAINAGE PITS & STRUCTURES				
		Complete supply and installation including excavation, internal and external formwork, reinforcement, supply and placement of 25 Mpa concrete (unless otherwise specified on standard drawings or structural drawings), step irons (in accordance with MWC STD				
	7.1	Double chamber Junction Pit (Pit No 12/12A) to be constructed to a depth identified in the pit schedule with 200mm thick concrete weir. Pit cover shall be heavy duty gatic class D pit lid.	1	No.	\$8,400.00	\$8,400.00
	7.2	Gross Pollutant Trap - Ocean Save 1112 offline pit (pit no 13)	1	No.	\$89,250.00	\$89,250.00
	7.3	Endwalls				
	7.3.1	Supply and installation of precast concrete headwall to suit 675 Ø R.C Cl.2 Pipe as per Vicroads SD 1931C. (Pit No 14)	1	No.	\$5,250.00	\$5,250.00
	7.3.2	Supply and installation of precast concrete headwall to suit 375 Ø R.C Cl.2 Pipe as per Vicroads SD 1931C. (Pit No 11)	1	No.	\$2,625.00	\$2,625.00
		8 CONCRETE				
						\$626,171.70

Contract No 310026

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(To be submitted with Tender)

Rev	Item	Description	Qty	Unit		Amount	
						\$626,171.70	
	8.1	Reinforced concrete base of sed pond 150mm thick reinforce concrete slab and 100mm cement stabilised crushed rock blinding layer, to extend 300mm vertically up the batter as per MWC STD DWG 7251/12/004	135	sq.m	\$99.75	\$13,466.25	
	8.2	Concrete weir between sediment basin and outlet pool. To be constructed in accordance with design plans and technical specification.	4	Lm	\$2,100.00	\$8,400.00	
		9 EROSION CONTROL MATTING					
	9.1	Supply and install erosion control (Jute) matting and pins as indicated on drawing and in accordance with manufacturer's specifications.	600	sq.m	\$8.40	\$5,040.00	
		10 MISCELLANEOUS					
	10.1	Sed pond access ramp and crushed rock maintenance track, supply and construct, including a 100mm thick 0-40mm "Tynong Toppings" NDCR 6% cement stabilised surface and a 100mm thick 0-100mm class 3 FCR base. Refer to 310026WF-A for detail	432	sq.m	\$52.50	\$22,680.00	
	10.2	Decommission existing concrete dam and reinstatement with pool to the levels as detailed in the design plans	1	Item	\$15,750.00	\$15,750.00	
	10.3	Allowance for design of engineering inclusive of feature and level survey.	1	Item	\$78,750.00	\$78,750.00	
		Southern Drainage Reserve Construction					\$770,257.95
		Item Contingency (5% already included in ea. of the line items)	15%				\$115,538.69
		Total (excl GST)					\$885,796.64



WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THE
 EXISTENCE OF SERVICES IS NOT GUARANTEED. ALL CONSTRUCTION
 CONSIDERATION SHOULD BE GIVEN TO CONDUCTING PRELIMINARY
 UTILITY LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES.

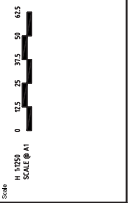


GEELONG SALEYARDS PRECINCT
WSUD FUNCTIONAL DESIGNS
 FUNCTIONAL DESIGN
 PRELIMINARY SHEET 1
 CITY OF GREATER GEELONG

Designed: M.DISANTO/J.GUTHRIE
 Checked: F.AMBROSE
 Authorised: A.DAMONSON
 Date: 16/05/2022



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 10 MCCABE STREET, GEELONG VIC 3216, AUSTRALIA
 ABN 55 650 059 635

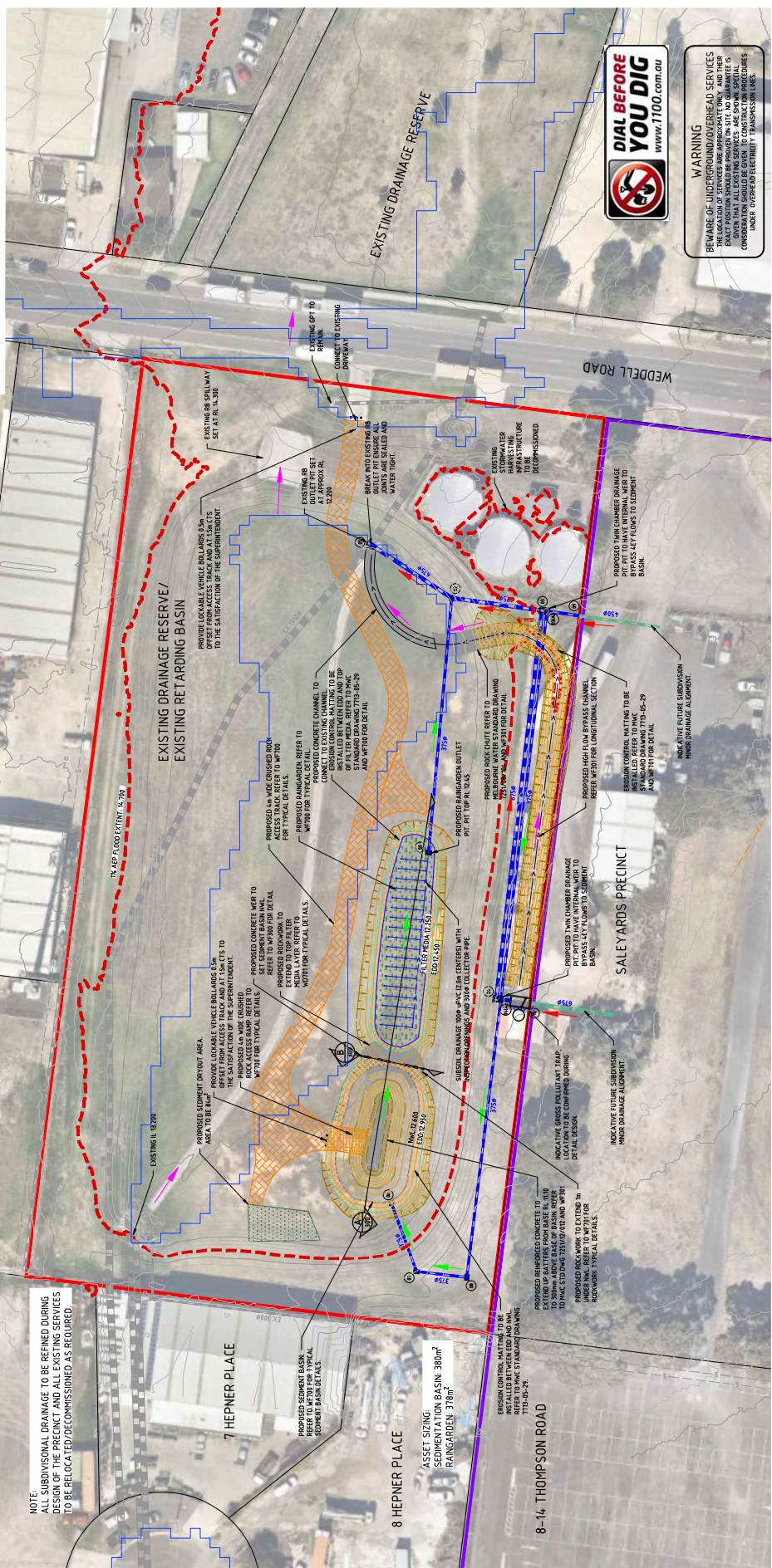


ISSUED TO AUTHORITY	ASD	16/05/2022	Date
Authorisation			
Approval			



LEGEND

DESCRIPTION	PROPOSED
3 MONTH FLOW (MFT)	—
5 YEAR FLOW (5YR AEP)	—
GAP FLOWS (1% - 20% AEP)	—
1% AEP FLOOD EXTENT	—
1% AEP FLOOD EXTENTS	- - -

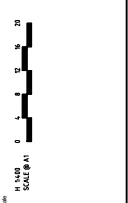


NOTE:
 ALL SUBDIVISIONAL DRAINAGE TO BE REFINED DURING DESIGN OF THE PRECINCT, AND ALL EXISTING SERVICES TO BE RELOCATED/DECOMMISSIONED AS REQUIRED.

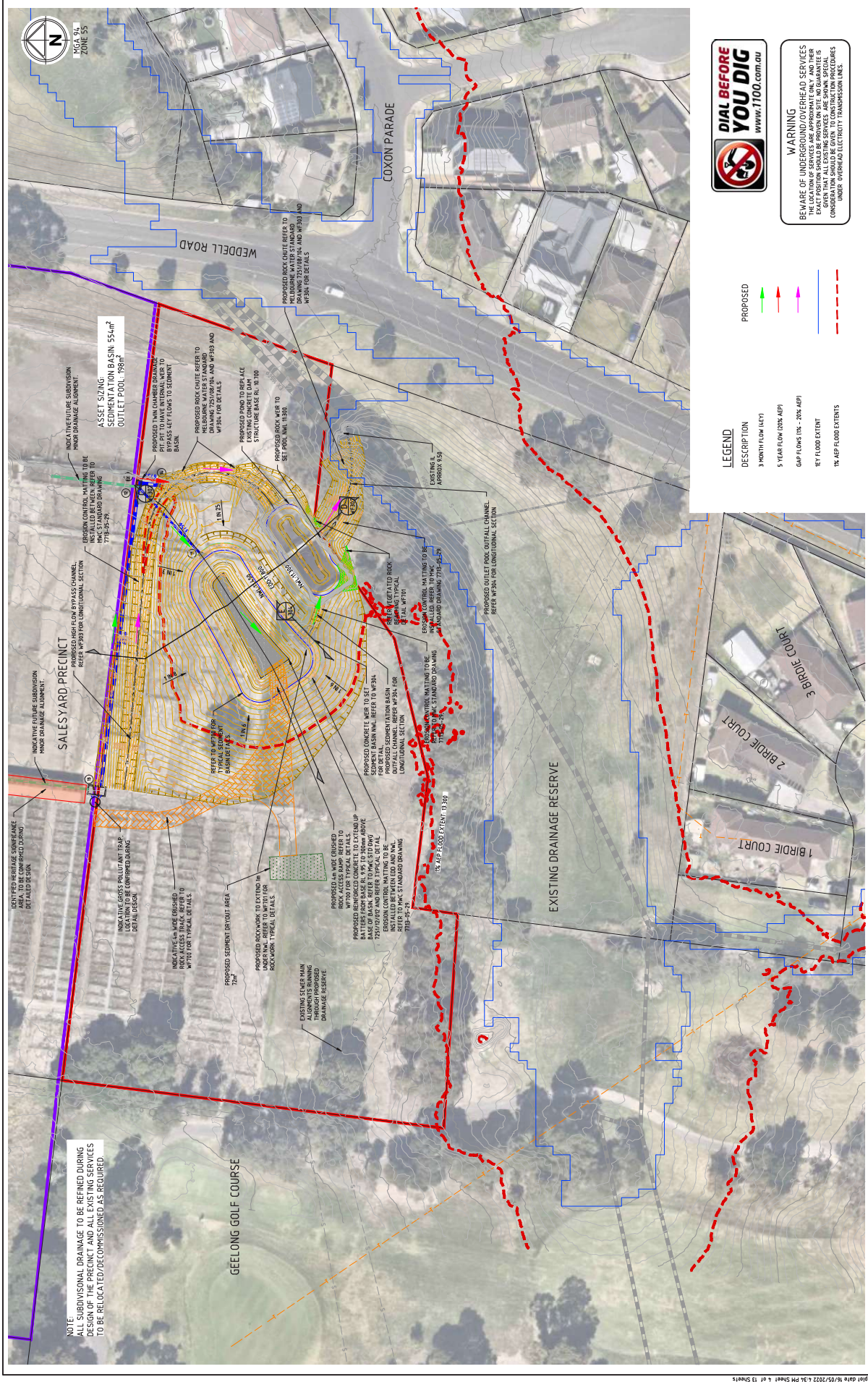
GEELONG SALEYARDS PRECINCT
FUNCTIONAL DESIGN
 SALEYARDS PRECINCT SHEET 2
 CITY OF GREATER GEELONG

PRELIMINARY 310026WF201

Designed: M.D.SANTO / J.GUTHRIE
 Checked: F.AMBROSE
 Authorised: A.DAVIDSON
 Date: 16/05/2022



Rev	Issued to Authority	Approved	Date
1	A	AJD	16/05/2022



WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT LOCATION AND DEPTH MAY VARY. ALL EXISTING SERVICES ARE SHOWN SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

- LEGEND**
- 3 MONTH FLOOD (LEFT)
 - 5 YEAR FLOOD (DMS4 API)
 - GAP FLOWS (MS - 20% API)
 - 1% FLOOD EXTENT
 - 1% AEP FLOOD EXTENTS
- PROPOSED**
- 3 MONTH FLOOD (LEFT)
 - 5 YEAR FLOOD (DMS4 API)
 - GAP FLOWS (MS - 20% API)
 - 1% FLOOD EXTENT
 - 1% AEP FLOOD EXTENTS

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 180 330 330
 spire.com.au

**GEELONG SALEYARDS PRECINCT
 WSUD FUNCTIONAL DESIGNS**

FUNCTIONAL DESIGN
 PRELIMINARY SHEET 3
 CITY OF GREATER GEELONG

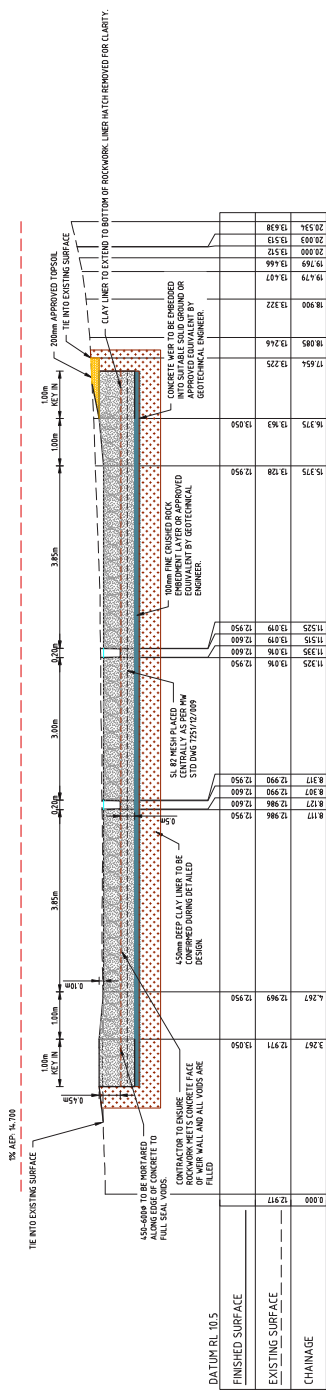
DESIGNED: M.DISANTO / J.GUTHRIE
 CHECKED: F.AMBROSE
 AUTHORIZED: A.DAMONSON
 DATE: 16/05/2022

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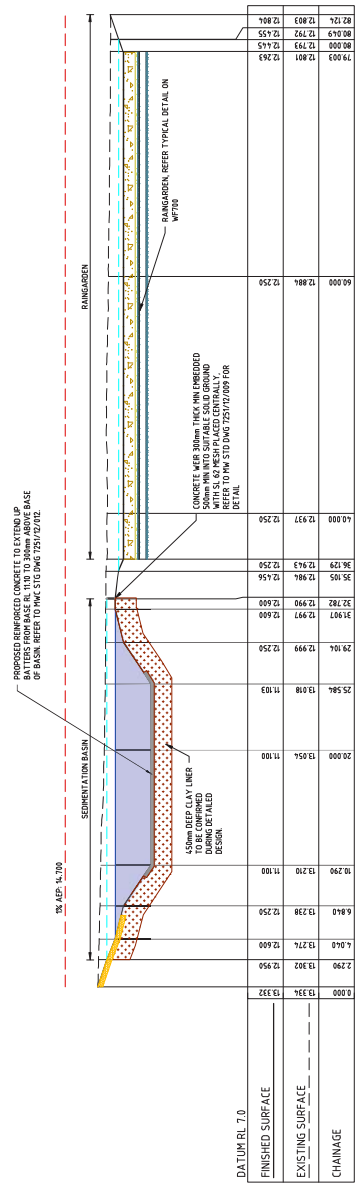
North Arrow

NO.	ISSUED TO AUTHORITY	DATE
1	ASD	16/05/2022
2	Authorisation	

File Name: 310026WF202.dwg | Project Name: WSUD | Date: 16/05/2022 | 1:30 PM | Sheet 4 of 13 Sheets |



SECTION B
SCALE @ 1:100



SECTION A
SCALE @ 1:100



WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR
EXISTENCE AND DEPTHS ARE NOT GUARANTEED. THE CONTRACTOR IS
TO OBTAIN ALL NECESSARY INFORMATION FROM THE AUTHORITIES
BEFORE COMMENCING WORK. ALL EXISTING SERVICES ARE SHOWN SPECIAL
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

**GEELEONG SALEYARDS PRECINCT
WSUD FUNCTIONAL DESIGNS
FUNCTIONAL DESIGN SHEET 1
SALEYARDS PRECINCT
CITY OF GREATER GEELEONG**

Drawn: **PRELIMINARY** 310026WF300
Rev: **A**

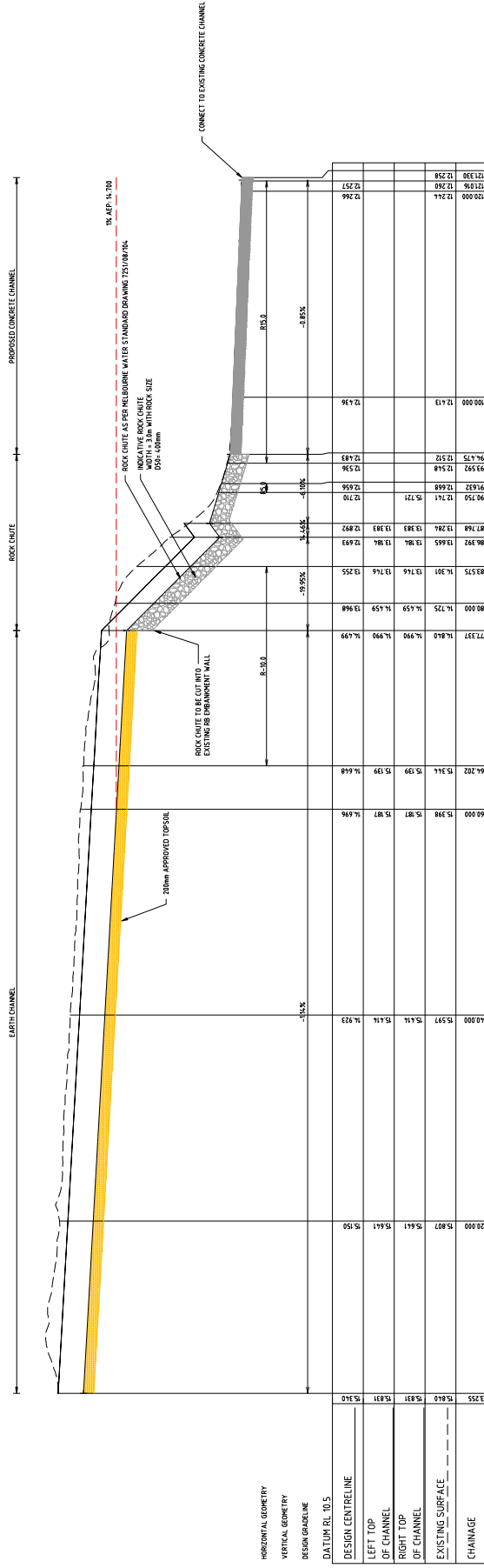
Designed: **M.DISANTO/J.GUTHRIE**
Checked: **F. AMBROSE**
Authorised: **A.DAMONSON**
Date: **16/05/2022**

10 MCCOMBULL STREET, GEELEONG VIC 3640
PH: 03 525 6888
spire@spire.vic.gov.au

AS SHOWN
DATE
ISSUED TO AUTHORITY
APPROVED
DATE



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT LOCATION SHOULD BE CONFIRMED BY A REGISTERED ELECTRICAL ENGINEER. CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES WHICH OVERLAP ELECTRICAL TRANSMISSION LINES.



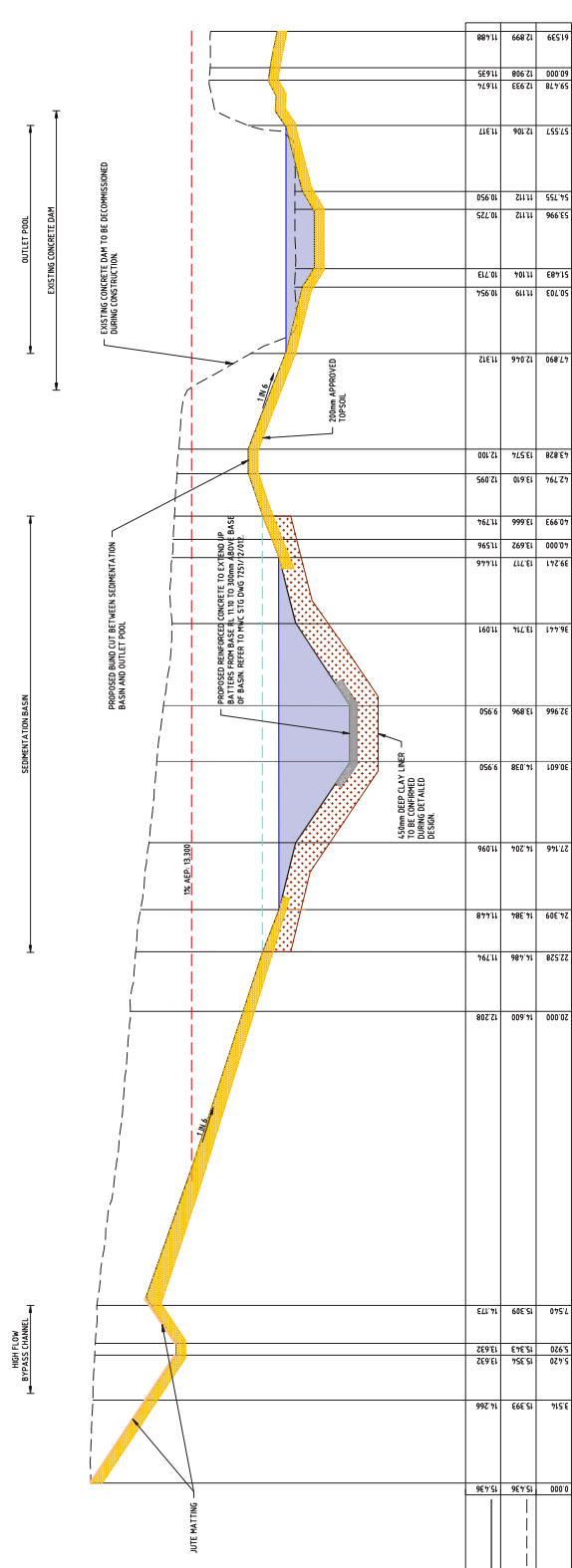
NORTH ASSET HIGH FLOW BYPASS CHANNEL LONGITUDINAL SECTION

H: 5000
SCALE AT
V: 100

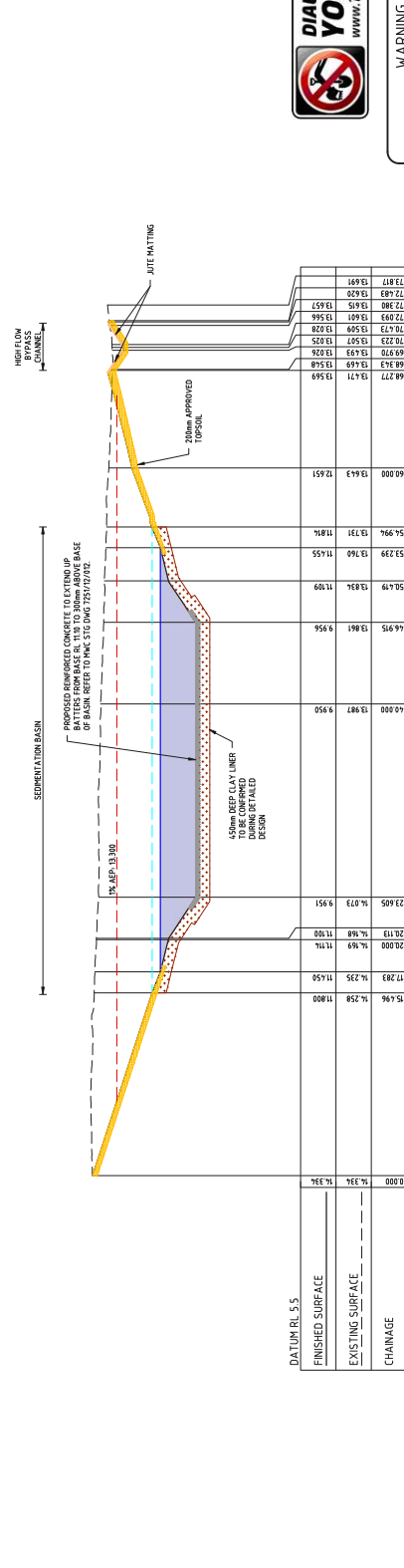


HORIZONTAL GEOMETRY	
VERTICAL GEOMETRY	
DESIGN GRADELINE	
DATUM RL 10.5	
DESIGN CENTRELINE	5.340
LEFT TOP OF CHANNEL	15.831
RIGHT TOP OF CHANNEL	15.831
EXISTING SURFACE	---
CHAINAGE	

20.000	15.807	15.810	15.814	15.816	15.818	15.820	15.822	15.824	15.826	15.828	15.830	15.832	15.834	15.836	15.838	15.840	15.842	15.844	15.846	15.848	15.850	15.852	15.854	15.856	15.858	15.860	15.862	15.864	15.866	15.868	15.870	15.872	15.874	15.876	15.878	15.880	15.882	15.884	15.886	15.888	15.890	15.892	15.894	15.896	15.898	15.900	15.902	15.904	15.906	15.908	15.910	15.912	15.914	15.916	15.918	15.920	15.922	15.924	15.926	15.928	15.930	15.932	15.934	15.936	15.938	15.940	15.942	15.944	15.946	15.948	15.950	15.952	15.954	15.956	15.958	15.960	15.962	15.964	15.966	15.968	15.970	15.972	15.974	15.976	15.978	15.980	15.982	15.984	15.986	15.988	15.990	15.992	15.994	15.996	15.998	16.000	16.002	16.004	16.006	16.008	16.010	16.012	16.014	16.016	16.018	16.020	16.022	16.024	16.026	16.028	16.030	16.032	16.034	16.036	16.038	16.040	16.042	16.044	16.046	16.048	16.050	16.052	16.054	16.056	16.058	16.060	16.062	16.064	16.066	16.068	16.070	16.072	16.074	16.076	16.078	16.080	16.082	16.084	16.086	16.088	16.090	16.092	16.094	16.096	16.098	16.100	16.102	16.104	16.106	16.108	16.110	16.112	16.114	16.116	16.118	16.120	16.122	16.124	16.126	16.128	16.130	16.132	16.134	16.136	16.138	16.140	16.142	16.144	16.146	16.148	16.150	16.152	16.154	16.156	16.158	16.160	16.162	16.164	16.166	16.168	16.170	16.172	16.174	16.176	16.178	16.180	16.182	16.184	16.186	16.188	16.190	16.192	16.194	16.196	16.198	16.200	16.202	16.204	16.206	16.208	16.210	16.212	16.214	16.216	16.218	16.220	16.222	16.224	16.226	16.228	16.230	16.232	16.234	16.236	16.238	16.240	16.242	16.244	16.246	16.248	16.250	16.252	16.254	16.256	16.258	16.260	16.262	16.264	16.266	16.268	16.270	16.272	16.274	16.276	16.278	16.280	16.282	16.284	16.286	16.288	16.290	16.292	16.294	16.296	16.298	16.300	16.302	16.304	16.306	16.308	16.310	16.312	16.314	16.316	16.318	16.320	16.322	16.324	16.326	16.328	16.330	16.332	16.334	16.336	16.338	16.340	16.342	16.344	16.346	16.348	16.350	16.352	16.354	16.356	16.358	16.360	16.362	16.364	16.366	16.368	16.370	16.372	16.374	16.376	16.378	16.380	16.382	16.384	16.386	16.388	16.390	16.392	16.394	16.396	16.398	16.400	16.402	16.404	16.406	16.408	16.410	16.412	16.414	16.416	16.418	16.420	16.422	16.424	16.426	16.428	16.430	16.432	16.434	16.436	16.438	16.440	16.442	16.444	16.446	16.448	16.450	16.452	16.454	16.456	16.458	16.460	16.462	16.464	16.466	16.468	16.470	16.472	16.474	16.476	16.478	16.480	16.482	16.484	16.486	16.488	16.490	16.492	16.494	16.496	16.498	16.500	16.502	16.504	16.506	16.508	16.510	16.512	16.514	16.516	16.518	16.520	16.522	16.524	16.526	16.528	16.530	16.532	16.534	16.536	16.538	16.540	16.542	16.544	16.546	16.548	16.550	16.552	16.554	16.556	16.558	16.560	16.562	16.564	16.566	16.568	16.570	16.572	16.574	16.576	16.578	16.580	16.582	16.584	16.586	16.588	16.590	16.592	16.594	16.596	16.598	16.600	16.602	16.604	16.606	16.608	16.610	16.612	16.614	16.616	16.618	16.620	16.622	16.624	16.626	16.628	16.630	16.632	16.634	16.636	16.638	16.640	16.642	16.644	16.646	16.648	16.650	16.652	16.654	16.656	16.658	16.660	16.662	16.664	16.666	16.668	16.670	16.672	16.674	16.676	16.678	16.680	16.682	16.684	16.686	16.688	16.690	16.692	16.694	16.696	16.698	16.700	16.702	16.704	16.706	16.708	16.710	16.712	16.714	16.716	16.718	16.720	16.722	16.724	16.726	16.728	16.730	16.732	16.734	16.736	16.738	16.740	16.742	16.744	16.746	16.748	16.750	16.752	16.754	16.756	16.758	16.760	16.762	16.764	16.766	16.768	16.770	16.772	16.774	16.776	16.778	16.780	16.782	16.784	16.786	16.788	16.790	16.792	16.794	16.796	16.798	16.800	16.802	16.804	16.806	16.808	16.810	16.812	16.814	16.816	16.818	16.820	16.822	16.824	16.826	16.828	16.830	16.832	16.834	16.836	16.838	16.840	16.842	16.844	16.846	16.848	16.850	16.852	16.854	16.856	16.858	16.860	16.862	16.864	16.866	16.868	16.870	16.872	16.874	16.876	16.878	16.880	16.882	16.884	16.886	16.888	16.890	16.892	16.894	16.896	16.898	16.900	16.902	16.904	16.906	16.908	16.910	16.912	16.914	16.916	16.918	16.920	16.922	16.924	16.926	16.928	16.930	16.932	16.934	16.936	16.938	16.940	16.942	16.944	16.946	16.948	16.950	16.952	16.954	16.956	16.958	16.960	16.962	16.964	16.966	16.968	16.970	16.972	16.974	16.976	16.978	16.980	16.982	16.984	16.986	16.988	16.990	16.992	16.994	16.996	16.998	17.000	17.002	17.004	17.006	17.008	17.010	17.012	17.014	17.016	17.018	17.020	17.022	17.024	17.026	17.028	17.030	17.032	17.034	17.036	17.038	17.040	17.042	17.044	17.046	17.048	17.050	17.052	17.054	17.056	17.058	17.060	17.062	17.064	17.066	17.068	17.070	17.072	17.074	17.076	17.078	17.080	17.082	17.084	17.086	17.088	17.090	17.092	17.094	17.096	17.098	17.100	17.102	17.104	17.106	17.108	17.110	17.112	17.114	17.116	17.118	17.120	17.122	17.124	17.126	17.128	17.130	17.132	17.134	17.136	17.138	17.140	17.142	17.144	17.146	17.148	17.150	17.152	17.154	17.156	17.158	17.160	17.162	17.164	17.166	17.168	17.170	17.172	17.174	17.176	17.178	17.180	17.182	17.184	17.186	17.188	17.190	17.192	17.194	17.196	17.198	17.200	17.202	17.204	17.206	17.208	17.210	17.212	17.214	17.216	17.218	17.220	17.222	17.224	17.226	17.228	17.230	17.232	17.234	17.236	17.238	17.240	17.242	17.244	17.246	17.248	17.250	17.252	17.254	17.256	17.258	17.260	17.262	17.264	17.266	17.268	17.270	17.272	17.274	17.276	17.278	17.280	17.282	17.284	17.286	17.288	17.290	17.292	17.294	17.296	17.298	17.300	17.302	17.304	17.306	17.308	17.310	17.312	17.314	17.316	17.318	17.320	17.322	17.324	17.326	17.328	17.330	17.332	17.334	17.336	17.338	17.340	17.342	17.344	17.346	17.348	17.350	17.352	17.354	17.356	17.358	17.360	17.362	17.364	17.366	17.368	17.370	17.372	17.374	17.376	17.378	17.380	17.382	17.384	17.386	17.388	17.390	17.392	17.394	17.396	17.398	17.400	17.402	17.404	17.406	17.408	17.410	17.412	17.414	17.416	17.418	17.420	17.422	17.424	17.426	17.428	17.430	17.432	17.434	17.436	17.438	17.440	17.442	17.444	17.446	17.448	17.450	17.452	17.454	17.456	17.458	17.460	17.462	17.464	17.466	17.468	17.470	17.472	17.474	17.476	17.478	17.480	17.482	17.484	17.486	17.488	17.490	17.492	17.494	17.496	17.498	17.500	17.502	17.504	17.506	17.508	17.510	17.512	17.514	17.516	17.518	17.520	17.522	17.524	17.526	17.528	17.530	17.532	17.534	17.536	17.538	17.540	17.542	17.544	17.546	17.548	17.550	17.552	17.554	17.556	17.558	17.560	17.562	17.564	17.566	17.568	17.570	17.572	17.574	17.576	17.578	17.580	17.582	17.584	17.586	17.588	17.590	17.592	17.594	17.596	17.598	17.600	17.602	17.604	17.606	17.608	17.610	17.612	17.614	17.616	17.618	17.620	17.622	17.624	17.626	17.628	17.630	17.632	17.634	17.636	17.638	17.640	17.642	17.644	17.646	17.648	17.650	17.652	17.654	17.656	17.658	17.660	17.662	17.664	17.666	17.668	17.670	17.672	17.674	17.676	17.678	17.680	17.682	17.684	17.686	17.688	17.690	17.692	17.694	17.696	17.698	17.700	17.702	17.704	17.706	17.708	17.710	17.712	17.714	17.716	17.718	17.720	17.722	17.724	17.726	17.728
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SECTION D - SOUTH ASSET CROSS SECTION



SECTION C - SOUTH ASSET LONGITUDINAL SECTION



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT LOCATION SHOULD BE CONFIRMED BY A REGISTERED ELECTRICIAN OR GAS FITTER. ALL EXISTING SERVICES ARE SHOWN SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

spire
10 MCCOMB ROAD, STREETSVILLE, SA 5088
spire@spire.com.au | 08 8350 0955

Designed: M.DISANTO/J.GUTHRIE
Checked: F.AMBROSE
Date: 16/05/2022
Authorised: A.DAMONSON

PRELIMINARY 310026WF302 Rev: A

Geelong Saleyards Precinct
WSUD Functional Designs
Functional Design Sheet 2
City of Greater Geelong

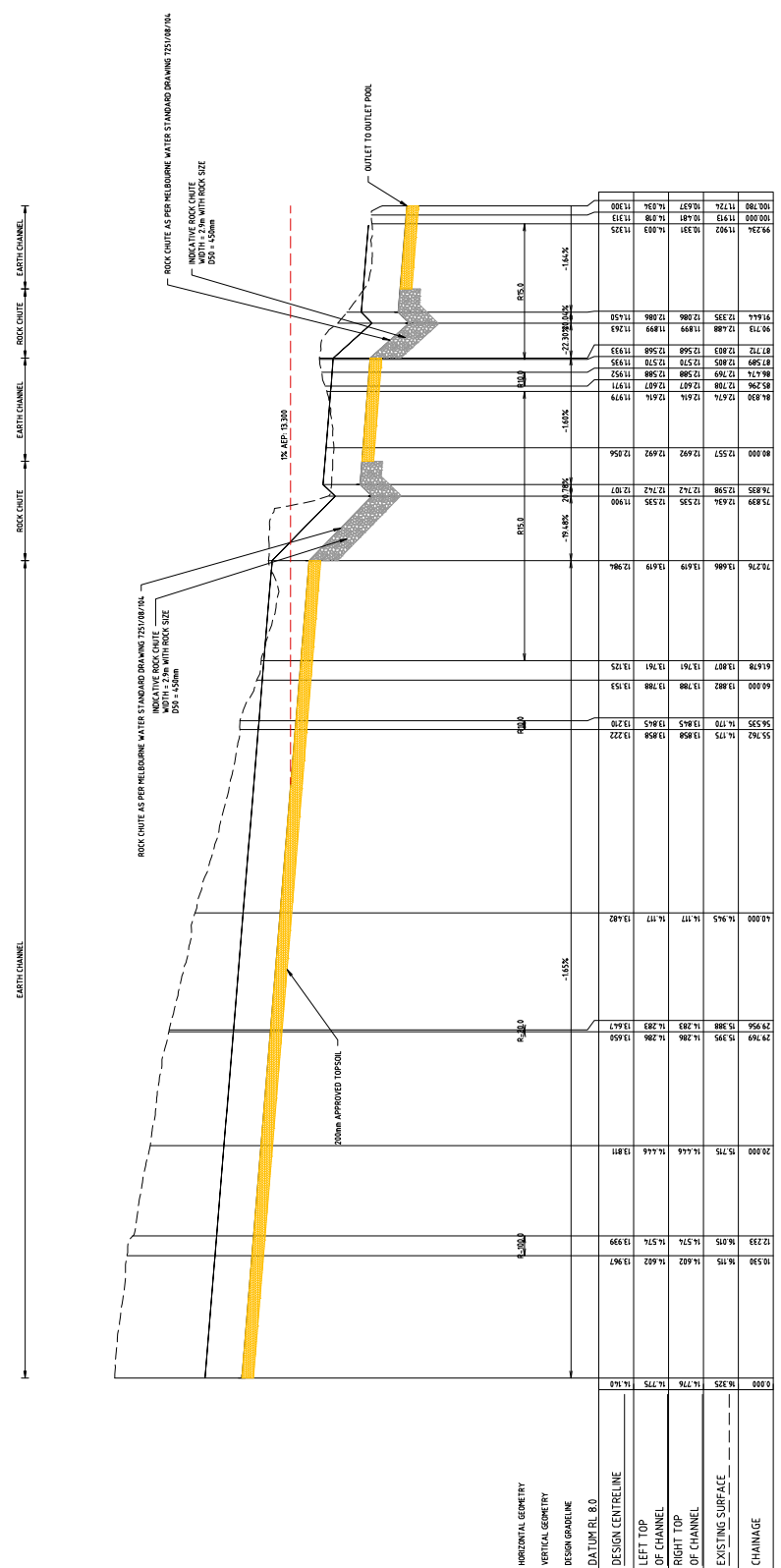
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Scale	H 1:1000	A 1:1000	V 1:100
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30	30	30	30
40	40	40	40
50	50	50	50
60	60	60	60
70	70	70	70
80	80	80	80
90	90	90	90
100	100	100	100

Issue No	Issued To Authority	Approval	Date
1	JAS	16/05/2022	



WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR DEPTHS ARE NOT GUARANTEED. ALL SERVICES ARE SHOWN SPECIAL TO THIS PROJECT. CONSULT WITH THE APPROPRIATE SERVICE PROVIDER FOR UNDERGROUND/OVERHEAD ELECTRICITY TRANSMISSION LINES.



SOUTH ASSET HIGH-FLOW BYPASS CHANNEL LONGITUDINAL SECTION

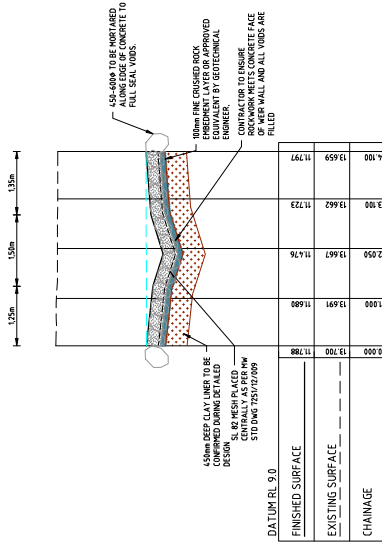


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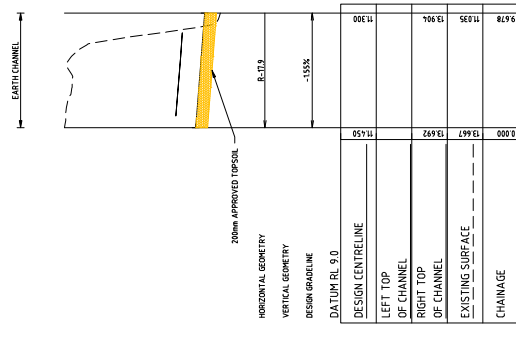


Designed: M.DISANTO/J.GUTHRIE
 Authorised: A.DAVIDSON
 Checked: F.AMBROSE
 Date: 16/05/2022

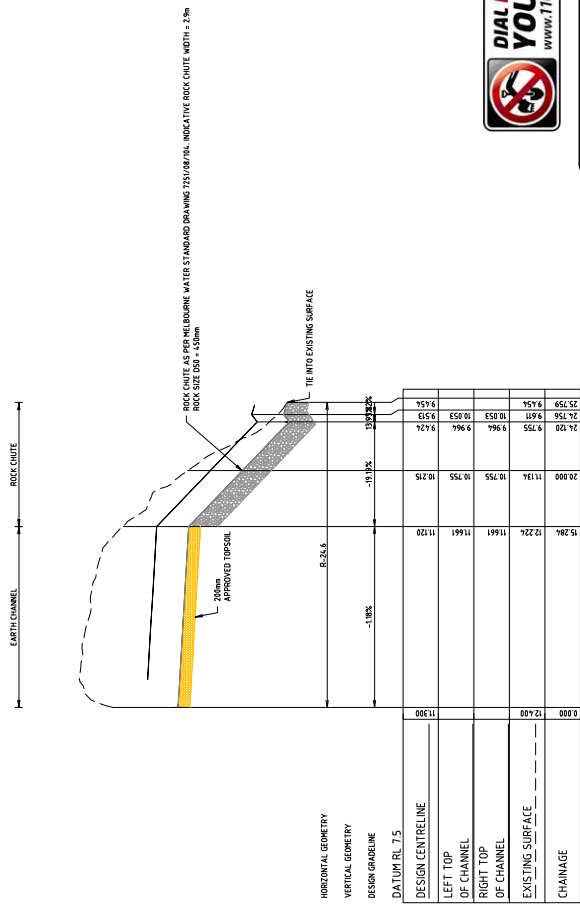
GEELONG SALEYARDS PRECINCT
 FUNCTIONAL DESIGN
 WSUD FUNCTIONAL DESIGN SHEET 4
 CITY OF GREATER GEELONG
PRELIMINARY 310026WF303



SECTION E



SOUTH ASSET TRANSFER CHANNEL LONGITUDINAL SECTION



SOUTH ASSET OUT-FALL CHANNEL LONGITUDINAL SECTION



WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES. THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THERE IS A RISK OF DAMAGE TO SERVICES IF YOU DIG. ALWAYS OBTAIN ALL EXISTING SERVICES AND ALWAYS TAKE CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

10 MOORABOOL STREET, GEELONG
VIC 3210
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Checked: F.AMBROSE
Authorised: A.DAVIDSON
Date: 16/05/2022

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Scale: H 1:1000, V 1:100

NO.	ISSUED TO AUTHORITY	DATE
1	JAD	16/05/2022
2	Approved	

FILE NO: 310026WF304.dwg
PROJECT NO: 1317310226WF304.dwg
DRAWN BY: MATHIAS CLARK
DATE: 16/05/2022 13:46
SHEET NO: 9 OF 13 SHEETS

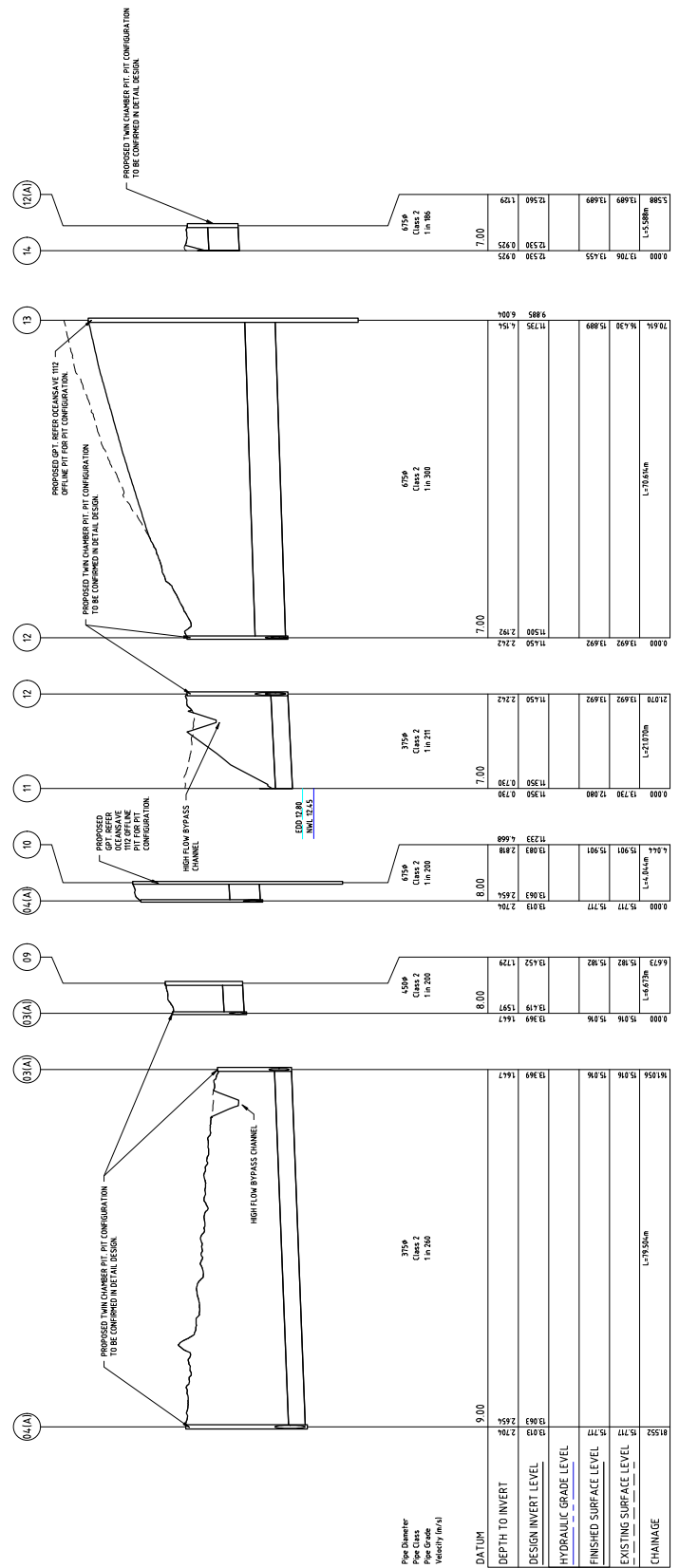
GEELONG SALEYARDS PRECINCT
FUNCTIONAL DESIGN SHEET 6
CITY OF GREATER GEELONG
PRELIMINARY 310026WF304

DRAINAGE PIT SCHEDULE

PIT NAME	PIT TYPE	INTERNAL		INLET		OUTLET		PIT		REMARKS
		WIDTH	LENGTH	DIA	INV LEVEL	DIA	INV LEVEL	FS LEVEL	DEPTH	
01	JUNCTION PIT	900	1700	675	16.880	675	12.547	2.797	2.12	EXISTING RB OUTFALL PIT
02	JUNCTION PIT	900	600	675	11.020	675	10.978	13.082	2.12	
03	JUNCTION PIT	900	900	675	11.524	675	11.154	14.955	3.981	DOUBLE CHAMBER PIT WITH 200mm WER WER
04	JUNCTION PIT	900	900	675	11.531	675	11.531	15.603	4.092	DOUBLE CHAMBER PIT WITH 200mm WER WER
05	ISOLATED JUNCTION PIT	900	900	675	11.530	375	11.530	12.530	1.320	PROPOSED RAINGARDEN OUTFALL PIT
06	ENDWALL	0	0	375	12.540	375	12.540	13.250	0.750	CONCRETE ENDWALL (REFER VERDASIS STD). REFER TYPICAL PIPE OUTFALL DETAIL ON SHEET WPT01 FOR ROCK BEACHING DETAILS.
07	JUNCTION PIT	600	900	375	12.705	375	12.600	15.813	3.213	
08	JUNCTION PIT	600	900	375	12.744	375	12.744	16.345	3.601	
04(A)	JUNCTION PIT	600	900	375	13.863	375	13.813	15.171	2.704	DOUBLE CHAMBER PIT WITH 200mm WER WER CONNECTED TO PIT 04
03(A)	JUNCTION PIT	600	900	375	13.863	375	13.830	15.016	1.647	DOUBLE CHAMBER PIT WITH 200mm WER WER CONNECTED TO PIT 03
09	JUNCTION PIT	600	900	450	13.479	450	13.432	15.182	1.729	FUTURE SUBVISION OUTFALL POINT
10	GPT	900	600	675	13.083	675	13.083	15.901	4.468	GROSS POLLUTANT TRAP REFER DECASSAVE 110 OFFLINE PIT FOR PIT CONFIGURATION
11	ENDWALL	0	0	375	11.330	375	11.450	13.692	2.242	CONCRETE ENDWALL REFER TO VERDASIS STD. REFER TYPICAL PIPE OUTFALL DETAIL ON SHEET WPT01 FOR ROCK BEACHING DETAILS.
12	JUNCTION PIT	600	900	450	11.500	450	11.450	13.692	2.242	DOUBLE CHAMBER PIT WITH 200mm WER WER
12(A)	JUNCTION PIT	900	900	675	11.500	675	11.335	15.889	6.014	DOUBLE CHAMBER PIT WITH 200mm WER WER CONNECTED TO PIT 12
13	GPT	900	900	675	12.330	675	12.330	13.455	0.975	GROSS POLLUTANT TRAP REFER DECASSAVE 110 OFFLINE PIT FOR PIT CONFIGURATION
14	ENDWALL	0	0	675	12.330	675	12.330	13.455	0.975	CONCRETE ENDWALL REFER TO VERDASIS STD. REFER TYPICAL PIPE OUTFALL DETAIL ON SHEET WPT01 FOR ROCK BEACHING DETAILS.



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT LOCATION SHOULD BE DETERMINED BY A REGISTERED ELECTRICAL ENGINEER PRIOR TO CONSTRUCTION PROCEDURES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINE.



DRAINAGE LONGSECTION - 2

spire
10 MOORABOOL STREET, GEEELONG VIC 3215
PH: 03 5241 1100
WWW.SPIREVIC.COM.AU

PRELIMINARY 310026WF601
16/05/2022

Designed: M.DISANTO / J.GUTHRIE
Authorised: A.DAVIDSON

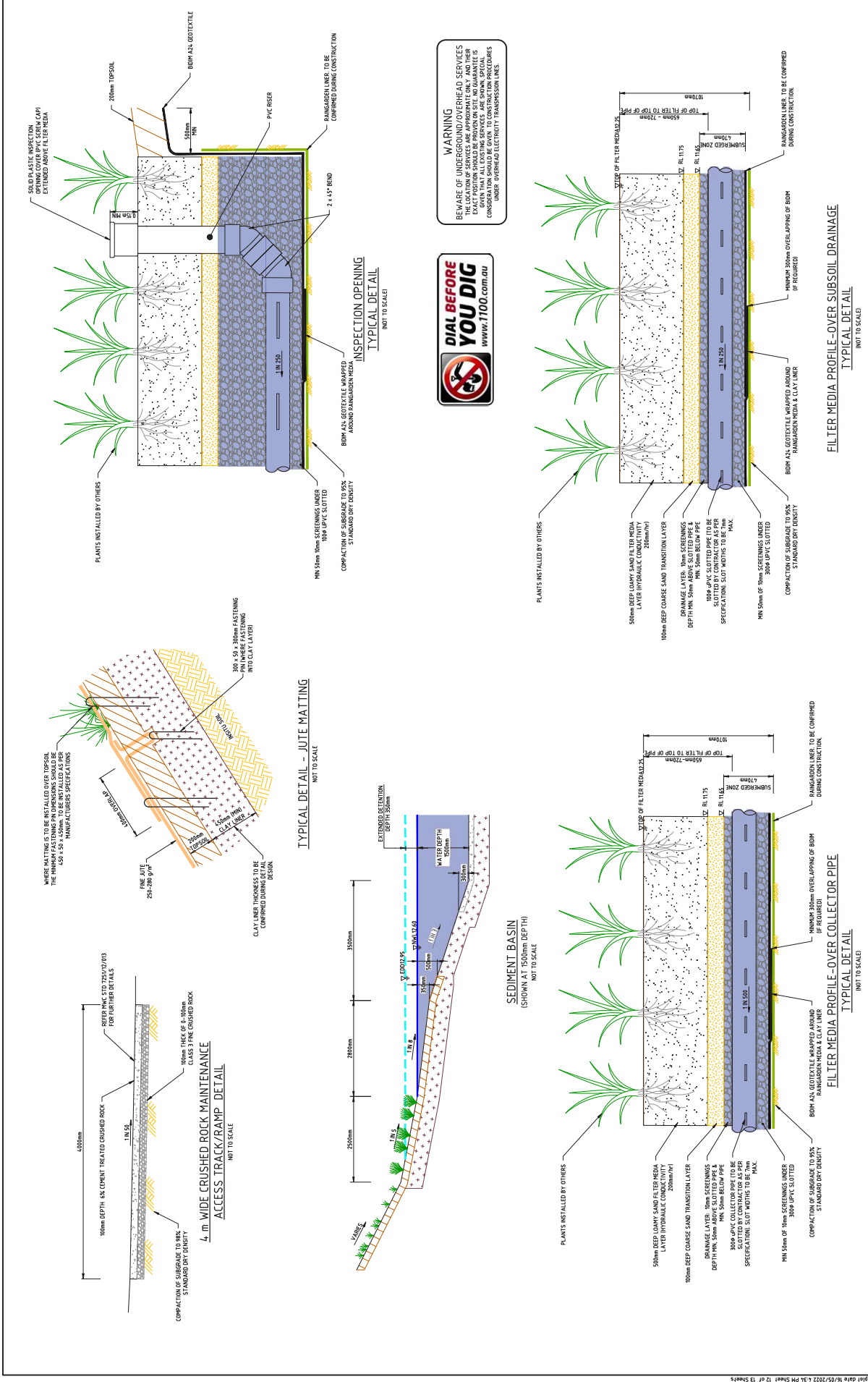
Checked: F.AMBROSE
Date: 16/05/2022

Client: City of Greater Geelong
Project: Saleyards Precinct Shared Infrastructure Funding Plan
Drawing: Drainage Longsection - 2

Scale: H 1:1000, V 1:100
Date: 16/05/2022

Issue: 1
Issued to Authority: City of Greater Geelong
Authorised: A.DAVIDSON

Issue: 1
Issued to Authority: City of Greater Geelong
Authorised: A.DAVIDSON



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EXACT POSITION SHOULD BE APPROVED BY THE LOCAL COUNCIL'S
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



Designed: M.DISANTO/J.GUTHRIE
Checked: F.AMBROSE
Authorised: A.D.AMIDSON
Date: 16/05/2022

Draw No: 310026WF700
Rev: A

10 MCCABE ROAD, STREET VIEW, GEELONG VIC 3240
18 MURDOCH STREET, GEELONG VIC 3240
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Rev	Issued to Authority	Approval	Date
1	A.S.D	A.S.D	16/05/2022

Scale: 1:100
Scale (BAY): 0 5 10 15 20 25

Scale: 1:100
Scale (BAY): 0 5 10 15 20 25

GEELONG SALEYARDS PRECINCT
WSUD FUNCTIONAL DESIGN
FUNCTIONAL DESIGN
FOR THE
CITY OF GREATER GEELONG

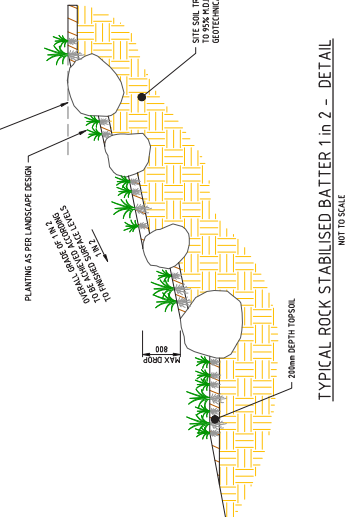
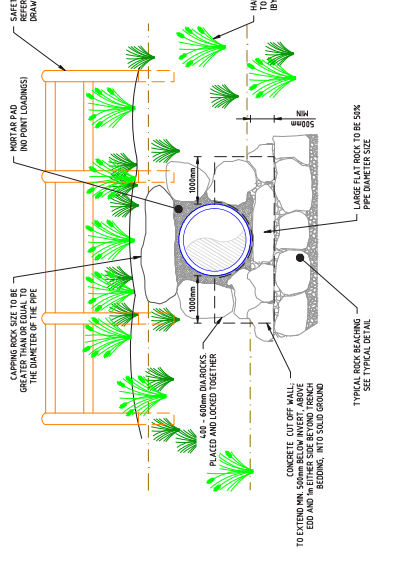


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EXAMPLE OF WELL INTERLOCKED ROCKWORK WITH SEALED VOIDS

- PIPE OUTFALL NOTES:**
- REFER TO MW STANDARD DRAWINGS 725/16/193
 - REFER TO MW STANDARD DRAWING 725/16/226
 - SAFETY BARRIERS AND POINT LOADINGS (DRAWING 725/16/226)
 - TOP OF FIRST ROCK TO BE AT SAME HEIGHT OF PATH
 - PLANTING AS PER LANDSCAPE DESIGN
 - 3% MINIMUM FALL TO BE MAINTAINED FOR 1000MM FROM THE OUTLET TO THE END OF THE PIPE
 - 2% MINIMUM FALL TO BE MAINTAINED FOR 1000MM FROM THE OUTLET TO THE END OF THE PIPE
 - ROCKS WITHIN THE BASE TO BE PLACED ON A 40mm WIRE REINFORCING TO PROVIDE A MINIMUM OF 150MM OF THE ROCKWORK IS TO BE A MINIMUM OF 150MM SURROUNDING LANDSCAPE TO MAXIMIZE AESTHETICS AND PREVENT ROOTS FROM PENETRATING INTO THE BED OF THE PIPE
 - ALL VOIDS SHALL BE FILLED WITH 0-100 WELL GRADED CRUSHED ROCK. THE BED SHALL BE COMPACTED TO A MINIMUM OF 95% DURING CONSTRUCTION.
 - CONCRETE CUT OFF WALL TO EXTEND 100mm BELOW INVERT ABOVE LED AND 100mm BELOW INVERT BELOW. INTO SOLID GROUND.
 - PLACED AND LEGS TOGETHER
 - 50mm MIN. ROCKS
 - MOULAR PAD (NO POINT LOADINGS)
 - ADJACENT ROCK
 - 40mm MIN. GAP BETWEEN ROCKS TO BE MAINTAINED TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION.
 - 273
 - 50mm MIN.
 - CONCRETE CUT OFF WALL TO EXTEND 100mm BELOW INVERT ABOVE LED AND 100mm BELOW INVERT BELOW. INTO SOLID GROUND.
 - MOULAR PAD TO SEAL OFF UNDER PIPE
 - LARGE FLAT ROCK TO BE 50% PIPE DIAMETER SIZE
 - GEOTEXTILE FABRIC AS RIM OR EQUIVALENT SEE TYPICAL DETAIL
 - TYPICAL ROCK BEACING
 - REFER MW STANDARD 725/16/193



ROCK SIZE DISTRIBUTION TABLE

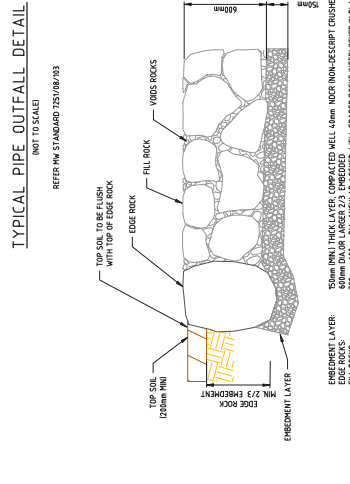
ROCK DIA. %	ROCK SIZE (mm)
d50	450
d100	900
d90	810
d75	675
d65	585
d40	293
d33	225
d25	203
d10	90

NOTE: REFER TO THE PARTICLE SIZE ANALYSIS OF THE ROCKS ARE SMALLER BY WEIGHT. 40%, 10%, ETC.

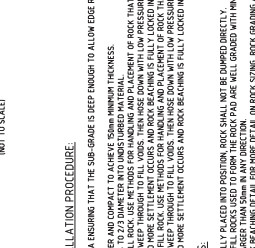
ROCK BEACING INSTALLATION PROCEDURE:

1. EXCAVATE OUT AREA ENSURING THAT THE SUB-GRADE IS DEEP ENOUGH TO ALLOW EDGE ROCKS TO BE MIN 273 BREACHED INTO VERM GROUND OR APPROVED COMPACTED SOIL.
2. INSTALL EMBEDEDMENT LAYER AND COMPACT TO ACHIEVE 50mm MINIMUM THICKNESS.
3. PLACE FIRST LAYER OF FILL ROCK. USE METHODS FOR HANDLING AND PLACEMENT OF ROCK THAT WILL AVOID SEGREGATION OF ROCK SIZE FRACTIONS.
4. PLACE VOID PIECES AND SWEEP THROUGH TO FILL VOIDS. THEN WISE DOWN WITH LOW PRESSURE TO ALLOW VOID ROCKS TO FULLY SETTLE INTO VOIDS.
5. PLACE SECOND LAYER OF FILL ROCK. USE THE METHODS FOR HANDLING AND PLACEMENT OF ROCK THAT WILL AVOID SEGREGATION OF ROCK SIZE FRACTIONS.
6. REPEAT STEPS 3 AND 4 UNTIL ALL ROCKS ARE FULLY SETTLED INTO VOIDS.
7. REPEAT STEPS 3 AND 4 UNTIL ALL ROCKS ARE FULLY SETTLED INTO VOIDS.

- ROCK BEACING NOTES:**
- ROCK SHALL BE CAREFULLY PLACED INTO POSITION. ROCK SHALL NOT BE DUMPED DIRECTLY.
 - VOIDS SHALL BE FILLED WITH 0-100 WELL GRADED CRUSHED ROCK.
 - VOIDS SHOULD BE NO LARGER THAN 50mm IN ANY DIRECTION.
 - REFER TO TYPICAL ROCK BEACING DETAIL FOR MORE DETAIL ON ROCK SIZING, ROCK GRADING, AND CONSTRUCTION METHODOLOGY.



TYPICAL PIPE OUTFALL PAD DETAIL
(NOT TO SCALE)



- ROCK BEACING NOTES:**
- CONCRETE CUT OFF WALL TO EXTEND 100mm BELOW INVERT ABOVE LED AND 100mm BELOW INVERT BELOW. INTO SOLID GROUND.
 - MOULAR PAD TO SEAL OFF UNDER PIPE
 - LARGE FLAT ROCK TO BE 50% PIPE DIAMETER SIZE
 - GEOTEXTILE FABRIC AS RIM OR EQUIVALENT SEE TYPICAL DETAIL
 - TYPICAL ROCK BEACING
 - REFER MW STANDARD 725/16/193

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**GEELONG SALEYARDS PRECINCT
WSUD FUNCTIONAL DESIGN
FUNCTIONAL DESIGN
FOR THE
CITY OF GREATER GEELONG**

Designed: M.D.SANTO / J.GUTHRIE
Checked: F.AMBROSE
Date: 16/05/2022
Authorised: A.D.AMDISON

Doc No: **PRELIMINARY 310026WF701**
Rev: **A**



NO.	ISSUED TO AUTHORITY	APPROVED	DATE
1	ASD	16/05/2022	

Opinion of Probable Costs for Salesyard Cultural Park



Salesyard Cultural Park
Landscape Works
310026
Date 23/05/2022
Rev D

Schedule of works

The following landscape quantities have been prepared to:

- (i) assist landscape contractors prepare a lump sum tender offer
- (ii) assist fair assessment of all tender offers on a comparative basis
- (iii) assist assess of progress claims and therefore **the Schedule of Works** will not form part of the Contract Documents.

Landscape tenderers are required to verify the following quantities and are requested to advise this office of any discrepancies during the tender period.

No variations will be considered based upon the quantities in this Schedule.

The cubic quantities are consolidated amounts and the landscape contractor is to allow for

The Contractor is to note that not all items/elements may be included in this schedule.

Note: Rates exclude gst.

Item	Description	Unit	Qty	Rate	Amount	Summary Amount	Heritage Only Apportionment
Preliminaries							
1 General Conditions						\$ 25,000.00	\$ 2,875.00
a	To include securing the entire extended site at all times, temporary fencing with gate access, setting out of works, liaison with Superintendent, preparation of site specific OH&S Plan and Environmental Management Plan, provision of contract insurances and all other costs necessary for the completion of the works that in the Contractors opinion are not included in this schedule.	Item	1	\$ 25,000.00	\$ 25,000.00		part contribution - 11.5%
2 Earthworks and Drainage						\$ 43,560.00	\$ 5,008.00
a	Fine trimming and grading to achieve proposed finished surface levels as shown including rock removal as specified. Use site fill where possible (note soil to be conditioned in accordance with soil test results).	sq.m	5530	\$ 2.00	\$ 11,060.00		part contribution - 11.5%
b	Drainage including pits, Ag, hard pipes, trenching and connection to existing drainage system	allow	1	\$ 10,000.00	\$ 10,000.00		part contribution - 11.5%
c	Bulk Earthworks to be completed by Civil.	allow	1	\$ 20,000.00	\$ 20,000.00		part contribution - 11.5%
d	Feature & level survey	allow	1	\$ 2,500.00	\$ 2,500.00		part contribution - 11.5%
Preliminaries Subtotal:						\$ 68,560.00	\$ 7,883.00
Hardworks							
3 Paving & Surfaces						\$ 81,000.00	\$ 42,000.00
a	Supply and install 125mm depth reinforced insitu coloured concrete paving including subgrade preparation and FCR, as detailed and specified	sq.m	150	\$ 140.00	\$ 21,000.00		
b	Supply and install 3m wide 125mm depth reinforced in-situ shared concrete paving including subgrade preparation and FCR, as detailed and specified.	sq.m	150	\$ 120.00	\$ 18,000.00		
c	Supply and install tuscan toppings gravel paving including subgrade preparation as detailed and specified	sq.m	1200	\$ 35.00	\$ 42,000.00		full contribution
4 Furniture, Shelter & Structures						\$ 244,000.00	\$ 54,610.00
a	Supply and install custom shelter including structural certification, building permit if required, footings, fixings, finishes, anti-graffiti coating and subgrade preparation as detailed and specified	item	1	\$ 100,000.00	\$ 100,000.00		
b	Supply and install proprietary bench seat including footings and fixings as specified	No.	4	\$ 2,500.00	\$ 10,000.00		part contribution - 11.5%
c	Supply and install custom concrete seating wall including footings and fixings as detailed and specified	lin.m	10	\$ 1,500.00	\$ 15,000.00		
d	Supply and install proprietary picnic setting including footings and fixings as specified	No.	2	\$ 4,000.00	\$ 8,000.00		
e	Supply and install double burner BBQ including footings, fixings and electrical connections as specified	No.	1	\$ 20,000.00	\$ 20,000.00		
f	Supply and install proprietary rubbish bin surround including bin, footings and fixings as specified	No.	1	\$ 2,500.00	\$ 2,500.00		
g	Supply and install proprietary recycling bin surround including bin, footings and fixings as specified	No.	1	\$ 2,500.00	\$ 2,500.00		
h	Supply and install water taps including connection to water supply and authority connection fees, supply and waste connections, footings and fixings as specified	No.	2	\$ 2,000.00	\$ 4,000.00		part contribution - 11.5%
i	Supply and install proprietary drinking fountain with bubbler including connection to water supply and authority connection fees, supply and waste connections, footings and fixings as specified	No.	1	\$ 7,500.00	\$ 7,500.00		
j	Supply and install proprietary bike hoop including footings and fixings as specified	No.	5	\$ 900.00	\$ 4,500.00		
k	Supply and install shade sails as detailed and specified	No.	1	\$ 17,000.00	\$ 17,000.00		
l	Supply and install planter boxes as detailed and specified	No.	12	\$ 2,000.00	\$ 24,000.00		full contribution
m	Relocation and install existing timber cattle stalls	item	3	\$ 2,000.00	\$ 6,000.00		full contribution
n	Relocation and install existing latrine shed	item	5	\$ 2,000.00	\$ 10,000.00		full contribution
o	Relocation and install existing troughs	item	3	\$ 2,000.00	\$ 6,000.00		full contribution
p	Repurposes existing troughs	item	1	\$ 2,000.00	\$ 2,000.00		full contribution
q	Retrofit latrine as a potting shed (unknow extent to retrofitting required)	item	1	\$ 5,000.00	\$ 5,000.00		full contribution
5 Playground & Fitness						\$ 100,500.00	\$ 17,450.00
a	Relocation and install existing cattle ramp as play item	item	7	\$ 2,000.00	\$ 14,000.00		Full contribution

Item	Description	Unit	Qty	Rate	Amount	Summary Amount	Heritage Only Apportionment
b	Supply and install proprietary play equipment as specified	No.	3	\$ 15,000.00	\$ 45,000.00		
c	Supply and install interactive items as specified	No.	2	\$ 15,000.00	\$ 30,000.00		part contribution - 11.5%
d	Supply and install impact attenuation organic mulch Softfall as detailed and specified	sq.m	200	\$ 35.00	\$ 7,000.00		
e	Provision for playground audit for design and following installation	item	1	\$ 4,500.00	\$ 4,500.00		
6 Fencing & Bollards						\$ 17,000.00	\$ 805.00
a	Supply & install 2.5m wide lockable vehicle gate for maintenance access including padlocks and chain where nominated	No.	2	\$ 3,500.00	\$ 7,000.00		Part contribution - 11.5%
b	Supply and install low scale fence/concrete barrier adjacent to road for playground	Item	10	\$ 1,000.00	\$ 10,000.00		
Hardworks Subtotal:						\$ 442,500.00	\$ 114,865.00
Softworks							
7 Edging						\$ 37,950.00	\$ 4,363.00
a	Supply and install spade edge as detailed and specified	lin.m	1740	\$ 5.00	\$ 8,700.00		part contribution - 11.5%
b	Supply and install steel edge as detailed and specified	lin.m	750	\$ 39.00	\$ 29,250.00		part contribution - 11.5%
8 Soil preparation						\$ 33,661.00	\$ 3,675.00
Supply and installation of the following works:							
a	Application of appropriate herbicide to remove weeds and pasture grass.	sq.m	3980	\$ 0.20	\$ 796.00		part contribution - 11.5%
b	Cultivate subsoil to 150mm depth and ameliorate as per soil test	sq.m	3980	\$ 0.75	\$ 2,985.00		part contribution - 11.5%
c	Supply and install 150mm approved imported topsoil to garden beds as specified	sq.m	500	\$ 9.00	\$ 4,500.00		part contribution - 11.5%
d	Supply and install 150mm approved topsoil to grassed areas as detailed and specified	sq.m	3480	\$ 6.00	\$ 20,880.00		
e	Supply and install 75mm depth organic mulch as detailed and specified	sq.m	500	\$ 9.00	\$ 4,500.00		part contribution - 11.5%
9 Tree Planting						\$ 19,200.00	
<u>All trees to be supplied, transported and installed by the Contractor.</u> Installation works to include, preparation of tree holes, backfilling and topsoiling, hydrocell in backfill, mulching, H.W. stakes (painted black), rails, ties, and associated works as detailed and specified							
a	Supply and install semi-advanced trees at 1.8-2.5m high (45Lt)	No.	52	\$ 225.00	\$ 11,700.00		
b	Supply and install semi-advanced trees at 3.5-4.5m high (100Lt)	No.	15	\$ 500.00	\$ 7,500.00		
10 Garden Beds						\$ 20,000.00	\$ 2,300.00
a	Supply and install 150 mm pot as detailed and specified	No.	2000	\$ 10.00	\$ 20,000.00		part contribution - 11.5%
11 Grassing						\$ 45,240.00	
The Contractor is to undertake the following works to achieve an even grass coverage to reserves as shown on the plans:							
a	Application of instant turf as detailed and specified	sq.m	3480	\$ 13.00	\$ 45,240.00		
Softworks Subtotal:						\$ 156,051.00	\$ 10,338.00
Service Connections							
12 Irrigation and Water Connection						\$ 103,000.00	\$ 14,942.00
a	Design and construct irrigation system with pop-up sprinklers in lawn areas and garden bed areas, provision of metered water connection and associated fees, irrigation controller, rain sensor. All pipes to be purple pipes and fittings as per Barwon Water requirements for recycled water. Provide 'As Built' drawings.	sq.m	3980	\$ 25.00	\$ 99,500.00		part contribution - 11.5%
b	Installation of domestic size water tank (3000L) including conc slab and plumbing	Item	1	\$ 3,500.00	\$ 3,500.00		full contribution
13 Lighting						\$ 97,000.00	
a	Supply and install pole top lights including LED lamps, smart node, footings, finishes, timers and connections as specified on all shared path, play & social space. Pricing includes (6 area lights, 8 aesthetic lights, conduit, power install, cabinet/switchboard and comms)	Item	1	\$ 97,000.00	\$ 97,000.00		
15 Services connections						\$ 15,458.64	\$ 1,175.00
All fees and charges associated with the connection included permits required of the following services:							
a	Electricity inclu. application fees	No.	1	\$ 4,500.00	\$ 4,500.00		part contribution - 11.5%
b	Water - wet Tapping and meter (civil works)	No.	1	\$ 2,500.00	\$ 2,500.00		part contribution - 11.5%
c	Barwon Water Developer fees and charges for water	item	1		\$ 1,458.64		part contribution - 11.5%
•Preparation of works offer							
•Asset recording fee							
•Construction Audit fee							
•Design Audit fee							
d	Recycled Water - refer to water tank	No.	1	\$ 1,500.00	\$ 1,500.00		part contribution - 11.5%
e	Stormwater - Assuming collection pit and 225DN pipe direct discharge to existing waterway or pit within 20m	No.	1	\$ 5,500.00	\$ 5,500.00		part contribution - 11.5%

Item	Description	Unit	Qty	Rate	Amount	Summary Amount	Heritage Only Apportionment
Connection Subtotal:						\$ 215,458.64	\$ 16,117.00
Other							
16 Landscape Design & Delivery Fees						\$ 156,967.01	\$ 18,051.00
a	Landscape Design and Delivery Cost 10% of total cost	Item	1	\$ 125,573.61			part contribution - 11.5%
b	Landscape Tender Cost 2.5% of total cost	Item	1	\$ 31,393.40			part contribution - 11.5%
17 Establishment and Maintenance Period						\$ 43,550.00	\$ 5,008.00
a	Undertake maintenance of all landscape areas. Maintenance includes watering of all grass and garden beds as required to ensure healthy establishment in accordance with the Specification.	weeks	13	\$ 550.00	\$ 7,150.00		part contribution - 11.5%
b	Undertake maintenance of all landscape areas. Maintenance includes watering of all grass and garden beds as required to ensure healthy establishment in accordance with the Specification.	weeks	91	\$ 400.00	\$ 36,400.00		part contribution - 11.5%
Other Items Subtotal:						\$ 259,008.64	\$ 23,059.00
Sub-total landscape works (excluding GST)						\$ 1,141,578.28	\$ 172,262.00
Allow 10% Contingency [at concept stage]						\$ 114,157.83	part contribution - 11.5%
Total Landscape Works (excluding GST)						\$ 1,255,736.11	\$ 190,263.00
Exclusions:							
Landscape Quantities are based on "Saleyard Cultural Park Scope" document only, assuming Extent of Works is from back of kerb and doesn't relate to road infrastructure.							
Out of scope items							
•External Footpaths							
•Linear drainage items							
•Bridge over drainage swales							

Schedule of Prices - TR_1 Construction

Note: Any altered schedule will be deemed to be non-conforming.

City of Greater Geelong

Salesyard DCP Path

Contract No 310026

Date: May-22

Rev: C

(To be submitted with Tender)

Rev	Item	Description	Qty	Unit	Rate	Amount
	1	TR_1 DESIGN				
	1.1	Preparation of Functional Design Plans, Detail Design Plans, 3D design/modelling, schedules and tender documentation.	1	Item	\$56,612.85	\$56,612.85
	1.2	Contract Administration	1	Item	\$18,870.60	\$18,870.60
	1.3	Geotechnical assessment	1	Item	\$2,100.00	\$2,100.00
	1.4	Service Proving of existing services	1	Item	\$5,250.00	\$5,250.00
	1.5	Feature and Level Survey of site.	1	Item	\$4,200.00	\$4,200.00
	2	TR_1 CONSTRUCTION PRELIMINARY SITE & EARTHWORKS				
	2.1	Site establishment including site facilities, compound, temporary fencing and survey.	1	Item	\$21,000.00	\$21,000.00
	2.2	Site Preparation including removal and disposal of small trees, shrubs, rubbish, structures, fences, rock, rubble, building rubbish, edge strip and no road signs, unsuitable material and protection of designated flora.	1	Item	\$15,750.00	\$15,750.00
	2.3	Provide and implement Environmental Management Plan (EMP) for site, including installation and maintenance of environmental protection works, stormwater management of the site, tree protection fencing and all other works required as part of the EMP.	1	Item	\$5,250.00	\$5,250.00
	2.4	Provision of traffic control to Council & relevant Road authority approval where applicable including authority approvals, MOA's, methodology and site management plan (Allowance for 2 weeks construction phase)	1	Item	\$15,750.00	\$15,750.00
	2.5	Stripping of material to boxing level.	472	cu.m	\$21.00	\$9,912.00
	2.6	Removal of material offsite to approved facility	472	cu.m	\$84.00	\$39,648.00
		Carried Forward				\$194,343.45

Rev	Item	Description	Qty	Unit	Rate	Amount
Brought Forward						\$194,343.45
	2.7	Removal and disposal off site of existing kerb and channel, at all driveway and road crossings.	27	Lm	\$84.00	\$2,268.00
	3 FOOTPATH WORKS					
	3.1	Concrete works in accordance with authority standard including the supply of all materials (including joints, reinforcement, bedding), plant and labour for the construction and preparation of bedding, pram crossings and tactile indicators				
	3.1.1	2.5m wide pedestrian/cyclist shared path	505	sq.m	\$189.00	\$95,445.00
	3.1.2	3.0m wide pedestrian/cyclist shared path	1853	sq.m	\$210.00	\$389,130.00
	4 STREET TREES					
	4.1	Street trees are to be provided and installed as per council standard.				
	4.1.1	Spotted Gum (Corymbia Maculata)	32	No.	\$440.00	\$14,080.00
	4.1.2	Species to be determined on site	42	No.	\$440.00	\$18,480.00
	PROVISIONAL ITEMS					
	<i>The quantities for the following items are provisional and shall be deducted from the actual quantity authorised by the Superintendent and measured during construction. Provisional items shall not be built without prior written approval from the Superintendent.</i>					
	4.2	Adjusting authority service pits to new finished surface level.				
	4.2.1	Telecommunication pits - Concrete cover	15	No.	\$392.70	\$5,890.50
	4.2.2	Water Main hydrant covers	4	No.	\$157.50	\$630.00
	4.2.3	Gas main covers	2	No.	\$157.50	\$315.00
	4.2.4	Drainage junction pit	4	No.	\$787.50	\$3,150.00
	4.3	0.5m Retaining walls Construction of concrete sleeper retaining walls including all excavation (and including disposal of spoil offsite if required), concrete footings, steel posts, Ag Drain (with screenings backfill and outlet) and earth backfill all as specified.	107	Lm	\$315.00	\$33,705.00
	5 INCLUSIONS AND EXCLUSIONS					
	5.1	No allowance for the reinstatement of fences				
	5.2	No allowance for relocation of existing services				
Carried Forward						\$757,436.95

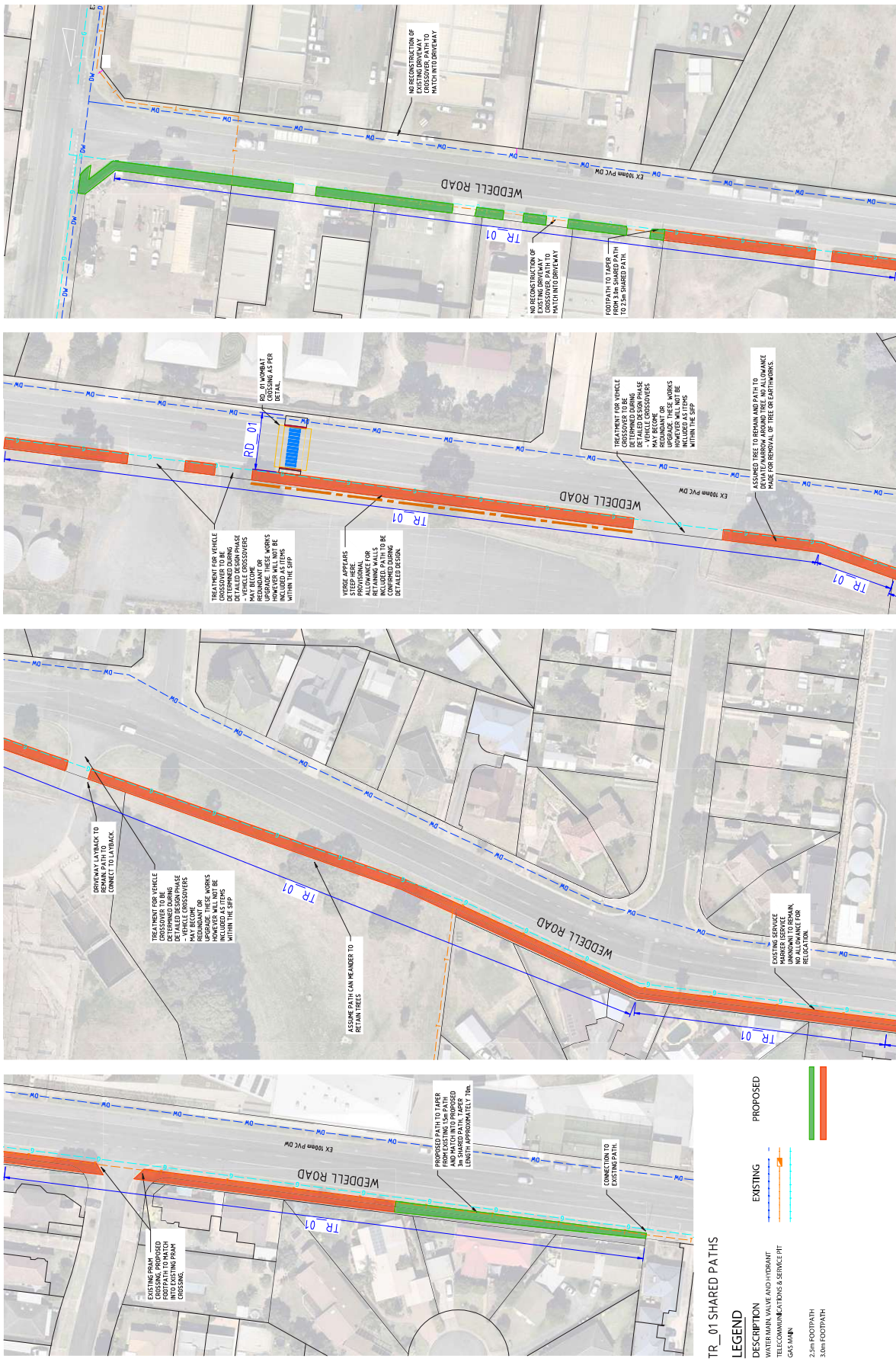
Contract No 310026

Rev: C

(To be submitted with Tender)

Rev	Item	Description	Qty	Unit	Rate	Amount
		Brought Forward				\$757,436.95
	5.3	No allowance for handrail along retaining wall should it be required following detail design				
		TR_1 Construction				\$757,436.95
		Item Contingency (5% already included in ea. of the line items)	15%			\$113,615.54
		Total (excl GST)				\$871,052.49

Rev	Item	Description	Qty	Unit	Rate	Amount
					Brought Forward	\$27,399.75
	3	WOMBAT CROSSING				
	3.1	Concrete kerb and channel including bedding, transitions, laybacks for pram and vehicular crossings, 12mm road 150mm length at 500mm Cts as required and transitions as follows:				
	3.1.1	Kerb - B1	12	Lm	\$157.50	\$1,890.00
	3.2	Concrete Trench, 150mm wall thickness with F82 reinforcement placed centrally as per detail	12	Lm	\$157.50	\$1,890.00
	3.3	300mm wide Grated trench cover, high heel safe, bolt down cover	12	Lm	\$241.50	\$2,898.00
	3.4	Raised asphalt area, max 100mm above existing surface, inclusive of key into existing pavement	105	sq.m	\$52.50	\$5,512.50
	3.5	Concrete works in accordance with authority standard including the supply of all materials (including joints, reinforcement, bedding), plant and labour for the construction and preparation of bedding.	22	sq.m	\$189.00	\$4,158.00
	3.6	Linemarking and RRPM's to AS 1742-1 (2003) & 1742-2 (2009)	1	Item	\$1,050.00	\$1,050.00
	3.7	Pedestrian crossing sign R3-1	4	Item	\$262.50	\$1,050.00
	3.8	Tactile Ground Surface Indicator Tiles, supplied and placed.				
	3.8.1	Warning TGSIs	2	sq.m	\$472.50	\$945.00
	3.8.2	Directional TGSIs	6	sq.m	\$472.50	\$2,835.00
	3.9	Construction of public lighting works, as specified and detailed, in accordance with Electricity Agency's plans, specifications and standard drawings. Works to include supply and installation of all materials, painting of poles and supply of non-standard lanterns	1	Item	\$10,500.00	\$10,500.00
					RD_01 Construction	\$60,128.25
		Item Contingency	15%			\$9,019.24
		(5% already included in ea. of the line items)				
		Total (excl GST)				\$69,147.49

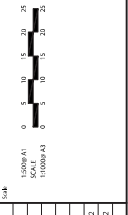


TR_01 SHARED PATHS AND RD_01 WOMBAT CROSSING TR_01 SHARED PATHS

GEELONG SALEYARDS PRECINCT
DCP COSTING
SOFT PATH & DRIVEWAY PLAN
 PREPARED FOR THE
CITY OF GREATER GEELONG

Checked: _____
 Date: _____
 Designed: _____
 Authorised: _____

TO: MUNICIPAL STREET GEELONG
 FROM: 2500 AUSTRALIAN BUSH
 SPINIFLORES



Rev	Description	Date
1	FOR INFORMATION ONLY	10/01/22
2	FOR INFORMATION ONLY	07/02/22
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Schedule of Prices - Planning Costs: P_01

Note: Any altered schedule will be deemed to be non-conforming.

City of Greater Geelong

Geelong Saleyards Precinct

Contract No 310026

Date: 1/05/2022

Rev: 1

(To be submitted with Tender)

Rev	Item	Description	Qty	Unit	Rate	Amount
	1	Planning Costs				
	1.1	Cultural Park and external items. Preperation of plans, schedule of quantities and cost estimates	1	Item	\$6,250.00	\$6,250.00
	1.2	Drainage Reserves (southern and northern). Preperation of design plans, schedule of quantities and cost estimates	1	Item	\$30,565.00	\$30,565.00
Total - Planning Costs: P_01						\$36,815.00

WHO CAN I CONTACT FOR MORE INFORMATION?

All project materials and feedback activities can be found on the City's website <https://yoursay.geelongaustralia.com.au/>

We can send you a hard copy of the draft urban design framework plan if you do not have access to the internet.

If you wish to speak to a planner please contact Strategy Planning on 52725078.

CITY OF GREATER GEELONG

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