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TORQUAY JAN JUC DEVELOPMENT CONTRIBUTIONS PLAN

**DEVELOPMENT CONTRIBUTIONS RATE AND EXPLANATORY
MATERIAL**

SURF COAST SHIRE | JUNE 2021



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AUTHORS

Paul Shipp

Brett Hannah

FILE

Torquay-Jan Juc DCP Final 180621

VERSION

1

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L1 302-304 Barkly St, Brunswick VIC 3056
+61 3 9482 3888 urbanenterprise.com.au

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1. INTRODUCTION

1.1. BACKGROUND

Surf Coast Shire is located in south-western Victoria. The Shire is bounded by Golden Plains Shire, City of Greater Geelong and Colac Otway Shire, and is part of the Geelong Region Alliance (G21). The Shire is characterised by a line of settlements scattered along the Great Ocean Road – including Torquay, Jan Juc, Anglesea, Aireys Inlet, Fairhaven and Lorne – as well as the major inland town of Winchelsea.

Torquay, located at the eastern end of the Shire, is the main commercial and administrative centre of the Shire. Almost half of the Shire's population is located in Torquay and the adjacent Jan Juc area. The Torquay and Jan Juc region is expected to experience continuing development pressure over time.

The Torquay Jan Juc Structure Plan is designed to establish the strategic directions for future growth of the region to 2026¹. The Plan notes that urban development will demand and make use of many infrastructure items over time - including road, pathway, open space and community facility projects - the cost of which will be significant.

Surf Coast Shire has resolved that new development in the Shire is required to meet 100% of its share of the capital cost of scheduled infrastructure, in accordance with State Government policy on development contributions. This Development Contribution Plan (DCP) has been prepared on this basis.

1.2. DCP PURPOSE

This DCP has been prepared:

- To list infrastructure items Surf Coast Shire expects to provide over time to service Torquay and Jan Juc;
- To calculate development contribution levies for all development types, based on anticipated share of usage; and
- To explain and justify all information inputs and the method of calculating levies.

This DCP forms part of the Surf Coast Shire Planning Scheme and must be read in conjunction with it.

1.3. DOCUMENT HISTORY

The original Torquay Jan Juc Development Contributions Plan (DCP) was approved by the Minister for Planning under Amendment C57 in 2013. Subsequently, a revised DCP was prepared in July 2017 in response to a change to the Community Infrastructure Levy cap introduced by a Governor in Council Order on 11 October 2016.

DCP REVIEW 2021

This revised DCP was prepared in 2021 in order to implement recommendations arising from a full DCP review undertaken by Council in 2019.

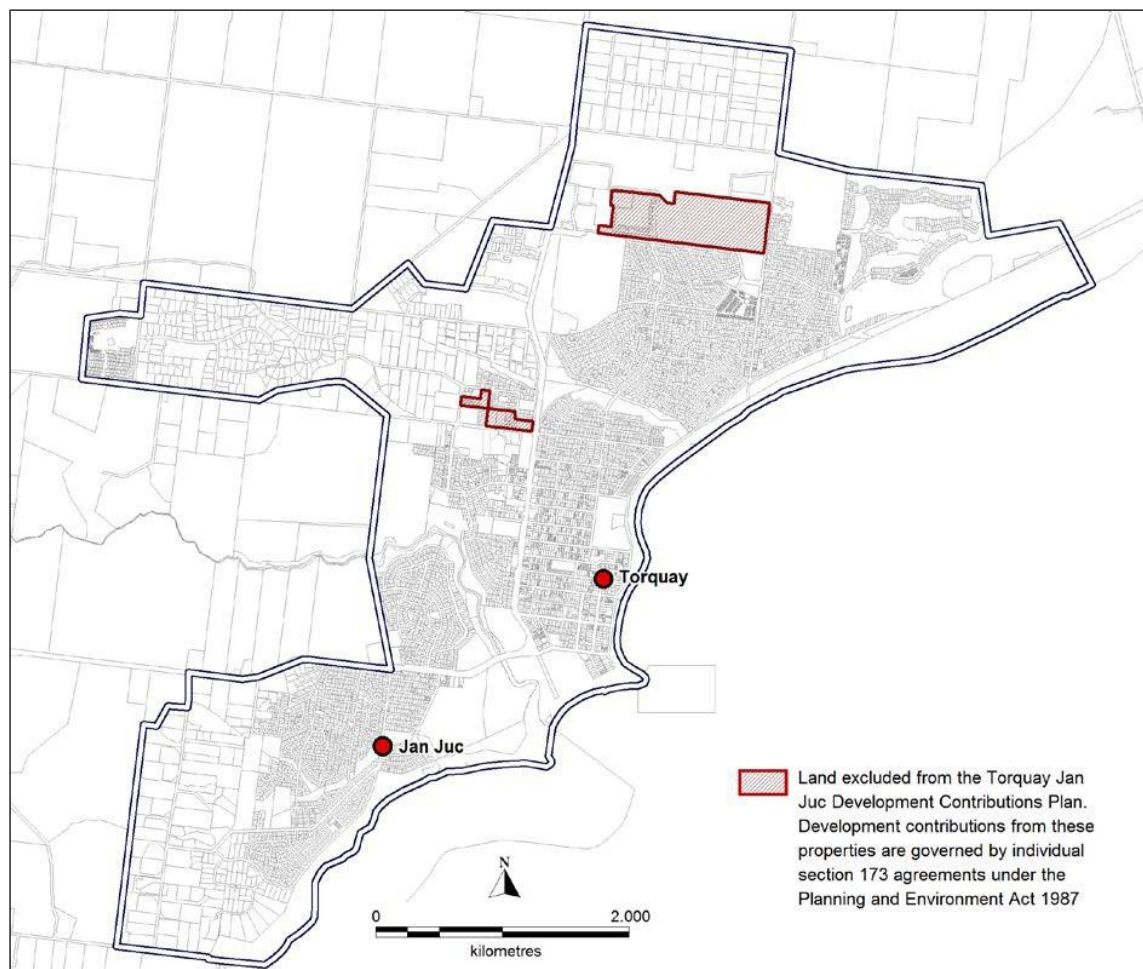
The DCP review undertaken by Council sought to:

- Review the existing DCP and rationalise and simplify where possible;
- Identify any challenges that the current iteration of the DCP has encountered in the delivery of shared infrastructure for the towns of Torquay and Jan Juc;
- Ensure that the DCP remains an effective mechanism to plan and deliver shared infrastructure in the area;

¹ Torquay and Jan Juc Structure Plan, Surf Coast Shire. May 2007

- Consult with the stakeholders involved with the delivery of the DCP; and
- Review and update the full infrastructure list, including scope and cost of items.

F1. SURF COAST SHIRE DEVELOPMENT CONTRIBUTIONS PLAN AREA



1.4. INFORMATION INPUTS AND JUSTIFICATION

For this DCP, the following demarcation of responsibilities has been adopted:

- Infrastructure funding policy and procedural matters – Surf Coast Shire;
- Strategic base for the DCP - Surf Coast Shire;
- Original development stocktake and projections – SGS Economics and Planning Pty Ltd;
- Original infrastructure project information and justification – Surf Coast Shire;
- Original methodology and calculations – SGS Economics and Planning Pty Ltd;
- Revised infrastructure project information and justification – Surf Coast Shire; and
- Revised development projections and calculations – Urban Enterprise.

1.5. DCP TIMEFRAME

This DCP will conclude in August 2034. At the time the DCP is next reviewed, Council should ensure that there is sufficient time for all projected DCP levies to be collected from development within the DCP area, having regard to actual rates of development. If required, the timeframe should be extended.

The DCP should be internally reviewed every 5 years and updated if necessary.

1.6. REPORT STRUCTURE

This report comprises the following sections:

- Section 2 - Infrastructure Funding Principles and Policy;
- Section 3 – Strategic Base for the DCP;
- Section 4 – Charge Areas and Development Scenario;
- Section 5 - Infrastructure Projects;
- Section 6 - Development Contribution Charging Rates; and
- Section 7 - Procedural Matters.

Detailed information inputs and calculations are presented in the Appendices as follows:

- Appendix A – Development Projections;
- Appendix B – Demand Equivalence Ratios;
- Appendix C – Infrastructure Project Details; and
- Appendix D – Infrastructure Project Detailed Costings.

2. INFRASTRUCTURE FUNDING PRINCIPLES AND POLICY

2.1. INFRASTRUCTURE FUNDING PRINCIPLES

As development in Torquay and Jan Juc progresses, each developer will be required to build on-site infrastructure to service the development site to specifications approved by Surf Coast Shire Council. For these developments to fit properly as an extension of the Shire community, certain off-site or shared works will also need to be constructed. These infrastructure projects include a series of road, pathway, open space and community facility projects that will be shared by a number of developments.

The purpose of this DCP is to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis. Fairness requires that costs be apportioned according to share of usage of the required infrastructure.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question are likely to make use of the infrastructure in question.

Costs are apportioned according to projected share of infrastructure usage. Since development contributions are levied 'up-front', an accurate measure of infrastructure usage by individual developments (called demand units) is not possible. Hence costs must be shared in accordance with projected share of usage (ie. using best estimates).

This DCP calculates what each demand unit should pay towards provision of an infrastructure item. As suggested above, this is the total cost of the infrastructure item divided by total demand units within its usage catchment. Where necessary, an allowance for other or external usage of the infrastructure (from outside the main catchment area) is factored into the calculation in order to ensure users are charged fairly.

The DCP in practice is used to charge new development for its share of infrastructure cost. On this basis, existing development is not charged through this funding tool – but is used in the calculation of levies. The proportion of infrastructure costs attributable to past development must be funded by means other than development contributions.

2.2. INFRASTRUCTURE FUNDING POLICY

New development in Torquay and Jan Juc is required to meet 100% of its share of the capital cost of warranted infrastructure – as measured by its projected share of usage of the infrastructure – through development contributions collected under this DCP.

The balance of the capital cost of the infrastructure projects not recovered under the DCP will be funded from alternative sources such as general rates and Federal and State government funding.

Council reserves the right to collect the balance of the capital cost (or part thereof) of the infrastructure projects not recovered under the DCP (and funded by general rates) from future infrastructure funding plans (such as a future DCP or ICP) subject to the usual tests of need, nexus and equity.

2.3. DCP GENERATED FUNDING GAP

One implication of the DCP system is that the public sector will in most situations experience a funding gap when implementing a DCP. A funding gap is the difference between the cost of delivering the committed infrastructure and the amount that can be recovered from future development under fair cost apportionment principles.

This occurs because a DCP is able to recover levies from new development via the development approvals process, up to 100% of a particular development's share of warranted infrastructure. The share attributable to existing development – that is, development that has established 'on the ground' prior to the DCP being implemented - or infrastructure demand generated by non- identifiable development sources, is not able to be recovered by this funding tool.

The share of infrastructure costs not able to be recovered by the DCP is funded by the community via taxation mechanisms and / or from grants provided by Federal and State government.

2.4. OTHER AGENCIES

This DCP includes projects that are to be provided by Surf Coast Shire Council and Great Ocean Road Coast Committee (**GORCC**). Surf Coast Shire will act as the administration and collecting authority for the DCP, whilst delivery of projects will be undertaken by these agencies individually or in partnership. The demarcation of project responsibilities is shown in section 5 of this report. To be valid, the agencies must have a commitment to provide the DCP projects in line with the delivery plan shown in this DCP.

2.5. OPEN SPACE LEVIES

The responsible authority is able to obtain contributions for open space via three main mechanisms:

- Contributions of land during the structure plan making and associated rezoning process;
- Contributions of cash payments and / or land contributions as a condition to subdivide land via Clause 53.01 of the Planning Scheme; and
- Contributions of cash payments (or works and / or land contributions in lieu of cash payments) as a condition to subdivide or develop land via a DCP.

Surf Coast Shire has determined that it will use a combination of these tools for the delivery of open space projects over time. Open Space improvements are included in the DCP infrastructure list which describes the location and scope of the projects. Appendix D identifies the general location and item number of each open space improvement item. Open Space land will be obtained via the joint operation of the Subdivision Act and Clause 53.01 of the Planning Scheme. Contributions will be made in either in land or cash in lieu of land.

The key issue with the use of these tools is to ensure that 'double dipping' is avoided. This would occur if multiple tools are used for the same project or funding purpose. On this basis, this DCP includes only unique open space projects. The DCP open space projects will not form the basis of any other contribution tool.

3. STRATEGIC BASIS FOR THE DCP

The strategic base for the DCP is provided by the Surf Coast Shire Council planning framework and a range of strategies and internal Council documents that address planning and infrastructure development. A brief summary of the reference documents follows. Refer to the documents for details.

3.1. PLANNING FRAMEWORK

The reference documents are:

- Surf Coast Shire Planning Scheme (incorporating Municipal Strategic Statement and Local Planning Policy Framework).
- Torquay Jan Juc Structure Plan: May 2007, by Surf Coast Shire.

The DCP Area is based on the existing statutory framework and expanded to include the latest strategic framework as described in the Torquay Jan Juc Structure Plan. Refer to the documents for details

EXISTING STATUTORY FRAMEWORK

The **Torquay Central** area is predominantly zoned General Residential and Low Density Residential. Other land use zones include Commercial 1, Industrial 3, Special Use Zone, Comprehensive Development Zone, and zones for Public Use (Service and Utility, Conservation and Resource, and Park and Recreation). The majority of the General Residential Zone area that aligns the Surf Coast Highway is subject to a Design and Development Overlay. The Low Density Residential zone to the south of Coombes Road is covered by a Development Plan Overlay.

Torquay North is predominately zoned General Residential and Farming. Other land use zones include Comprehensive Development 2, Low Density Residential and Public Land for Conservation and Resource, and Park and Recreation. The zoned General Residential land is subject to a Design and Development Overlay. The land north of South Beach Road is zoned Low Density Residential and therefore designated for rural residential lots. A Comprehensive Development Plan applies to the Sands Torquay Residential Lakes and Golf Course development in north-east of Torquay North.

The **Jan Juc** area is predominantly zoned Low Density Residential and General Residential with pockets of Public Park and Recreation Zone. The General Residential Zone South of Great Ocean Road is subject to a Design and Development Overlay.

STRATEGIC FRAMEWORK

Surf Coast Shire reviewed the 1996 Comprehensive Strategy Plan for Torquay and Jan Juc, and released the latest strategy document called Torquay and Jan Juc Structure Plan in February 2007. In summary, the future direction of the region is as follows.

- Residential development is to be contained within the existing settlement boundary. Torquay Central and Torquay North expected to absorb about 80% of proposed residential growth.
- Land in a precinct in north-west Torquay is to be made available for industrial development.
- Retail and commercial opportunities in Torquay Town Centre and along the Surf Coast Highway precinct are expected to be increased over time to meet demand in the local trade area, generate more local retail employment opportunities and reduce retail spending outside of Torquay.
- The Plan seeks to address local community needs by promoting a range of community services and facilities at designated community hubs.

The current direction for urban growth in Torquay is based on the Sustainable Futures Plan Torquay Jan Juc 2040 which is generally consistent with the previous direction as described above.

3.2. INFRASTRUCTURE PROJECTS

The original reference documents are:

- Infrastructure Project Sheets, Surf Coast Shire Council (unpublished internal documents, 2007 and adjusted to 2010 prices).
- Pathways Strategy: Process, Background Policies and Recommendation. Part A, July 2006, Surf Coast Shire and Parklinks Pty Ltd.
- Torquay & Jan Juc: Community Infrastructure Assessment. Final Report May 2006, ASR Research Pty Ltd for Surf Coast Shire Council.
- Torquay Jan Juc Strategy Review: Transport Infrastructure Assessment. Stage 2, February 2007, Traffic Group for Surf Coast Shire Council.
- Torquay Jan Juc Structure Plan: May 2007, Surf Coast Shire.
- Torquay North Outline Development Plan 2008, Surf Coast Shire

The revised reference documents are:

- Detailed Project Costings, Tomkinson 2017 – recosting of all items including Council adjustments and review. Costings are provided in the Project Sheets in Appendix D.

For most DCP projects, there were minor changes and updates to costs as part of the 2017 Tomkinson review, which means that the infrastructure list itself is largely unchanged. However, for some items, there were changes identified to the scope which have been reflected in this revised infrastructure list.

These documents establish the basis for the infrastructure assumptions. The various infrastructure documents identify the need for, and scope of, projects to support existing and future communities and businesses in the Shire. Refer to the documents for details.

4. CHARGE AREAS AND DEVELOPMENT SCENARIO

4.1. CHARGE AREAS

In a DCP, contribution rates are set for areas known as 'charge areas'. A charge area is a land area for which a discrete development contribution rate is calculated. All development within a particular charge area will be required to pay the same contribution amount.

In setting the boundaries of a charge area, the key principle is to ensure that the potential for serious 'cross-subsidies' should be kept as low as possible. A cross-subsidy occurs when development is asked to pay for infrastructure that it will not (or hardly ever) use, or is asked to pay above its fair share.

A DCP will often include more than one charge area to ensure that development in any one area pays for infrastructure it will be deemed to make use of, and not other infrastructure. Contribution rates will often vary across different charge areas depending on the number and cost of infrastructure projects provided to service each area.

However, the avoidance of cross-subsidies ought not to be taken to extremes. It is proper to allow a reasonable margin of error between usage nexus. In some cases where there is an overriding community of interest in place, a common charge could be reasonable across many areas.

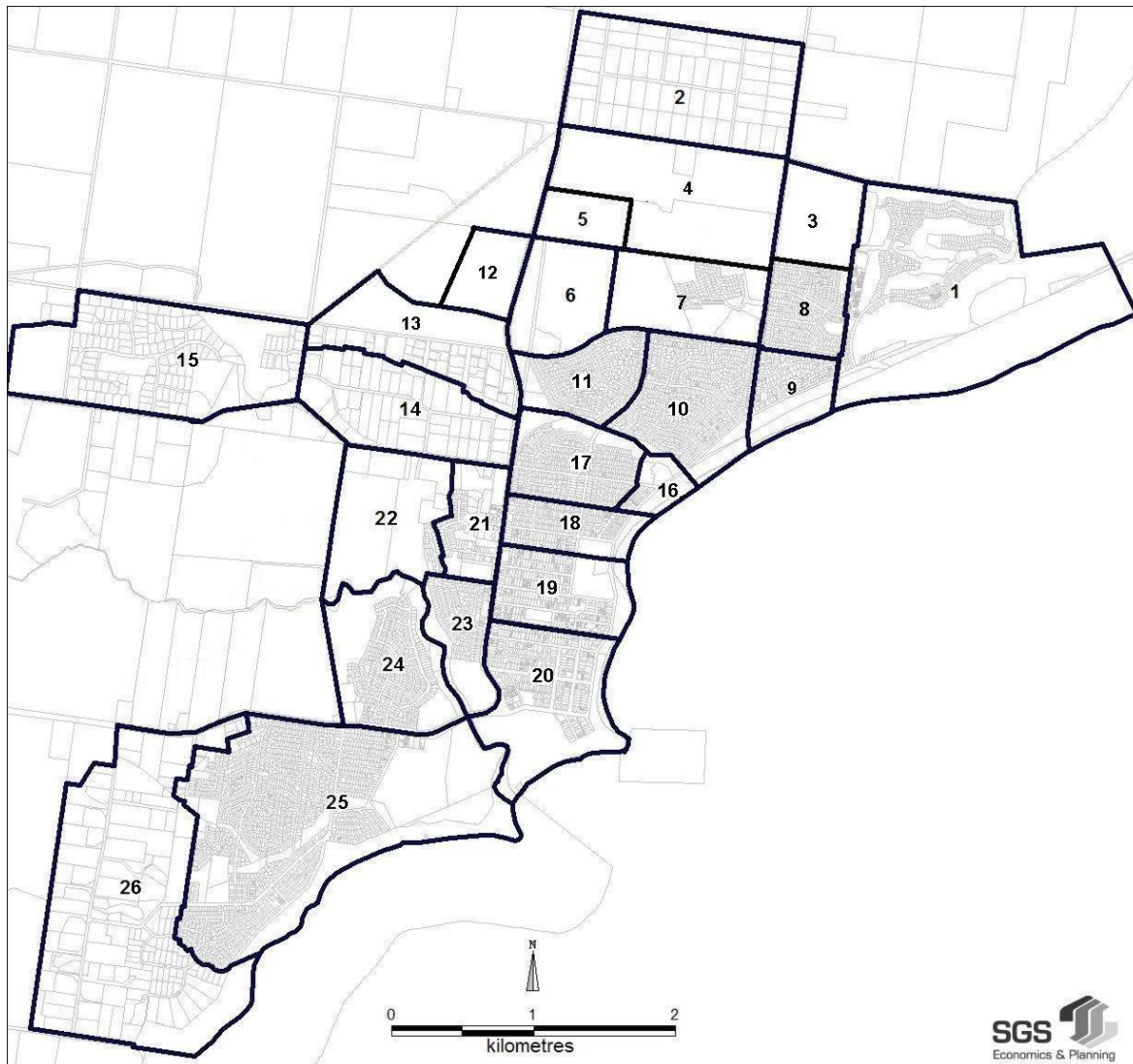
In this DCP, Torquay and Jan Juc has been broken into **26 charge areas numbered 1 to 26**; see Figure 2 below.

The charge areas are based on land areas that reasonably approximate to catchments for infrastructure projects that are included in this DCP. The land units used are deemed small enough to eliminate the prospect of serious cross-subsidisation.

Some charge areas are relatively small so as to follow project catchment boundaries – to make more precise the nexus between use of projects and development contribution liability.

No changes to the charge areas were applied as a result of the 2019 review.

F2. CHARGE AREAS IN TORQUAY AND JAN JUC



4.2. DEVELOPMENT STOCKTAKE AND PROJECTIONS

A stocktake of, and projections for, all major anticipated development types (i.e. residential, business and industry) was derived for the original DCP – the results are summarised in Table 1 and are shown for each charge area in Appendix A.

The stocktake provided an estimate of existing development in 2010. The development projections were provided for a 21 year period from 2010 to 2031. This future development period captured all development that can be reasonably foreseen and hence existing development plus projected development over 21 years was considered 'full development' for the purpose of this DCP. Infrastructure projects included in this DCP are based on this development projections horizon.

The development information is provided for the three primary development types in Torquay and Jan Juc:

- Residential (number of dwellings);
- Business (comprising retail, office and related uses) (square metres of gross leasable floorspace); and
- Industry (square metres of gross leasable floorspace).

Given that the original DCP officially commenced operation in 2013 (3 years after the 'existing' development was estimated), the time horizon for this DCP (i.e. 'full development') has been extended to 2034. The original

projections have also been amended to remove the dwelling yield of land that has since been used for education purposes, not residential development as originally anticipated.

T1. SUMMARY OF DEVELOPMENT CONDITIONS – ORIGINAL DCP

Development Type	Units	Original (2010) Conditions	Future Development (2011- 2031)	Full Development Conditions (2031)
Residential	Dwelling	8,649	2,627	11,276
Business	Sqm Site Area	31,791	16,814	48,605
Industrial	Sqm Site Area	31,111	98,057	129,168

Note: sqm = square metres of gross leasable floorspace.

4.3. DEVELOPMENT AND INFRASTRUCTURE USAGE NEXUS

This DCP has the following infrastructure categories:

Roads -

- ROAD PROJECTS (DI - subject to Development Infrastructure Levy)

Open Space -

- OPEN SPACE WORKS (DI - subject to Development Infrastructure Levy)
- OPEN SPACE WORKS (CI - subject to Community Infrastructure Levy)

Community Facilities -

- COMMUNITY FACILITY LAND (DI - subject to Development Infrastructure Levy)
- COMMUNITY FACILITY PROJECTS (DI - subject to Development Infrastructure Levy)
- COMMUNITY FACILITY PROJECTS (CI - subject to Community Infrastructure Levy)

Pathways -

- PATHWAYS (DI - subject to Development Infrastructure Levy)

DCP Preparation -

- DCP PREPARATION (DI - subject to Development Infrastructure Levy)

It is determined that Residential development will make use of all infrastructure categories, and will be liable to pay a contribution for provision of these items (in accordance with share of usage principles).

It is determined that Business and Industry development will make use of roads infrastructure and will be liable to pay a contribution for provision of Road items (in accordance with share of usage principles). These non-residential uses are not deemed to be principal users of Open Space and Community Facilities and Pathways which are more closely related to population catchments or housing development.

These nexus principles are summarised in Table 2 below.

T2. DEVELOPMENT-INFRASTRUCTURE USAGE NEXUS

	DI Roads	DI Open Space Works	CI Open Space Works	DI Community Facility Land	DI Community Facilities	CI Community Facilities	DI Pathways	DI DCP Preparation
Residential	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Business	Yes	-	-	-	-	-	-	Yes
Industry	Yes	-	-	-	-	-	-	Yes

4.4. EQUIVALENCE RATIOS AND TOTAL DEMAND UNITS

Where more than one development type is deemed a user of an infrastructure category (as is the case for Roads), consideration must be given to whether the different land uses place a differential demand loading on the category per unit area of development. If so, it is necessary to express all development types in a consistent 'demand unit' format before DCP calculations are made. This is not necessary for Open Space, Community Facility and Pathway projects because only 'Residential' units are required for the calculations.

For the purpose of this DCP, one dwelling is chosen as one demand unit. Other development forms are then converted into this demand unit based on usage / demand ratios placed on infrastructure, as shown in the following table.

Table 3 shows the accepted rates adopted by Surf Coast Shire Council. Refer to Appendix B for more detail on how these ratios were derived.

T3. DEVELOPMENT-INFRASTRUCTURE USAGE NEXUS

	DI Roads	DI Open Space Works	CI Open Space Works	DI Community Facility Land	DI Community Facilities	CI Community Facilities	DI Pathways	DI DCP Preparation
Residential	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling
Business	25.5 sqm	-	-	-	-	-	-	25.5 sqm
Industry	132.0 sqm	-	-	-	-	-	-	132.0 sqm

Source: SGS Economics, 2011, updated by Urban Enterprise, 2021.

Note: sqm = square metres of gross leasable floorspace

The above equivalence ratios are used to calculate total demand units (existing and projected) for each charge area for Road projects. That is, the development stocktake and projections are converted into common demand units for the purpose of DCP Road calculations. For example, the ratios show that 25.5 sqm of Business space is assessed to generate the same demand loading on a road as does one dwelling. The equivalent Industrial unit for road demand loading is 132.0 sqm of development.

Refer to the individual infrastructure project sheets shown later in this report to view total demand units by main catchment area for each infrastructure project. The following table provides a summary of how the ratios are used to convert the development data into demand units for each infrastructure category.

T4. SUMMARY OF MAXIMUM DEMAND UNITS BY PROJECT TYPE

Total Demand Units for Open Space, Community Facility and Pathway Projects		
Development Type	Units	Full Development Conditions
Residential	Dwellings	11,276
Demand Units		11,276

Total Demand Units for Road Projects		
Development Type	Units	Full Development Conditions
Residential	Dwellings	11,276
	Demand Units	11,276
Business	Sqm Floor Area	48,605
	Equivalence Ratio	25.5
	Demand Units (Equivalent Dwellings)	1,906
Industry	Sqm Floor Area	129,168
	Equivalence Ratio	132
	Demand Units (Equivalent Dwellings)	978
Total Demand Units	Equivalent Dwellings	14,160

5. INFRASTRUCTURE PROJECTS

5.1. WORKS REQUIRED

Surf Coast Shire Council, together with the external agencies, has determined through its strategic planning processes that 43 infrastructure projects will be included in this DCP, comprising:

- 36 projects to be delivered by Surf Coast Shire (SCS); and
- 7 projects to be delivered by Great Ocean Road Coast Committee (GORCC).

Note that other infrastructure projects may be warranted in the area over time but at the time of DCP preparation these were omitted from the DCP for varying reasons. Such projects will be delivered by other means as required.

The full list of DCP projects follows in Table 5. More detail on infrastructure projects and their justification is provided in Appendix C and Appendix D.

T5. LIST OF DCP INFRASTRUCTURE PROJECTS

Name	Symbol	Category	Development Agency
Road Projects			
Upgrade and signalise the intersection of Surf Coast Highway and South Beach Road.	RD01	DI Roads	SCS
Construct eastern approach to Surf Coast Highway / Civic Drive intersection, including intersection upgrade.	RD02	DI Roads	SCS
Upgrade and signalise the intersection of Surf Coast Highway and Coombes Road.	RD03	DI Roads	SCS
Upgrade and signalise the intersection of Surf Coast Highway and Beach Road.	RD04	DI Roads	SCS
Upgrade and signalise the intersection of Surf Coast Highway and Bristol Road.	RD05	DI Roads	SCS
Widen Fisher Street carriageway to 15m (parallel parking & bike lanes both sides) between Beach Rd and Zeally Bay Rd.	RD07	DI Roads	SCS
Upgrade the Duffields Road crossing of Spring Creek with a larger culvert and raised road height, and seal the shoulders of Duffields Rd between Great Ocean Road and Grossmans Road	RD08	DI Roads	SCS
Upgrade Sth Beach Rd to connector road standard (urban south side / rural north side) and incorporate turning lanes at the Fischer Street T intersection.	RD09	DI Roads	SCS
Widen The Esplanade between Horseshoe Bend Rd and Darian Rd to a 13.6m carriageway with bicycle lanes.	RD10	DI Roads	SCS
Widen the full length of Coombes Rd to a 7.0m carriageway and extend pavement widening.	RD11	DI Roads	SCS
Construct a large diameter roundabout at the Coombes Road / Messmate Road intersection.	RD12	DI Roads	SCS
Construct a roundabout at the Horseshoe Bend Rd / South Beach Rd intersection.	RD14	DI Roads	SCS
Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection.	RD15	DI Roads	SCS
Community and Indoor Recreation			
Purchase 0.289ha for an early learning centre in Torquay North (Civic & Community Precinct).	CY01a	DI Community Facility Land	SCS
Construct an early learning centre in Torquay North comprising a double preschool, maternal & child health consulting rooms and community health services.	CY01b	DI Community Facilities	SCS

Name	Symbol	Category	Development Agency
Construct a 3 court stadium extension in the Torquay North Civic and Community Precinct, including construction of arts/cultural centre	CY03	CI Community Facilities	SCS
Construct community meeting spaces attached to the pavilion in the Torquay North Civic & Community Precinct.	CY04	CI Community Facilities	SCS
Purchase part of Surf City site for expansion of the public library	CY05a	DI Community Facility Land	SCS
Expand the public library (146m2)	CY05b	CI Community Facilities	SCS
Expand the public library (969m2)	CY05c	CI Community Facilities	SCS
Outdoor Active and Passive Recreation			
Develop Torquay Central and Torquay North passive public open spaces with playgrounds, parking & landscaping.	OR01	DI Open Space Works	SCS
Construct 2 football/cricket ovals, 3 soccer fields and 4 netball courts with associated parking, landscaping, lighting etc at the Torquay North Civic & Community Precinct.	OR02	DI Open Space Works	SCS
Construct a sports pavilion at the Torquay North Civic & Community Precinct.	OR03	CI Open Space Works	SCS
Construct 2 additional synthetic tennis courts and upgrade 2 asphalt courts at Spring Creek Reserve.	OR04	DI Open Space Works	SCS
Upgrade Grass Tree Park (District Park) with protection and improvement works.	OR05	DI Open Space Works	SCS
Upgrade Deep Creek linear reserve with protection and improvement works.	OR06	DI Open Space Works	SCS
Develop Spring Creek Recreation Reserve as per 5 year implementation plan	OR07	DI Open Space Works	SCS
Upgrade Jan Juc Creek linear reserve with protection and improvement works.	OR08	DI Open Space Works	SCS
Develop Whites Beach foreshore linear reserve as per the Whites Beach Masterplan.	OR09	DI Open Space Works	SCS
Upgrade Bells Beach Recreation Reserve as per the Bells Beach Coastal Management Plan & Master Plan.	OR10	DI Open Space Works	SCS
On and Off-Road Pathways (Pedestrian / Cycle)			
Construct off road pedestrian and cycle trails through the Torquay Central public open space network, including a pedestrian bridge across Spring Creek.	PC01	DI Pathways	SCS
Construct off-road pedestrian and cycle trails through the Torquay North public open space network.	PC02	DI Pathways	SCS
Construct Regional Bike Route 1 (PP1079 & PP1068) along Horseshoe Bend Road, The Esplanade and Bell St, between Lower Duneed Rd and Great Ocean Road.	PC03	DI Pathways	SCS
Construct Regional Bike Route 2 (PP1444) along Great Ocean Road, including bridge widening, between Bell St and Torquay Golf club.	PC04	DI Pathways	SCS
Construct Regional Path 4 (PP1232 & FP2193) along Great Ocean Road between Spring Creek and Cemetary Road.	PC08	DI Pathways	SCS
GORCC Projects - Outdoor Active and Passive Recreation			
Torquay front beach lower promenade upgrade.	OR11	DI Open Space Works	GORCC
Torquay front beach access steps and ramps.	OR12	DI Open Space Works	GORCC
Torquay front beach masterplan landscape works.	OR13	DI Open Space Works	GORCC
White's Beach toilet.	OR14	DI Open Space Works	GORCC

Name	Symbol	Category	Development Agency
Yellow Bluff playground car park upgrade.	OR15	DI Open Space Works	GORCC
Darian Road car park upgrade.	OR16	DI Open Space Works	GORCC
GORCC Projects - On and Off-Road Pathways (Pedestrian / Cycle)			
Construct shared pathway along Torquay Foreshore from Gilbert Street to Horseshoe Bend Road.	PC06	DI Pathways	GORCC
DCP Preparation			
DCP preparation costs	DCP01	DI DCP Preparation	SCS

5.2. DISTINCTION BETWEEN DEVELOPMENT INFRASTRUCTURE AND COMMUNITY INFRASTRUCTURE

The Planning and Environment Act requires that infrastructure in a DCP be classified in one of two categories: Development Infrastructure and Community Infrastructure. The distinction is made because the collection of contributions for Community Infrastructure is limited to the building permit stage and there is a cap on Community Infrastructure contributions. Development Infrastructure may be charged at the planning permit stage and there is no cap on contribution amounts.

The infrastructure projects in this DCP have been classified in accordance with State Government Development Contribution Guidelines and Ministerial Direction and having regard to the directions of the relevant Structure Plan.

5.3. INFRASTRUCTURE DEVELOPMENT AGENCY AND COLLECTION AGENCY

The Collection Agency for all of the projects nominated in this DCP is Surf Coast Shire Council.

The Development Agencies for projects are Surf Coast Shire Council and Great Ocean Road Coast Committee as nominated in Section 5.1.

5.4. PROJECT TIMING AND DELIVERY

The infrastructure projects listed in this DCP have notional delivery timeframes shown, based on best estimates at the time of DCP preparation, or specific vehicle per day (VPD) triggers for road and intersection items adopted from technical assessments.

Delivery timing is estimated in terms of three indicative timeframes as follows:

Label	Meaning	Indicative year range
S	Short-term	2013 – 2020
M	Medium-term	2020 – 2027
L	Long-term	2027+

In terms of actual project delivery dates, flexibility is required. The Development Agencies may deliver projects earlier or later depending on the rate of residential development, the financial status of the DCP and their capacity.

6. LEVIES

6.1. METHOD OF CALCULATING LEVIES

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question will make use of the infrastructure in question. Costs are apportioned according to projected share of infrastructure usage.

The general cost apportionment method is to:

- Define and schedule the infrastructure items required to service the area;
- For each infrastructure project, identify the main catchment area;
- Project the growth in demand units in each catchment area over the life of the funding plan;
- Adjust the cost of each infrastructure item downwards in line with the estimated share of usage coming from outside each project's main catchment area and / or outside the time frame of the DCP;
- Divide the infrastructure cost by the number of demand units to arrive at a charge per demand unit; and
- Aggregate all levies that apply to a particular charge area to arrive at a total charge.

A nominal approach to calculating levies has been adopted. This replaces the Net Present Value approach adopted in the original DCP.

Appendix D shows the DCP calculations for each infrastructure project. This provides the charge rate by each project, and all information inputs used for each project.

The process by which to determine area levies is to sum individual project levies that relate to an area and infrastructure category.

6.2. DEVELOPMENT CONTRIBUTION RATES PER DEMAND UNIT

The development contributions that apply to each charge area are shown in Table 6 for one demand unit. These contribution amounts are current as at 1 July 2018.

T6. DEVELOPMENT AND COMMUNITY INFRASTRUCTURE BY DEMAND UNIT

One Demand Unit											
Area	Development Infrastructure							Community Infrastructure			
	Road	Community Facility	Community Facility Land	Open Space Works	Pathways	DCP Preparation	Total Development Infrastructure Levy	Community Facility	Open Space Works	Total Community Infrastructure Levy	Total Community Infrastructure Charges - Capped
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001	\$2,678.22	\$178.14	\$1,258.24	\$906.29	\$318.42	\$5.62	\$5,344.93	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 002	\$2,549.48	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$5,216.19	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 003	\$2,678.22	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,279.06	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 004	\$2,789.54	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,390.38	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 005	\$835.37	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$5,436.21	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 006	\$3,340.58	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,941.42	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 007	\$964.11	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,630.82	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 008	\$1,258.38	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,925.09	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 009	\$1,258.38	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,925.09	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 010	\$240.06	\$1,115.51	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,115.99	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 011	\$2,616.53	\$1,115.51	\$178.14	\$1,258.24	\$318.42	\$5.62	\$5,492.46	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 012	\$0.00	\$0.00	\$145.03	\$0.00	\$318.42	\$5.62	\$469.07	\$578.73	\$0.00	\$578.73	\$578.73
Area 013	\$4,006.36	\$1,031.95	\$178.14	\$1,258.24	\$318.42	\$5.62	\$6,798.73	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 014	\$2,253.07	\$2,258.06	\$178.14	\$1,258.24	\$1,727.52	\$5.62	\$7,680.65	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 015	\$1,843.98	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$3,345.00	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 016	\$471.57	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$1,972.59	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 017	\$454.15	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$1,955.17	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 018	\$1,267.52	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,899.52	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 019	\$1,062.27	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,694.27	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 020	\$342.83	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$1,974.83	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 021	\$1,764.32	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$3,396.32	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 022	\$3,066.44	\$2,389.04	\$145.03	\$0.00	\$1,727.52	\$5.62	\$7,333.65	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 023	\$950.95	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,582.95	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 024	\$751.92	\$1,162.93	\$145.03	\$0.00	\$1,727.52	\$5.62	\$3,793.02	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 025	\$409.09	\$1,637.64	\$145.03	\$0.00	\$318.42	\$5.62	\$2,515.80	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 026	\$409.09	\$822.73	\$145.03	\$0.00	\$318.42	\$5.62	\$1,700.89	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00

6.3. DEVELOPMENT CONTRIBUTION RATES FOR DEVELOPMENT TYPES

The tables that follow show the above levy for each area re-expressed by main development type. This is the above demand unit table converted into development types to assist in usability (using, where necessary, equivalence ratios).

The levies that apply to infrastructure projects are broken into Development Infrastructure and Community Infrastructure. Table 7 lists contributions for Residential Development (for 1 dwelling), Table 8 for Business Development (for 100 sqm gross leasable space) and Table 9 for Industry Development (for 100 sqm gross leasable space).

These contribution amounts are current as at 1 July 2018.

T7. DEVELOPMENT CONTRIBUTION RATES FOR 1 RESIDENTIAL DWELLING

Residential											
Area	Development Infrastructure							Community Infrastructure			
	Road	Community Facility	Community Facility Land	Open Space Works	Pathways	DCP Preparation	Total Development Infrastructure Charge	Community Facility	Open Space Works	Total Community Infrastructure Levies	Total Community Infrastructure Levies - Capped
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001	\$2,678.22	\$178.14	\$1,258.24	\$906.29	\$318.42	\$5.62	\$5,344.93	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 002	\$2,549.48	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$5,216.19	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 003	\$2,678.22	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,279.06	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 004	\$2,789.54	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,390.38	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 005	\$835.37	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$5,436.21	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 006	\$3,340.58	\$2,132.40	\$178.14	\$1,258.24	\$1,026.44	\$5.62	\$7,941.42	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 007	\$964.11	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,630.82	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 008	\$1,258.38	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,925.09	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 009	\$1,258.38	\$906.29	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,925.09	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 010	\$240.06	\$1,115.51	\$178.14	\$1,258.24	\$318.42	\$5.62	\$3,115.99	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 011	\$2,616.53	\$1,115.51	\$178.14	\$1,258.24	\$318.42	\$5.62	\$5,492.46	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 012	\$0.00	\$0.00	\$145.03	\$0.00	\$318.42	\$5.62	\$469.07	\$578.73	\$0.00	\$578.73	\$578.73
Area 013	\$4,006.36	\$1,031.95	\$178.14	\$1,258.24	\$318.42	\$5.62	\$6,798.73	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 014	\$2,253.07	\$2,258.06	\$178.14	\$1,258.24	\$1,727.52	\$5.62	\$7,680.65	\$2,040.77	\$174.73	\$2,215.50	\$1,150.00
Area 015	\$1,843.98	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$3,345.00	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 016	\$471.57	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$1,972.59	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 017	\$454.15	\$1,031.95	\$145.03	\$0.00	\$318.42	\$5.62	\$1,955.17	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 018	\$1,267.52	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,899.52	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 019	\$1,062.27	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,694.27	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 020	\$342.83	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$1,974.83	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 021	\$1,764.32	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$3,396.32	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 022	\$3,066.44	\$2,389.04	\$145.03	\$0.00	\$1,727.52	\$5.62	\$7,333.65	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 023	\$950.95	\$1,162.93	\$145.03	\$0.00	\$318.42	\$5.62	\$2,582.95	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 024	\$751.92	\$1,162.93	\$145.03	\$0.00	\$1,727.52	\$5.62	\$3,793.02	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 025	\$409.09	\$1,637.64	\$145.03	\$0.00	\$318.42	\$5.62	\$2,515.80	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00
Area 026	\$409.09	\$822.73	\$145.03	\$0.00	\$318.42	\$5.62	\$1,700.89	\$1,656.24	\$174.73	\$1,830.97	\$1,150.00

T8. DEVELOPMENT CONTRIBUTION RATES FOR 100 SQM OF BUSINESS DEVELOPMENT

Business											
Area	Development Infrastructure							Community Infrastructure			
	Road	Community Facility	Community Facility Land	Open Space Works	Pathways	DCP Preparation	Total Development Infrastructure Charge	Community Facility	Open Space Works	Total Community Infrastructure Levies	Total Community Infrastructure Levies - Capped
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001	\$10,502.82	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$10,524.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 002	\$9,997.96	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$10,020.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 003	\$10,502.82	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$10,524.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 004	\$10,939.37	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$10,961.41	\$0.00	\$0.00	\$0.00	\$0.00
Area 005	\$3,275.96	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$3,298.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 006	\$13,100.31	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$13,122.35	\$0.00	\$0.00	\$0.00	\$0.00
Area 007	\$3,780.82	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$3,802.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 008	\$4,934.82	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$4,956.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 009	\$4,934.82	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$4,956.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 010	\$941.41	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$963.45	\$0.00	\$0.00	\$0.00	\$0.00
Area 011	\$10,260.90	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$10,282.94	\$0.00	\$0.00	\$0.00	\$0.00
Area 012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$22.04	\$0.00	\$0.00	\$0.00	\$0.00
Area 013	\$15,711.22	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$15,733.25	\$0.00	\$0.00	\$0.00	\$0.00
Area 014	\$8,835.57	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$8,857.61	\$0.00	\$0.00	\$0.00	\$0.00
Area 015	\$7,231.29	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$7,253.33	\$0.00	\$0.00	\$0.00	\$0.00
Area 016	\$1,849.29	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$1,871.33	\$0.00	\$0.00	\$0.00	\$0.00
Area 017	\$1,780.98	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$1,803.02	\$0.00	\$0.00	\$0.00	\$0.00
Area 018	\$4,970.67	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$4,992.71	\$0.00	\$0.00	\$0.00	\$0.00
Area 019	\$4,165.76	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$4,187.80	\$0.00	\$0.00	\$0.00	\$0.00
Area 020	\$1,344.43	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$1,366.47	\$0.00	\$0.00	\$0.00	\$0.00
Area 021	\$6,918.90	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$6,940.94	\$0.00	\$0.00	\$0.00	\$0.00
Area 022	\$12,025.25	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$12,047.29	\$0.00	\$0.00	\$0.00	\$0.00
Area 023	\$3,729.22	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$3,751.25	\$0.00	\$0.00	\$0.00	\$0.00
Area 024	\$2,948.71	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$2,970.75	\$0.00	\$0.00	\$0.00	\$0.00
Area 025	\$1,604.27	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$1,626.31	\$0.00	\$0.00	\$0.00	\$0.00
Area 026	\$1,604.27	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	\$1,626.31	\$0.00	\$0.00	\$0.00	\$0.00

T9. DEVELOPMENT CONTRIBUTION RATES FOR 100 SQM OF INDUSTRIAL DEVELOPMENT

Industrial											
Area	Development Infrastructure							Community Infrastructure			
	Road	Community Facility	Community Facility Land	Open Space Works	Pathways	DCP Preparation	Total Development Infrastructure Charge	Community Facility	Open Space Works	Total Community Infrastructure Levies	Total Community Infrastructure Levies - Capped
	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit	Per Demand Unit
Area 001	\$2,028.95	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$2,033.21	\$0.00	\$0.00	\$0.00	\$0.00
Area 002	\$1,931.42	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$1,935.68	\$0.00	\$0.00	\$0.00	\$0.00
Area 003	\$2,028.95	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$2,033.21	\$0.00	\$0.00	\$0.00	\$0.00
Area 004	\$2,113.29	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$2,117.55	\$0.00	\$0.00	\$0.00	\$0.00
Area 005	\$632.86	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$637.11	\$0.00	\$0.00	\$0.00	\$0.00
Area 006	\$2,530.74	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$2,535.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 007	\$730.39	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$734.64	\$0.00	\$0.00	\$0.00	\$0.00
Area 008	\$953.32	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$957.58	\$0.00	\$0.00	\$0.00	\$0.00
Area 009	\$953.32	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$957.58	\$0.00	\$0.00	\$0.00	\$0.00
Area 010	\$181.86	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$186.12	\$0.00	\$0.00	\$0.00	\$0.00
Area 011	\$1,982.22	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$1,986.48	\$0.00	\$0.00	\$0.00	\$0.00
Area 012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$4.26	\$0.00	\$0.00	\$0.00	\$0.00
Area 013	\$3,035.12	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$3,039.38	\$0.00	\$0.00	\$0.00	\$0.00
Area 014	\$1,706.87	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$1,711.13	\$0.00	\$0.00	\$0.00	\$0.00
Area 015	\$1,396.95	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$1,401.21	\$0.00	\$0.00	\$0.00	\$0.00
Area 016	\$357.25	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$361.51	\$0.00	\$0.00	\$0.00	\$0.00
Area 017	\$344.05	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$348.31	\$0.00	\$0.00	\$0.00	\$0.00
Area 018	\$960.24	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$964.50	\$0.00	\$0.00	\$0.00	\$0.00
Area 019	\$804.75	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$809.01	\$0.00	\$0.00	\$0.00	\$0.00
Area 020	\$259.72	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$263.98	\$0.00	\$0.00	\$0.00	\$0.00
Area 021	\$1,336.61	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$1,340.86	\$0.00	\$0.00	\$0.00	\$0.00
Area 022	\$2,323.06	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$2,327.32	\$0.00	\$0.00	\$0.00	\$0.00
Area 023	\$720.42	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$724.67	\$0.00	\$0.00	\$0.00	\$0.00
Area 024	\$569.64	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$573.89	\$0.00	\$0.00	\$0.00	\$0.00
Area 025	\$309.92	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$314.17	\$0.00	\$0.00	\$0.00	\$0.00
Area 026	\$309.92	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$314.17	\$0.00	\$0.00	\$0.00	\$0.00

7. PROCEDURAL MATTERS

7.1. INDEXATION OF LEVIES

Land values and construction costs listed in this DCP are in July 2018 dollars. These will be indexed annually according to the following method:

The development contribution for each demand unit 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 Building Price Index (Melbourne) published by Rawlinsons, or similar index if not available.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land to be acquired under the DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles. Once a land item has been purchased, the cost of the item will be indexed by CPI (All Groups Melbourne) for subsequent years.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions on its website.

The CIL cap (\$1,150 per dwelling for the 2018-19 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the 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 collected from the date the new CIL cap is introduced.

7.2. LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

Proponents of all development types anywhere in the DCP Area shall be liable for development contributions. Contributions shall be charged on the basis of net change to demand units, to the satisfaction of the Surf Coast Shire Council.

Liability for development contributions will generally arise:

- For residential development, at the time of:
 - planning approval for subdivision in respect to Development Infrastructure; and
 - building approval in respect to Community Infrastructure. This does not apply to a single dwelling on a lot approved prior to the incorporation of the original DCP in the planning scheme and the land was not bound by a section 173 agreement to make development contributions.
- For Industrial development, at the time of planning approval for subdivision. For the purpose of calculating the levy, it is deemed that all industrial lots have a leasable floorspace ratio of 60%, or as otherwise determined by Council.
- For business development, at the time of planning approval for buildings and works.

Should a development proposal technically fall outside of the Residential, Business and Industry classifications used in this DCP, Surf Coast Shire Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by- case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

7.3. METHOD AND TIMING OF PAYMENT

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works or land in lieu of cash contributions, provided the value of the works / land in question does not exceed the cash liability of the proponent under this DCP (unless the proponent agrees).

Payment for Development Infrastructure is to be made at the planning permit stage. If a planning permit is not required, payment for Development Infrastructure is to be made prior to the issue of a building permit.

Payment for Community Infrastructure is to be made at the building permit stage. If a building permit is not required, payment for Community Infrastructure is to be made prior to the physical commencement of the development.

A planning permit for residential subdivision must contain a condition requiring the payment of development contributions in accordance with this Plan. For example:

A payment of the Development Infrastructure Levy and the Community Infrastructure Levy must be made based on the net change to demand units in accordance with the incorporated Torquay Jan Juc Development Contributions Plan. In respect to Development Infrastructure, payment is to be made for each stage of the approved subdivision prior to the issue of a statement of compliance for any such stage. In respect to Community Infrastructure, payment is to be made prior to the issue of a building permit.

A planning permit for more than one dwelling on a lot must contain a condition requiring the payment of development contributions in accordance with this Plan, irrespective of whether the dwellings are to be subdivided or not. For example:

A payment of the Development Infrastructure Levy and the Community Infrastructure Levy must be made based on the net change to demand units in accordance with the incorporated Torquay Jan Juc Development Contributions Plan. In respect to Development Infrastructure, each approved dwelling represents one demand unit. Payment of both the Development Infrastructure levy and the Community Infrastructure levy is to be made prior to the issue of a building permit.

A planning permit for industrial subdivision must contain a condition requiring the payment of development contributions in accordance with this Plan. For example:

A payment of the Development Infrastructure Levy must be made based on the net change to demand units in accordance with the incorporated Torquay Jan Juc Development Contributions Plan. For the purpose of calculating the contribution, it is deemed that each lot has a leasable floorspace ratio of % (generally 60% or as otherwise calculated). Payment is to be made for each stage of the approved subdivision prior to the issue of a statement of compliance for any such stage.

A planning permit for commercial development must contain a condition requiring the payment of development contributions in accordance with this Plan. For example:

A payment of the Development Infrastructure Levy must be made based on the net change to demand units in accordance with the incorporated Torquay Jan Juc Development Contributions Plan. Payment is to be made prior to the issue of a building permit.

7.4. GREAT OCEAN ROAD COAST COMMITTEE

GORCC is the Development Agency for a number of infrastructure items pursuant to a *Memorandum of Understanding Between Surf Coast Shire Council and Great Ocean Road Coast Committee*.

Funds collected by Council are to be transferred to GORCC (or any subsequent agency) when relevant infrastructure items are triggered. The amount transferred by Council to GORCC shall equal the amount that has been collected by Council relevant to the infrastructure item triggered at the time that item is delivered by GORCC, followed by annual payments thereafter derived on the same basis, until the total cost apportioned to new development for the item has been transferred. The total cost apportioned to new development will be calculated

based on the total cost of the item as stated in the DCP or the cost incurred by GORCC to deliver the item, whichever is the lesser). GORCC is required to provide an acquittal of costs incurred and must deliver the DCP works to the satisfaction of the Collecting Agency.

7.5. FUNDS ADMINISTRATION

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP. Surf Coast Shire Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through Council's Annual Report.

Should Council or another Development Agency resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the Planning and Environment Act, or will be refunded to owners of land subject to these infrastructure levies.

7.6. PROVISION OF LAND AND WORKS IN-KIND

Where a developer intends to undertake any DCP works in-kind, this must first be agreed to by the responsible authority. In determining whether to agree to the provision of works in lieu of cash, the collecting agency will have regard to the following:

- Only works or land identified in the DCP can be provided in lieu of cash.
- Whether the value of the works / land in question exceeds the cash liability of the proponent and how this credit could be reimbursed considering the financial balance of the DCP.
- Works must be provided to a standard that generally accords with the DCP unless agreed between the collecting agency and the developer.
- Detailed design must be approved by the collecting agency and generally accord with the standards outlined in the DCP unless agreed by the collecting agency and the developer.
- The construction of works must be completed to the satisfaction of the collecting agency.
- The impact on the DCP must be cost and revenue neutral.

Where the collecting agency agrees that works are to be provided by a developer in lieu of cash contributions and the developer has not made any previous levy payments under the original DCP in respect of the same staged subdivision:

- The credit for the works provided must equal the value identified in the DCP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;
- Where credit for works-in-kind cannot be offset against future levy payments, the developer must be reimbursed by the collecting agency for any excess credit at the time of provision in the DCP;
- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP, this can be done subject to the approval of the collecting agency, 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 the DCP.

Where the collecting agency agrees that works are to be provided by a developer in lieu of cash contributions and the developer has made previous levy payments under the original DCP in respect of the same staged subdivision, the provisions above apply, except that any works in-kind credits issued in these circumstances shall be calculated by:

- a. Calculating the credit based on the original DCP item cost (as indexed) by multiplying the original DCP item cost (as indexed) by the net developable area for which the proponent has obtained a SoC (up to and including the date of approval for the revised DCP) divided by the total NDA in the proponent's development;
- b. Calculating the credit based on the revised DCP item cost (as indexed) by multiplying the revised DCP item cost by the remaining net developable area for which the proponent has yet to obtain a SoC divided by the total NDA in the proponent's development; and
- c. Adding the credit amounts for (a) and (b) above.

The 'original DCP' refers to the DCP dated 16 May 2011 gazetted by Amendment C57 and the DCP titled 'Revised July 2017' gazetted by Amendment GC75 which include the same costs and Development Infrastructure Levies. The 'revised DCP' refers to this document (June 2021 DCP) and the costs and Development Infrastructure Levies within.

APPENDICES

APPENDIX A DEVELOPMENT PROJECTIONS

The following table shows the development stocktake and projections for Residential, Business and Industrial developments by area. The method and assumptions are provided in the following sub-sections.

These projections have not been amended from the original DCP (other than to remove non-developable land), however the timeframe of the DCP has been extended to allow for the full development projections to take place within the DCP timeframe, due to a slower rate of development than originally projected.

The removal of the NPV financial method means that projections for individual years no longer influence levy amounts.

RESIDENTIAL DEVELOPMENT

Three categories of zone are relevant to Residential development. These are General Residential Zone, Low-Density Residential Zone and Comprehensive Development Zone 2.

A desktop review of aerial photographs and cadastre maps was used to develop an inventory of the existing residential development conditions in the DCP Area. This inventory included identification of occupied residential lots and vacant lots. The Structure Plan was also used to identify potential rezoning areas. The information was then reviewed by Council.

Full development potential of each of the charge area was derived from Council having regard to the Torquay Jan Juc Structure Plan. The timing of development is also estimated having regard to the Structure Plan. A full development scenario of 2031 was adopted for the purpose of this DCP (the DCP timeframe has been extended to 2034 to cater for slower than expected growth).

BUSINESS DEVELOPMENT

The land use zones relevant to Business development (ie. Retail and Commercial Office) are Commercial 1 Zone, Special Use Zone 5 (Tourism Development Precinct), Comprehensive Development Zone 1 and Comprehensive Development Zone 3.

The stocktake of business development is based on a review of zoning maps and aerial photographs to plot known retail and commercial development. The information was cross-checked to Torquay and Jan Juc Structure Plan.

Projections for Retail and Commercial Office development were based on assumptions generally shown in Torquay and Jan Juc Structure Plan. The office projections assume that some local office development will be associated with retail use based on applying a ratio of office development to retail. A full development scenario of 2031 was adopted for the purpose of this DCP (the DCP timeframe has been extended to 2034 to cater for slower than expected growth).

INDUSTRIAL DEVELOPMENT

The zone relevant to Industrial development in the DCP Area is Industrial 3 Zone. The stocktake is based on a desktop review of zoning maps and aerial photographs to plot known industrial development.

Projections of industrial development are estimates having regard to the full development potential of undeveloped industrial parcels and rural land expected to be rezoned to industrial use as identified in the Torquay Jan Juc Structure Plan.

Vacant industrial parcels and potential rezoning land areas were ascertained using GIS analysis. It was assumed that approximately 80% of land zoned Industrial is developable land, and 60% of developable land can accommodate floorspace at full development. The adopted timing of development is derived from the Structure Plan.

Area	Development Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total as at 2031
Area 001	Residential	700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	700
Area 002	Residential	59	0	0	0	0	0	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	93
Area 003	Residential	0	48	48	48	48	48	48	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	385
Area 004	Residential	440	0	0	50	50	70	70	70	70	70	70	50	0	0	0	0	0	0	0	0	0	0	1,010
Area 005	Residential	0	0	0	0	0	0	0	0	3	3	3	3	3	3	3	3	0	0	0	0	0	0	24
Area 006	Residential	0	0	0	0	0	58	58	58	58	58	58	57	57	0	0	0	0	0	0	0	0	0	462
Area 007	Residential	621	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	621
Area 008	Residential	401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	401
Area 009	Residential	162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162
Area 010	Residential	772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	772
Area 011	Residential	345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	345
Area 012	Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 013	Residential	106	0	1	0	1	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	0	1	114
Area 014	Residential	166	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	376
Area 015	Residential	200	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206
Area 016	Residential	165	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168
Area 017	Residential	469	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	474
Area 018	Residential	294	2	2	2	2	2	2	2	2	2	2	2	1	0	0	0	0	0	0	0	0	0	313
Area 019	Residential	414	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	474
Area 020	Residential	528	6	6	6	6	6	6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	639
Area 021	Residential	100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102
Area 022	Residential	66	50	80	80	80	80	80	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	556
Area 023	Residential	213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	213
Area 024	Residential	591	0	0	13	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	652
Area 025	Residential	1,697	2	2	4	4	6	6	5	4	4	4	2	2	2	2	2	2	2	2	2	2	2	1,760
Area 026	Residential	140	0	2	8	8	8	8	8	8	8	8	8	8	6	6	4	4	4	2	2	2	2	254
Total	Residential	8,649	127	158	229	224	303	308	264	213	166	165	142	92	31	31	30	26	26	25	23	23	24	11,276

Area	Development Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total as at 2031
Area 001	Business Site	48	48	48	48	48	48	48	48	48	48	48	0	0	0	0	0	0	0	0	0	0	0	529
Area 002	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 003	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 004	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 005	Business Site	0	1,900	1,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,800
Area 006	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 007	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 008	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 009	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 010	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 011	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 012	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 013	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 014	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 015	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 016	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 017	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 018	Business Site	1,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,579
Area 019	Business Site	12,788	579	579	579	579	579	579	579	579	579	579	313	313	313	313	313	313	313	313	313	313	313	21,704
Area 020	Business Site	7,888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,888
Area 021	Business Site	6,138	238	238	238	238	238	238	238	238	238	238	91	91	91	91	91	91	91	91	91	91	91	9,523
Area 022	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 023	Business Site	989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	989
Area 024	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 025	Business Site	2,360	23	23	23	23	23	23	23	23	23	23	0	0	0	0	0	0	0	0	0	0	0	2,593
Area 026	Business Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	Business Site	31,791	2,789	2,789	889	889	889	889	889	889	889	889	403	403	403	403	403	403	403	403	403	403	91	48,605

Area	Development Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total as at 2031	
Area 001	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Area 002	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 003	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 004	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 005	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 006	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 007	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 008	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 009	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 010	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 011	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 012	Industrial Site	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	0	0	0	0	0	0	0	0	0	0	0	106,971
Area 013	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 014	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 015	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 016	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 017	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 018	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 019	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 020	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 021	Industrial Site	22,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,197
Area 022	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 023	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 024	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 025	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area 026	Industrial Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	Industrial Site	31,111	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	8,914	0	0	0	0	0	0	0	0	0	0	0	129,168

APPENDIX B DEMAND EQUIVALENCE RATIOS

In this DCP, equivalent ratios are required for the Road projects, because more than one development type is deemed a user of Roads. Equivalence ratios are not required for the other infrastructure categories because it is assumed that only one development type, Residential development, generates demand for those items.

In this DCP, Surf Coast Shire has adopted the State Government Guidelines on equivalence ratios as a generic starting point, and where necessary adjusted these to suit local circumstances. These are shown below.

EQUIVALENCE RATIOS FOR ROADS

1. ERs in DCP guidelines for Roads

	Units		Car Spaces	Trip Generation Per Space	Trips Generated Per Use	Units / SQM that Generate 8 Trips
Residential	1	dwelling	2.00	4.00	8.00	1.00
Retail	100	sqm	7.00	6.00	42.00	19.05
Office	100	sqm	3.00	2.20	6.60	121.21
Light Industry	100	sqm	3.00	2.20	6.60	121.21
Expansive Industrial	1000	sqm	4.00	3.00	12.00	666.67

2. Assumptions to convert land use classifications

Residential	100% Residential
Business	70% Retail and 30% Office
Industry	90% Light Industry and 10% Expansive

3. Weighted average conversions

	Units	Car Spaces	Trip Generation	Trips Generated	Equivalent to 1	
Residential	1	2	4	8	1	Dwelling
Business						
Retail	70	4.90	6.00	29.40		
Office	30	0.90	2.20	1.98		
Total	100			31.38	25.49	SQM
Industry						
Expansive Industrial	10	0.04	3.00	0.12		
Light Industry	90	2.70	2.20	5.94		
Total	100			6.06	132.01	SQM
1 Dwelling assumed to average		200	sqm			

APPENDIX C INFRASTRUCTURE PROJECT DETAILS

Details of the infrastructure projects are shown overleaf

Name	Symbol	Category	Agency	Estimated Cost	Main Catchment Area	Demand External	Cost to MCA	Demand Units	Levy	DCP Development Trigger	Project Justification
ROAD PROJECTS											
Upgrade and signalise the intersection of Surf Coast Highway and South Beach Road.	RD01	DI Roads	SCS	\$3,300,000	Area 001,Area 002,Area 003,Area 004	0.05	\$3,135,000	2208	\$1,419.84	At the time when traffic volume on South Beach Rd traffic exceeds 3,000 vehicles per day at Surf Coast Highway intersection.	Torquay / Jan Juc Transport Infrastructure Assessment Stage 2, Traffix Group (2007)
Construct eastern approach to Surf Coast Highway / Civic Drive intersection, including intersection upgrade.	RD02	DI Roads	SCS	\$1,136,762	Area 005,Area 006,Area 007	0.2	\$909,410	1256	\$724.05	In conjunction with upgrade of the intersection with first stage of the Torquay Civic & Community Precinct.	Torquay / Jan Juc Transport Infrastructure Assessment Stage 2, Traffix Group (2007)
Upgrade and signalise the intersection of Surf Coast Highway and Coombes Road.	RD03	DI Roads	SCS	\$2,489,434	Area 006,Area 011,Area 013	0.2	\$1,991,547	921	\$2,162.38	At the time when traffic volume on Coombes Rd (east or west) exceeds 3,000 vehicles per day at Surf Coast Highway intersection.	Torquay / Jan Juc Transport Infrastructure Assessment Stage 2, Traffix Group (2007)
Upgrade and signalise the intersection of Surf Coast Highway and Beach Road.	RD04	DI Roads	SCS	\$1,351,045	Area 018,Area 021,Area 022	0.05	\$1,283,493	1578	\$813.37	At the time when traffic volume on Beach Rd exceeds 3,000 vehicles per day at Surf Coast Highway intersection.	Torquay / Jan Juc Transport Infrastructure Assessment Stage 2, Traffix Group (2007)
Upgrade and signalise the intersection of Surf Coast Highway and Bristol Road.	RD05	DI Roads	SCS	\$2,640,000	Area 013,Area 014,Area 015,Area 019,Area 021,Area 022,Area 023	0.2	\$2,112,000	3473	\$608.12	At the time when traffic volume on Bristol Road exceeds 3,000vdp at Surf Coast Highway intersection or at closure of median opening opposite Bristol Road.	Torquay / Jan Juc Transport Infrastructure Assessment Stage 2, Traffix Group (2007), Torquay Town Centre Urban Design Framework (2017)
Widen Fisher Street carriageway to 15m (parallel parking & bike lanes both sides) between Beach Rd and Zeally Bay Rd & construct left turning lane at Fisher Street / Bristol Rd intersection.	RD07	DI Roads	SCS	\$825,398	Area 004,Area 005,Area 006,Area 007,Area 010,Area 011,Area 017,Area 018,Area 019	0.25	\$619,049	5561	\$111.32	At the time when traffic volume on Fischer Street exceeds 10,000vdp.	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Upgrade the Duffields Road crossing of Spring Creek with a larger culvert and raised road height, and seal the shoulders of Duffields Rd between Great Ocean Road and Grossmans Road	RD08	DI Roads	SCS	\$838,240	Area 014,Area 022,Area 024,Area 025,Area 026	0.05	\$796,328	3700	\$215.22	At the time when traffic volume on Duffields Road exceeds 5,000vdp.	Duffields Road has experienced numerous occurrences of flooding at its point of crossing Spring Creek. Its increasingly key role as a north south link means it cannot afford to suffer closures due to flooding
Upgrade Sth Beach Rd to connector road standard (urban south side / rural north side) and incorporate turning lanes at the Fischer Street T intersection.	RD09	DI Roads	SCS	\$2,325,000	Area 001,Area 002,Area 003,Area 004,Area 008,Area 009	0.05	\$2,208,750	2771	\$797.09	When South Beach Rd traffic volumes exceed 5,000vdp or concurrently with subdivision adjacent the south side of the road. (estimate 2017)	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Widen The Esplanade between Horseshoe Bend Rd and Darian Rd to a 13.6m carriageway with bicycle lanes.	RD10	DI Roads	SCS	\$574,450	Area 001,Area 003,Area 004,Area 007,Area 008,Area 009,Area 010,Area 016	0.05	\$545,728	4239	\$128.74	S	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Widen the full length of Coombes Rd to a 7.0m carriageway and extend pavement widening.	RD11	DI Roads	SCS	\$2,628,759	Area 006,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019,Area 020,Area 021,Area 022,Area 023,Area 024	0.1	\$2,365,883	6901	\$342.83	At the time when traffic volume exceeds 5,000 vehicles per day on Coombes Road.	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Construct a large diameter roundabout at the Coombes Road / Messmate Road intersection.	RD12	DI Roads	SCS	\$1,242,303	Area 013,Area 014,Area 015,Area 022	0.1	\$1,118,073	1252	\$893.03	At the time when traffic exceeds 3,000 vehicles per day on Messmate Road at Coombes Road intersection.	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Construct a roundabout at the Horseshoe Bend Rd / South Beach Rd intersection.	RD14	DI Roads	SCS	\$970,000	Area 001,Area 002,Area 003,Area 004,Area 008,Area 009	0.05	\$921,500	2771	\$332.55	At the time when traffic exceeds 3,000 vehicles per day on South Beach Road at Horseshoe Bend Road intersection.	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection.	RD15	DI Roads	SCS	\$755,086	Area 014,Area 022,Area 024,Area 025,Area 026	0.05	\$717,331	3700	\$193.87	At the time when traffic exceeds 3,000 vehicles per day on Duffields Road at Grossmans Road intersection.	Torquay / Jan Juc Transport Infrastructure Assessment, Traffix Group (2006)
COMMUNITY AND INDOOR RECREATION											
Purchase 0.289ha for an early learning centre in Torquay North (Civic & Community Precinct).	CY01a	DI Community Facility Land	SCS	\$180,931	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014	0	\$180,931	5464	\$33.11	S	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006)
Construct an early learning centre in Torquay North comprising a double preschool, maternal & child health consulting rooms and community health services.	CY01b	DI Community Facilities	SCS	\$6,875,000	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014	0	\$6,875,000	5464	\$1,258.24	S	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006)
Construct a 3 court stadium extension in the Torquay North Civic and Community Precinct, including construction of arts/cultural centre	CY03	CI Community Facilities	SCS	\$13,500,000	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.1	\$12,150,000	11276	\$1,077.51	M	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006)
Construct community meeting spaces attached to the pavilion in the Torquay North Civic & Community Precinct.	CY04	CI Community Facilities	SCS	\$2,101,051	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014	0	\$2,101,051	5464	\$384.53	S	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006)
Purchase part of Surf City site for expansion of the public library	CY05a	DI Community Facility Land	SCS	\$1,635,308	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$1,635,308	11276	\$145.03	S	

Expand the public library (146m2)	CY05b	CI Community Facilities	SCS	\$412,820	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$412,820	11276	\$36.61	S	.
Expand the public library (969m2)	CY05c	CI Community Facilities	SCS	\$6,112,914	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$6,112,914	11276	\$542.12	L	.
OUTDOOR ACTIVE AND PASSIVE RECREATION											
Develop Torquay Central and Torquay North passive public open spaces with playgrounds, parking & landscaping.	OR01	DI Open Space Works	SCS	\$3,447,829	Area 003,Area 004,Area 005,Area 006,Area 014,Area 022	0	\$3,447,829	2812	\$1,226.11	As the relevant land is progressively subdivided.	Surf Coast Open Space Strategy, Robin Crocker and Assoc (2004)
Construct 2 football/cricket ovals, 3 soccer fields and 4 netball courts with associated parking, landscaping, lighting etc at the Torquay North Civic & Community Precinct.	OR02	DI Open Space Works	SCS	\$7,263,978	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$7,263,978	11276	\$644.20	M	Torquay & Jan Juc Community Infrastructure Assessment, ASR Research (2006); Surf Coast Open Space Strategy, Robin Crocker & Assoc (2004)
Construct a sports pavilion at the Torquay North Civic & Community Precinct.	OR03	CI Open Space Works	SCS	\$1,970,251	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$1,970,251	11276	\$174.73	S	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Open Space Strategy, Robin Crocker and Assoc (2004)
Construct 2 additional synthetic tennis courts and upgrade 2 asphalt courts at Spring Creek Reserve.	OR04	DI Open Space Works	SCS	\$579,011	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$579,011	11276	\$51.35	L	.
Upgrade Grass Tree Park (District Park) with protection and improvement works.	OR05	DI Open Space Works	SCS	\$158,929	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.1	\$143,036	11276	\$12.69	M	Surf Coast Open Space Strategy and Robin Crocker and Assoc (2004)
Upgrade Deep Creek linear reserve with protection and improvement works.	OR06	DI Open Space Works	SCS	\$540,676	Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017	0.05	\$513,642	2455	\$209.22	M	Deep Creek Master Plan
Develop Spring Creek Recreation Reserve as per 5 year implementation plan	OR07	DI Open Space Works	SCS	\$1,116,230	Area 018,Area 019,Area 020,Area 021,Area 022,Area 023,Area 024	0.1	\$1,004,607	2953	\$340.20	M	Spring Creek Recreation Reserve Master Plan and 10 year capital works program
Upgrade Jan Juc Creek linear reserve with protection and improvement works.	OR08	DI Open Space Works	SCS	\$1,509,726	Area 025	0.05	\$1,434,239	1760	\$814.91	M	.
Develop Whites Beach foreshore linear reserve as per the Whites Beach Masterplan.	OR09	DI Open Space Works	SCS	\$377,328	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011	0.1	\$339,595	4974	\$68.27	S	.
Upgrade Bells Beach Recreation Reserve as per the Bells Beach Coastal Management Plan & Master Plan.	OR10	DI Open Space Works	SCS	\$2,631,382	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.8	\$526,276	11276	\$46.67	M	Bells Beach and Winki Pop Master Plan
ON AND OFF-ROAD PATHWAYS (PEDESTRIAN / CYCLE)											
Construct off road pedestrian and cycle trails through the Torquay Central public open space network, including a pedestrian bridge across Spring Creek.	PC01	DI Pathways	SCS	\$2,232,019	Area 014,Area 022,Area 024	0	\$2,232,019	1584	\$1,409.10	When the relevant open space is delivered.	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Pathways Strategy, Parklinks and Surf Coast Shire (2005)
Construct off-road pedestrian and cycle trails through the Torquay North public open space network.	PC02	DI Pathways	SCS	\$1,331,081	Area 003,Area 004,Area 005,Area 006	0	\$1,331,081	1880	\$708.02	When the relevant open space is delivered.	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Pathways Strategy, Parklinks and Surf Coast Shire (2005)
Construct Regional Bike Route 1 (PP1079 & PP1068) along Horseshoe Bend Road, The Esplanade and Bell St, between Lower Duneed Rd and Great Ocean Road.	PC03	DI Pathways	SCS	\$2,644,380	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.05	\$2,512,161	11276	\$222.79	M	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Pathways Strategy, Parklinks and Surf Coast Shire (2005)
Construct Regional Bike Route 2 (PP1444) along Great Ocean Road, including bridge widening, between Bell St and Torquay Golf club.	PC04	DI Pathways	SCS	\$311,564	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.05	\$295,986	11276	\$26.25	S	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Pathways Strategy, Parklinks and Surf Coast Shire (2005)

Construct Regional Path 4 (PP1232 & FP2193) along Great Ocean Road between Spring Creek and Cemetary Road.	PC08	DI Pathways	SCS	\$692,105	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.05	\$657,500	11276	\$58.31	L	Torquay / Jan Juc Community Infrastructure Assessment, ASR Research (2006) and Surf Coast Pathways Strategy, Parklinks and Surf Coast Shire (2005)
GORCC PROJECTS - OUTDOOR ACTIVE AND PASSIVE RECREATION											
Torquay front beach lower promenade upgrade.	OR11	DI Open Space Works	GORCC	\$347,960	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.4	\$208,776	11276	\$18.52	M	GORCC Capital Works program (GORCC 12)
Torquay front beach access steps and ramps.	OR12	DI Open Space Works	GORCC	\$190,342	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.4	\$114,205	11276	\$10.13	M	GORCC Capital Works program (GORCC 14)
Torquay front beach masterplan landscape works.	OR13	DI Open Space Works	GORCC	\$79,480	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.4	\$47,688	11276	\$4.23	S	GORCC Capital Works program (GORCC 15)
White's beach toilet.	OR14	DI Open Space Works	GORCC	\$95,049	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011	0.2	\$76,039	4974	\$15.29	S	GORCC Capital Works program (GORCC 24)
Yellow Bluff playground car park upgrade.	OR15	DI Open Space Works	GORCC	\$227,670	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.4	\$136,602	11276	\$12.11	S	GORCC Capital Works program (GORCC 32)
Darian Road car park upgrade.	OR16	DI Open Space Works	GORCC	\$429,054	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019, Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.4	\$257,432	11276	\$22.83	S	GORCC Capital Works program (GORCC 33)
GORCC PROJECTS - ON AND OFF-ROAD PATHWAYS (PEDESTRIAN / CYCLE)											
Construct shared pathway along Torquay Foreshore from Gilbert Street to Horseshoe Bend Road.	PC06	DI Pathways	GORCC	\$146,856	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018, Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0.15	\$124,828	11276	\$11.07	S	GORCC Capital Works program (GORCC 17)
DCP PREPARATION											
DCP preparation costs	DCP01	DI DCP Management	SCS	\$79,600	Area 001,Area 002,Area 003,Area 004,Area 005,Area 006,Area 007,Area 008,Area 009,Area 010,Area 011,Area 012,Area 013,Area 014,Area 015,Area 016,Area 017,Area 018,Area 019,Area 020,Area 021,Area 022,Area 023,Area 024,Area 025,Area 026	0	\$79,600	14160	\$5.62	S	

APPENDIX D INFRASTRUCTURE PROJECT DETAILED COSTINGS

Details of the infrastructure project costings are shown overleaf.

RD01 - Upgrade and signalise the intersection of Surf Coast Highway and South Beach Road
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$3,300,000.00
1.1	VicRoads contract value	1	item	\$2,500,000.00	\$2,500,000.00	
1.2	Actual cost incurred	1	item	\$800,000.00	\$800,000.00	
SUBTOTAL						\$3,300,000.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$3,300,000.00

RD02 Construct eastern approach to Surf Coast Highway / Civic Drive intersection, including intersection upgrade
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$1,136,762.00
1.1	Actual cost incurred	1	item	\$1,136,762.00	\$1,136,762.00	
SUBTOTAL						\$1,136,762.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$1,136,762.00

RD03 - Surf Coast Hwy / Coombes Rd Intersection
 - cost estimate by Tomkinson (Project No. A3669), 14 July 2017

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (TOMKINSON)	AMOUNT \$	SUMMARY \$
LAND ACQUISITION						\$104,200.00
	40 Coombes Rd	228	m2	\$400.00	\$91,200	
	Legal & transfer fees	1		\$13,000.00	\$13,000	
TOTAL LAND ACQUISITION						\$104,200.00
1 GENERAL ITEMS						\$133,000.00
1.1	Site establishment, management & other fixed costs		item	\$75,000.00	\$75,000.00	
1.2	Setting out of works		item	\$10,000.00	\$10,000.00	
1.3	Traffic management and proposed signage		item	\$25,000.00	\$25,000.00	
1.4	Cultural Heritage Management Plan		item	\$0.00	\$0.00	
1.5	Environmental Management Plan		item	\$5,000.00	\$3,000.00	
1.6	vicroads fees		item	\$20,000.00	\$20,000.00	
2 DEMOLITION & EXCAVATION (Removal & Disposal)						\$170,750.00
2.1	Excavation of all materials to limits of work	3100	m2	\$35.00	\$108,500.00	
2.2	Removal & trimming of trees		Item	\$15,000.00	\$15,000.00	
2.3	Saw cut of concrete &/or asphalt paving,		Item	\$10,000.00	\$10,000.00	
2.3	profile as required & disposal of ex seal	4500	Item	\$6.50	\$29,250.00	
2.4	Removal & relocation of signs & other street furniture		Item	.	.	
2.5	Removal of redundant linemarking		Item	\$8,000.00	\$8,000.00	
2.6	Import and place fill as required		m3		\$0.00	
3 PAVEMENT						\$614,000.00
3.1	LOWER SUB-BASE SHAPING Preparation of sub-grade - 5% limes stabilisation	2600	m2	\$18.00	\$46,800.00	
3.2	SUB-BASE course Class 3 40mmFCR, 300mm depth (Full depth pavement)	2600	m2	\$35.00	\$91,000.00	
3.3	BASE COURSE Class 2 20mm FCR, 200mm depth (Full depth pavement)	2600	m2	\$25.00	\$65,000.00	
3.4	ASHPHALT WEARING COURSE Asphalt overlay / regulation 50mm depth. 10mm size R type	2600	m2	\$38.00	\$98,800.00	
3.5	PRIME	7100	m2	\$4.00	\$28,400.00	
3.6	ASHPHALT WEARING COURSE Asphalt overlay / regulation 50mm depth. 10mm size Type V	7100	m2	\$40.00	\$284,000.00	
4 DRAINAGE (Materials Supplied, Placed & Backfilled)						\$125,550.00
4.1	Sub-soil drain - 150mm fin type PVC, supplied & placed	1935	m	\$30.00	\$58,050.00	
4.2	375mm dia RC pipe, supplied, laid, jointed & back-filled	200	m	\$175.00	\$35,000.00	
4.3	SE pit, 900mm x 600mm, 1.5m - 2.0m deep, Gatic type cover	5	No.	\$2,500.00	\$12,500.00	
4.4	SE pit, 900mm x 600mm, < 1.5m deep, Gatic type cover	5	No.	\$2,000.00	\$10,000.00	
4.5	RENEWAL OF EXISTING DRAINAGE PITS/PIPES Break into existing drainage pit or pipe and make good	1	item	\$10,000.00	\$10,000.00	
5 CONCRETE & PAVING WORKS (Inc. Bedding & Placement)						\$186,500.00
5.1	SEMI MOUNTABLE KERB SM2 Semi-mountable concrete kerb, 600mm wide	1210	m	\$100.00	\$121,000.00	
5.3	Kerb ramp / pram crossing <2.0m wide. DDA compliant	21	No.	\$500.00	\$10,500.00	
5.4	FOOTPATH INSTALLATION 125mm concrete footpath or paving with F62 mesh	150	m2	\$80.00	\$12,000.00	
5.5	TRAFFIC ISLANDS 150mm concrete infill paving - traffic islands - with F82 mesh	350	m2	\$100.00	\$35,000.00	
5.6	Tactile ground surface indicator tiles - ivory colour	20	m2	\$400.00	\$8,000.00	
6 LANDSCAPING WORKS (Materials Supplied & Placed)						\$20,000.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves	900	m2	\$20.00	\$18,000.00	
6.2	Reinstating garden beds as required		Item	\$2,000.00	\$2,000.00	
7 SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)						\$21,000.00
7.1	Erection of permanent traffic signs & posts	1	Item	\$5,000.00	\$5,000.00	
7.2	Erection of permanent direction traffic signs & posts	4	No.	\$1,000.00	\$4,000.00	
7.3	General Line-marking		Item	\$10,000.00	\$10,000.00	
7.4	Raised pavement markers inc adhesive	100	No.	\$20.00	\$2,000.00	
8 SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed & Backfilled)						\$145,000.00
8.1	Alteration to private water supply					
8.2	Alteration to private gas supply					
8.3	Alteration to water services assets		Item	\$20,000.00	\$50,000.00	
8.4	Alteration to sewer services assets		Item	\$50,000.00	\$70,000.00	
8.5	Alteration to telecommunication assets		Item	\$25,000.00	\$25,000.00	
8.6	Alteration to gas services assets		Item			

9	POWER & LIGHTING (Supplied, Placed & Connected)			\$175,000.00
9.1	Alteration / addition to existing street lighting	Item	\$75,000.00	\$75,000.00
9.2	Power pole relocation	Item	\$100,000.00	\$100,000.00
10	TRAFFIC SIGNALS (Supplied, Placed & Connected)			\$350,000.00
10.1	Traffic signal installation - including all underground and above ground hardware and controller (cross intersection)	Item	\$350,000.00	\$350,000.00
11	SURVEY DESIGN & PROJECT MANAGEMENT			\$205,264.00
11.1	Feature survey of site	% total cost	1.00%	\$19,408.00
11.2	Detailed design inc RSA & other sub consultants	% total cost	7.00%	\$135,856.00
11.3	Project administration inc permits & approvals by relevant authorities (VicRoads	1	item	\$50,000.00
11.4	Project management			
SUBTOTAL				\$2,146,064.00
PROJECT MANAGEMENT			6.00%	\$128,763.84
CONTINGENCY			10.00%	\$214,606.40
PROJECT CONSTRUCTION COST ESTIMATE				\$2,489,434.24

RD04 Upgrade and signalise the intersection of Surf Coast Highway and Beach Road
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$1,351,045.00
1.1	Actual cost incurred	1	item	\$1,351,045.00	\$1,351,045.00	
SUBTOTAL						\$1,351,045.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$1,351,045.00

RD05 - Upgrade and signalise the intersection of Surf Coast Highway and Bristol Road
 - cost estimate by Safe System Solutions, 2021

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (TOMKINSON)	AMOUNT \$	SUMMARY \$
1	PROJECT MANAGEMENT CONSTRUCTION					\$152,891.00
1.1	Contract administration / management	1	item	\$75,000.00	\$75,000.00	
1.2	Network Operations Advice	1	item	\$70,543.00	\$70,543.00	
1.3	Signal Operations Advice	1	item	\$7,348.00	\$7,348.00	
2	STAKEHOLDER MANAGEMENT					\$5,000.00
2.1	Letter Drops	1	item	\$5,000.00	\$5,000.00	
3	GROUND SURVEYS					\$17,000.00
3.1	Feature surveys	1	Item	\$5,000.00	\$5,000.00	
3.2	Service Proofing (detail)	2	Item	\$6,000.00	\$12,000.00	
4	DETAILED DESIGN					\$113,575.00
4.1	Detailed road design (including final plans)	1	Item	\$107,575.00	\$107,575.00	
4.2	Road Safety Audit	2	Item	\$3,000.00	\$6,000.00	
5	CONTRACTOR MANAGEMENT					\$40,500.00
5.1	Site Establishment	1	0	\$12,500.00	\$12,500.00	
5.2	Site Management & Supervision	1	week	\$25,000.00	\$25,000.00	
5.3	As Constructed Plans	1	Item	\$3,000.00	\$3,000.00	
6	SITE PREPARATION					\$3,000.00
6.1	Survey Set outs	1	Item	\$3,000.00	\$3,000.00	
7	UTILITY SERVICE RELOCATIONS					\$230,000.00
7.1	Power	50	item	\$1,500.00	\$75,000.00	
7.2	Telecommunications (Telstra / Optus)	20	Item	\$1,500.00	\$30,000.00	
7.3	Gas	70	item	\$1,500.00	\$105,000.00	
7.4	Water	20	item	\$1,000.00	\$20,000.00	
8	TRAFFIC MANAGEMENT					\$120,000.00
8.1	Provision for Traffic Control	1	item	\$100,000.00	\$100,000.00	
8.2	Electronic Variable Message Sign	1	item	\$20,000.00	\$20,000.00	
9	EARTHWORKS					\$72,960.00
9.1	Removal of Trees (significant), Includes grub up & cart away	6	item	\$700.00	\$4,200.00	
9.2	Earthworks - Cut to waste (place "off site")	269	m3 solid	\$40.00	\$10,760.00	
9.3	Topsoiling (include fertilising & seeding)	800	m2	\$60.00	\$48,000.00	
9.4	Landscaping - Supply, Plant & Maintain	1	Item	\$10,000.00	\$10,000.00	
10	DRAINAGE WORKS					\$8,750.00
10.1	Supply & Install Class 2 375mm dia RCP	5	m	\$250.00	\$1,250.00	
10.2	Supply & Install Junction Pits	1	No.	\$2,500.00	\$2,500.00	
10.3	Supply & Install SEP's (1.5m x 600 x 450)	2	No.	\$2,500.00	\$5,000.00	
11	PAVEMENT CONSTRUCTION					\$980,880.00
11.1	Lump Sum Item for Pavement construction	200	Item	\$50.00	\$10,000.00	
11.2	Construct granular pavement, including double application seal (550mm depth)	3700	m2	\$200.00	\$740,000.00	
11.3	Rip, Mix & Compact Existing Pavement to 250mm	3700	m2	\$60.00	\$222,000.00	
11.4	Construct Private Entrances (concrete pavement)	74	No.	\$120.00	\$8,880.00	
12	STRUCTURES & CONCRETE WORKS					\$148,300.00
12.1	Remove Kerb and Channel	560	m	\$40.00	\$22,400.00	
12.2	Supply & Cast Kerb & Channel (SM2 & SM3)	630	m	\$130.00	\$81,900.00	
12.3	Construct Bicycle/Pedestrian Path	300	m2	\$130.00	\$39,000.00	
12.4	Relocate Bus Shelter	1	No	\$5,000.00	\$5,000.00	
13	TRAFFIC SIGNALS & LIGHTING					\$291,955.00
13.1	New Signal Pedestal - 2B	5	each	\$10,000.00	\$50,000.00	
13.2	New Signal Pedestal - JUMA	3	each	\$20,000.00	\$60,000.00	
13.3	Lanterns - 3 aspect	10	each	\$1,500.00	\$15,000.00	
13.4	Lanterns - 6 aspect	6	each	\$2,000.00	\$12,000.00	
13.5	Lanterns - Pedestrian	6	each	\$1,500.00	\$9,000.00	
13.6	Detector Loops - Standard (vehicle)	10	each	\$1,250.00	\$12,500.00	
13.7	Conduit Pit (standard)	8	each	\$2,500.00	\$20,000.00	
13.8	Conduit - Bore under road, supply & Install 1/100mm Underground Conduit, Bz	65	m	\$250.00	\$16,250.00	
13.9	Conduit - Open trench through footpath/paved area, supply & Install 1/100mm	45	m	\$200.00	\$9,000.00	
13.10	New Controller - Signals	1	each	\$18,205.00	\$18,205.00	
13.11	New Lighting Pole (all inclusive)	4	No.	\$15,000.00	\$60,000.00	
13.12	Conduit Pit (standard)	4	each	\$2,500.00	\$10,000.00	
14	SIGNAGE, LINEMARKING, ROAD FURNITURE					\$62,850.00
14.1	RRPM's - Supply & Install	70	each	\$15.00	\$1,050.00	
14.2	Manufacture & Erect New Signing	10	Each	\$300.00	\$3,000.00	
14.3	Standard stripe	630	m	\$10.00	\$6,300.00	

14.4	Continuity Stripes 100mm wide	410 m	\$10.00	\$4,100.00
14.5	Straight ahead arrows	4 each	\$100.00	\$400.00
14.6	Turn arrows	10 each	\$100.00	\$1,000.00
14.7	Large Bicycle Symbol	10 each	\$100.00	\$1,000.00
14.8	Water blasting	1400 Item	\$20.00	\$28,000.00
14.9	Reconstruct Kerb Ramp & Install TGS	6 No.	\$3,000.00	\$18,000.00

15	MAINTENANCE			\$118,486.90
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15.1	Traffic signal maintenance fee (10 years)	1 Item	\$101,427.00	\$101,427.00
15.2	Street lighting maintenance fee (10 years)	13 Item	\$1,312.30	\$17,059.90

SUBTOTAL				\$2,366,147.90
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BASE RISK ALLOCATION			1.98%	\$46,852.00
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CONTINGENCY			9.59%	\$227,000.00
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PROJECT CONSTRUCTION COST ESTIMATE				\$2,639,999.90
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RD07 - Widen Fisher Street carriageway to 15m (parallel parking & bike lanes both sides) between Beach Rd and Zeally Bay Rd

- cost estimate by Tomkinson, 18 May 2017

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE (Tomkinson) \$	AMOUNT \$	SUMMARY \$
1	GENERAL ITEMS					\$85,000.00
1.1	Site establishment, management & other fixed costs		item		\$15,000.00	
1.2	Setting out of works		item		\$1,000.00	
1.3	Traffic management (6 weeks)	6	weeks	\$4,000.00	\$24,000.00	
1.4	Environmental Management Plan		item	\$5,000.00	\$5,000.00	
1.5	Cultural Heritage Management Plan		item	\$25,000.00	\$25,000.00	
1.6	Heritage Overlay and Vegetation assessment for Taylor Park		item		\$15,000.00	
2	DEMOLITION & EXCAVATION (Removal & Disposal)					\$105,900.00
2.1	Excavation of all materials to limits of work, including concrete, & disposal to app	960	m3	\$40.00	\$38,400.00	
2.2	Import and place fill as required	200	m3	\$40.00	\$8,000.00	
2.3	Removal & trimming of trees	1	Item	\$8,000.00	\$8,000.00	
2.4	Saw Cutting		Item	\$1,500.00	\$1,500.00	
2.5	Removal & relocation of signs & other street furniture		item		\$0.00	
2.6	Removal of redundant linemarking		item		\$0.00	
2.7	Vegetation offsets	1	item	\$50,000.00	\$50,000.00	
3	STANDARD ROAD PAVEMENT (Materials Supplied, Spread & Compacted)					\$288,000.00
3.1	LOWER SUB-BASE SHAPING Preparation of sub-grade - 5% lime stabilisation	3200	m2	\$18.00	\$57,600.00	
3.2	SUB-BASE course Class 3 20mm FCR, 200mm depth (Full depth pavement)	3200	m2	\$25.00	\$80,000.00	
3.3	BASE COURSE Class 2 20mm FCR, 100mm depth (Full depth pavement)	3200	m2	\$15.00	\$48,000.00	
3.4	ASHPHALT WEARING COURSE Asphalt overlay / regulation 50mm depth. 10mm size R type	3200	m2	\$28.00	\$89,600.00	
3.5	PRIME	3200	m2	\$4.00	\$12,800.00	
4	DRAINAGE (Materials Supplied, Placed & Backfilled)					\$53,000.00
4.1	Install side entry pits and connect to drain	7	Item	\$3,000.00	\$21,000.00	
4.2	Install 375 dia pipe	200	Lm	\$160.00	\$32,000.00	
5	CONCRETE & PAVING WORKS (Inc. Bedding & Placement)					\$49,200.00
5.1	Barrier Kerb & Channel	540	m	\$80.00	\$43,200.00	
5.2	Kerb Ramp	4	Item	\$1,000.00	\$4,000.00	
5.3	Reconstruct Splitter Island (Incl. Hatch & Line Marking)	2	Item	\$1,000.00	\$2,000.00	
5.4	Footpath Installation	1025	m2			
6	LANDSCAPING WORKS (Materials Supplied & Placed)					\$25,000.00
6.1	General Landscaping works, including spreading topsoil, and hydroseeded grass on all natural		Item	\$5,000.00	\$5,000.00	
6.2	Post & BOLLARD fence	400	m	\$50.00	\$20,000.00	
7	SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)					\$7,300.00
7.1	Line-marking		Item	\$5,000.00	\$5,000.00	
7.2	Raised pavement markers inc adhesive		Item		\$800.00	
7.3	Traffic Signs (Inc supply, remove, relocate)			\$1,500.00	\$1,500.00	
8	SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed and Backfilled)					\$22,500.00
8.1	Alteration to stormwater drainage pits	5	Item	\$2,500.00	\$12,500.00	
8.2	Alteration to gas services assets		Item		\$0.00	
8.3	Alteration to water services assets		Item		\$0.00	
8.4	Alteration to sewer services assets		Item		\$0.00	
8.5	Alteration to telecommunication assets	2	Item	\$5,000.00	\$10,000.00	
8.6	Alteration / addition to existing underground power services		Item		\$0.00	
9	POWER & LIGHTING (Supplied, Placed & Connected)					\$0.00
9.1	Alteration / addition to existing street lighting (upgrade)		Item		\$0.00	
9.2	Power pole relocation		Item		\$0.00	
10	SURVEY & DESIGN					\$63,590.00
10.1	Feature survey		%	2.00%	\$12,718.00	
10.2	Detailed design inc RSA & other sub consultants		%	8.00%	\$50,872.00	
SUBTOTAL						\$699,490.00
PROJECT MANAGEMENT				8.00%		\$55,959.20
CONTINGENCY				10.00%		\$69,949.00
PROJECT CONSTRUCTION COST ESTIMATE						\$825,398.20

RD08 - Upgrade the Duffields Road crossing of Spring Creek with a larger culvert and raised road height, and seal the shoulders of Duffields Rd between Great Ocean Road and Grossmans Road
 - cost estimate by Tomkinson, 18 May 2017

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE (Tomkinson) \$	Shoulder Sealing	Spring Creek Culvert	AMOUNT \$	SUMMARY \$
1	GENERAL ITEMS							\$68,500.00
1.1	Site establishment, management & other fixed costs		item		\$5,000.00	\$3,000.00	\$8,000.00	
1.2	Setting out of works		item			\$500.00	\$500.00	
1.3	Traffic management and proposed signage	12.5	item	\$4,000.00	\$40,000.00	\$10,000.00	\$50,000.00	
1.4	Cultural Heritage Management Plan	0.4	item	\$5,000.00		\$2,000.00	\$2,000.00	
1.5	Environmental Management Plan		item		\$5,000.00	\$3,000.00	\$8,000.00	
2	DEMOLITION & EXCAVATION (Removal & Disposal)							\$0.00
2.1	Excavation of all materials to limits of work, including concrete		m3	\$40.00	\$0.00	\$0.00	\$0.00	
2.3	Removal & trimming of trees		item	\$40.00	\$0.00	\$0.00	\$0.00	
2.4	Saw cutting of concrete &/or asphalt paving, Inc disposal of seal		m	\$8,000.00	\$0.00	\$0.00	\$0.00	
2.5	Removal & relocation of signs & other street furniture		item	\$1,500.00	\$0.00	\$0.00	\$0.00	
2.6	Removal of redundant linemarking		item		\$0.00	\$0.00	\$0.00	
3	STANDARD ROAD PAVEMENT (Materials Supplied, Spread & Compacted)							\$287,150.00
3.1	Excavation of shoulders	5355.56	m2	\$18.00	\$86,400.00	\$10,000.00	\$96,400.00	
3.2	Pavement - sub base		m2		\$45,900.00	\$8,750.00	\$54,650.00	
3.3	Pavement - base course	2478.00	m2	\$25.00	\$56,700.00	\$5,250.00	\$61,950.00	
3.4	Sealing		m2		\$35,100.00	\$5,600.00	\$40,700.00	
3.5	Final seal	2230.00	m2	\$15.00	\$32,400.00	\$1,050.00	\$33,450.00	
4	DRAINAGE (CULVERT WORK) (Materials Supplied & Installed)							\$43,420.00
4.1	Supply & place 1800mm dia RC pipe	7.30	m	\$3,000.00	\$0.00	\$21,900.00	\$21,900.00	
4.2	Supply & place 1500mmdia RC pipe	72.00	m	\$160.00	\$0.00	\$11,520.00	\$11,520.00	
4.3	Endwalls		Item		\$0.00	\$10,000.00	\$10,000.00	
5	CONCRETE & PAVING WORKS (Inc. Bedding & Placement)							\$150,000.00
5.1	SEMI MOUNTABLE KERB		m	\$80.00	\$0.00	\$0.00	\$0.00	
5.2	BARRIER KERB & CHANNEL	150	Item	\$1,000.00	\$150,000.00	\$0.00	\$150,000.00	
5.3	Kerb ramp / pram crossing <2.0m wide. DDA compliant		m2	\$1,000.00	\$0.00	\$0.00	\$0.00	
5.4	FOOTPATH INSTALLATION		m2		\$0.00	\$0.00	\$0.00	
5.5	TRAFFIC ISLANDS		m2		\$0.00	\$0.00	\$0.00	
5.6	Tactile ground surface indicator tiles - ivory colour				\$0.00	\$0.00	\$0.00	
6	ROAD SAFETY ITEMS (Materials Supplied & Installed)		m					\$31,500.00
6.1	Guardrail	5	m2	\$5,000.00	\$0.00	\$24,000.00	\$24,000.00	
6.2	Rock Beaching	150		\$50.00	\$0.00	\$7,500.00	\$7,500.00	
7	LANDSCAPING WORKS (Materials Supplied & Placed)							\$3,000.00
7.1	Spread topsoil and hydroseed grass on all nature strips and reserves		Item	\$5,000.00		\$3,000.00	\$3,000.00	
7.2	Garden bed reinstatement		Item			\$0.00	\$0.00	
8	SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)							\$0.00
8.1	Erection of permanent traffic signs & posts		Item	\$2,500.00	\$0.00	\$0.00	\$0.00	
8.2	Erection of permanent direction traffic signs & posts		Item		\$0.00	\$0.00	\$0.00	
8.3	Line-marking		Item		\$0.00	\$0.00	\$0.00	
8.4	Raised pavement markers inc adhesive		Item		\$0.00	\$0.00	\$0.00	
9	SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed and Backfilled)							\$0.00
9.1	Alteration to private water supply		Item			\$0.00	\$0.00	
9.2	Alteration to private gas supply		Item			\$0.00	\$0.00	
9.3	Alteration to water services assets		Item			\$0.00	\$0.00	
9.4	Alteration to sewer services assets - MH south median		Item			\$0.00	\$0.00	
9.5	Alteration to telecommunication assets		Item			\$0.00	\$0.00	
9.6	Alteration to gas services assets - Possible conflict SE Cnr		Item			\$0.00	\$0.00	
10	POWER & LIGHTING (Supplied, Placed & Connected)							\$0.00
10.1	Alteration / addition to existing street lighting		Item			\$0.00	\$0.00	
10.2	Power pole relocation		Item			\$0.00	\$0.00	
11	SURVEY & DESIGN							\$81,699.80
11.1	Survey		%	2.00%	\$9,130.00	\$2,541.40	\$11,671.40	
11.2	Detailed design inc RSA & other sub consultants		%	8.00%	\$36,520.00	\$10,165.60	\$46,685.60	
11.3	Project administration inc permits & approvals by relevant authorities		%	4.00%	\$18,260.00	\$5,082.80	\$23,342.80	
SUBTOTAL								\$665,269.80
PROJECT MANAGEMENT				6.00%				\$39,916.19
CONTINGENCY				20.00%				\$133,053.96
PROJECT CONSTRUCTION COST ESTIMATE								\$838,239.95

RD09 - Upgrade Sth Beach Rd to connector road standard (urban south side / rural north side) and incorporate turning lanes at the Fischer Street T intersection.

- cost estimate by Tomkinson, 19 May 2017

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE (Tomkinson) \$	AMOUNT \$	SUMMARY \$
1	ACTUAL COST INCURRED					\$2,129,600.00
1.1	Actual cost incurred				\$2,129,600.00	
1	GENERAL ITEMS					\$195,400.00
2.1	Remaining contracted works		item	\$108,900.00	\$108,900.00	
2.2	Footpath		item	\$40,000.00	\$40,000.00	
2.3	Batter works		item	\$25,000.00	\$25,000.00	
2.4	Tree planting		item	\$20,000.00	\$20,000.00	
2.5	Weed spray prior to hand over		item	\$1,500.00	\$1,500.00	
	SUBTOTAL					\$2,325,000.00
	PROJECT MANAGEMENT			0.00%		\$0.00
	CONTINGENCY			0.00%		\$0.00
	PROJECT CONSTRUCTION COST ESTIMATE					\$2,325,000.00

RD10 - Widen The Esplanade between Horseshoe Bend Rd and Darian Rd to a 13.6m carriageway with bicycle lanes
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Land Cost					\$574,450.00
1.1	Actual cost incurred	1	item	\$574,450.00	\$574,450.00	
SUBTOTAL						\$574,450.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$574,450.00

RD11 - Widen the full length of Coombes Rd to a 7.0m carriageway and extend pavement widening
 - cost estimate by Tomkinson, 18 May 2017

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE			AMOUNT	SUMMARY
				(Tomkinson)	Stage 1	Stage 2		
				\$			\$	\$
1	QUALITY SYSTEM							\$6,000.00
1.1	Plan, develop and maintain a documented Quality System			\$2,000.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
1.2	specific to this project and in accordance with the contract							
1.3	specification							
2	ENVIRONMENTAL MANAGEMENT PLAN							\$10,500.00
2.1	The contractor is to develop a project specific Environmental Management Plan (EMP) in the stipulated format as directed by the Surfcoast Shire, including implementation of the approved plan, maintenance of all measures through the term of the contract and removal of measures at the conclusion of the project, also including approved reinstatement of all disturbed areas.			\$3,500.00	\$3,500.00	\$3,500.00	\$10,500.00	\$10,500.00
3	SITE PREPARATION/TRAFFIC CONTROL							\$89,697.60
3.1	Erection and maintenance of warning signs, lights and barriers and traffic control for the duration of the contract. Including allowance for portable traffic signals (2 No)			\$10,405.20	\$10,405.20	\$10,405.20	\$31,215.60	\$31,215.60
3.2	Establishment of site facilities including accommodation and toilet. Clearing, grubbing, trimming, & removal of vegetation as specified, including disposal of all rubbish and old construction materials.			\$1,334.00	\$1,334.00	\$1,334.00	\$4,002.00	\$4,002.00
3.3	(All relevant tipping fees are the responsibility of the contractor). On-site mulching is encouraged and no on-site burning is permitted. Removal of trees - Supply all materials, plant and labour to fell, grub and remove from site individual trees as indicated on plans. (All relevant tipping fees are the responsibility of the contractor).			\$15,360.00	\$15,360.00	\$15,360.00	\$46,080.00	\$46,080.00
3.4	On-site mulching is encouraged and no on-site burning is permitted. Trees up to 800mm dia.				\$8,400.00		\$8,400.00	\$8,400.00
4	DEMOLITION WORKS							\$63,184.10
4.1	SAW CUT Supply all materials, plant and labour to saw cut existing asphalt seal, including disposal of seal			\$750.00			\$750.00	\$750.00
4.2	BREAK OUT EXISTING SEAL (drive ways) Supply all plant and labour to remove existing drive way seal as detailed on construction plans				\$291.71	\$278.39	\$570.10	\$570.10
4.2	REMOVE EXISTING DRAINAGE LINES Supply all plant labour and material to remove existing 300 - 375 dia. drainage lines and piped drive way crossings from site, including reinstating trench with compacted 20mm class 3 crushed rock, all in accordance with the Surfcoast Shire specification.			\$6,840.00	\$8,604.00	\$9,270.00	\$24,714.00	\$24,714.00
4.3	REMOVE DRIVABLE END WALLS Supply all plant and labour to remove and salvage for re-use existing drivable end wall			\$800.00			\$800.00	\$800.00
4.4	REMOVE END WALLS & DRIVABLE END WALLS Supply all plant and labour to remove and salvage for re-use existing end walls and drivable end wall							
4.4.1	300 dia. Pipe drivable end wall				\$3,600.00	\$2,000.00	\$5,600.00	\$5,600.00
4.4.2	450 dia. Pipe drivable end wall				\$400.00		\$400.00	\$400.00
4.4.3	300 dia. Pipe end wall				\$500.00	\$500.00	\$1,000.00	\$1,000.00
4.4.4	1200 x 600 box culvert end wall and base slab				\$1,000.00		\$1,000.00	\$1,000.00
4.5	REMOVE CONCRETE PAVEMENT Supply all plant and labour to remove from site existing reinforced patterned concrete road pavement as detailed on construction plans.				\$18,405.00		\$18,405.00	\$18,405.00
4.6	REMOVE CONCRETE KERB AND CHANNEL Supply all plant and labour to remove from site existing reinforced patterned concrete road pavement as detailed on construction plans.				\$3,735.00	\$6,210.00	\$9,945.00	\$9,945.00
5	EARTHWORKS							\$116,907.34
5.1	Earthworks including excavation of pavement widening areas for stabilized lower sub-base material, filling, forming, boxing out, trimming and compaction of subgrade, removal and disposal of excess spoil, grading and blending of nature strips to match surroundings, including stockpiling of topsoil, all as specified. Cut 508cu.m. (solid approx.) Fill 1418 cu.m. (solid approx.)			\$42,372.00	\$43,010.00	\$31,525.34	\$116,907.34	\$116,907.34
6	FLEXIBLE ROAD PAVEMENT							\$972,731.24
6.1	BREAK UP AND SPREAD OUT EXISTING SEAL AND PAVEMENT Supply all plant, labour and material to profile/rotary hoe existing seal and pavement material evenly across the proposed pavement seal width (Existing width 6m, proposed pavement width 9m) including preparation of broken up pavement material for stabilising. (all unsuitable chunks of old seal and pavement material is to be broken down to suitable partial sizes for stabilising), all as detailed on construction plans and soil report No 160985 prepared by LR Pardo & Associates.			\$10,279.71	\$12,575.75	\$10,117.71	\$32,973.16	\$32,973.16
6.2	LOWER SUB-BASE SHAPING Supply all plant, labour and material to spread and compact lower sub-base material in preparation for stabilising including importing additional 20mm class 3 crushed rock to make up the short fall in material. (approximate total compacted depth of 150mm) Contractor to Allow 465 cu.m. (solid.) of imported 20mm class 3 fine crushed rock. (rate per cu.m solid \$.....) (Contractor to be paid only for volume of material actually replaced.)			\$24,230.75	\$138,420.00	\$110,826.00	\$273,476.75	\$273,476.75
6.3	SUB-BASE STABILIZATION Stabilize 150mm depth of existing subgrade with 1% cement as specified.			\$17,622.36	\$46,093.86	\$36,905.06	\$100,621.28	\$100,621.28
6.4	Base Course 150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.			\$74,895.03	\$87,066.18	\$69,709.55	\$231,670.76	\$231,670.76
6.5	Prime Prime (SP30 or equivalent) using 5mm basaltic grit, all as specified. (Grit to be broomed and removed prior to application of first coat.)			\$17,622.36	\$20,486.16	\$16,402.25	\$54,510.77	\$54,510.77
6.6	Bituminous double Seal Supply all materials, plant and labour to prepare and spray bitumen at the application rate as specified.							
6.6.1	First seal using 7 and 14mm basaltic aggregate, all as specified in Soil report No 160985.			\$39,650.31	\$46,093.86	\$36,905.06	\$122,649.23	\$122,649.23
6.6.2	Final seal using 7 and 14mm basaltic aggregate, all as specified in Soil report No 160985.			\$39,650.31	\$46,093.86	\$36,905.06	\$122,649.23	\$122,649.23
6.6.3	CRUSHED ROCK DRIVE-WAY Supply all plant labour and material to re-construct existing crushed rock drive way to match into proposed pavement levels. Minimum 150mm compacted depth of 20mm class 3 fine crushed rock			\$8,250.00	\$2,250.00	\$15,750.00	\$26,250.00	\$26,250.00
6.7	CRUSHED ROCK ROAD-WAY Supply all plant labour and material to re-construct existing crushed rock road way to match into proposed pavement levels. Minimum 200mm compacted depth of 20mm class 3 fine crushed rock			\$1,500.00			\$1,500.00	\$1,500.00
6.8	ASPHALT DRIVEWAYS Supply all plant labour and material to construct asphalt drive way, including 150mm compacted depth of 20mm class 2 crushed rock base layer, including preparation for seal				\$3,296.70	\$3,133.36	\$6,430.06	\$6,430.06
7	DRAINAGE PIPES (F.C.R. Backfilled)							\$45,900.00
7.1	Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:							
7.1	300mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.			\$1,500.00	\$6,787.50	\$16,975.00	\$25,262.50	\$25,262.50
7.2	375mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.			\$3,240.00			\$3,240.00	\$3,240.00
7.3	1200 x 600 box culvert units and base slab. Up to 1.2m deep. (each unit is 1.22m long)				\$2,070.00		\$2,070.00	\$2,070.00
7.4	DRAINAGE PIPES (drive way crossings) Supply, excavate, bed, lay, joint and backfill the following reinforced concrete drainage pipes:							
7.4	300mm dia. (class 2) rubber ring jointed. Up to 1.5m deep.			\$3,936.00	\$6,470.00	\$1,080.00	\$11,486.00	\$11,486.00
7.5	375mm dia. (class 2) rubber ring jointed. Up to 1.5m deep.			\$1,760.00			\$1,760.00	\$1,760.00
7.6	DRAINAGE PIPES (Select Backfill) 300mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.				\$1,394.00		\$1,394.00	\$1,394.00
7.7	450mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.				\$687.50		\$687.50	\$687.50
8	CONCRETE WORKS							\$66,347.50
8.1	Supply all materials, plant and labour and construct the following concrete works all to Surfcoast Shire standard plans and specifications. SEMI-MOUNTABLE KERB AND CHANNEL Concrete semi-mountable kerb and channel to Surfcoast Shire standard plans, including bedding, all as specified.				\$18,150.00	\$4,867.50	\$23,017.50	\$23,017.50
8.2	COLOURED PATTERNED CONCRETE PAVEMENT Construct coloured, patterned concrete road pavement 150mm thick reinforced with 2 x SL82 mesh top and bottom with minimum of 40mm cover, on minimum compacted depth of 100mm, 20mm class 3 fine crushed rock bedding layer. Coloured and finished with "faux brick" surface or an approved equivalent.				\$40,950.00		\$40,950.00	\$40,950.00
7.2	200mm WIDE CONCRETE EDGE STRIP Concrete Edge strip 200mm wide to Surfcoast Shire standard plans, including bedding, all as specified.					\$2,380.00	\$2,380.00	\$2,380.00
10	DRAINAGE PITS							\$90,421.91
10.1	Construct concrete drainage pits as detailed in vicroad and Surfcoast Shire standard drawings including excavation, forming, supply and placing of concrete, stripping of forms, backfilling, supply and placing of lids, lintels, grates and step irons where required, all as specified. DRIVABLE END WALL							
10.1	Construct concrete drivable end wall for 300 dia pipe at drive ways			\$9,000.00	\$17,250.00	\$10,500.00	\$36,750.00	\$36,750.00
10.2	Construct concrete drivable end wall for 375 dia pipe at drive ways			\$1,700.00			\$1,700.00	\$1,700.00
10.3	Construct concrete drivable end wall for 450 dia pipe at drive ways				\$950.00		\$950.00	\$950.00
10.4	END WALL Construct concrete end wall for 300 dia pipe road crossings			\$432.90	\$2,600.00		\$3,032.90	\$3,032.90
10.5	Construct concrete end wall for 375 dia pipe road crossings			\$999.00			\$999.00	\$999.00
10.6	Construct concrete drivable end wall for 450 dia pipe at drive ways				\$3,500.00		\$3,500.00	\$3,500.00
10.7	ROCK BEACHING Supply all plant labour and material to construct rock beach around drainage end walls as detailed on construction plans, including geotech fabric liner. (allow for average of 4.2 sq.m / lin.m of open drain). (road drainage crossings)			\$719.28	\$719.28	\$999.00	\$2,437.56	\$2,437.56
10.7	OPEN DRAIN Supply all plant labour and material to cleanout and reconstruct existing open drains to match proposed pavement levels, all as detailed on construction plans.			\$6,420.24	\$5,834.16	\$3,516.48	\$15,770.88	\$15,770.88
10.8	JUNCTION PITS Construct concrete junction pit 900mm x 600mm (I.D.) to Surfcoast Shire standard plan. Up to 1.5m deep. (pit)				\$4,500.00	\$3,000.00	\$7,500.00	\$7,500.00
10.9	MODIFY EXISTING PITS Supply all plant labour and material to modify existing drainage pit to match proposed pavement levels and alignments, including supply of covers and adjustment of walls.				\$3,750.00	\$12,750.00	\$16,500.00	\$16,500.00

10.1	DRAINAGE CHUTE Construct concrete drainage chute in proposed semi-mountable kerb and channel, including concrete, 1 layer of SL72 mesh on a min. compacted depth of 20mm class 3 fine crushed rock bedding layer, all as detailed on construction plans.			\$850.00		\$850.00
10.11	NEW OPEN DRAIN Supply all plant labour and material to construct new open drains to match proposed pavement levels, all as detailed on construction plans.			\$431.57		\$431.57
11	PREPARATION OF NATURE STRIPS Prepare rural type nature strips and other disturbed areas with approved selected loam won from stockpile on site or imported, to a depth of 75mm, levelled, raked, fertilized and sown with an approved seed mixture, all as specified.	\$9,657.00	\$10,855.80	\$8,558.10	\$29,070.90	\$29,070.90
12	SIGNING					\$12,520.04
10.1	RELOCATE EXISTING STREET SIGNS Remove and relocate existing street signs.	\$900.00	\$3,000.00	\$3,150.00	\$7,050.00	
10.2	RELOCATE EXISTING OD SIGNS Remove and relocate existing over dimensional signs.	\$500.00			\$500.00	
10.2	TRAFFIC CONTROL SIGNS Supply and place standard VicRoads traffic control signs including supply and erect G.I. standard. Road narrow sign (W4-3A)	\$560.00	\$560.00	\$560.00	\$1,680.00	
10.3	GUIDE POSTS Supply, place and paint 100mm x 50mm red gum guide posts to VicRoads standard SD3001 including reflectors.	\$1,082.25	\$1,168.83	\$1,038.96	\$3,290.04	
11	LINEMARKING					\$3,496.50
11.1	LINEMARKING Mark out and paint with approved white road marking paint, traffic control lines as detailed on construction plans. (Beading to be applied to all line marking.)	\$1,165.50	\$1,165.50	\$1,165.50	\$3,496.50	
11.2	Supply and place RRPMS.					
12	LAND ACQUISITION Acquire land from private property to re-align road reserve to match road alignment between Ghazeeopore Road and messmate Road. Including perches price, legal transfer of ownership, establishment of title and all fees.		\$16,650.00		\$16,650.00	\$16,650.00
	PROVISIONAL ITEMS The following items are classified as provisional item and may or may not be required in part or full. The contractor will only be paid for the actual works done at the rate specified. The quantities under this section are to be used as a guide only.					\$297,691.03
	ASPHALT REGULATION Supply all plant, material and labour to lay asphalt regulation course over existing seal to improve drainage, as detailed on contract plan (approx. 3 tonnes of asphalt) Contractor to supply rate per tonne and is to be paid only for actual tonnage used Rate per tonne = \$	\$5,000.00	\$284.72	\$284.72	\$5,569.43	
	SUBGRADE IMPROVEMENT - Road Mix Supply all plant, labour and materials for the excavation and removal of unsuitable subgrade material and backfilling with approved road mix, compacted as specified. Allow 40 cu.m. (solid.) (Contractor to be paid only for volume of material actually replaced.)	\$1,132.20	\$1,132.20	\$1,132.20	\$3,396.60	
	NATURE-STRIP FILL MATERIAL Supply, spread and compact suitable nature-strip fill material as required to make up short fall in design earth works levels. material must be approved by the Surfcoast Shires Engineering Department prior to delivery on site. (approx. 910 cu.m (solid)) Contractor to supply rate cu.m(solid) and is to be paid only for actual quantity used Rate per cu.m (solid) = \$	\$27,300.00	\$19,350.00	\$600.00	\$47,250.00	
	SOFT ROCK EXCAVATION The contractor is to supply a cu.m rate for the excavation and removal of easily fractured and excavated rock. (Rate only) (Contractor to be paid only for rock actually excavated.)					
	HARD ROCK EXCAVATION The contractor is to supply a cu.m rate for the excavation and removal of harden rock that requires specialised equipment to break up and excavate. (Rate only) (Contractor to be paid only for rock actually excavated.)					
	TELSTRA adjustment of existing Telstra assets. Subject to confirmation of locating and depthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)	\$4,995.00	\$3,330.00	\$13,320.00	\$21,645.00	
	BARWON WATER Adjustment and protection of existing Barwon Water Assets as specified. Subject to confirmation of locating and depthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)		\$80,000.00	\$60,000.00	\$140,000.00	
	SP AUSNET (GAS) Adjustment and protection of existing SP Ausnet (GAS) Assets as specified. Subject to confirmation of locating and depthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)		\$40,000.00	\$10,000.00	\$50,000.00	
	BARWON WATER Adjustment and protection of existing Barwon Water Assets as specified. Subject to confirmation of locating and depthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)			\$3,330.00	\$3,330.00	
	POWERCOR Adjustment and protection of existing PowerCor Assets as specified. Subject to confirmation of locating and depthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)		\$25,000.00		\$25,000.00	
	PRIVATE WATER CONNECTION Supply all plant labour and material to alter existing private water main connection as detailed on construction plans.	\$1,500.00			\$1,500.00	
	SUB-TOTAL - Total Cost of Works Including GST					\$1,821,118.15
11	PROVISIONAL ITEMS					\$355,118.04
	PROVISIONAL SUM Only to be expended pursuant to Clause 11 of Australian Standard AS 2124 - General Conditions of Contract	10.00%	\$40,056.14	\$84,231.23	\$57,824.44	\$182,111.81
	CONTRACT ADMINISTRATION	2.00%	\$8,011.23	\$16,846.25	\$11,564.89	\$36,422.36
	SURVEY/DESIGN/ADMINISTRATION	7.50%	\$30,042.10	\$63,173.42	\$43,368.33	\$136,583.86
	SUBTOTAL					\$2,176,236.19
	PROJECT MANAGEMENT	8.00%				\$174,098.90
	CONTINGENCY	10.00%				\$217,623.62
	Actual costs incurred					\$60,800.00
	PROJECT CONSTRUCTION COST ESTIMATE					\$2,628,758.70

RD12 - Land and construct a large diameter roundabout at the Coombes Road / Messmate Road intersection.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	QUALITY SYSTEM		Item		\$2,000.00	\$2,000.00
1.1	Plan, develop and maintain a documented Quality System					
1.2	specific to this project and in accordance with the contract					
1.3	specification					
2	ENVIRONMENTAL MANAGEMENT PLAN		item		\$3,500.00	\$3,500.00
	The contractor is to develop a project specific Environmental Management Plan (EMP) in the stipulated format as directed by the Surfcoast Shire, Including implementation of the approved plan, maintenance of all measures through the term of the contract and removal of measures at the conclusion of the project. also including approved reinstatement of all disturbed areas.					
3	SITE PREPARATION/TRAFFIC CONTROL					\$19,239.20
3.1	Erection and maintenance of warning signs, lights and barriers and traffic control for the duration of the contract. Including allowance for portable traffic signals (4 No)		item		\$10,405.20	
3.2	Establishment of site facilities including accommodation and toilet.		item		\$1,334.00	
3.3	Clearing, grubbing, trimming, & removal of vegetation as specified, including disposal of all rubbish and old construction materials. (All relevant tipping fees are the responsibility of the contractor). On-site mulching is encouraged and no on-site burning is permitted.		item		\$7,500.00	
4	DEMOLITION WORKS					\$9,374.70
4.1	SAW CUT Supply all materials, plant and labour to saw cut existing asphalt seal, including disposal of seal	40.5	lin.m.	\$12.50	\$0.00	
4.2	BREAK OUT EXISTING SEAL (drive ways) Supply all plant and labour to remove existing drive way seal as detailed on construction plans	101.5	sq.m.	\$4.00	\$135.20	
4.3	REMOVE EXISTING DRAINAGE LINES Supply all plant labour and material to remove existing 300 dia. drainage lines and piped drive way crossings from site, including reinstating trench with compacted 20mm class 3 crushed rock, all in accordance with the Surfcoast Shire specification.	40.8	lin.m	\$90.00	\$3,672.00	
4.4	REMOVE END WALLS & DRIVABLE END WALLS Supply all plant and labour to remove and salvage for re-use existing end walls and drivable end wall					
4.4.1	300 dia. Pipe drivable end wall	3	No	\$200.00	\$600.00	
4.4.2	300 dia. Pipe end wall	1	No	\$250.00	\$250.00	
4.5	REMOVE DRAINAGE PITS Supply all plant and labour to remove existing drainage pits as detailed on construction plans, including reinstatement of excavated area with compacted 20mm class 3 crushed rock.	2	No	\$750.00	\$1,500.00	
4.6	REMOVE CONCRETE KERB AND CHANNEL Supply all plant and labour to remove from site existing reinforced patterned concrete road pavement as detailed on construction plans.	71.5	lin.m	\$45.00	\$3,217.50	
5	EARTHWORKS	317	cu.m	\$55.00	\$17,435.00	\$17,435.00
	Earthworks including excavation of pavement widening areas for stabilized lower sub-base material, filling, forming, boxing out, trimming and compaction of subgrade, removal and disposal of excess spoil, grading and blending of nature strips to match surroundings, including stockpiling of topsoil, all as specified. Cut 189cu.m. (solid approx.)					
6	FLEXIBLE ROAD PAVEMENT					\$254,113.29
	Construction of flexible road pavement including supply of all materials, plant and labour, all as specified.					
	BREAK UP AND SPREAD OUT EXISTING SEAL AND PAVEMENT Supply all plant, labour and material to profile/rotary hoe existing seal and pavement material evenly across the proposed pavement seal width (Existing width 6m, proposed pavement width 9m) including preparation of broken up pavement material for stabilising. (all unsuitable chunks of old seal and pavement material is to be broken down to suitable particle sizes for stabilising), all as detailed on construction plans and soil report No 160985 prepared by LR Pardo & Associates.	320	sq.m.	\$12.00	\$1,278.72	
	STANDARD ROAD PAVEMENT					
6.1	LOWER SUB-BASE SHAPING Supply all plant, labour and material to spread and compact lower sub-base material in preparation for stabilising including importing additional 20mm class 3 crushed rock to make up the short fall in material. (approximate total compacted depth of 150mm) Contractor to Allow 25 cu.m. (solid.) of imported 20mm class 3 fine crushed rock. (rate per cu.m solid \$.....) (Contractor to be paid only for volume of material actually replaced.)	320	sq.m.	\$15.00	\$4,800.00	
6.2	SUB-BASE STABILIZATION Stabilize 150mm depth of existing subgrade with 1% cement as specified.	320	sq.m.	\$9.00	\$959.04	
6.3	Base Course 150mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.	320	sq.m.	\$17.00	\$1,811.52	
6.5	Prime Prime (SP30 or equivalent) using 5mm basaltic grit, all as specified. (Grit to be broomed and removed prior to application of first coat.)	320	sq.m.	\$8.00	\$852.48	
6.6	Bituminous double Seal Supply all materials, plant and labour to prepare and spray bitumen at the application rate as specified.					
6.6.1	First seal using 7 and 14mm basaltic aggregate, all as specified in Soil report No 160985.	320	sq.m.	\$9.00	\$959.04	
6.6.2	Final seal using 7 and 14mm basaltic aggregate, all as specified in Soil report No 160985.	320	sq.m.	\$9.00	\$959.04	
	ROUNDBABOUT PAVEMENT					
6.6	lower Sub-base Course 160mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel.	1755	sq.m.	\$22.00	\$38,610.00	
6.6	upper Sub-base Course 100mm compacted depth of 20mm fine crushed rock (Class 3), including section under kerb and channel.	1755	sq.m.	\$17.50	\$30,712.50	
6.7	Base Course 100mm compacted depth of 20mm fine crushed rock (Class 2), including preparation for sealing.	1755	sq.m.	\$20.00	\$35,100.00	
6.8	PRIMER SEAL Primer seal (emulsion or equivalent) using 7mm basaltic aggregate, all as specified	2031	sq.m.	\$8.50	\$17,263.50	
6.9	Structural Course	1911	sq.m.	\$30.00	\$57,330.00	

	Asphalt structural course . Supply all materials, plant and labour and lay 50mm compacted depth of 14mm granitic asphalt type SI, including the sealing of joints at junctions with existing adjacent asphalt or sprayed seals in accordance with the specification.					
6.1	Asphalt Wearing course Asphalt wearing course. Supply all materials, plant and labour and lay 50mm compacted depth of 14mm granitic asphalt type V, including the sealing of joints at junctions with existing adjacent asphalt or sprayed seals in accordance with the specification.	2031	sq.m.	\$30.00	\$60,930.00	
6.7	ASPHALT DRIVE WAYS Supply all plant labour and material to construct asphalt drive way, including 150mm compacted depth of 20mm class 2 crushed rock base layer, including preparation for seal	102	sq.m.	\$75.00	\$2,547.45	
7	CONCRETE WORKS					\$64,667.50
	Supply all materials, plant and labour and construct the following concrete works all to SurfCoast Shire standard plans and specifications.					
7.1	SEMI-MOUNTABLE KERB AND CHANNEL Concrete semi-mountable kerb and channel to Surfcoast Shire standard plans, including bedding, all as specified.	357	lin.m.	\$60.00	\$21,420.00	
7.2	SEMI-MOUNTABLE KERB ONLY Concrete semi-mountable kerb only to Surfcoast Shire standard plans, including bedding, all as specified.	179	lin.m.	\$45.00	\$8,055.00	
7.3	FULLY MOUNTABLE KERB AND TRAY Concrete fully-mountable kerb and tray to Surfcoast Shire standard plans, including bedding, all as specified.	47.5	lin.m.	\$55.00	\$2,612.50	
7.4	COLOURED CONCRETE ISLAND INFILL Supply all plant labour and material to construct 125mm thick, reinforced SL72 mesh centrally located, coloured concrete traffic island infill on a min. 100mm compacted depth of 20mm class 3 fine crushed rock bedding layer. all as detailed on construction plans.	174	sq.m.	\$120.00	\$20,880.00	
7.5	CENTRE ISLAND CONCRETE PAVEMENT AREA Supply all plant labour and material to construct 150mm thick, reinforced 2 x SL82 mesh min. cover of 40mm, island concrete pavement on a min. 100mm compacted depth of 20mm class 3 fine crushed rock bedding layer. all as detailed on construction plans.	78	sq.m.	\$150.00	\$11,700.00	
8	DRAINAGE PIPES (F.C.R. Backfilled)					\$21,412.50
	Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:					
8.1	300mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.	42	lin.m.	\$125.00	\$5,250.00	
8.2	375mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.	16.5	lin.m.	\$150.00	\$2,475.00	
	DRAINAGE PIPES (Select Backfilled) Supply, excavate, bed, lay, joint and backfilled with selected material as specified, the following reinforced concrete drainage pipes:					
	300mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.	50.3	lin.m.	\$125.00	\$6,287.50	
	375mm dia. (class 2) rubber ring jointed. Up to 1.2m deep.	46	lin.m.	\$150.00	\$6,900.00	
	DRAINAGE PIPES (drive way crossings) Supply, excavate, bed, lay, joint and backfill with fine crushed rock as specified, the following reinforced concrete drainage pipes:					
8.2	300mm dia. (class 2) rubber ring jointed. Up to 1.5m deep.	5	lin.m.	\$100.00	\$500.00	
9	DRAINAGE PITS					\$28,400.65
	Construct concrete drainage pits as detailed in VicRoads and Surfcoast Shire standard drawings including excavation, forming, supply and placing of concrete, stripping of forms, backfilling, supply and placing of lids, lintels, grates and step irons where required, all as specified.					
9.1	DRIVABLE END WALL					
9.1.1	Construct concrete drivable end wall for 300 dia pipe at drive ways	4	No	\$750.00	\$3,000.00	
9.1.2	Construct concrete drivable end wall for 375 dia pipe at drive ways	1	No	\$850.00	\$850.00	
	END WALL					
9.1.3	Construct concrete end wall for 300 dia pipe road crossings	1	No	\$650.00	\$650.00	
9.2	GRATING PIT (VICROADS SD1321) Construct concrete grating pit 1000mm x 750mm (I.D.) to Vicroads standard plan. Up to 1.5m deep. (pit)	4	no.	\$2,200.00	\$8,800.00	
9.3	GRATING SIDE ENTRY PIT Construct concrete grating side entry pit 900mm x 600mm (I.D.) to Surfcoast Shire standard plan. Up to 1.5m deep. (pit)	4	no.	\$2,500.00	\$10,000.00	
9.4	JUNCTION PITS Construct concrete junction pit 900mm x 600mm (I.D.) to Surfcoast Shire standard plan. Up to 1.5m deep. (pit)	1	no.	\$1,500.00	\$1,500.00	
9.5	MODIFY EXISTING PITS Supply all plant labour and material to modify existing drainage pit to match proposed pavement levels and alignments, including supply of gatic covers and adjustment of walls.	1	no.	\$750.00	\$750.00	
9.4	ROCK BEACHING Supply all plant labour and material to construct rock beach around drainage end walls as detailed on construction plans, including geotech fabric liner. (allow for average of 4.2 sq.m / lin.m of open drain). (road drainage	24	lin.m.	\$120.00	\$959.04	
9.5	OPEN DRAIN Supply all plant labour and material to construct open drains to match proposed pavement levels, refer to construction plans.	125	lin.m.	\$12.00	\$1,500.00	
9.6	OPEN DRAIN (reshape) Supply all plant labour and material to cleanout and reconstruct existing open drains to match proposed pavement levels, all as detailed on construction plans.	147	lin.m.	\$8.00	\$391.61	
10	PREPARATION OF NATURE STRIPS	892.5	sq.m.	\$5.00	\$1,486.01	\$1,486.01
	Prepare rural type nature strips and other disturbed areas with approved selected loam won from stockpile on site or imported, to a depth of 75mm, levelled, raked, fertilized and sown with an approved seed mixture, all as specified.					
11	SIGNING					\$17,431.81
11.1	REMOVE EXISTING STREET SIGNS Supply all plant and labour to remove existing street signs gal. standard and footings, including reinstating footing hole with compacted 20mm class 3 fine crushed rock.	6	no.	\$150.00	\$900.00	
11.2	TRAFFIC CONTROL SIGNS Supply and place standard VicRoads traffic control signs including supply and erect G.I. standard.					
11.2.1	Roundabout (R1-3A)	8	no.	\$280.00	\$2,240.00	
11.2.2	Roundabout ahead (W2-7A) and Advisory Speed "30km/h" (W8-2A) on same standard	8	no.	\$520.00	\$4,160.00	
11.2.3	Keep Left (R2-3A)	8	no.	\$280.00	\$2,240.00	
11.2.4	Unidirectional Hazard marker (D4-1-1A)	4	no.	\$280.00	\$1,120.00	
11.2.5	Street name sign (SurfCoast Shire standard street name sign) 4 No in the centre island on the same standard.	1	no.	\$540.00	\$540.00	
11.2.6	Rural Road name sign (G3-5)	4	no.	\$320.00	\$1,280.00	
11.3	GUIDE POSTS	20	no.	\$65.00	\$867.10	

11.4	Supply, place and paint 100mm x 50mm red gum guide posts to VicRoads standard SD3001 including reflectors. LINEMARKING Mark out and paint with approved white road marking paint, traffic control lines as detailed on construction plans. (Beading to be applied to all line marking.)	1	item	\$5,500.00	\$3,668.50	
11.4.1	Supply and place RRPM's.	52	no.	\$12.00	\$416.21	
12	LIGHTING					\$0.00
	Supply and install standard street lighting for the proposed intersection treatment. As detailed on Contract plan No 1 x change existing light bracket to a 5.8m long bracket and redirect it over the proposed traffic island. Install 7x new light, poles and brackets, including underground supply to existing power pole to the North.		Item			
13	LAND ACQUISITION	1	item	\$25,000.00	\$25,000.00	\$25,000.00
	Acquire land from private property for the proposed roundabout to improve sight distance, construction batters and kerb alignment. Including perches price, legal transfer of ownership, establishment of title and all fees.					
	PROVISIONAL ITEMS					\$195,414.83
	The following items are classified as provisional item and may or may not be required in part or full. The contractor will only be paid for the actual works done at the rate specified. The quantities under this section are to be used as a guide only.					
	ASPHALT REGULATION	25	tonne	\$285.00	\$2,372.63	
	Supply all plant, material and labour to lay asphalt regulation course over existing seal to improve drainage, as detailed on contract plan (approx. 25 tonnes of asphalt) Contractor to supply rate per tonne and is to be paid only for actual tonnage used Rate per tonne = \$					
	SUBGRADE IMPROVEMENT - Road Mix	40	cu.m.	\$85.00	\$1,132.20	
	Supply all plant, labour and materials for the excavation and removal of unsuitable subgrade material and backfilling with approved road mix, compacted as specified. Allow 40 cu.m. (solid.) (Contractor to be paid only for volume of material actually replaced.)					
	NATURE-STRIP FILL MATERIAL	150	cu.m.	\$35.00	\$5,250.00	
	Supply, spread and compact suitable nature-strip fill material as required to make up short fall in design earth works levels. material must be approved by the Surfcoast Shires Engineering Department prior to delivery on site. (approx. 150 cu.m (solid)) Contractor to supply rate cu.m(solid) and is to be paid only for actual quantity used Rate per cu.m (solid) = \$					
	SOFT ROCK EXCAVATION		cu.m.	\$120.00		
	The contractor is to supply a cu.m rate for the excavation and removal of easily fractured and excavated rock. (Rate only) (Contractor to be paid only for rock actually excavated.)					
	HARD ROCK EXCAVATION		cu.m.	\$160.00		
	The contractor is to supply a cu.m rate for the excavation and removal of harden rock that requires specialised equipment to brake up and excavate. (Rate only) (Contractor to be paid only for rock actually excavated.)					
	TELSTRA		item.		\$6,660.00	
	adjustment of existing Telstra assets. Subject to confirmation of locating and deepthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)					
	BARWON WATER		item.		\$75,000.00	
	Adjustment and protection of existing Barwon Water Assets as specified. Subject to confirmation of locating and deepthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)					
	SP AUSNET (GAS)		item.		\$30,000.00	
	Adjustment and protection of existing SP Ausnet (GAS) Assets as specified. Subject to confirmation of locating and deepthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors processing and organising Fees %)					
	POWERCOR		item.		\$75,000.00	
	Adjustment and protection of existing PowerCor Assets as specified. Subject to confirmation of locating and deepthing of services within the extent of works. (Contractor to be paid actual amount charged by Telstra. Plus contractors					
	CONTRACT WORKS SUB-TOTAL - Total Cost of Works Including GST					\$659,475.48
	PROVISIONAL COSTS					\$128,597.71
	PROVISIONAL SUM	10.00%			\$65,947.55	
	Only to be expended pursuant to Clause 11 of Australian Standard AS 2124 - General Conditions of Contract					
	CONTRACT ADMINISTRATION	2.00%	Item		\$13,189.51	
	SURVEY/DESIGN/ADMINISTRATION	7.50%	Item		\$49,460.65	
	SUBTOTAL					\$788,073.19
	PROJECT MANAGEMENT			6.00%		\$47,284.39
	CONTINGENCY			10.00%		\$78,807.32
	Actual cost incurred					\$328,138.00
	PROJECT CONSTRUCTION COST ESTIMATE					\$1,242,302.90

RD14 - Construct a roundabout at the Horseshoe Bend Rd / South Beach Rd intersection.

- Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$970,000.00
1.1	Actual cost incurred	1	item	\$970,000.00	\$970,000.00	
SUBTOTAL						\$970,000.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$970,000.00

RD15 - Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection.

- Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	General Items					\$50,500.00
1.1	Traffic management and proposed signage	8	weeks	\$4,000.00	\$32,000.00	
1.2	Site establishment, management & other fixed costs		item	\$15,000.00	\$15,000.00	
1.3	Setting out of works		item	\$500.00	\$500.00	
1.4	Cultural Heritage Management Plan		item		\$0.00	
1.5	Environmental Management Plan		item	\$3,000.00	\$3,000.00	
2	DEMOLITION & EXCAVATION (Removal & Disposal)					\$54,500.00
2.1	Excavation of all materials to limits of work, including concrete	280	m3	\$50.00	\$14,000.00	
2.2	Remove vegetation	1	Item	\$15,000.00	\$15,000.00	
2.3	Removal & trimming of trees					
2.4	SAW CUTTING Saw cutting of concrete &/or asphalt paving, Inc disposal of seal	1	Item	\$7,500.00	\$7,500.00	
2.5	Removal & relocation of signs & other street furniture	1	item	\$2,500.00	\$2,500.00	
2.6	Removal of redundant linemarking	1	item	\$5,500.00	\$5,500.00	
2.7	Import and place fill as required	1	m3	\$10,000.00	\$10,000.00	
3	STANDARD ROAD PAVEMENT (Materials Supplied, Spread & Compacted)					\$91,630.00
3.1	IT Prime	560	m2	\$4.00	\$2,240.00	
3.2	Asphalt - 30mm depth	2030	m2	\$25.00	\$50,750.00	
3.3	Sub-base 200mm Class 3	560	m2	\$30.00	\$16,800.00	
3.4	Base course - 150mm Class 2	560	m2	\$27.00	\$15,120.00	
3.5	Subgrade prep	560	m2	\$12.00	\$6,720.00	
4	DRAINAGE (Materials Supplied, Placed & Backfilled)					\$33,400.00
4.1	300mm Reinforced concrete pipe	120	m	\$150.00	\$18,000.00	
4.2	Reinforced Concrete Pits	7	No	\$2,200.00	\$15,400.00	
5	CONCRETE & PAVING WORKS (Inc. Bedding & Placement)					\$82,500.00
5.1	Kerb & channel	400	m	\$80.00	\$32,000.00	
5.2	Shared Pathway	150	m	\$240.00	\$36,000.00	
5.3	Splitter Island	1	No.	\$4,500.00	\$4,500.00	
5.4	Pram Crossings and connections	1	item	\$10,000.00	\$10,000.00	
6	LANDSCAPING WORKS					\$10,000.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves		Item	\$10,000.00	\$10,000.00	
6.2	Garden bed reinstatement		Item		\$0.00	
7	SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)					\$9,200.00
7.1	Erection of permanent traffic signs & posts	1	Item	\$2,500.00	\$2,500.00	
7.3	Line-marking	1	Item	\$5,500.00	\$5,500.00	
7.4	Raised pavement markers inc adhesive	1	Item	\$1,200.00	\$1,200.00	
8	SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed and Backfilled)					\$135,000.00
8.1	Alteration to private water supply		No.		\$0.00	
8.2	Alteration to private gas supply		No.		\$0.00	
8.3	Alteration to water services assets		Item	\$75,000.00	\$75,000.00	
8.4	Alteration to sewer services assets		Item		\$0.00	
8.5	Alteration to telecommunication assets		Item	\$60,000.00	\$60,000.00	
8.6	Alteration to gas services assets		Item		\$0.00	
9	POWER & LIGHTING (Supplied, Placed & Connected)					\$115,000.00
9.1	Alteration / addition to existing street lighting (upgrade)		Item	\$75,000.00	\$75,000.00	
9.2	Power pole relocation		Item		\$40,000.00	
10	SURVEY DESIGN & PROJECT MANAGEMENT					\$58,173.00
10.1	Feature survey	% of total cost		2.00%	\$11,634.60	
10.2	Detailed design inc RSA & other sub consultants	% of total cost		8.00%	\$46,538.40	
10.3	Project administration inc permits & approvals	% of total cost				
10.4	Project management	% of total cost				
SUBTOTAL						\$639,903.00
PROJECT MANAGEMENT				8.00%		\$51,192.24
CONTINGENCY				10.00%		\$63,990.30
PROJECT CONSTRUCTION COST ESTIMATE						\$755,085.54

CY01a - Torquay North Early Learning Centre (Land)
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Land Cost					\$180,930.88
1.1	Purchase of 0.289ha	0.288755	ha	\$626,589.60	\$180,930.88	
SUBTOTAL						\$180,930.88
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$180,930.88

CY01b - Torquay North Early Learning Centre
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$6,875,000.00
1.1	Actual cost incurred	1	item	\$6,875,000.00	\$6,875,000.00	
SUBTOTAL						\$6,875,000.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$6,875,000.00

CY03 - Sports Stadium
 - Surf Coast Shire Council, June 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (COUNCIL)	AMOUNT \$	SUMMARY \$
1	BUILDING WORKS					\$9,759,010.00
1.1	Recreation centre building works	5000	item	\$1,951.80	\$9,759,010.00	
2	OTHER					\$1,644,990.00
2.1	Landscaping	1	Item	\$293,000.00	\$293,000.00	
2.2	Roads & services	1	Item	\$98,000.00	\$98,000.00	
2.3	Construction supervision	1	Item	\$40,000.00	\$40,000.00	
2.4	Design	1	Item	\$969,000.00	\$969,000.00	
2.5	Power Upgrade	1	Item	\$244,990.00	\$244,990.00	
3	PRICE ADJUSTMENT					\$792,160.60
3.1	Price adjustment to June 2019			\$792,160.60	\$792,160.60	
SUBTOTAL						\$12,196,160.60
PROJECT MANAGEMENT				1.89%		\$230,000.00
CONTINGENCY				8.80%		\$1,073,839.40
PROJECT CONSTRUCTION COST ESTIMATE						\$13,500,000.00

CY04 - Torquay North Community Meeting Spaces
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$2,101,051.00
1.1	Actual cost incurred	1	item	\$2,101,051.00	\$2,101,051.00	
SUBTOTAL						\$2,101,051.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$2,101,051.00

CY05a - Purchase part of Surf City site for expansion of the public library
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$1,635,308.00
1.1	Actual cost incurred	1	item	\$1,635,308.00	\$1,635,308.00	
SUBTOTAL						\$1,635,308.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$1,635,308.00

CY05b - Expand the public library (146m2)
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$412,820.00
1.1	Actual cost incurred	1	item	\$412,820.00	\$412,820.00	
SUBTOTAL						\$412,820.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$412,820.00

CY05c - Expand the public library (1002m2)
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$4,890,331.55
1.1	Upper floor extension	1002	m2	\$4,880.57	\$4,890,331.55	
SUBTOTAL						\$4,890,331.55
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				25.00%		\$1,222,582.89
PROJECT CONSTRUCTION COST ESTIMATE						\$6,112,914.44

OR-01 - Develop Torquay Central and Torquay North passive public open spaces with playgrounds, parking & landscaping
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
SCHEDULE OF COSTS PER HA PASSIVE OPEN SPACE						
1	BUILDING WORKS					\$327,366.69
1.1	Design		item	\$18,391.39	\$18,391.39	
1.2	Playground equipment		item	\$91,956.93	\$91,956.93	
1.3	Installation		item	\$14,713.11	\$14,713.11	
1.4	Softfall & edging		item	\$24,521.85	\$24,521.85	
1.5	Pathways		item	\$24,521.85	\$24,521.85	
1.6	BBQ & shelter		item	\$36,782.77	\$36,782.77	
1.7	Park furniture incl seats, drink fountain, bollards etc		item	\$36,782.77	\$36,782.77	
1.8	Landscaping & planting		item	\$73,565.55	\$73,565.55	
1.9	Signage		item	\$6,130.46	\$6,130.46	
	CONTINGENCY			8.6%		\$28,200.13
PROJECT CONSTRUCTION COST ESTIMATE PER HA						\$355,566.81
2	PLAYGROUNDS					\$1,162,502.14
2.1	Playground - F2	1	Ha	\$232,000.00	\$232,000.00	
2.2	Playground - F3	0.1	Ha	\$355,566.81	\$35,556.68	
2.3	Playground - F4	1	Ha	\$140,000.00	\$140,000.00	
2.4	Playground - F5	1.007	Ha	\$355,566.81	\$382,945.46	
2.5	Playground - F6	1	Ha	\$140,000.00	\$140,000.00	
2.6	Playground - F7	1	Ha	\$232,000.00	\$232,000.00	
	SUBTOTAL					\$1,162,502.14
3	LINEAR OPEN SPACE RESERVES - TORQUAY NORTH (6.5ha)					\$1,002,482.83
3.1	SCHwy - Hillside Pde to South Beach Road	0.35	Ha	\$123,600.00	\$43,383.60	
3.2	SCHwy - College Lane to Hillside Pde (actual cost)	0.29	Ha	\$290,000.00	\$82,795.00	
3.3	SCHwy - Merrijig to Smith Way	0.60	Ha	\$133,020.07	\$79,812.04	
3.4	SCHwy - Smith Way to Coombes Rd	0.52	Ha	\$133,020.07	\$68,904.40	
3.5	SCHwy - Coombes Rd to Deep Creek Reserve	0.41	Ha	\$133,020.07	\$54,937.29	
3.6	Nth East-West Link - SCHwy to White St	0.00	Ha	\$133,020.07	\$0.00	
3.7	Nth East-West Link - White St to Fischer St (actual cost)	0.65	Ha	\$290,000.00	\$188,239.00	
3.8	Nth East-West Link - Fischer St to Horseshoe Bend Rd	1.05	Ha	\$123,600.00	\$129,780.00	
3.9	Nth East-West Link - Horseshoe Bend Rd to The Sands	2.67	Ha	\$133,020.07	\$354,631.51	
4	LINEAR OPEN SPACE RESERVES - TORQUAY CENTRAL (10.4ha)					\$1,282,844.40
4.1	Surf Views Estate: east west pathway (northern arm - tributary).	5.16	Ha	\$123,600.00	\$637,776.00	
4.2	Surf Views Estate: main east west pathway					
4.3	Surf Views Estate: main north south pathway	1.2	Ha	\$123,600.00	\$148,320.00	
4.4	Deep Creek West	4.019	Ha	\$123,600.00	\$496,748.40	
	SUBTOTAL					\$2,285,327.23
PROJECT CONSTRUCTION COST ESTIMATE						\$3,447,829.37

OR02 - Construct 2 football/cricket ovals, 3 soccer fields and 4 netball courts with associated parking, landscaping, lighting etc at the Torquay North Civic & Community Precinct
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	UNIT	RATE \$ (Council)	AMOUNT \$ (item)	AMOUNT \$	SUMMARY \$
1	General Items					\$7,263,978.37
1.1	Stage 1 (2011/12 works) - AFL	item		\$1,056,423.00	\$1,056,423.00	
1.2	Stage 1 (2011/12 works) - Soccer	item		\$667,215.00	\$667,215.00	
1.3	Stage 1 (2011/12 works) - Netball	item		\$238,282.00	\$238,282.00	
1.4	Stage 1 (2011/12 works) - Parks	item		\$70,789.00	\$70,789.00	
1.5	CCP Recreation Facilities	item		\$1,315.00	\$1,315.00	
1.6	CCP Stage 3 - Soccer Pitch	item		\$806,851.31	\$806,851.31	
1.7	CCP Recreation Facilities	item		\$14,479.27	\$14,479.27	
1.8	CCP Grenville Oval	item		\$39,089.90	\$39,089.90	
1.9	CCP Recreation Facilities	item		\$1,449.12	\$1,449.12	
1.10	CCP Grenville Oval	item		\$933,254.77	\$933,254.77	
1.11	CCP Grenville Oval	item		\$520,629.00	\$520,629.00	
1.12	Grenville Oval Road & Car Park	item		\$1,549,974.00	\$1,549,974.00	
1.13	Grenville Oval Road & Car Park	item		\$187,722.00	\$187,722.00	
1.14	Yuurok Soccer Pitch and Lighting	item		\$526,573.00	\$526,573.00	
1.15	Yuurok Soccer Pitch and Lighting	item		\$649,932.00	\$649,932.00	
SUBTOTAL						\$7,263,978.37
PROJECT CONSTRUCTION COST ESTIMATE						\$7,263,978.37

OR03 - Construct a sports pavilion at the Torquay North Civic & Community Precinct.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$1,970,251.00
1.1	Actual cost incurred	1	item	\$1,970,251.00	\$1,970,251.00	
SUBTOTAL						\$1,970,251.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$1,970,251.00

OR04 - Construct 2 additional asphalt tennis courts and upgrade 2 asphalt courts at Spring Creek Reserve, including associated works
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY (tennis court)	QUANTITY (car park construction)	UNIT	RATE \$ (Council)	AMOUNT \$ (tennis court)	AMOUNT \$ (car park construction)	AMOUNT \$	SUMMARY \$
Land Acquisition									
	Easement			m2				\$0.00	
	Legal & transfer fees							\$0.00	
Total Land Acquisition									
Quantity									
	Carpark area	1072		m2					
	Tennis court area		1158	m2					
	Tactile ground surface indicator tiles	4		item					
1	General Items								\$40,000.00
1.1	Site establishment, management & other fixed costs	1	1	item	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
1.2	Setting out of works	1	1	item	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	
1.3	Traffic management and proposed signage	1		item	\$2,500.00	\$2,500.00		\$2,500.00	
1.4	Cultural Heritage Management Plan	1		item	\$20,000.00	\$20,000.00		\$20,000.00	
1.5	Environmental Management Plan	1		item	\$2,500.00	\$2,500.00		\$2,500.00	
2	Demolition & Earthworks (Removal & Disposal)								\$14,880.00
2.1	Excavation of all materials to limits of work	375.2		m3	\$25.00	\$9,380.00		\$9,380.00	
2.2	Removal & trimming of trees	1		item	\$2,500.00	\$2,500.00		\$2,500.00	
2.3	Demolition of existing infrastructure			m	1500-5000	\$1,500.00		\$1,500.00	
2.4	Removal & relocation of signs & other street furniture			item	1500-5000	\$1,500.00		\$1,500.00	
2.5	Removal of redundant linemarking			item	1500-5000			\$0.00	
2.6	import and place fill as required			m3	\$24.00			\$0.00	
3	Car Park Pavement (Materials Supplied & Compacted)								\$142,370.00
3.1	Lower sub-base shaping	1072		m2	\$15.00	\$16,080.00		\$16,080.00	
3.2	Sub-base stabilisation	1072		m2	\$20.00	\$21,440.00		\$21,440.00	
3.3	Base Course	1072		m2	\$25.00	\$26,800.00		\$26,800.00	
3.4	Ashphalt wearing course	1072	1158	m2	\$35.00	\$37,520.00	\$40,530.00	\$78,050.00	
4	Drainage (Materials Supplied, Placed & Backfilled)								\$20,000.00
4.1	Sub-soil drain - 150mm fin type PVC, supplied & placed			m			na	\$0.00	
4.2	misc drainage			m		\$20,000.00		\$20,000.00	
5	Concrete & Paving Works (Inc. Bedding & Placement)								\$48,320.00
5.1	Barrier kerb and channel	536		m	\$70.00	\$37,520.00		\$37,520.00	
5.2	1.5m wide footpath installation	50		m	\$120.00	\$6,000.00		\$6,000.00	
5.6	Pram Crossing	4		item	\$1,200.00	\$4,800.00		\$4,800.00	
6	Landscaping Works (Materials Supplied & Placed)								\$10,000.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves	500		m	\$20.00	\$10,000.00		\$10,000.00	
6.2	Reinstating garden beds as required			item				\$0.00	
7	Signs, Linemarking & Delineation (Supplied & Placed)								\$6,320.00
7.1	Erection of permanent shared path signs & posts			item	\$1500-\$3000	\$3,000.00		\$3,000.00	
7.2	Tactile ground surface indicator tiles	4		item	\$80.00	\$320.00		\$320.00	
7.3	General Line-marking			item	1500-3000	\$3,000.00		\$3,000.00	
0									
8	Service Utilities - Provisional Items Only (Supplied, Placed & Backfilled)								\$0.00
8.1	Alteration to private water supply			item				\$0.00	
8.2	Alteration to private gas supply			item				\$0.00	
8.3	Alteration to water services assets			item				\$0.00	
8.4	Comply with barwon water buildover conditions			item				\$0.00	
8.5	Alteration to sewer services assets			item				\$0.00	
8.6	Alteration to telecommunication assets			item				\$0.00	
8.7	Alteration to gas services assets			item				\$0.00	
9	Tennis courts								\$0.00
9.1	wearimng course above in item 3.4			Item				\$0.00	
10	Power and lighting								\$108,800.00
	Lighting	6		Item	\$4,800.00	\$28,800.00		\$28,800.00	
	Tennis Court Lighting		60000	Item	\$1.00		\$60,000.00	\$60,000.00	
	Booking system with electronic access gates		20000	item	\$1.00		\$20,000.00	\$20,000.00	
11	Survey Design & Project Management								\$57,785.20
11.1	Feature survey of site			%	1.00%	\$2,626.60	\$2,626.60	\$5,253.20	
11.2	Detailed design inc RSA & other sub consultants			%	7.00%	\$18,386.20	\$18,386.20	\$36,772.40	
11.3	Project administration inc permits & approvals by relevant authorities			%	3.00%	\$7,879.80	\$7,879.80	\$15,759.60	
SUBTOTAL									\$448,475.20
PROJECT MANAGEMENT					6.00%				\$26,908.51
CONTINGENCY					10.00%				\$44,847.52
ACTUAL COST INCURRED								\$58,780.00	\$58,780.00
PROJECT CONSTRUCTION COST ESTIMATE									\$579,011.23

OR05 - Upgrade Grass Tree Park (District Park) with protection and improvement works
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$158,929.00
1.1	Actual cost incurred	1	item	\$143,250.00	\$143,250.00	
1.2	Budget cost for 2019	1	item	\$15,679.00	\$15,679.00	
SUBTOTAL						\$158,929.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$158,929.00

OR06 - Upgrade Deep Creek linear reserve with protection and improvement works.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$466,100.00
1.1	Pathways (upgrade southern link on eastern arm, and single track path on western arm)	1	item	\$150,000.00	\$150,000.00	
1.3	New bridge as per the masterplan	1	item	\$250,000.00	\$250,000.00	
1.4	Cultural Heritage Management Plan	1	item	\$35,000.00	\$35,000.00	
1.5	Tables & chairs (1 no.)	1	item	\$3,000.00	\$3,000.00	
1.6	Bollards (30 no)	30	item	\$70.00	\$2,100.00	
1.7	Engineering & drainage (treating tunnel erosion etc)	1	item	\$26,000.00	\$26,000.00	
SUBTOTAL						\$466,100.00
PROJECT MANAGEMENT				6.00%		\$27,966.00
CONTINGENCY				10.00%		\$46,610.00
PROJECT CONSTRUCTION COST ESTIMATE						\$540,676.00

OR07 - Spring Creek Recreation Reserve
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$542,930.90
1.1	Distributed WSUD system in lieu of wetland	1	item	\$100,000.00	\$100,000.00	
1.2	Screen planting to BW pump station	1	item	\$7,500.00	\$7,500.00	
1.3	Seal car park near scout hall	1	item	\$231,612.60	\$231,612.60	
1.4	Redesign linked space inc selters and picnic area (between scout hall and netball courts)	1	item	\$75,000.00	\$75,000.00	
1.5	Screen planting between top terrace and highway	1	item	\$25,000.00	\$25,000.00	
1.6	Third set of steps	1	item	\$47,763.30	\$47,763.30	
1.7	Drainage improvements on oval perimeter	1	item	\$56,055.00	\$56,055.00	
SUBTOTAL						\$542,930.90
PROJECT MANAGEMENT				6.00%		\$32,575.85
CONTINGENCY				10.00%		\$54,293.09
ACTUAL COST INCURRED					\$486,430.00	\$486,430.00
PROJECT CONSTRUCTION COST ESTIMATE						\$1,116,229.84

OR08 - Upgrade Jan Juc Creek linear reserve with protection and improvement works.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$ (Southern branch)	AMOUNT \$ (Torquay boulevard to Duffields road)	AMOUNT \$	SUMMARY \$
LAND ACQUISITION								
	Easement Legal & transfer fees		m2	\$200.00				
TOTAL LAND ACQUISITION								
Quantity								
	Outfalls		item		3	4		
	River bed length		m		230	420		
	Wetlands		item		550	850		
	Sedimentation basin		item			1		
	Alterations to bridges		item					
	Footpath length		m					
	Tactile ground surface indicator tiles		item					
1	General Items							\$65,000.00
1.1	Site establishment, management & other fixed costs	2	item	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
1.2	Setting out of works	2	item	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	
1.3	Traffic management and proposed signage	2	item	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	
1.4	Cultural Heritage Management Plan	2	item	\$20,000.00	\$20,000.00	\$20,000.00	\$40,000.00	
1.5	Environmental Management Plan	2	item	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	
2	DEMOLITION & Earthworks (Removal & Disposal)							\$99,250.00
2.1	Excavation of all materials to limits of work	3250	m3	\$25.00	\$28,750.00	\$52,500.00	\$81,250.00	
2.2	Removal & trimming of trees	2	item	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	
2.3	Demolition of existing infrastructure		m	1500-5000	\$5,000.00	\$5,000.00	\$10,000.00	
2.4	Removal & relocation of signs & other street furniture		item	1500-5000	\$1,500.00	\$1,500.00	\$3,000.00	
2.5	Removal of redundant linemarking		item	1500-5000				
4	DRAINAGE (Materials Supplied, Placed & Backfilled)							\$535,000.00
4.1	misc drainage pit & pipe		m					
4.7	Sedimentation Basin works	1	item	\$35,000.00		\$35,000.00	\$35,000.00	
4.8	Outfall construction	7	item	\$15,000.00	\$45,000.00	\$60,000.00	\$105,000.00	
4.9	Decommission Old culvert	2	item	\$22,500.00	\$22,500.00	\$22,500.00	\$45,000.00	
4.1	Wetland construction	1400	m2	\$250.00	\$137,500.00	\$212,500.00	\$350,000.00	
5	CONCRETE & PAVING WORKS (Inc. Bedding & Placement)							\$0.00
5.1	misc concrete works		item					
6	LANDSCAPING WORKS (Materials Supplied & Placed)							\$136,500.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves	2600	m2	\$20.00	\$18,400.00	\$33,600.00	\$52,000.00	
6.2	planting as required	3250	m2	\$20.00	\$23,000.00	\$42,000.00	\$65,000.00	
2.6	import and place topsoil / material for creek bed as required	325	m3	\$60.00	\$6,900.00	\$12,600.00	\$19,500.00	
7	SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)							\$0.00
7.1	Erection of permanent shared path signs & posts		item	\$1500-\$3000				
7.2	Tactile ground surface indicator tiles		item	\$80.00				
7.3	General Line-marking		item	1500-3000				
8	SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed & Backfilled)							\$25,000.00
8.1	Alteration to private water supply		item					
8.2	Alteration to private gas supply		item					
8.3	Alteration to water services assets		item					
8.4	Comply with barwon water buildover conditions		item					
8.5	Alteration to sewer services assets		item			\$25,000.00	\$25,000.00	
8.6	Alteration to telecommunication assets		item					
8.7	Alteration to gas services assets		item					
9	BRIDGE WORKS							\$0.00
9.1	Bridge costs		item	\$7,500.00				
10	SURVEY DESIGN & PROJECT MANAGEMENT							\$94,382.50
10.1	Feature survey of site		%	1.00%	\$3,235.50	\$5,372.00	\$8,607.50	
10.2	Detailed design inc RSA & other sub consultants		%	7.00%	\$22,648.50	\$37,604.00	\$60,252.50	
10.3	Project administration inc permits & approvals by relevant authorities		%	3.00%	\$9,556.50	\$15,966.00	\$25,522.50	
SUBTOTAL								\$955,132.50
PROJECT MANAGEMENT				6.00%				\$57,307.95
CONTINGENCY				10.00%				\$95,513.25
ACTUAL COST INCURRED								\$401,772.08
PROJECT CONSTRUCTION COST ESTIMATE								\$1,509,725.78

OR09 - Develop Whites Beach foreshore linear reserve as per the Whites Beach Masterplan.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$377,328.00
1.1	Actual cost incurred	1	item	\$377,328.00	\$377,328.00	
SUBTOTAL						\$377,328.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$377,328.00

OR10 - Upgrade Bells Beach Recreation Reserve as per the Bells Beach Coastal Management Plan & Master Plan.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
Land Acquisition						
	Easement		m2			
	Legal & transfer fees					
Total Land Acquisition						
Quantity						
	Winki Car Park	3450	m2			
	Bells beach car park	4300	m2			
	Wave car park	1250	m2			
	Winki carpark footpath	180	m			
	Kerb and Channel	960	m			
Timber Works						
	Bells Beach Steps	45	m			
	Bells Viewing Stairs/Platforms	50	m			
	Winki West Stairs	40	m			
	Winki East Stairs	70	m			
Landscape Works						
	garden beds	950	m2			
1	Construction					\$32,500.00
1.1	Site establishment, management & other fixed costs	1	item	\$5,000.00	\$5,000.00	
1.2	Setting out of works	1	item	\$2,500.00	\$2,500.00	
1.3	Traffic management and proposed signage	1	item	\$2,500.00	\$2,500.00	
1.4	Cultural Heritage Management Plan	1	item	\$20,000.00	\$20,000.00	
1.5	Environmental Management Plan	1	item	\$2,500.00	\$2,500.00	
2	DEMOLITION & Earthworks (Removal & Disposal)					\$51,250.00
2.1	Excavation of all materials to limits of work	1350	m3	\$25.00	\$33,750.00	
2.2	Removal & trimming of trees	1	item	\$2,500.00	\$2,500.00	
2.3	Demolition of existing infrastructure	1	m	\$1,500-\$5,000	\$5,000.00	
2.4	Removal & relocation of signs & other street furniture	1	item	\$1,500-\$5,000	\$5,000.00	
2.5	Removal of redundant linemarking	1	item	\$1,500-\$5,000	\$5,000.00	
2.6	import and place fill as required		m3	\$24.00		
3	STANDARD ROAD PAVEMENT (Materials Supplied & Compacted)					\$225,000.00
3.1	Lower sub-base shaping		m2			
3.2	Sub-base stabilisation		m2			
3.3	Base Course		m2			
3.4	Ashphalt wearing course	9000	m2	\$25.00	\$225,000.00	
4	DRAINAGE (Materials Supplied, Placed & Backfilled)					\$17,280.00
4.1	Sub-soil drain - 150mm fin type PVC, supplied & placed	960	m	\$18.00	\$17,280.00	
4.2	375mm dia RC pipe, supplied, laid, jointed & back-filled		m			
4.3	SE pit, 900mm x 600mm, 1.5m - 2.0m deep, Gatic type cover		item			
4.4	SE pit, 900mm x 600mm, < 1.5m deep, Gatic type cover		item			
4.5	Renewal of existing drainage pipes/pits		item			
4.6	Rebuild or modify existing drainage pit		item			
5	CONCRETE & PAVING WORKS (Inc. Bedding & Placement)					\$129,000.00
5.1	Semi-mountable kerb		m	\$80.00		
5.2	Barrier kerb and channel	960	m	\$80.00	\$76,800.00	
5.3	3m wide footpath installation	180	m	\$290.00	\$52,200.00	
5.4	Existing footpath upgrade (TBC council scope for upgrade of gravel)		m			
5.5	Pram Crossing		item	\$1,200.00		
6	LANDSCAPING WORKS (Materials Supplied & Placed)					\$23,750.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves		m	\$8.00		
6.2	Reinstating garden beds as required (inc mulch etc)	950	m2	\$25.00	\$23,750.00	
6.3	Construct viewing platform		item			
6.4	fencing works		item			
6.5	Picnic tables		item			
6.6	Rubbish bins		item			
7	SIGNS, LINEMARKING & DELINEATION (Supplied & Placed)					\$23,500.00
7.1	Erection of permanent shared path signs & posts	1	item	\$1,500-\$3,000	\$3,000.00	
7.2	Tactile ground surface indicator tiles		item		\$2,500.00	
7.3	General Line-marking	1	item	\$1,500-\$3,000	\$3,000.00	
7.4	Misc feature signage	1	item	\$15,000.00	\$15,000.00	
8	SERVICE UTILITIES - PROVISIONAL ITEMS ONLY (Supplied, Placed & Backfilled)					\$31,500.00
8.1	Alteration to private water supply		item			

8.2	Alteration to private gas supply		item		
8.3	Alteration to water services assets	1	item		\$9,500.00
8.4	Alteration to sewer services assets	1	item		\$22,000.00
8.5	Alteration to telecommunication assets		item		
9	Toilet relocation				\$750,000.00
9.1	Relocation Costs				\$750,000.00
10	Stormwater treatment				\$170,000.00
10.2	Water sensitive urban design implementation				\$170,000.00
11	Timber Works				\$237,500.00
11.1	Bells Beach Steps				
11.2	Bells Viewing Stairs/Platforms				
11.3	Winki West Stairs		m	\$2,500.00	\$112,500.00
11.3	Winki East Stairs		m	\$2,500.00	\$125,000.00
12	Design and Consultants				\$116,302.40
12.1	Feature survey of site				
12.2	Detailed design inc RSA & other sub consultants				
12.3	Project administration inc permits & approvals by relevant authorities		%	1.00%	\$14,537.80
12.4	Project management		%	7.00%	\$101,764.60
SUBTOTAL					\$1,807,582.40
PROJECT MANAGEMENT					\$108,454.94
CONTINGENCY					\$180,758.24
ACTUAL COST INCURRED					\$534,585.95
PROJECT CONSTRUCTION COST ESTIMATE					\$2,631,381.53

PC01 - Construct off road pedestrian and cycle trails through the Torquay Central public open space network, including a pedestrian bridge across Spring Creek.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	PP1076	PP1077	PP1065	Part 1072	Sealing path	PP1527	AMOUNT \$	SUMMARY \$
Land Acquisition												\$0.00
	Easement			\$200.00								
	Legal & transfer fees											
TOTAL LAND ACQUISITION												\$0.00
Quantities												
	Length of path				600	1106	139	120	486	1390		
	Length of bridge						40	54				
	Pram Crossings					12	4	2		4		
	Tactile ground surface indicator tiles					12	4	2	2			
1 General Items												\$160,000.00
1.1	Site establishment, management & other fixed costs	6	item	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$30,000.00	
1.2	Setting out of works	6	item	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$15,000.00	
1.3	Traffic management and proposed signage	6	item	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$15,000.00	
1.4	Cultural Heritage Management Plan	4.25	item	\$20,000.00	\$25,000.00		\$20,000.00	\$20,000.00	\$20,000.00		\$85,000.00	
1.5	Environmental Management Plan	6	item	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$15,000.00	
2 Demolition & Earthworks (Removal & Disposal)												\$70,211.25
2.1	Excavation of all materials to limits of work	1728.45	m3	\$25.00	\$6,750.00	\$12,442.50	\$1,563.75	\$1,350.00	\$5,467.50	\$15,637.50	\$43,211.25	
2.2	Removal & trimming of trees	3	item	\$2,500.00			\$2,500.00	\$2,500.00	\$2,500.00		\$7,500.00	
2.3	Demolition of existing infrastructure		m	1500-5000	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$5,000.00	\$19,500.00	
2.4	Removal & relocation of signs & other street furniture		item	1500-5000							\$0.00	
2.5	Removal of redundant linemarking		item	1500-5000							\$0.00	
2.6	import and place fill as required		m3	\$24.00							\$0.00	
3 Standard Road Pavement (Materials Supplied & Compacted)												\$0.00
3.1	Lower sub-base shaping		m2								\$0.00	
3.2	Sub-base stabilisation		m2								\$0.00	
3.3	Base Course		m2								\$0.00	
3.4	Asphalt wearing course		m2								\$0.00	
4 Drainage (Materials Supplied, Placed & Backfilled)												\$0.00
4.1	Sub-soil drain - 150mm fin type PVC, supplied & placed		m								\$0.00	
4.2	375mm dia RC pipe, supplied, laid, jointed & back-filled		m								\$0.00	
4.3	SE pit, 900mm x 600mm, 1.5m - 2.0m deep, Gatic type cover		item								\$0.00	
4.4	SE pit, 900mm x 600mm, < 1.5m deep, Gatic type cover		item								\$0.00	
4.5	Renewal of existing drainage pipes/pits		item	\$750.00							\$0.00	
4.6	Rebuild or modify existing drainage pit		item								\$0.00	
5 Concret & Paving Works (Inc. Bedding & Placement)												\$1,027,290.00
5.1	Semi-mountable kerb		m	\$62.00							\$0.00	
5.2	Barrier kerb and channel		m	\$60.00							\$0.00	
5.3	3m wide footpath installation	3416	m	\$290.00	\$174,000.00	\$320,740.00	\$40,310.00	\$19,140.00	\$33,350.00	\$403,100.00	\$990,640.00	
5.4	Existing footpath upgrade (TBC council scope for upgrage of gravel)		m								\$0.00	
5.5	Drainage (150DIA pvc PIPE CROSSING)	41	item	\$250.00	\$1,500.00	\$3,000.00	\$500.00	\$500.00	\$1,250.00	\$3,500.00	\$10,250.00	
5.6	Pram Crossing	22	item	\$1,200.00		\$14,400.00	\$4,800.00	\$2,400.00		\$4,800.00	\$26,400.00	
6 Landscaping Works (Materials Supplied & Placed)												\$76,820.00
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves	3841	m2	\$20.00	\$12,000.00	\$22,120.00	\$2,780.00	\$2,400.00	\$9,720.00	\$27,800.00	\$76,820.00	
6.2	Reinstating garden beds as required		m2	80-100							\$0.00	
7 Signs, Linemarkings & Delineation (Supplied & Placed)												\$29,600.00
7.1	Erection of permanent shared path signs & posts		item	\$1500-\$3000	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$2,000.00	\$3,000.00	\$14,000.00	
7.2	Tactile ground surface indicator tiles	20	item	\$80.00		\$960.00	\$320.00	\$160.00	\$160.00		\$1,600.00	
7.3	General Line-marking		item	\$1500-\$3000	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$2,000.00	\$3,000.00	\$14,000.00	
8 Service Utilities - Provisional Items Only (Supplied, Placed & Backfilled)												\$50,000.00
8.1	Alteration to private water supply		item								\$0.00	
8.2	Alteration to private gas supply		item								\$0.00	
8.3	Alteration to water services assets		item								\$0.00	
8.4	Comply with barwon water buildover conditions		item	\$50,000.00		\$50,000.00					\$50,000.00	
8.5	Alteration to sewer services assets		item								\$0.00	
8.6	Alteration to telecommunication assets		item								\$0.00	
8.7	Alteration to gas services assets		item								\$0.00	
9 Bridge Works												\$319,836.00
9.1	Bridge costs	1.625	item	\$160,000.00				\$160,000.00	\$100,000.00		\$260,000.00	
9.2	Abutments	2	item	\$19,836.00				\$19,836.00	\$20,000.00		\$39,836.00	
9.3	Guard Fence		item						\$20,000.00		\$20,000.00	
10 Survey Design & Project Management												\$190,397.43
10.1	Feature survey of site		%	1.00%	\$2,433.50	\$4,482.93	\$899.61	\$2,454.64	\$2,309.36	\$4,783.38	\$17,363.40	
10.2	Detailed design inc RSA & other sub consultants		%	7.00%	\$17,034.50	\$31,380.48	\$6,297.25	\$17,182.48	\$16,165.49	\$33,483.63	\$121,543.82	
10.3	Project administration inc permits & approvals by relevant authorities		%	3.00%	\$7,300.50	\$13,448.78	\$2,698.82	\$7,363.92	\$6,328.07	\$14,350.13	\$51,490.21	
10.4	Project management		%								\$0.00	
SUBTOTAL												\$1,924,154.68
PROJECT MANAGEMENT				6.00%								\$115,449.28
CONTINGENCY				10.00%								\$192,415.47
PROJECT CONSTRUCTION COST ESTIMATE												\$2,232,019.43

PC02 - Construct off-road pedestrian and cycle trails through the Torquay North public open space network.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Surf Coast Highway Path					\$502,089.51
1.1	Hillside Pde to South Beach Road(220m)		item	\$78,990.67	\$78,990.67	
1.2	College Lane to Hillside Pde(190m)		item	\$46,800.00	\$46,800.00	
1.3	College Lane to Merrijig Drive (345m)		item	\$75,585.00	\$75,585.00	
1.4	Merrijig Drive to Smith Way (412m)		item	\$121,236.02	\$121,236.02	
1.5	Smith Way to Coombes Rd (430m)		item	\$126,532.74	\$126,532.74	
1.6	Coombes Rd to Deep Creek Reserve (270m)		item	\$7,945.08	\$7,945.08	
1.7	Surf Coast Hwy to KMCC (constructed by SCS)(145m)		item	\$45,000.00	\$45,000.00	
2	Northern E-W Link					\$609,177.93
2.1	Surf Coast Hwy to White St (363m)		item	\$89,983.00	\$89,983.00	
2.2	White St to Fischer Street (Stretton) (410m)		item	\$98,400.00	\$98,400.00	
2.3	Fischer St to Horseshoe Bend Rd (Stretton) (970m)		item	\$285,434.33	\$285,434.33	
2.4	Horseshoe Bend Rd to The Sands (Zeally Sands) (460m)		item	\$135,360.61	\$135,360.61	
3	Southern E-W Link					\$219,813.86
3.1	Rosser Blvd - Surf Coast Highway to Marine Drive		item	\$107,405.70	\$107,405.70	
3.2	Marine Drive - Rosser Blvd to Scott St		item	\$112,408.16	\$112,408.16	
SUBTOTAL						\$1,331,081.30
PROJECT CONSTRUCTION COST ESTIMATE						\$1,331,081.30

PC03 - Construct Regional Bike Route 1 (PP1079 & PP1068) along Horseshoe Bend Road, The Esplanade and Bell St, between Lower Duneed Rd and Great Ocean Road
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$2,644,380.00
1.1	Actual cost incurred	1	item	\$2,644,380.00	\$2,644,380.00	
SUBTOTAL						\$2,644,380.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$2,644,380.00

PC04 - Construct Regional Bike Route 2 (PP1444) along Great Ocean Road, including bridge widening, between Bell St and Torquay Golf club
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$311,564.00
1.1	Actual cost incurred	1	item	\$311,564.00	\$311,564.00	
SUBTOTAL						\$311,564.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$311,564.00

PC08 - Construct Regional Path 4 (PP1232 & FP2193) along Great Ocean Road between Spring Creek and Cemetery Road.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	Section 1 (New Path)	Section 2 (Old road)	Section 3 (Through reserve)	AMOUNT \$	SUMMARY \$
Land Acquisition									
	Easement		m2						\$0.00
	Legal & transfer fees								
TOTAL LAND ACQUISITION									
\$0.00									
Quantities									
	Length of path				1100	2550	350		
	Culvert				1				
	Pram Crossings				2	2	2		
	Tactile ground surface indicator tiles				2	2	2		
1 General Item									
\$65,000.00									
1.1	Site establishment, management & other fixed costs	5	item	\$5,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$25,000.00	
1.2	Setting out of works	3	item	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$7,500.00	
1.3	Traffic management and proposed signage	10	item	\$2,500.00	\$20,000.00	\$2,500.00	\$2,500.00	\$25,000.00	
1.4	Cultural Heritage Management Plan	0	item	\$20,000.00				\$0.00	
1.5	Environmental Management Plan	3	item	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$7,500.00	
2 Demolition & Earthworks (Removal & Disposal)									
\$47,812.50									
2.1	Excavation of all materials to limits of work	652.5	m3	\$25.00	\$12,375.00		\$3,937.50	\$16,312.50	
2.2	Removal & trimming of trees	4	item	\$2,500.00	\$5,000.00	\$2,500.00	\$2,500.00	\$10,000.00	
2.3	Demolition of existing infrastructure		m	1500-5000	\$5,000.00	\$5,000.00	\$1,500.00	\$11,500.00	
2.4	Removal & relocation of signs & other street furniture		item	1500-5000		\$5,000.00		\$5,000.00	
2.5	Removal of redundant linemarking		item	1500-5000		\$5,000.00		\$5,000.00	
2.6	import and place fill as required		m3	\$24.00				\$0.00	
3 Standard Road Pavement (Materials Supplied & Compacted)									
\$0.00									
3.1	Lower sub-base shaping		m2					\$0.00	
3.2	Sub-base stabilisation		m3					\$0.00	
3.3	Base Course		m3					\$0.00	
3.4	Ashphalt wearing course		m2					\$0.00	
4 Drainage (Materials Supplied, Placed & Backfilled)									
\$0.00									
4.1	Sub-soil drain - 150mm fin type PVC, supplied & placed		m					\$0.00	
4.2	375mm dia RC pipe, supplied, laid, jointed & back-filled		m					\$0.00	
4.3	SE pit, 900mm x 600mm, 1.5m - 2.0m deep, Gatic type cover		item					\$0.00	
4.4	SE pit, 900mm x 600mm, < 1.5m deep, Gatic type cover		item					\$0.00	
4.5	Renewal of existing drainage pipes/pits		item	\$750.00				\$0.00	
4.6	Rebuild or modify existing drainage pit		item					\$0.00	
5 Concrete & Paving Works (Inc. Bedding & Placement)									
\$444,350.00									
5.1	Semi-mountable kerb		m	\$62.00				\$0.00	
5.2	Barrier kerb and channel		m	\$60.00				\$0.00	
5.3	3m wide footpath installation	1762.5	m	\$240.00	\$264,000.00	\$75,000.00	\$84,000.00	\$423,000.00	
5.4	Drainage (150DIA pvc PIPE CROSSING)	41	item	\$250.00	\$2,750.00	\$6,500.00	\$1,000.00	\$10,250.00	
5.5	Culvert	1	item	\$7,500.00	\$7,500.00			\$7,500.00	
5.6	Pram Crossing	3	item	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$3,600.00	
6 Landscaping Works (Materials Supplied & Placed)									
\$20,000.00									
6.1	Spread topsoil and hydroseed grass on all nature strips and reserves	4000	m	\$5.00	\$5,000.00	\$5,000.00	\$10,000.00	\$20,000.00	
6.2	Reinstating garden beds as required		item					\$0.00	
7 Signs, Linemarking & Delineation (Supplied & Placed)									
\$19,480.00									
7.1	Erection of permanent shared path signs & posts		item	\$1500-\$3000	\$3,000.00	\$3,000.00	\$2,000.00	\$8,000.00	
7.2	Tactile ground surface indicator tiles	6	item	\$80.00	\$160.00	\$160.00	\$160.00	\$480.00	
7.3	General Line-marking		item		\$3,000.00	\$6,000.00	\$2,000.00	\$11,000.00	
8 Service Utilities - Provisional Items Only (Supplied, Placed & Backfilled)									
\$0.00									
8.1	Alteration to private water supply		item					\$0.00	
8.2	Alteration to private gas supply		item					\$0.00	
8.3	Alteration to water services assets		item					\$0.00	
8.4	Comply with barwon water buildover conditions		item					\$0.00	
8.5	Alteration to sewer services assets		item					\$0.00	
8.6	Alteration to telecommunication assets		item					\$0.00	
8.7	Alteration to gas services assets		item					\$0.00	
10 Survey Design & Project Management									
\$0.00									
10.1	Feature survey of site		%					\$0.00	
10.2	Detailed design inc RSA & other sub consultants		%					\$0.00	
10.3	Project administration inc permits & approvals by relevant authorities		%					\$0.00	
10.4	Project management		%					\$0.00	
SUBTOTAL									
\$596,642.50									
PROJECT MANAGEMENT									
6.00%									
\$35,798.55									
CONTINGENCY									
10.00%									
\$59,664.25									
PROJECT CONSTRUCTION COST ESTIMATE									
\$692,105.30									

OR11 - Torquay front beach masterplan landscape works.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$285,180.00
1.1	Torquay Jan Juc DCP (June 2011) cost	1	item	\$285,180.00	\$285,180.00	
SUBTOTAL						\$285,180.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
INDEXATION (to June 2018)				22.01%		\$62,780.27
PROJECT CONSTRUCTION COST ESTIMATE						\$347,960.27

OR12 - Torquay front beach access steps and ramps.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$130,000.00
1.1	Ramps and stairs as per Torquay Foreshore Masterplan Costs	1	item	\$130,000.00	\$130,000.00	
SUBTOTAL						\$130,000.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				20.00%		\$26,000.00
INDEXATION (to June 2018)				22.01%		\$34,342.25
PROJECT CONSTRUCTION COST ESTIMATE						\$190,342.25

OR13 - Torquay front beach masterplan landscape works.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$79,480.00
1.1	Actual cost incurred	1	item	\$79,480.00	\$79,480.00	
SUBTOTAL						\$79,480.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$79,480.00

OR14 - White's beach toilet

- Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$95,049.00
1.1	Actual cost incurred	1	item	\$95,049.00	\$95,049.00	
	SUBTOTAL					\$95,049.00
	PROJECT MANAGEMENT			0.00%		\$0.00
	CONTINGENCY			0.00%		\$0.00
	PROJECT CONSTRUCTION COST ESTIMATE					\$95,049.00

OR15 - Yellow Bluff playground car park upgrade
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$227,670.00
1.1	Actual cost incurred	1	item	\$227,670.00	\$227,670.00	
SUBTOTAL						\$227,670.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$227,670.00

OR16 - Darian Road car park upgrade.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$429,054.00
1.1	Actual cost incurred	1	item	\$429,054.00	\$429,054.00	
SUBTOTAL						\$429,054.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$429,054.00

PC06 - Construct shared pathway along Torquay Foreshore from Gilbert Street to Horseshoe Bend Road.
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$146,856.00
1.1	Actual cost incurred	1	item	\$146,856.00	\$146,856.00	
SUBTOTAL						\$146,856.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$146,856.00

DCP-01 - Consulting costs to review DCP and infrastructure list and implement development contributions software
 - Surf Coast Shire Council, July 2018

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE \$ (Council)	AMOUNT \$	SUMMARY \$
1	Construction					\$79,600.00
1.1	Consulting fees and software purchase	1	item	\$79,600.00	\$79,600.00	
SUBTOTAL						\$79,600.00
PROJECT MANAGEMENT				0.00%		\$0.00
CONTINGENCY				0.00%		\$0.00
PROJECT CONSTRUCTION COST ESTIMATE						\$79,600.00

